











# **City of Moreno Valley** HOUSING ELEMENT 2021-2029

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**City of Moreno Valley** 

# Draft Moreno Valley 2021-2029 Housing Element

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# I 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 nearterm 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 de-tached residential product, which accounts for more than 80 percent of the total units in the city. At the same time, affordability is an increasing concern in the community and many residents commute long distances to jobs in neighboring Los Angeles and Orange Counties. The 2021-29 Housing Element has been prepared in parallel with a comprehensive update of the City's general plan focused on diversifying and growing the local employment base and expanding the range of housing opportunities in the city. The intent is to address community housing need in a holistic manner in coordination with economic development imperatives, transportation planning, and quality of life in the city.

The overarching objective of the City's housing strategy is to provide safe and decent housing opportunities for all residents, offering a range of housing options to accommodate the diverse needs of the community. The Housing Element identifies specific strategies to implement this vision that focus on:

- Matching housing supply with need;
- Maximizing housing choice throughout the community;
- Assisting in the provision of affordable housing choice;
- Removing government and other constraints to housing investment; and
- Promoting fair and equal housing opportunities.

### LEGAL REQUIREMENTS FOR THE HOUSING ELEMENT

State law requires each city and county to adopt a General Plan containing at least eight elements, including a Housing Element. Regulations regarding Housing Elements are found in the California Government Code Sections 65580-65589. Although the Housing Element must follow State law, it is by its nature a local document.

The focus of the Moreno Valley Housing Element is on the needs and desires of Moreno Valley residents as it relates to housing in the community. Within these parameters, the intent of the element is also to comply with State law requirements. Unlike the other mandatory General Plan elements, the Housing Element requires periodic updating and is subject to detailed statutory requirements and mandatory review by the State of California Department of Housing and Community Development—HCD. According to State law, the Housing Element must:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing.
- Identify and analyze existing and projected housing needs for all economic segments of the community.
- Identify adequate sites that will be zoned and available within the Housing Element planning period to meet the City's share of regional housing needs at all income levels.
- Be submitted to HCD to determine if HCD "certifies" that the Housing Element is in compliance with State law.

State law establishes detailed content requirements for Housing Elements and establishes a regional "fair share" approach to distributing housing needs throughout all communities in the Southern California Association of Governments (SCAG) region. The law recognizes that in order for the private sector and non-profit housing sponsors to address housing needs and demand, local governments must adopt land use plans and implementing regulations that provide opportunities for, and do not unduly constrain, housing development. The Housing Element must provide clear policies and direction for making decisions pertaining to zoning, subdivision approval and capital improvements that relate to housing needs. The housing action programs are intended to: (1) identify adequate residential sites available for a variety of housing types for all income levels; (2) focus on the provision of adequate housing to meet the needs of lower and moderate income households; (3) address potential governmental constraints to the maintenance, improvement and development of housing; (4) conserve and improve the condition of the existing affordable housing stock; and, (5) promote housing opportunities for all persons. Also, in accordance with State law, the Housing Element must be consistent and compatible with other elements (or sections) of the Moreno Valley General Plan.

## COMMUNITY PROFILE

The City of Moreno Valley is located in northwestern Riverside County, approximately 52 miles east of downtown Los Angeles, and 42 miles west of Palm Springs. The City is located near the eastern edge of the Los Angeles metropolitan area. Moreno Valley is situated along two major freeways. The Moreno Valley Freeway (State Route 60) connects directly to downtown Los Angeles and the regional freeway system. State Route 60 connects to Orange County via the Riverside Freeway (State Route 91). To the east, State Route 60 connects with Interstate 10, running to Palm Springs, Phoenix, and beyond. Interstate 215 runs by the westerly city limits and is an important northsouth 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 singlefamily units, 8,654 multi-family units, and there were 1,364 mobile homes, for a total of 57,523 units. Moreno Valley's housing stock is predominantly comprised of single-family homes, with 82.6 percent of the housing stock, and 15.0 percent being multi-family units. The SCAG region housing stock, in 2020, is comprised of 61.7 percent single-family homes and 34.8 percent multi-family units. Per SCAG and DoF, over the past two decades (2000-2020), there has been more construction of single-family residential units than multi-family residential units in Moreno Valley. When comparing 2000 to 2020, single-family residential increased by 12,046 units, multi-family residential increased by 3,725 units, and mobile homes increased by 322 units.

To avoid serving simply as bedroom communities for adjacent counties, Riverside County jurisdictions, including Moreno Valley, continue to work on attracting new businesses to provide employment opportunities for local residents. This also helps promote a more balanced jobs/housing ratio, reduces the need for long commutes and improves the local air quality and quality of life in general.

#### COMMUNITY PARTICIPATION

Community involvement is an integral component of the Housing Element process. The City of Moreno Valley utilized the following strategy to solicit meaningful community input in preparing the City's 2021-2029 Housing Element.

#### **Focus Group Meetings**

To solicit input on the community's needs, City staff conducted focus group meetings with residents and non-profit organizations, including the Fair Housing Council of Riverside County, Habitat for Humanity, Lutheran Social Services, Operation Safehouse, and US Vets. Public comments primarily pertained to promotion of jobs and educational attainment, fair and affordable housing, senior housing, and consumer education and financial assistance for first time homebuyers. The community feedback was used to formulate Housing Element policies and programs.

### **Online Surveys**

Two citywide online surveys, available in English and Spanish, were conducted as part of the City's concurrent efforts to update the Moreno Valley General Plan and valuable input was provided by the community for how the City can develop in the coming years. Over 700 responses were received from the online surveys and overall, community members indicated strong support for the development of mixed use centers and corridors and a wider range of housing types suitable for people of all ages and income levels, ranging from higher density and more affordable smaller homes on smaller lots to more expensive and larger homes on larger lots. Community feedback also emphasized supporting young families and the ability to age-in-place for seniors, complemented by an expanded range of community-oriented services/facilities. The Housing Element Sites Inventory reflects the community's desire for diverse housing choices in areas throughout the city with quality access to community amenities and jobs. The Housing Plan includes policies and programs that support the availability of a wide range of housing to meet the existing and future needs of Moreno Valley residents.

#### **Community Workshops**

Four in-person workshops and one virtual workshop were conducted to receive community feedback on a variety of issues that affect daily life in Moreno Valley including land use, transportation, economic development, and more. English and Spanish language materials and translation were available. The availability of a range of housing options with different price points, types, and locations was identified as a priority by many participants. Within the northeastern portion of the city above State Route 60, maintaining large residential lots and the preservation of rural/open spaces were noted as important for many respondents. The Housing Element Sites Inventory includes a majority of above moderate income sites in/near this portion of the city that can maintain/enhance the existing pattern of development. Within the city's established centers and corridors, the opportunity to increase the mix of residential and nonresidential land uses was frequently noted as a way to accommodate more residents, support existing and upcoming businesses with greater connection to potential customers, and increase the likelihood of getting around the city conveniently through public transit. The Housing Element Sites Inventory includes nearly all lower income sites and some moderate income sites in the centers and corridors preferred by the community.

#### **Stakeholder Interviews**

Stakeholder interviews with affordable housing developers and advocates were conducted to inform the preparation of the Housing Resources and Housing Needs Assessment sections of the Housing Element. The information received was used in estimating the realistic capacity of lower income sites as well as increasing the understanding of specialized housing needs for existing and future Moreno Valley residents. The feedback was used to formulate Housing Element policies and programs.

#### **Environmental Justice Listening Session**

The City of Moreno Valley is committed to the prioritization of policies and actions that have the most impact to supporting good health and quality of life for everyone in Moreno Valley. An online webinar-style listening session in English and Spanish was conducted as part of efforts for the General Plan Update and the topic of safe and sanitary homes, including the quality and affordability of homes and if they are in good repair, was highlighted. The goal of the listening session was to receive input from residents, particularly from Moreno Valley's western neighborhoods which may be more impacted, and from everyone that wanted to provide feedback for important policies and top priorities for community development. Targeted outreach was conducted to Senate Bill 535identified disadvantaged groups and their representatives and community partners ahead of the listening session in order to raise awareness and drive participation. City staff and the outreach team made phone calls to community organizations/groups, community churches/places of worship, and local businesses. Further, the outreach team delivered electronic and/or hard copies of publicity materials to interested community churches/places of worship (e.g., Faith Southern Baptist Church, Liberty Church, New Life Christian Fellowship Church, Sandals Church, and St. Christopher's Catholic Church). A total of 56 community organizations/groups, community churches/places of worship, and local businesses were contacted to support community outreach to disadvantaged groups. Within the focused community listening session, respondents highlighted the need for a wider range of housing options at varied price points, especially more multi-family homes. Further, addressing issues related to homelessness were mentioned. The Housing Element Sites Inventory supports the community's desire for diverse housing choices at different price points, types, and locations. The Housing Needs Assessment and Housing Plan include discussion and programs directed towards reducing homelessness and increasing quality of life for all.

#### **Public Meetings and Hearings**

Between 2017 and 2020, a series of 18 public meetings and hearings were conducted for a diverse array of City initiatives including the preparation of an Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan, a Consolidated Action Plan, and the 2040 General Plan Update and 2021-29 Housing Element Update, listed below.

- 1. August 15, 2017: City Council Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan
- 2. August 30, 2017: Community Meeting Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan
- 3. September 12, 2017: Community Meeting Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan
- 4. September 17, 2017: City Council Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan
- 5. November 23, 2017: Finance Subcommittee Consolidated Action Plan
- 6. December 19, 2017: City Council Consolidated Action Plan

- 7. March 27, 2018: Finance Subcommittee Consolidated Action Plan
- 8. April 17, 2018: City Council Consolidated Action Plan
- 9. May 1, 2018: City Council Consolidated Action Plan
- 10. January 23, 2020: General Plan Advisory Committee General Plan and Housing Element Updates
- 11. February 11, 2020: City Council General Plan and Housing Element Updates
- 12. April 16, 2020: General Plan Advisory Committee General Plan and Housing Element Updates
- 13. May 21, 2020: General Plan Advisory Committee General Plan and Housing Element Updates
- 14. April 30, 2020: General Plan Advisory Committee General Plan and Housing Element Updates
- 15. May 28, 2020: Planning Commission General Plan and Housing Element Updates
- 16. June 9, 2020: City Council General Plan and Housing Element Updates
- 17. November 5, 2020: General Plan Advisory Committee General Plan and Housing Element Updates
- 18. November 19, 2020: General Plan Advisory Committee General Plan and Housing Element Updates

The public meetings and hearings provided opportunities for community input on a broad range of topics that informed key considerations for the Housing Element Update. The community feedback contributed to goal setting and policy making for housing and economic development in Moreno Valley, including the City's actions to ameliorate or eliminate impediments to fair housing choice. Throughout community engagement efforts, the desire for a wider range of housing types at affordable price points was emphasized by participants. With about 83 percent of the existing housing stock in Moreno Valley being single-family homes, participants consistently stressed the desire/need for different land uses and varied housing types. The community feedback is incorporated through the promotion of infill development along major transit corridors and facilitating development of a broad range of housing types in proximity to transit, shopping, and services. Ultimately, a diverse array of housing options at various price points and a mix of land uses suited to the needs of current and future residents is planned for in this Housing Element and the General Plan.

## **ORGANIZATION OF THE HOUSING ELEMENT**

The Housing Element is an integrated part of the General Plan published under separate cover. It is an eight-year plan that is updated more frequently than other General Plan elements in order to ensure its relevancy and accuracy. The Housing Element consists of the following major components organized as described below:

- **Chapter 1 Introduction:** Provides an introduction to the purpose of the document and the legal requirements for a Housing Element, together with an overview of the community and the community involvement process.
- **Chapter 2 Quantified Objectives:** Outlines the Regional Housing Needs Assessment (RHNA) process and the number of housing units that will be constructed, rehabilitated, and preserved over the planning period.
- Chapter 3 Housing Needs Assessment: Presents a profile and analysis of the City's demographics, housing characteristics, and existing and future housing needs.
- **Chapter 4 Housing Plan:** Articulates housing goals, policies, and programs to address the City's identified housing needs.
- **Chapter 5 Housing Constraints:** Includes an analysis of constraints to housing production and maintenance in Moreno Valley. Constraints include potential market, governmental, and environmental limitations to meeting the City's identified housing needs. In addition, an assessment of impediments to fair housing is included.
- **Chapter 6 Housing Resources:** Provides an overview of resources available to further housing production and maintenance. Resources include land available for new construction, opportunities for rehabilitation and revitalization, and financial and administrative resources available for implementing housing programs. In addition, this section also examines opportunities for energy conservation.
- **Chapter 7 Progress Report:** Provides an assessment of housing accomplishments during the previous Housing Element period, 2014-2021.

# 2 Quantified Objectives

State Housing Law requires that each jurisdiction establish the number of housing units that will be constructed, rehabilitated, and preserved over the planning period. The Quantified Objectives for the Housing Element reflect the planning period from October 2021 through October 2029. The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and sub-region can grow in ways that enhance quality of life, improve access to jobs, promote transportation mobility, and addresses social equity and fair share housing needs.

The RHNA consists of two measurements of housing need: existing and future needs.

- Existing Needs: The existing needs assessment simply examines key variables from the most recent Census to measure ways in which the housing market is not meeting the needs of current residents. These variables include the number of low-income households paying more than 30 percent of their income for housing, as well as severe overcrowding, farm-worker 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.

Income Category	New Construction	Rehabilitation	Conservation/Preservation
Extremely Low	I,884		
Very-Low	I,884	32	
Low	2,046	32	
Moderate	2,161	88	
Above Moderate	5,620		
TOTALS	13,595	152	0

#### Table 2-1: 2021-2029 Quantified Objectivities for the City of Moreno Valley

I. Construction objectives represent the City's remaining RHNA for the Sixth Cycle Housing Element Update.

2. The City has no potentially at-risk units. The California Housing Partnership provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer. Moreno Valley's assisted units are at low risk of conversion.

3. The Moreno Valley Housing Authority may utilize available funding, HOME, CDBG, etc. allocations to provide funding during the planning period to fund projects that improve and maintain the quality of the City's housing stock and residential infrastructure.

# **3 Housing Needs Assessment**

The City of Moreno Valley strives to achieve a balanced housing stock that meets the varied needs of all income segments and special needs of the community. To understand the City's housing needs, general characteristics and trends in different topical issues are examined. The Housing Needs Assessment is presented in the following nine sections:

- Population, Employment, And Households
- Specialized Household Needs
- People Experiencing Homelessness
- People With Disabilities, Including Developmental Disabilities
- Housing Stock Characteristics
- Overpayment And Overcrowding
- Assisted Units At Risk Of Conversion
- Regional Housing Needs Allocation
- Energy Conservation

Each of these components is presented in a regional context, and where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying appropriate goals, policies, and programs for the City to implement during the 2021-2029 Housing Element cycle.

In preparing the Housing Element, various sources of information were consulted, including, but not limited to, the following:

- 2000-2018 U.S. Census Bureau data
- 2012-2016 U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS)
- California Department of Developmental Services (DDS)
- California Department of Finance (DOF)
- California Department of Housing and Community Development (HCD)
- City of Moreno Valley Community Development Department
- City of Moreno Valley Economic Development Department
- Inland Regional Center
- Market Analysis by Keyser Marston Associates, Inc. (March 11, 2020)
- Riverside County Department of Public Social Services (DPSS)
- Southern California Association of Governments (SCAG) Local Housing Data for the City of Moreno Valley (August 2020)

# 3.1 Population, Employment, And Households

This section of the Housing Needs Assessment is organized and presented in three parts: A. Population; B. Employment; and C. Households.

# A. POPULATION

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population characteristics affect the type and amount of housing needs in a community. Issues such as population growth, age, and ethnicity/race are factors that combine to influence the type of housing needed and the ability to afford housing.

## **Population Growth**

The Southern California Association of Governments (SCAG) reports that Moreno Valley's population rose from 142,379 in 2000 to 208,838 in 2020, representing a 46.7 percent increase. During this same time period, the Riverside County population rose from 1,535,125 in 2000 to 2,442,304. In 2020, representing a 59.1 percent increase. In these two decades, Moreno Valley had an annual growth rate of 1.9 percent compared to 0.7 percent for the SCAG region.

Between 2000 and 2010, the city's population increased 35.8 percent, gaining 50,986 residents. Between 2010 and 2020, the city's population increased 8.0 percent, gaining 15,473 residents. In comparison to Riverside County, the overall county has grown more rapidly than Moreno Valley, with population increasing 42.6 percent between 2000 and 2010 and 11.5 percent between 2010 and 2020. The SCAG 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast, adopted by the SCAG Regional Council on April 7, 2016, estimates that the Moreno Valley population will reach 256,600 in 2040 and the countywide population will reach 3,183,000 in 2040 (Table 3-1).

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%	
<b>Riverside County</b>	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%	

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

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 I-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.

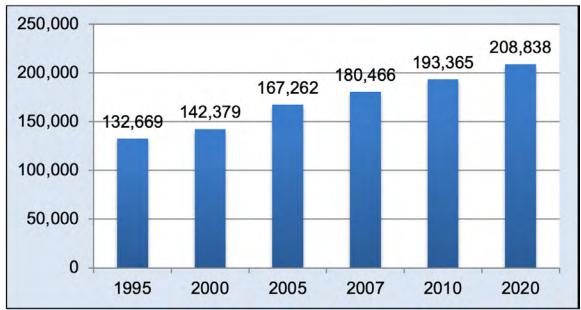


Chart 3-1: Moreno Valley Population Growth 1995-2020

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 yearsold (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.

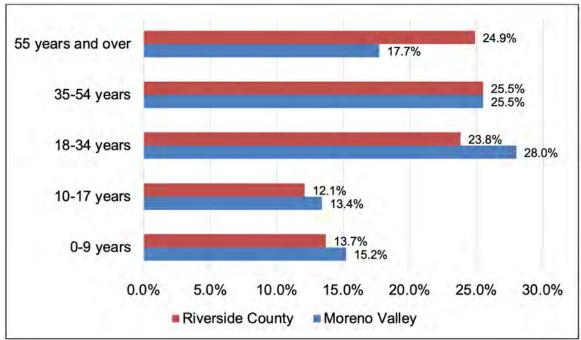


Chart 3-2: Age Distribution, Moreno Valley and Riverside County, 2018

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.

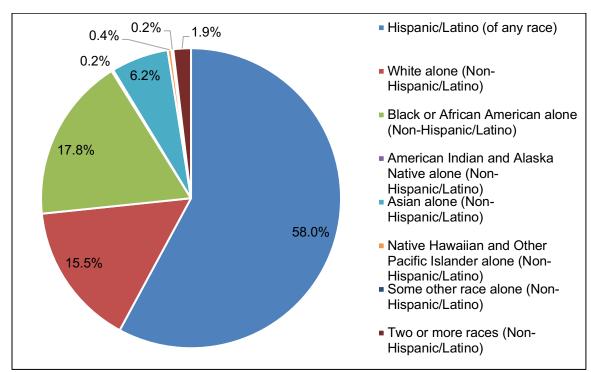


Chart 3-3: Moreno Valley Hispanic/Latino and Race, 2018

Source: U.S. Census Bureau, 2018 American Community Survey 5-Year Estimates (TableID: DP05)

	•		•	
	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%

Table 3-2: Hispanic or Latino and Race, Moreno Valley and Riverside County, 2018

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.

Occupation	Number of Jobs	Percent	
Management, business, science, and arts occupations	21,113	24.0%	
Service occupations	l 6,866	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%	

Table 3-3: Employment of Residents by Occupation, 2018

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	١,500	
Kaiser Permanente Community Hospital	Healthcare	١,457	
Skechers USA	Distribution – Retail	١,200	
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.

	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%	<b>44.9</b> %	54.7%	50.2%
With own children of the householder under 18 years	27.8%	23.8%	23.7%	19.4%	24.1%	21.7%
Male householder, no wife present, family	8.6%	6.0%	7.4%	6.8%	5.4%	5.2%
With own children of the householder under 18 years	3.6%	2.8%	3.4%	2.7%	2.2%	2.3%
Female householder, no husband present, family	20.0%	13.0%	17.0%	15.0%	11.8%	12.0%
With own children of the householder under 18 years	10.3%	6.7%	8.8%	6.7%	5.2%	5.9%
Nonfamily households	16.0%	27.0%	23.7%	33.2%	28.2%	32.6%
Householder living alone	12.2%	21.7%	18.7%	25.6%	21.1%	23.7%

Table 3-5: Household Characteristics in Moreno Valley and Southern California, 2018

				•		
	Moreno Valley	Riverside County	San Bernardino County	Los Angeles County	Orange County	San Diego County
Householder living alone, 65 years and over	3.9%	9.6%	7.3%	8.6%	9.0%	8.8%
Households with one or more people under 18 years	50.8%	38.3%	42.6%	33.6%	35.1%	33.4%
Households with one or more people 65 years and over	22.5%	31.0%	26.1%	27.3%	29.2%	27.0%
Average household size	3.85	3.23	3.31	2.96	2.98	2.79
Average family size	4.36	3.85	3.76	3.68	3.51	3.43

 Table 3-5: Household Characteristics in Moreno Valley and Southern California, 2018

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 Perso	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.

Household Income	2010	Percent	2018	Percent 4.2%	
Less than \$10,000	2,550	5.1%	2,105		
\$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%	8,23 I	16.3%	
\$100,000 to \$149,999	7,055	14.2%	8,581	17.0%	
\$150,000 to \$199,999	I,763	3.5%	2,809	5.6%	
\$200,000 or more	983	2.0%	I,469	2.9%	
Total Households	49,746	100.0%	50,620	100.0%	

Table 3-7: Moreno Valley Household Income Distribution, 2010 and 2018

Note: Occasionally, the tables will have slightly different counts of the number of households because for some the source is SF I (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).

		Те				
Income Group	Owner	Percent	Renter	Percent	All Households	Percent
Extremely Low Income	I,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	II. <b>4%</b>	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%	

Table 3-8: Moreno Valley Income Groups by Tenure, 2016

Source: U.S Department of Housing and Urban Development, 2012-2016 CHAS

#### **Extremely Low Income Households**

Following the passage of AB 2634 in 2006, state law requires quantification and analysis of existing and projected housing needs of extremely low income households, defined as less than 30 percent of AMI, adjusted for household size. The area median income in the County of Riverside is \$63,948. For extremely low income households, this results in an income of \$19,184 or less for a four-person household. Households with extremely low incomes have a variety of housing situations and needs.

In 2016, approximately 6,130 extremely-low-income households resided in Moreno Valley, representing 11.9 percent of the total households. About 88 percent of extremely-low-income households faced housing problems as defined as cost burden greater than 30 percent (2012-2016 CHAS). Additionally, 82 percent of extremely-low-income households paid more than 50 percent of their income toward housing costs.

The projected housing need for extremely low income households is assumed to be 50 percent of the very low income regional housing need of 3,768 units. As a result, the City has a projected need for 1,884 new extremely low income units during the 2021-2029 planning period. The resources and programs to address this need are the same as for other lower income housing in general and are discussed elsewhere in the Housing Element. Further, because the needs of extremely low income households overlap extensively with other special needs groups, additional analysis and resources for these households can be found in other sections of the Housing Needs Assessment and Housing Element overall.

# 3.2 Specialized Household Needs

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special circumstances or needs. These "special needs" populations include elderly persons; farm workers; female family households; large households; people experiencing homelessness (discussed under Section 3.3); and people with disabilities, including developmental disabilities (discussed under Section 3.4). Many of these households also fall under the category of extremely low income.

A variety of City policies and programs described in the Housing Element address the needs of extremely low income households, including those in need of residential care facilities and persons with disabilities, including developmental disabilities. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially during times of limited public revenues.

### **ELDERLY PERSONS**

The special needs of the elderly are often a function of lower fixed incomes and/or disabilities. Housing for the elderly often requires special attention in design to allow greater access and mobility. Housing located near community facilities and public transportation also facilitates mobility of the elderly in the community.

According to the 2018 American Community Survey 5-Year Estimates, Moreno Valley had 16,793 residents age 65 and older, representing 8.2 percent of the total population; residents age 85 and older (1,393 persons) comprised 8.3 percent of those aged 65 and older. The subset of persons aged 85 years and older is a generational group that is growing rapidly nationwide, as life span increases. In Moreno Valley, this national trend is not yet evident because it is a relatively young community, dominated by younger families. However, as the city matures, the proportion of the elderly will increase, as persons who are currently living in Moreno Valley may choose to age in place, or as children relocate aging parents closer to them, or as geriatric housing and health services become more prevalent in the community and surrounding areas.

According to the 2018 American Community Survey 5-Year Estimates, 36.7 percent of elderly residents (age 65 or older) in Moreno Valley were living with a disability. Of these elderly residents that lived with a disability, 76.0 percent lived in owner-occupied housing and 24.0 percent lived in renter-occupied housing, which may require special housing design. For the owner-occupied housing units, monthly owner costs of 30 percent or more of household income was 36.8 percent. For the renter-occupied housing units, gross rent of 30 percent or more of household income was approximately 70.2 percent.

Lastly, many elderly persons live on fixed incomes and occupy older homes. These factors make paying for needed home repairs and maintenance difficult. While there are assisted units in Moreno Valley that target seniors and the mobility impaired, the high incidence of overpayment among

elderly households suggests that more affordable senior housing is needed to meet current and future needs. The City's programs to increase senior affordable housing opportunities help to address this issue.

## FARM WORKERS

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of Southern California Association of Governments (SCAG) region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply.

Since 2014, there are no new farm worker housing units in the City of Moreno Valley. Prior to 1950, the area that is now the City of Moreno Valley was primarily used for agricultural production. Land once utilized for farming has been developed. Farming is no longer a leading industry in the city and according to SCAG, only 270 persons living in Moreno Valley had farming, fishing, and forestry occupations identified for full-time, year-round work in 2020.

All affordable housing in the city is available to farm workers. Since all affordable housing units in the city are available to farm worker households, at this time, it is not necessary for the City to segregate its limited housing funds to farm worker housing. However, in May 2013 the City amended Chapter 9 of the Development Code (specifically Chapter 9.09: Specific Use Development Standards) to permit, by right, farm worker housing in all multiple family residential zoning districts (R10, R15, R20, and R30), to more fully address the housing needs of farm worker households.

### FEMALE FAMILY HOUSEHOLDS AND MALE FAMILY HOUSEHOLDS

Beginning with the 1980 Current Population Survey, the U.S. Census Bureau discontinued the use of the terms "head of household" and "head of family." Instead, the terms "householder" and "family householder" are used. Recent social changes have resulted in greater sharing of household responsibilities among the adult members and, therefore, have made the term "head" increasingly inappropriate in the analysis of household and family data. Instead of "female headed household," or "male headed household," the terms "female family households" and "male family households" are herein used and clarified.

Female family households—family households with a female householder and no husband present—that include children often require special attention due to needs for affordable childcare, health care, and housing assistance. Further, these households tend to have lower incomes, thus limiting housing availability for this group. In Moreno Valley, the number of female family households have increased steadily in Moreno Valley from 1990 to 2010, but decreased recently. However, recent Census data indicates that the rate of female family households with minor children has declined steadily. In 1990, the U.S. Census Bureau reported 3,679 female family households in Moreno Valley and 6,715 in 2000. According to the 2010 Census, there were 9,990 female family households in the city. The greatest growth in the number of female family households occurred between 1990 and 2000, with an approximately 82.5 percent increase in the ten-year span. The growth in the number of female family households between 2000 and 2010 was still significant, 48.8 percent. However, the number of female family households decreased 6.9 percent from 9,990 households in 2010 to 9,301 households in 2018. In terms of the distribution out of total households, female family households represented 19 percent of all the family households in Moreno Valley in 2010, while in 2018, they comprised 20 percent of all the family households.

As mentioned in the above, though the number of female family households has increased significantly until recent years, the rate of female family households with minor children at home actually decreased during the same time. While 79 percent (2,906) of all female family households in 1990 had minor children at home, in 2000, only 63 percent (4,258) had minor children at home. Subsequently, by 2010, the proportion of female family households with minor children at home had declined yet again to 57 percent (5,687). In 2018, the proportion of female householders with minor children at home was 51.2 percent (5,190), continuing the declining trend.

Similar to the observation of female family households with minor children, the rate of male family households—family households with a male householder and no wife present—with minor children also experienced a declining trend. In 2005, there were 2,040 out of 3,591 male family households (57 percent) with minor children present in the home. In the 2010 US Census, it was reported that there were 2,218 out of 4,191 male family households (53 percent) with minor children present in the home. According to the 2018 American Community Survey 5-Year Estimates, there were 1,832 out of out of 4,351 male family households (42.1 percent) with minor children in the home. On the other hand, the rate of male non-family households out of total households is steady, representing approximately eight percent of the total households in 2005, 2010, and 2018.

The housing needs of female householders are typically related to affordability and the need for adequate housing within the constraints of their low incomes. According to the City of Moreno Valley's 2013-2018 Consolidated Plan, female family households with children often confront bias in the rental market. Their access to decent housing also is made more difficult by poverty. Female family households, both with and without children under 18, experience the highest poverty income rates. About 2,000 female householders with children live in poverty, or 36 percent of all such household types. Poverty among male householders has not been fully explored in the research materials and cannot be presumed to be equal to that of women female householders.

# LARGE HOUSEHOLDS

Large households are herein defined as those with a household size of four or more persons in one housing unit—based on updated Census household categories which have four or more persons as the largest household size category. A family household is defined as one in which one or more people living in the same household are related to the householder by birth, marriage or adoption. According to the California Department of Finance, between 2010 and 2018, Moreno Valley experienced a 3.2 percent increase in household size (family and non-family) from 3.74 persons to 3.86 persons. According to SCAG, 23,664 households or 46.7 percent of total households in Moreno Valley were large households (four or more persons per largest Census household category). The 2010 U.S. Census had the average family size listed as 3.99 persons; in 2018, the average family size increased 9.3 percent to 4.36 persons.

Per SCAG, the most commonly occurring household size in Moreno Valley is of two people (22.7 percent) and the second-most commonly occurring household size is of four people (18.6 percent).

Moreno Valley has a lower share of single-person households than the SCAG region overall (12.2 percent vs. 23.4 percent) and a higher share of seven or more person households than the SCAG region overall (6.4 percent vs. 3.1 percent).

The housing needs of large families are often related to affordability and adequacy. Finding an affordable housing unit that can adequately house a large family can be a challenge, given that larger families have to use a greater proportion of their income for non-housing needs (e.g., food, clothing, and childcare). In Moreno Valley, where the majority of the housing units are single-family units, larger families have a higher chance of finding adequate housing. According to 2018 American Community Survey 5-Year Estimates, approximately 92.8 percent of Moreno Valley's housing stock contained three bedrooms or more and 75.1 percent contained four bedrooms or more; this is consistent with the city's high share of detached, single-family housing. Housing units containing 0-1 bedrooms represented approximately 1.2 percent of all housing stock.

# 3.3 **People Experiencing Homelessness**

The homeless population refers to persons lacking consistent and adequate shelter. Homelessness is a continuing problem throughout California and urban areas nationwide. The City is an active member of the Riverside Continuum of Care (CoC). The Riverside County Department of Public Social Services (DPSS) serves as the lead agency for the CoC. DPSS conducts a homeless census and survey bi-annually as part of the Continuum of Care planning process. The City has participated in all homeless censuses conducted by the County. The census consists of a one day "point in time" (PIT) of homeless persons countrywide during the last week of January. To gather more comprehensive data, DPSS also administers a survey during the 90 days following the census which provides information on household income, disability status, and serves to identify significant subpopulations. The results of the census and survey are published in a detailed report and made available to the public.

The 2019 Riverside County Homeless Point-In-Time Count and Survey Report can be obtained from the DPSS website. The 2019 PIT Count identified a total of 2,811 sheltered and unsheltered homeless adults and children countywide, 21.4 percent higher than the count in 2018 (2,316). Both the unsheltered and sheltered counts experienced a 21.4 percent increase compared to 2018 (1,685 to 2,045 unsheltered and 631 to 766 sheltered). Per SCAG, there were 38 unsheltered people experiencing homelessness in Moreno Valley that were identified in the 2019 PIT Count. The following summary provides highlights of the 2019 PIT Count:

- Overall Count Countywide
  - 2,811 sheltered and unsheltered (21% increase from 2018)
  - 2,045 unsheltered (21% increase from 2018)
  - 766 sheltered (21% increase from 2018)
  - 486 (36%) first-time homeless (interview only)
- Unsheltered Count by Sub-Populations Countywide
  - Veterans: 107 unsheltered (8% increase from 2018)

- Youth: 181 unsheltered (2% increase from 2018)
- Chronically Homeless: 727 unsheltered (88% increase from 2018)
- Families With Children: 2 unsheltered (50% decrease from 2018, interview only)
- Elderly (aged 62 and over): 129 unsheltered (16% increase from 2018, interview only)
- Sheltered Count by Sub-Populations Countywide
  - Veterans: 56 sheltered (51% increase from 2018)
  - Youth: 83 sheltered (20% increase from 2018)
  - Chronically Homeless: 77 sheltered (11% decrease from 2018)
  - Families With Children: 77 sheltered (18% increase from 2018)
  - Elderly (aged 62 and over): 67 sheltered

# 3.4 People With Disabilities, Including Developmental Disabilities

Disability data provides valuable context for assessing current and future need for accessible housing units. According to 2018 American Community Survey 5-Year Estimates, approximately 19,556 or 9.6 percent of Moreno Valley residents were living with a disability.

The elderly population in Moreno Valley has a higher incidence of disabilities, with approximately 36.7 percent of the population aged 65 and older living with a disability in 2018. Per SCAG, the most commonly occurring disability amongst seniors 65 and older is an ambulatory disability, experienced by 25.3 percent of Moreno Valley seniors (and 22.9 percent of seniors in the SCAG region). While the elderly population is relatively small (8.2 percent), the number is increasing and expected to continue to rise as the community matures, thus also increasing the population with disabilities.

Understanding the employment status of people with disabilities is also an important component in evaluating specialized housing needs. Per SCAG, 27.7 percent of the Moreno Valley population living with a disability is employed, compared to 69.5 percent of the population that is not living with a disability.

Physical and mental disabilities can hinder a person's access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. Housing that satisfies the design and locational requirements for people with disabilities are limited in supply and often costly to provide. Housing opportunities for persons living with disabilities can be addressed through the provision of affordable, barrier-free housing. In addition to the development of new units, rehabilitation assistance can also be provided residents with disabilities to make necessary improvements to remove architectural barriers of existing units. The City is committed to providing reasonable accommodation for housing for persons with disabilities. The City revised its Municipal Code to include reasonable accommodation measures in 2013.

### **DEVELOPMENTAL DISABILITIES**

Section 4512 of the California Welfare and Institutions Code defines a "developmental disability" as a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabiling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disability but shall not include other handicapping conditions that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult. The State Department of Developmental Services (DDS) currently provides community-based services to more than 330,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, two developmental centers, one community facility, and two acute crisis homes. The Inland Regional Center serves the counties of Riverside and San Bernardino and is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 3-9 provides information from the Inland Regional Center for the number of individuals with developmental disabilities in the city receiving its services. In June 2020, there were 2,335 Moreno Valley residents (1.1% of the total Moreno Valley population) actively utilizing services at the Inland Regional Center for a developmental disability. DDS also provides data on developmental disabilities by age and type of residence. This data, collected at the zip code level, was analyzed by SCAG and the results are shown in Table 3-10.

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	I	376
92552	5	4	6	5	I	0	0	0	0	21
92553	420	100	140	71	75	55	23	2	0	886
92555	241	89	68	50	38	17	7	l	0	511
92557	261	77	87	47	22	25	18	4	l	541
Total	1,156	318	344	190	151	111	54	9	2	2,335

# Table 3-9: Moreno Valley Residents with Developmental DisabilitiesServiced by the Inland Regional Center, 2020

Source: Inland Regional Center, June 2020

# Table 3-10: Moreno Valley Residents with Developmental Disabilities by Age/Residence, 2020

By Residence	Residents
Home of Parent/Family/Guardian	١,323
Independent/Supported Living	72
Community Care Facility	201
Intermediate Care Facility	82
Foster/Family Home	57
Other	10
By Age	Residents
0-17 Years	1,745
18+ Years	801
Total Residents	4,291

Note: Total residents does not match as counts below 11 individuals are unavailable and some entries were not matched to a zip-code, necessitating approximation.

Source: SCAG Local Housing Data, 2020

# 3.5 Housing Stock Characteristics

## HOUSING TYPES AND TRENDS

Between 2000 and 2010, the number of housing units in the city increased 34% from 41,430 to 55,559 total units according to Population and Housing Estimates from the California Department of Finance (DoF). By 2020, the housing stock totaled 47,505 single-family units, 8,654 multi-family units, and there were 1,364 mobile homes, for a total of 57,523 units (Chart 3-4). In 2020, Moreno Valley's housing stock is predominantly comprised of single-family homes with 82.6 percent of the housing stock, and 15.0 percent being multi-family units. The SCAG region housing stock, in 2020, is comprised of 61.7 percent single-family homes and 34.8 percent multi-family units.

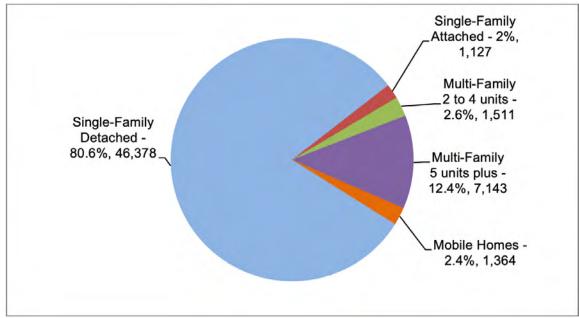


Chart 3-4: Moreno Valley Housing Stock Composition, 2020

Source: SCAG Local Housing Data, 2020; California Department of Finance, 2020

Per SCAG and DoF, over the past two decades (2000-2020), there has been more construction of single-family residential units than multi-family residential units in Moreno Valley. When comparing 2000 to 2020, single-family residential increased by 12,046 units, multi-family residential increased by 3,725 units, and mobile homes increased by 322 units.

## **TENURE AND VACANCY RATES**

Table 3-11 illustrates the tenure (owner vs. renter) of occupied housing in Moreno Valley according to the 2018 American Community Survey 5-Year Estimates. Moreno Valley has a homeownership rate that is similar to Riverside County. Correlating the high percentage of single-family homes that exist in Moreno Valley and the average proportion of renters in the City indicates that many single-family homes are used as rentals.

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	

Table 3-11: Housing Tenure, Moreno Valley and Riverside County, 2018

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

Vacancy rate is a measure of housing availability in a community. A vacancy rate of five percent generally indicates an adequate supply of housing with room for mobility. As a standard, a vacancy rate lower than six percent indicates that the demand for housing is healthy, while a vacancy rate in excess of 10 percent is an indicator of oversupply in the housing market. According to the 2018 American Community Survey 5-Year Estimates, the percentage of vacant housing units in Moreno Valley was 6.1 percent and 13.8 percent for county. Per SCAG, within Moreno Valley, 31.7 percent of vacant units were for rent and 12.4 percent were for sale.

## AGE AND HOUSING STOCK CONDITION

Examining the age of the current housing stock is one way to understand how historical development patterns have contributed to a city's form. The time period where the highest share of Moreno Valley's housing units was built is 1980-1989 (42.4 percent), while in the SCAG region, more units were built during 1970-1979 than any other period (16.3 percent). The age of housing is also commonly used as an indicator of need for major repairs. In general, housing units over 30 years in age are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, and or plumbing. The housing stock in Moreno Valley is relatively new, with 80.8% of the housing stock built since 1980 (Chart 3-5). Since 42.4 percent of the housing stock in Moreno Valley was built between 1980 and 1989, these housing units, in 2020, are now over 30 years of age and may begin to exhibit signs of rehabilitation need. Units built in 1979 or earlier comprised 19.2 percent of the housing stock in 2020.

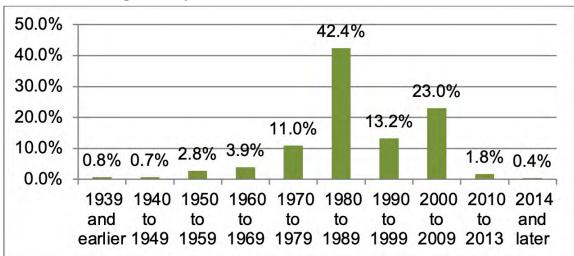


Chart 3-5: Housing Units by Year Structure Built, 2018

Source: SCAG Local Housing Data, 2020; 2018 American Community Survey 5-Year Estimates

The American Community Survey also includes surveys about three factors of what may be considered substandard housing. Per SCAG, in Moreno Valley, 1,367 units lack telephone service, 82 units lack plumbing facilities, and 252 units lack complete kitchen facilities.

## **RESIDENTIAL MARKET**

Per SCAG, between 2000 and 2018, median home sales prices in Moreno Valley increased 187% while prices in the SCAG region increased 151%. 2018 median home sales prices in Moreno Valley were \$330,000 and the highest experienced since 2000 was \$385,000 in 2006. Prices in Moreno Valley have ranged from a low of 45.4% of the SCAG region median in 2008 and a high of 70.1% in 2006.

The following is an excerpt of residential market findings from a March 2020 market analysis conducted by Keyser Marson Associates, Inc. for the City of Moreno Valley, edited for inclusion herein:

Population and household growth rates in the city are expected to increase at a healthy rate in the near term, indicating market support for nearly 8,800 residential units through 2034. The Riverside/Corona submarket, which includes Moreno Valley and surrounding areas, is experiencing a surge in housing development and home sales partially driven by this strong population growth as well as the region's proximity to major jobs centers in Los Angeles and Orange Counties.

Approximately 3,400 rental units have been delivered in the submarket since 2012, and over 1,000 new units are expected to be delivered in the submarket in the first half of 2020, likely absorbing some of the region's demand and potentially increasing vacancy rates over the near term. Over 400 units are under development in the city alone, with another 680 units proposed. Average asking rents in the city have grown at a healthy average rate of 6.0 percent year-over-year but remain lower than asking rents in the larger Riverside/Corona Submarket.

While asking rents in the city are relatively low at \$1,486 compared to \$1,547 in the Riverside/Corona submarket, the low median household incomes citywide (particularly for renter households) still results in a high share of rent-burdened households. Additionally, there is a significant imbalance in the size of renter households and the size of available rental housing stock; approximately 33 percent of renter households are made up of one to two people, but only 6 percent of the housing stock contains one bedroom or less. At the same time, approximately 59 percent of renter households in the city have children (compared to 46 percent of renter households in the county), indicating a strong need for affordable rental units serving families. Overall, there is a need for denser housing at all levels of affordability. This demonstrated market support is mirrored in the ownership market, where a sharp increase in median sales prices for smaller homes and condominiums indicates strong demand for more compact and affordable housing types.

Since 2010, ownership housing has experienced a much sharper rise in price than rental housing in the city, with median sales prices rising 98 percent for single-family homes and 105 percent for condominiums. Countywide median home sales prices have historically trended higher than those in the city, but prices are growing at a slower pace year-over-year. Recent trends for sales prices and sales volumes in the county are robust when compared with the greater region; between 2018 and 2019, the county had the greatest price increase among all other Southern California counties at 3.7 percent, followed by San Bernardino County at 3.5 percent. The presence of more affordably priced housing in this region than neighboring counties is likely driving much of the home buying activity; as the average single-family home in Riverside County cost \$394,800, compared to \$656,424 in Los Angeles County and \$788,464 in Orange County during 2019.

### HOUSING AFFORDABILITY

Housing affordability is determined by the ratio of income to housing costs. According to the HCD State Income Limits guidelines for 2020, the area median income (AMI) for a family of four in Riverside County is \$75,300. Based on state guidelines, income limits for a four-person household along with rents and estimated sales prices generally considered to be "affordable" are shown in Table 3-12. An affordable housing payment is considered to be no more than 30% of a household's gross income. For rental units, this includes rent plus utilities. Assuming that a potential homebuyer within each income group has acceptable credit, a typical down payment (5% to 10%), and other housing expenses (taxes and insurance), the maximum affordable home price can be estimated for each income group, as seen in Table 3-12. Based on the current home prices described below, both low- and moderate-income households would generally be able to purchase a home with a sufficient number of bedrooms to avoid overcrowding. Very-low-income households may be able to purchase a home, but it would most likely be a smaller, older unit or a condominium or mobile home.

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

Table 3-12: 2020 CA HCD Income Limit Categories and Affordable Housing Cost
Estimates for a 4-Person Household in Riverside County

Assumptions: 4-person household; 30% of gross income for rent or PITI; 5% down payment, 5% interest, 1.25% taxes and insurance.

Source: State of California, Department of Housing and Community Development; Dyett & Bhatia, 2020

# 3.6 Overpayment And Overcrowding

## OVERPAYMENT

Overpayment for housing is the result of three market forces that conspire to make housing not affordable. The combination of low wages, inflated housing costs, and a diminished supply of affordable housing for the lowest income households results in a cost overpayment. This document details the significant affordability of Moreno Valley's housing stock, particularly in comparison to other communities in Southern California. However, overpayment for housing is a problem in all Southern California communities, in varying degrees, and is a formidable challenge for local communities to address.

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30 percent being a usual threshold for "cost burden" and 50 percent being a threshold for "severe cost burden." Housing costs include rent and utilities paid by a renter household. Housing costs for owner households include mortgage payment, taxes, insurance, and utilities. Households at 30-80 percent of median income bear the disproportionate burden of housing overpayment; a lower income household spending the same percent of income on housing as a higher income household will likely experience truer "cost burden." Table 3-13 shows the number of households in Moreno Valley by their income relative to the surrounding area and their share of income spent on housing.

	-	eholds by Share of Inc pent on Housing Cost	
Income Group	<30%	30-50%	>50%
<30% HAMFI	328	370	5,010
30-50% HAMFI	844	I,755	3,345
50-80% HAMFI	2,990	4,995	I,885
80-100% HAMFI	3,169	2,410	328
>100% HAMFI	21,060	2,305	274
Total Households	28,391	11,385	10,842

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

Source: SCAG Local Housing Data, 2020; U.S Department of Housing and Urban Development, 2012-2016 CHAS

A household spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Very low income households overpaying for housing are more likely to be at risk of becoming homeless than other households. Renter households overpay more often than owner households because of their typically lower incomes. Compared to renters, overpayment by owners is less of a concern because homeowners have the option to refinance the mortgage, or to sell the house and move into rentals or buy a less expensive home. Based on the data regarding cost burden, the predominant view is that renter households would have disproportionately higher rates of overpayment for housing. Per SCAG, across Moreno Valley's 19,730 renter households, 11,649 renter households (59 percent) spend thirty percent or more of gross income on housing cost ("cost burdened"), compared to 55.3 percent in the SCAG region. Additionally, 5,688 renter households in Moreno Valley (28.8 percent) spend fifty percent or more of gross income on housing cost ("severely cost burdened"), compared to 28.9 percent in the SCAG region.

Per SCAG, the general trend—though this may not be universally true—among Moreno Valley's renter households is that lower income households spend a higher share of income on housing (e.g., over 50 percent, "severely cost burdened") while higher income households are more likely to spend under 20 percent of income on housing (Chart 3-6). The most common rent category in Moreno Valley is \$1,000-\$1,500 per month with 40 percent of renters.

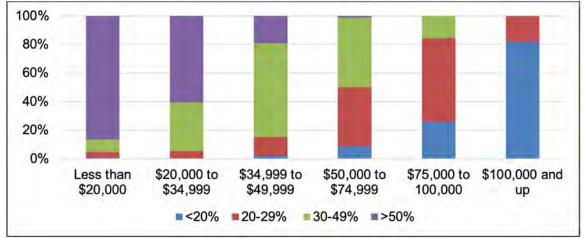


Chart 3-6: Spending on Rent by Income, 2018

Source: SCAG Local Housing Data, 2020; 2018 American Community Survey 5-Year Estimates Data Profiles

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 61.0 percent of Moreno Valley's occupied housing units. Per SCAG, the most commonly occurring mortgage payment in Moreno Valley is \$1,500-\$2,000 per month. The most commonly occurring mortgage payment in the SCAG region is higher at \$2,000-\$3,000 per month. Mortgage-holding households in Moreno Valley can be broken down by income and the percentage of income spent on mortgage costs. Per SCAG, similar to renter households, the general trend—though this may not be universally true—is that lower income households spend a higher share of income on housing costs, while higher income households spend a lower share of income on housing. The income category most prevalent amongst Moreno Valley mortgage-holding households is \$75,000 or more (14,117 households) and the most prevalent share of income spent on mortgage costs is over 30% (9,665 households) (Chart 3-7).



Chart 3-7: Costs for Mortgage Holders by Income, 2018

Source: SCAG Local Housing Data, 2020; 2018 American Community Survey 5-Year Estimates Data Profiles

## EXTREMELY LOW INCOME HOUSING NEEDS

Housing the extremely low income population (below 30 percent of area median income) can be especially challenging. Per SCAG, with data from HUD's CHAS dataset, Table 3-14 provides a summary of extremely low income households by race/ethnicity and renter/owner-occupied units. The race/ethnicity with the highest share of extremely low income households in Moreno Valley is Black, non-Hispanic (16.7 percent vs. 11.9 percent of total households). In the SCAG region, the highest share of extremely low income households is also Black, non-Hispanic (27.1 percent vs. 17.7 percent of total households). It can also be noted that Moreno Valley renter-occupied households represent a much greater proportion of the extremely low income population when compared to owner-occupied households (21.0 percent vs. 5.8 percent of total households).

	Total Households	Households below 30% HAMFI	Share Below 30% HAMFI
White, non-Hispanic	12,005	1,025	8.5%
Black, non-Hispanic	11,070	I,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	١,770	5.8%
Total	51,485	6,130	II. <b>9</b> %

Table 3-14: Extremely Low Income Housing Needs, 2016

Note: HAMFI refers to Housing Urban Development Area Median Family Income. Total may not match due to approximation/rounding.

Source: SCAG Local Housing Data, 2020; U.S Department of Housing and Urban Development, 2012-2016 CHAS

### OVERCROWDING

Overcrowding is a measurement of the adequacy of housing units to accommodate residents. Overcrowding is determined by a standard based on the number of persons per room within a unit. The standard is established at one person per room or less. Housing units are considered slightly overcrowded when the occupancy per room is 1.01 to 1.50 persons per room. Units are considered severely overcrowded when occupancy per room is 1.51 persons or more. Overcrowding results from a lack of affordable housing and/or a lack of available housing units of adequate size. Per SCAG, 2,332 owner-occupied households (7.5 percent) and 3,003 renter-occupied households (15.2 percent) in Moreno Valley had more than 1.0 occupant per room, which meets the American Community Survey definition for overcrowding. Further, 550 owner-occupied households (1.8 percent) and 693 renter-occupied households (3.5 percent) had more than 1.5 occupants per room, which meets the American Community Survey definition for severe overcrowding.

## 3.7 Assisted Units At Risk Of Conversion

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer. Assisted units at risk of conversion to market rate are shown in **Table 3-15**. Moreno Valley's assisted units are at low risk of conversion.

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 I-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	I,I48
Total		1,148

### Table 3-15: Assisted Units at Risk of Conversion, 2020

Note: Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

Source: California Housing Partnership, July 2020

## 3.8 Regional Housing Needs Allocation

California's Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups. This effort is coordinated by the jurisdiction's Council of Governments when preparing the statemandated Housing Element of its General Plan. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts the housing needs of not only its resident population, but for all households who might reasonably be expected to reside within the jurisdiction, particularly lower income households. This assumes the availability of a variety and choice of housing accommodations appropriate to their needs within the regional market.

## **OVERVIEW OF THE SCAG FAIR SHARE ALLOCATION PROCESS**

The fair share allocation process begins with the State Department of Finance's projection of statewide housing demand for a five-year period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions. The regions are represented by an agency typically termed a Council of Government (COG). In the six-county Southern California region, which includes Moreno Valley and all other incorporated cities and unincorporated areas of Riverside County, the agency responsible for assigning these fair share targets to each jurisdiction is the Southern California Association of Governments (SCAG).

A local jurisdiction's "fair share" of regional housing need is the number of additional dwelling units that will need to be constructed during a given eight-year planning period. SCAG estimates each jurisdiction's future housing need in terms of four factors:

- The number of units needed to accommodate forecasted household growth;
- The number of units needed to replace demolitions due to attrition in the housing stock (i.e., fire damage, obsolescence, redevelopment and conversions to non-housing uses);
- Maintaining an ideal vacancy rate for a well-functioning housing market; and
- An adjustment to avoid an over-concentration of lower-income households in any one jurisdiction.

The new construction need must be allocated to four household income categories used in Federal and State programs: Very Low; Low; Moderate; and Above Moderate-Income, defined operationally as households earning up to 50 percent, 80 percent, 120 percent, and more than 120 percent of the Riverside County area median income (AMI), respectively. The allocations are further adjusted to avoid an over-concentration of lower income households in any one jurisdiction. The fair share allocation must also consider the existing "deficit" of housing resulting from lower income households that pay more than 30 percent of their incomes for housing costs. As discussed earlier, this is the threshold used by the Federal government to determine housing affordability.

# SIXTH CYCLE REGIONAL HOUSING NEEDS ALLOCATION FOR MORENO VALLEY

The sixth cycle Regional Housing Needs Allocation (RHNA) covers the housing element planning period of October 2021 through October 2029. The City's RHNA is shown in Table 3-16.

Income Category	Units	Percent
Very Low (0-50% of AMI)	3,768	27.7%
Low (51-80% of AMI)	2,046	15.0%
Moderate (81-120% of AMI)	2,161	15.9%
Above Moderate (more than 120% of AMI)	5,620	41.3%
Total New Construction Need	13,595	100.0%

Table 3-16: Cit	v of Moreno Valle	y RHNA 2021-2029
	y of the circle value	,

Source: SCAG, 2020

For the 2021-2029 planning period, Moreno Valley's "fair share" allocation is 13,595 units. Local jurisdictions must also consider Extremely Low Income households as well. Extremely Low Income housing needs may be calculated either by using Census data or simply assuming that 50 percent of the Very Low Income households qualify as Extremely Low Income. Within the 2021-2029 planning period, the City is allocated 3,768 Very Low Income units. If 50 percent of the Very Low Income allocation is calculated to accommodate Extremely Low Income households, then the City must plan to accommodate 1,884 units for Extremely Low Income households during the planning period. The Housing Element will describe policies and programs that the City will utilize to facilitate and encourage the development of housing appropriate for Extremely Low-Income households.

Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment and household growth. The RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and sub-region 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 I-I	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 provi- sion 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 house-holds with lower and moderate incomes.
Policy 1-5	Promote the construction of housing suitable for students near and in areas with good access to higher educational institutions, including Moreno Valley College.

- **Policy 1-6** Avoid the over-concentration of housing constructed expressly for lower income households in any single portion of any neighborhood.
- Program I-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 I-B** Encourage development of a variety of housing types through zoning mechanisms such as overlay zones (Senior Housing, Planned Development) and incentives. Update the density bonus incentives section of the development code.

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

Timeframe: Ongoing and as opportunities arise

Potential Funding Source: General Fund; SB2 and LEAP grants

Objective: Target one mixed-use project over the planning period

**Program I-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 I-D** Continue to work with non-profit and for-profit housing developers to assist in achieving the City's housing goals and implementing programs, including through the publication of an inventory of available properties on the City's website. Coordination should occur on an ongoing basis and as special opportunities arise as the Housing Element is implemented. Participation of non-profit and for-profit developers in an advisory role when implementing housing programs would be desirable to help understand the needs and opportunities in the community.

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

Time Frame: Ongoing and as opportunities arise

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

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

**Program I-E** Encourage Innovative and 'Non-Traditional' Forms of Housing. Provide opportunities and facilitate innovative housing approaches in financing, design, construction and types of housing to increase the variety and supply of lower and moderate-income housing. Examples include co-housing, eco-housing, manufactured housing, new construction or rehabilitation self-help or "sweat equity" housing for first time lower or moderate income homeowners, and 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:** Opportunity for innovative housing types

**Program I-F** Encourage Manufactured Housing. Continue to allow manufactured housing units in single-family detached areas, consistent with State law requirements, to provide a mix of affordable and moderate income homes. The City's Zoning Ordinance allows manufactured housing by right in single-family detached areas in the HR, RR, R1, RA2, R2, R3 and R5 districts, so long as the housing is placed on permanent foundations in compliance with all applicable building regulations; is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 and was constructed not more than ten (10) years prior to request to install; and is compatible with the immediate area and meets the development standards of the underlying district. Review the Planning and Zoning Code to identify and address any requirements that may restrict or prevent the construction of modular housing.

Responsible Agencies: City of Moreno Valley Planning Division

Time Frame: Ongoing 2021-2029

Potential Funding Source: General Fund and Grants

Objective: 20 moderate income manufactured housing units

Program I-G Continue to use available funds for the development, acquisition, rehabilitation, and preservation of multifamily rental and ownership housing that is affordable to lower and moderate-income households. Allocations may be used to (1) acquire and redevelop foreclosed properties that might otherwise become sources of blight; (2) subsidize the development of affordable housing; (3) provision of off-site improvements.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

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

**Program I-H** Periodically review parking standards for senior and affordable housing developments that are located in proximity to transit stops and evaluate opportunities to revise with a view to further incentivizing such projects.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund; SB2 and LEAP grants

**Objective:** To promote high density housing near transportation opportunities

**Program 1-1** To ensure consistency between the concurrent update to the 2040 General Plan and the 2021-29 Housing Element, the City shall prepare an update to Title 9 (Planning and Zoning) of the Municipal Code, an update to the City's Zoning Map, and rezone identified Inventory sites in all RHNA income levels with the view of ensuring residential density development standards are consistent with adopted planning documents (see Appendix D for List of Sites to be Rezoned). Inventory sites identified for rezoning include targeted efforts to expand the supply of available residential land, up-zone existing neighborhoods in areas of opportunity or in high quality neighborhood transit areas, and to allow and encourage mixed-use zoning.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: Rezoned by October 15, 2024

Potential Funding Source: General Fund; SB2 and LEAP grants

**Objective:** To ensure consistency between the concurrent update of the 2040 General Plan, 2021-29 Housing Element, Zoning Ordinance Update, and related adopted planning documents.

# Housing Goal #2. Suitable and affordable housing for persons with special needs, including housing for lower income households, large families, single parent households, the disabled, and senior citizens and shelter for the homeless.

Policy 2-I	Support innovative public, private, and non-profit efforts in the development of
	affordable housing, particularly for the special needs groups.

- **Policy 2-2** Continue to encourage the development of rental units with three or more bedrooms to provide affordable housing for large families.
- **Policy 2-3** Work with non-profit agencies and private sector developers to encourage the development of senior housing.
- **Policy 2-4** Encourage the development of residential units which are accessible to persons with disabilities or are adaptable for conversion to residential use by persons with disabilities.
- **Policy 2-5** Provide access to regional emergency shelters with emergency support for city residents, including disadvantaged groups.
- **Program 2-A** Continue to track affordable housing units citywide. This includes monitoring the method by which units remain affordable to lower-income households (i.e., covenants, deed restrictions, loans, etc.).

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

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund

**Program 2-B** Utilize available funds to stimulate the development and financing of housing for lower and moderate-income households, the disabled, and persons experiencing homelessness. Actions may include matching portions of funds provided for affordable housing developments; funding accessibility modifications in lower-income owner-occupied housing; providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing; operating and capital costs for navigation centers and emergency shelters; and the new construction, rehabilitation, and preservation of permanent and transitional housing.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

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

**Program 2-C** Explore regulatory incentives that can help promote the development of rental housing units with three or more bedrooms suitable for families.

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

Timeframe: 2022-2023

Potential Funding Source: General Fund

**Objective:** Opportunity for increased number of family-sized rental housing units

- **Program 2-D** Facilitate home sharing and tenant matching opportunities as viable options to make efficient use of existing housing that will help address the housing needs of seniors, people living with disabilities, people living with developmental disabilities, people at risk of homelessness and single heads of households. Work with non-profit groups to create home sharing/matching opportunities for renters as a means of efficiently using the existing housing stock. Tasks to be considered would include:
  - a. Assist in outreach in identifying potential owners, such as seniors who wish to remain in their home or new buyers who could afford single family homes with the extra income potential.
  - b. Assist in publicizing and helping to identify potential renters interested in home sharing opportunities.
  - c. Consider opportunities for renters who do not have vehicles to be matched at locations that have limited parking available.

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

Timeframe: Outreach and discussions with non-profits

Potential Funding Source: General Fund

**Program 2-E** Consider pursuing a program through the Moreno Valley Housing Authority, if funding is available, or through interested certified Community Housing Development Organization's (CHDO) and/or non-profit organizations, to purchase affordability covenants on existing multiple-family units, subject to restrictions that the affordability covenants would be in effect for not less than

30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

**Potential Funding Source:** Moreno Valley Housing Authority; CDBG; HOME; Bond Financing

**Objective:** Target one project of a minimum of 40 units for extremely-low and very-low incomes

**Program 2-F** Maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund

**Program 2-G** Continue to offer incentives such as reduction in development standards, and expedited permit processing in exchange for affordability covenants on units in multiple-family developments.

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

Timeframe: Ongoing 2021-2029

**Potential Funding Source:** CDBG; HOME funds; Bond Financing; General Fund

Objective: 20 units over the planning period

**Program 2-H** Update the Municipal Code to permit permanent supportive housing to be developed by-right in all multifamily and mixed-use zones, consistent with AB 2162.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund; SB2 and LEAP grants

**Program 2-I** Prioritize resources such as HOME funds, California Housing Finance Agency single-family and multiple-family programs, HUD Section 208/811 loans for the development of rental projects that provide units with two or three bedrooms.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

**Potential Funding Source:** CHFA funds; HUD loans; HOPE funds; HOME funds

**Objective:** Promote the development of 20 rental units with two or three bedrooms over the planning period

# Housing Goal #3. Removal or mitigation of constraints to the maintenance, improvement, and development of affordable housing, where appropriate and legally possible.

Policy 3-1	When feasible, consider reducing, waiving, or deferring development fees to facil- itate 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 afford- able to very low income households, and 25 percent reduction of the develop- ment impact fee and park land impact mitigation fee for units affordable to low income households.
	Responsible Agency: City of Moreno Valley Planning Division
	<b>Timeframe:</b> 2022-2023
	Potential Funding Source: General Fund
	<b>Objective:</b> 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-EImplement electronic plan check software to streamline the development application process and facilitate plan check corrections and resubmittals.Responsible Agency:City of Moreno Valley Planning DivisionTimeframe:Ongoing 2021-2029

Potential Funding Source: SB2 grant

**Program 3-F** Consistent with SB 1087 (Government Code Section 65589.7), provide a copy of the adopted Housing Element to water and sewer providers immediately upon adoption and will work with water and sewer providers to adopt written policies and procedures that grant priority for service allocations to proposed developments that include housing units affordable to lower income house-holds.

**Responsible Agency:** City of Moreno Valley Planning Division; Eastern Municipal Water District; Box Springs Mutual Water Company; Edgemont Community Services District

Timeframe: 2021

Potential Funding Source: General Fund

**Objective:** Comply with Government Code Section 65589.7

- **Program 3-G** In coordination with other jurisdictions in Riverside County and the SCAG region, as appropriate, lobby for modifications to address unfunded State mandates and to provide opportunities for additional funding for affordable housing. Specific modifications include, but are not limited to, the following:
  - a. Address unfunded mandates and expenses local governments must incur to comply with State requirements.
  - b. Assist local governments in meeting their affordable housing requirements and identify alternatives means of funding through the State of California to replace Redevelopment.

**Responsible Agency:** City of Moreno Valley Planning Division; Moreno Valley Housing Authority; Moreno Valley City Manager; City of Moreno Valley Planning Commission; Moreno Valley City Council

Timeframe: 2022-2023

**Objective:** Work collaboratively to address shortfall of funding for affordable housing

Potential Funding Source: General Fund

**Program 3-H** Support Box Springs Mutual Water Company in pursuit of funding to upgrade water conveyance and treatment infrastructure in the Edgemont area. Potential funding sources may include the California State Water Resources Control Board's Safe and Affordable Drinking Water (SADW) Fund Program or other California Climate Investment programs.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: Ongoing

Potential Funding Source: Grants

#### Housing Goal #4. Increased opportunities for homeownership.

- **Policy 4-1** Pursue a variety of private, local, state and federal assistance options to support development or purchase of housing within the income limits of lower income households.
- **Program 4-A** Continue to provide favorable home purchasing options to lower and moderate-income households, when funds are available, through the County of Riverside's First Time Homebuyers Down Payment Assistance Program and homeownership assistance with the County Mortgage Credit Certificate (MCC) program.

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

Timeframe: Ongoing 2021-2029

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

**Program 4-B** Continue to work with non-profit housing organizations in the development of single-family homes for lower income families.

**Responsible Agency:** Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: HOME Funds

**Program 4-C** Continue to provide homebuyer support, including down payment and closing cost assistance and foreclosure prevention resources, through the through homebuyer programs such as those offered by the California Housing Finance Agency (CHFA).

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: HOME Funds, CHFA Funds

**Program 4-D** Maintain relationships with local lenders, developers and other constituencies such as realtors, and non-profit organizations through applications workshops and other events that emphasize specific opportunities, issues, and ideas for future housing development in Moreno Valley.

Responsible Agency: Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

### Potential Funding Source: General Fund, HOME funds

**Program 4-E** Continue to provide funds for Homebuyer Assistance Program (HAP) silent seconds and work with approved lenders that have HAP experience. The goal of the program is to provide homeownership for low and moderate income families.

Responsible Agency: County of Riverside

Timeframe: 2021-2029

Potential Funding Source: Permanent Local Housing Allocation (PLHA) program

**Objective:** Target of 15 units during the planning cycle

### Housing Goal #5. Enhanced quality of existing residential neighborhoods in Moreno Valley, through maintenance and preservation, while minimizing displacement impacts.

- **Policy 5-1** Work to preserve property values, correct housing deficiencies, bring substandard units into compliance with City codes, and improve overall housing conditions in Moreno Valley.
- **Policy 5-2** Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.
- **Policy 5-3** Encourage compatible design of new residential units to minimize the impact of intensified reuse of residential land on existing residential development.
- **Policy 5-4** Preserve units affordable to lower and moderate-income households which are "atrisk" of converting to market rate through County, State, and Federal funding mechanisms.
- **Program 5-A** Assist in implementing the Riverside County Neighborhood Stabilization Program operated by the County through CDBG funding to assist local governments to provide targeted emergency assistance to acquire and redevelop abandoned and foreclosed residential properties that might otherwise become sources of abandonment and blight within the communities.

**Responsible Agency:** Community Development Department and Moreno Valley Housing Authority

Timeframe: Ongoing 2021-2029

#### Potential Funding Source: General Fund; County NSP

**Program 5-B** Ensure building safety and integrity of residential neighborhoods through code enforcement. Enforcement actions may include issuance of a permit prior to construction, repair, addition to, or relocation of any residential structure.

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

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund; Housing Authority

**Program 5-C** Monitor substandard dwellings and in cases where repair is not financially feasible, remove when necessary and feasible.

**Responsible Agency:** City of Moreno Valley Planning Division and Building Division

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund

**Objective:** Target of three units during the planning period

**Program 5-D** Continue to administer a program to provide grant funds for neighborhood beautification in targeted neighborhoods.

**Responsible Agency:** City of Moreno Valley Grants Monitoring and Administration

Timeframe: Ongoing 2021-2029

**Potential Funding Source:** General Fund; CDBG funds for cleanups in defined areas.

Objective: Target of 3 units per year during the planning period

**Program 5-E** Continue to administer the Mobile Home Grant Program to address substandard living conditions for very low-income owner-occupants. Market program via City communications and continue to distribute program material to mobile home parks.

**Responsible Agency:** City of Moreno Valley Grants Monitoring and Administration

**Timeframe:** 2021-2029

Potential Funding Source: CDBG funds

Objective: Target of 3 mobile homes per year during the planning period

**Program 5-F** Provide enhanced code compliance services in the CDBG target areas with funding of up to 5,000 hours of code enforcement in the CDBG target areas.

**Responsible Agency:** City of Moreno Valley Code and Neighborhood Services Division.

Timeframe: 2021-2029

Potential Funding Source: General Fund

**Objective:** Target is to fund up to 5,000 hours of code enforcement over the next planning period

**Program 5-G** Conduct four (4) annual neighborhood clean-ups as part of the Keep MoVal Beautiful program. Throughout the year, community groups and volunteers will be invited to clean up a park, street segment, or other areas that need care, improving the living environment of residents.

**Responsible Agency:** City of Moreno Valley Grants Monitoring and Administration; City of Moreno Valley Code and Neighborhood Services Division

Timeframe: 2021-2029

**Potential Funding Source:** General Fund; CDBG; ESG funds (Homeless to Work)

Objective: Target of 4 clean-ups per year during the planning period

# Housing Goal #6. Proactive energy conservation and waste reduction activities in all residential neighborhoods.

- Policy 6-1 Promote energy conservation programs and incentives, including those offered by The County of Riverside, the Western Riverside Council of Governments, Moreno Valley Utility, Southern California Edison, and SoCalGas.
   Policy 6-2 Encourage the incorporation of energy conservation design features in existing
- and future residential developments to conserve resources and reduce housing costs.
- **Policy 6-3** Encourage the use of building placement, design, and construction techniques that promote energy conservation, including green building practices, the use of recycled materials, and the recycling of construction and demolition debris.

**Program 6-A** Promote the use of solar energy and other environmentally sound, energy efficient methods for heating and cooling homes, consistent with adopted building, mechanical and plumbing codes. Provide information through the website and newsletters to residents, highlighting the availability of financial incentives available through federal, State, and local government programs such as the County of Riverside Home Weatherization Program, Western Riverside Council of Governments' HERO program, and funding for solar projects for low-income homeowners available through the GRID Alternatives program.

**Responsible Agency:** Moreno Valley Housing Authority; Moreno Valley Utility

Timeframe: Ongoing 2021-2029

Potential Funding Source: County of Riverside; CDBG funds.

**Program 6-B** Continue to offer incentives for residential housing units built to green building standards that exceed the requirements of the City's building code. Through its Density Bonus Program for green building and energy efficiency, the City currently offers a density bonus of up to 5 percent to developers of multifamily residential housing dwelling units in the R10, R15, R20, R30, and SP204-Village Residential zones. Extend this incentive to qualifying multifamily residential housing dwelling units in the Center Mixed Use (CEMU) and Corridor Mixed Use (COMU) general plan land use designations subsequent to adoption by the City Council.

**Responsible Agency:** City of Moreno Valley Community Development Department

Timeframe: Ongoing 2021-2029

**Potential Funding Source:** An additional funding source would not be required. It would be included in the Municipal Code Amendment funded by LEAP grant.

- **Program 6-C** Encourage and facilitate environmentally sensitive construction practices by:
  - 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-oflife 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 ac- commodate the varied housing needs of current and future residents.
Program 7-A	In conjunction with the Riverside County Fair Housing Council (RCFHC), support efforts to eliminate housing discrimination by actively tracking and pursuing any complaints within Moreno Valley. Make information detailing fair housing practices available at City Hall and on the City's website and sup- port RCFHC's efforts regarding mediation and enforcement of rights. Partner with the RCFHC to conduct workshops and seminars about landlord and ten- ant responsibilities and rights. <b>Responsible Agency:</b> City of Moreno Valley Grants Monitoring and Admin- istration; Riverside County Fair Housing Council
	Timeframe: Ongoing 2021-2029
	Potential Funding Source: CDBG grants
	Objective: To assist 2,500 households during the planning period

**Program 7-B** Work with the Housing Authority of the County of Riverside to encourage voucher holders to select rental housing in high opportunity neighborhoods identified by the Housing Authority in order to reduce the geographic concentration of Section 8 housing in any area of Moreno Valley.

**Responsible Agency:** City of Moreno Valley Grants Monitoring and Administration; Riverside County Housing Authority

Timeframe: Ongoing 2021-2029

Potential Funding Source: Riverside County Vouchers

**Program 7-C** Pursuant to HUD-LA guidance, amend the definitions of the following terms found in the Planning and Zoning Code to help eliminate potential impediments to fair housing choice in Moreno Valley: "disability," "supportive housing," "transitional housing," "residential care facilities," and "special needs populations." Definitions will be amended for consistency with the federal Fair Housing Act, the California Fair Employment and Housing Act, and the California the Health and Safety Code as appropriate. Additionally, the Planning and Zoning Code will be revised to indicate the residential zones in which transitional and supportive housing is permitted.

Responsible Agency: City of Moreno Valley Planning Division

Timeframe: 2021

Potential Funding Source: LEAP grant

#### Program 7-D

The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and require, in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. The City will also update the Planning and Zoning Code to provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Moreno Valley will work with the Inland Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

**Responsible Agency:** City of Moreno Valley Grants Monitoring and Administration; City of Moreno Valley Planning Division

Timeframe: Ongoing 2021-2029

Potential Funding Source: General Fund; LEAP grant

# 5 Housing Constraints

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in Moreno Valley.

## A. MARKET CONSTRAINTS

### **Development and Financing Costs**

Moreno Valley is fortunate in that the cost of vacant land for residential development is relatively affordable when compared to the adjacent counties of Orange, Los Angeles, and San Diego. Land prices are highly variable and depend on the location of the property, density/intensity of development allowed, whether the site has environmental constraints, and whether an existing use must be removed. Construction costs vary widely according to the type of development with multiple-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type, depending on the size of unit and the range and quality of amenities provided, such as fireplaces, swimming pools, and interior fixtures among others. The City has no influence over material and labor costs, and the building codes and development standards in Moreno Valley are not substantially different than most other cities in Riverside County.

Developers can reduce costs by economizing on the amenities provided and the quality of building materials uses, assuming minimum standards acceptable for health, safety, and adequate performance are respected. In addition, prefabricated factory-built housing may provide a lower-priced alternative by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease as builders can benefit from economies of scale.

### **Cost and Availability of Financing**

Housing affordability is also largely determined by interest rates. First-time homebuyers are most impacted by financing requirements. Mortgage interest rates for new home purchases remain at historically low levels, which increases housing affordability. After a period following the Great Recession when mortgage rates rose for consecutive years, rates declined throughout 2019 and again in 2020 when the Federal Reserve dropped the federal funds rate in response to the COVID-19 pandemic. The move was made to encourage borrowing on home loans and other loans and rates are generally forecast to remain steady in the near term. The Great Recession also resulted in a tightening of lending standards, as compared to the "easy credit" practices in recent years. Thus, a critical factor in homeownership involves credit worthiness. Lenders consider a person's debt-to-income ratio, cash available for down payment, and credit history when determining a loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house.

### **B. GOVERNMENTAL CONSTRAINTS**

Governmental regulations are put in place with the intention of guiding the location, type, and quality of development in the community, however, they can also unintentionally increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals on adjacent streets, or sewer systems may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints, which may affect the supply and cost of housing in Moreno Valley.

### Land Use Controls

The Land Use Element of the Moreno Valley General Plan and corresponding Zoning Ordinance provide for a range of residential types and densities dispersed throughout the City. The Draft 2040 Land Use Element designates 15,303 acres (46%) of the City's total land inventory for residential uses, including: single-family homes, multiple-family units, and mobile homes, with an additional 2,372 acres (7%) for mixed use designations which permit a range of housing types together with compatible non-residential uses. Residential densities allowed by the General Plan cover a wide spectrum, including the following categories:

- Rural Residential (RR) maximum of 0.5 units per acre (with restrictions)
- Hillside Residential (HR) maximum of 0.5 units per acre (with restrictions)
- Residential 1 (R1) maximum of 1 unit per acre
- Residential 2 (R2) maximum of 2 units per acre
- Residential 3 (R3) maximum of 3 units per acre
- Residential 5 (R5) maximum of 5 units per acre
- Residential 10 (R10) maximum of 10 units per acre
- Residential 15 (R15) maximum of 15 units per acre
- Residential 20 (R20) maximum of 20 units per acre
- Residential 30 (R30) maximum of 30 units per acre
- Center Mixed Use (CEMU) minimum density of 20 units per acre and maximum density of 30 units per acre
- Corridor Mixed Use (COMU) minimum density of 15 units per acre and maximum density of 25 units per acre
- Residential/Office (R/O) maximum of 15 units per acre.

In addition to these density provisions, the City currently has a Mixed-Use Districts Overlay. Owners or developers of any property within any mixed-use overlay district may choose to develop in compliance with the standards and procedures in the Mixed-Use Districts Overlay that apply to the particular mixed-use overlay district in which the property is located. If the owners or developers choose not to develop a mixed-use project, the underlying zoning will be enforced. The intent of the Mixed-Use Overlay District is to permit a more efficient and aesthetic use of land through the arrangement of buildings not permitted through the strict application of zoning. Providing such flexibility in development standards can result in lowering the cost of development. Additionally, in parallel with the ongoing General Plan Update, the City will be preparing a comprehensive zoning code update with the use of a Local Early Action Planning (LEAP) grant to develop new zoning standards to implement the two new mixed use land use designations: Center Mixed Use (CEMU) and Corridor Mixed Use (COMU).

### **Development Standards**

Residential development standards are intended not only to protect public health and safety, but also to promote the general welfare of the community by creating attractive, pleasant, and convenient living conditions. It should be noted that Moreno Valley's density bonus program for affordable housing allows for the reduction of certain "quality of life" standards in conjunction with the development of affordable housing. The standards that could be reduced include lot size, lot dimensions, parking requirements and the size or interior amenities of the density bonus units. Additional requirements could be added to the list of standards that could be reduced as part of the density bonus program, including the following: the number of parking spaces for units consisting of two or more bedrooms, the number of covered parking spaces per unit, and recreational vehicle parking requirements. Further, as an additional incentive for affordable housing proposed in proximity to an existing City park facility, a reduction in on-site common open space requirements for multiple-family developments may be considered.

Tables 5-1 through 5-3 outline the current residential development standards by zoning district. Multiple-family units can be constructed to a height of fifty feet or four stories and maximum site coverage of 50 percent. These standards do not represent a significant constraint on development of housing in the City.

As noted above, the City has an adopted density bonus ordinance that allows developers to receive a 25 percent density bonus for affordable housing. Chapter 9.03.050 of the City's Municipal Code describes the density bonus program for affordable housing and what is required to achieve the bonus. In addition to the 25 percent density bonus, developers building housing for senior citizens may receive an additional 75 percent density bonus, resulting in a cumulative density bonus of 100 percent. When utilizing the density bonus, a developer may be eligible to receive a 50 percent reduction of City impact fees and parkland fees for units affordable to very low-income households and a 25 percent reduction for units affordable to lower-income households. The density bonus also allows developers of multiple-family housing to reduce their parking by one-half of a space for each dwelling unit that is affordable to very low and lower-income households.

The single-family residential development standards allow for lots of 4,500 square feet (RS10) that give developers the opportunity and flexibility to build affordable single-family housing. In certain specific plans and Planned Unit Developments, lots as small as 3,500 square feet are permitted. The

low-density designations for single-family housing are located in the east end of the city where hillside development and an already established rural development pattern allows yet another type of housing choice. Within specific plans there is a variety of zones that are unique to the specific plans. Basically, the LD, MD, ML and other designated uses refer to low density and medium densities that mimic the R5 and RS-10 designation in the general plan. In the Inland Empire, the cost of providing adequate parking for multiple-family housing developments is not as significant a challenge to the financial feasibility of projects as it is in other areas in Southern California, due to lower land costs.

Requirement	RI	R2	RA2	R3	R5	RSI0
I. Maximum density (dwelling units per net acre)	I	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.)	I,500	I,500	١,500	I,250	1,250	1,000
<ol> <li>Minimum distance between buildings, in feet (including main dwelling units and accessory structures)</li> </ol>	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

Table 5-1: Single Family Residential Development Standards

\*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

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.

## Table 5-2: Single Family Rural Residential Development Standards

Source: Moreno Valley Municipal Code, Chapter 9.03.040 Residential site development standards

Occupation		RI0	R15	R20	R30	
١.	Minimum density (dwelling units/net acre)	10	15	20	30	
2.	Minimum lot size (net area in sq. ft.)	l acre	l acre	l acre	l acre	
3.	Minimum lot width in feet	200	200	200	200	
4.	Minimum lot depth in feet	175	175	175	175	
5.	Minimum front yard setback, in feet	20	25	30	30	
6.	Minimum side yard setback, in feet					
	Interior side yard	10	10	10	**	
	Street side yard	20	20	20	20	
7.	Minimum rear yard setback, in feet	15	20	25	**	
8.	Maximum lot coverage	40%	45%	50%	50%	
9.	Maximum building and structure height, in feet	50 feet		50 feet		
10.	Minimum dwelling size (sq. ft.)	***				
11.	Minimum distance between building, in feet (including main dwelling units and accessory structures)	20	20	20	20	
12.	Floor area ratio	.75	.75	.75	1.0	

Table 5-3: Multiple-Family Residential Development Standards

\*In the R30 district, for a development of three acres or greater, up to 60 percent of the units may be in buildings with three or four stories, 50 feet maximum height subject to Planning Commission approval.

\*\*R30 Interior Side Yard and Rear Setbacks are ten feet plus two feet for every 5 feet in height over 30 feet.

\*\*\*\*Minimum dwelling sizes in multiple-family projects shall be as follows: 1 bedroom: 450 sq. ft.; 2 bedrooms: 800 sq. ft.; 3 bedrooms: 1,000 sq. ft.

Source: Moreno Valley Municipal Code, Chapter 9.03.040 Residential site development standards

### **Provision for a Variety of Housing Types**

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table 5-4 summarizes the housing types permitted in each of Moreno Valley zones. As noted above, the City will be undertaking a comprehensive zoning code update in parallel with the ongoing General Plan Update that will develop zoning and development standards to implement the new CEMU and COMU land use designations. Provisionally, it is envisioned that a range of housing types will be permitted in each of the designations, including multiple-family, condominiums, townhouses, and live/work units in the CEMU designation and multiple-family, consistent with applicable density standards.

		Residential Zones									Mixed Use Overlay				
Housing Types Permitted	HR	RR	RI	RA2	R2	R3	R5	RS10	R I O	RI5	R20	R30	MUN (9,11)	MUC (9.11)	MUI (8,10,11)
Single-Family	X	Х	Х	Х	Х	Х	Х	Х							
Multiple-Family			•••••••						Х	Х	Х	Х	Х	Х	Х
Condominiums/ Townhouses				6					Х	Х	Х	Х	X	X	Х
Second Units	Х	Х	Х	Х	Х	Х	Х	Х			•				
Mobile Home Parks	С	С	С	С	С	С	С	С	С	С	С	С			•
Live/Work													Х	Х	Х
Single Room Occupancy (SRO) (also permitted by right in Community Commercial (CC) zoning districts)												С	С	С	С
Care Facilities (6 or fewer)	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х
Care Facilities (7 or more)	С	С	С	С	С	С	С	С	С	С	С	С	С	С	Х
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			ļ						Х	Х	Х	Х			
Boarding and Rooming Houses									Х	Х	Х	Х	Х	х	

# **Table 5-4: Housing Types Permitted**

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 multiplefamily 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 standalone detached structures or attached to the existing single-family home with a breeze way. A potential constraint on second units would apply only if there are issues with an existing septic system or there is no connection to sewer available to the property.

#### **Manufactured Housing**

State law explicitly permits manufactured housing placed on a permanent foundation in all residential zones. Such housing is subject to the same development standards and design review as conventionally-built housing as set forth by the zoning district regulations. The City's current policy is to evaluate all manufactured housing through its standard site plan review application process, providing for design review and project compliance with the applicable building development standards within the City's residential zones.

# Single Room Occupancy (SRO)

Single room occupancy (SRO) facility means a structure consisting of six or more units, each of which is designed for occupancy by no more than two persons, which also has bathing facilities, that may or may not have partial kitchen facilities, and which is occupied as a primary residence by its occupants. An SRO unit usually is small, between 200 to 350 square feet. The definition of SRO does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals.

SROs can provide a valuable form of affordable private housing for lower-income individuals, seniors, and persons with disabilities. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people. State law is intended to ensure that local zoning ordinances encourage and facilitate the development of SROs. The Moreno Valley Municipal Code permits SROs in the Community Commercial (CC) zoning district by right. SROs are also permitted in the Mixed Use Districts Overlay and Residential 30 (R30) with a Conditional Use Permit.

# Housing for Persons with Disabilities

Community Care Facilities (CCFs) are licensed by the Community Care Licensing Division of the State Department of Social Services to provide 24-hour non-medical residential care to children and adults with developmental disabilities who are in need of personal services, supervision, and/or assistance essential for self-protection or sustaining the activities of daily living.

The Lanterman Developmental Disabilities Services Act and Community Care Facilities Act state that mentally, physically, developmentally disabled persons and children and adults who require supervised care are entitled to live in normal residential settings. To that end, State law requires that licensed family care homes, foster homes, and group homes serving six or fewer persons be treated like single-family homes and be allowed by right in all residential zones.

All single-family zoning districts permit CCFs serving six or fewer persons in single-family homes. The Municipal Code does not subject such facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone with the exception of spacing requirements between CCFs. California State Law requires CCFs to be a minimum of 300 feet apart from one another (H&S Code Section 1267.9).

The City's Municipal Code defines "family" as one or more individuals occupying a dwelling unit and living as a single household unit. This definition of family does not place limitations on the number of related and unrelated persons living together, and therefore does not constrain the provision of group housing.

Moreno Valley's Municipal Code (Chapter 9.09.160, Residential Care Facilities) does specify provisions for CCFs serving more than six occupants. Residential care facilities for more than six residents are permitted in any residential district subject to a Conditional Use Permit, the property development standards of the underlying district, and all applicable local, State, and federal laws. Due to the unique nature of larger CCFs, a Conditional Use Permit will be used to ensure compatibility in the siting of these facilities, focusing on the use and not the characteristics of the users.

# **Reasonable Accommodation**

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations as necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

Chapter 9.02 (Permits and Approvals) of the City's Municipal Code provides reasonable accommodations in the city's zoning and land use regulations, policies, and practices when needed to provide an individual with a disability an equal opportunity to use and enjoy a dwelling. For new construction, the City's building code requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multiple-family development also subject to the Americans with Disabilities Act (ADA) standards. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

# **Transitional and Supportive Housing and Emergency Shelters**

Any existing single-family or multiple-family dwelling can be used as State licensed transitional or supportive housing, without any City licensing or permits. In addition, boarding and rooming houses can be operated in the multiple-family residential zones without a Conditional Use Permit. Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Given the availability and number of housing units in Moreno Valley, it has never been necessary for a service provider to develop new housing for supportive housing. As a matter of fact, the City of Moreno Valley has one of the larger concentrations of supportive housing programs in Riverside County. The number of licensed group facilities, including group homes, small family homes, and adult residential facilities total 108 facilities. In addition, there are numerous churches and religious ministries that operate small supportive housing programs serving women and families out of single family homes.

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." In Moreno Valley emergency shelters are permitted in the Moreno Valley Industrial Area Plan (SP 208) and Public (P) Zoning District by right as well as Community Commercial (CC), Office Commercial (OC), Office (O), Industrial (I) and Business Park-Mixed Use (BPX) Zoning Districts with a Conditional Use Permit (CUP), to the extent such uses do not conflict with Airport Land Use Compatibility (ALUC) criteria.

The City of Moreno Valley is a member of the Joint Powers Authority for the March Air Reserve Base and it is a compelling assumption that most of the future transitional housing will be developed at/near the March Air Reserve Base. A nonprofit called U.S.VETS whose mission is to "help veterans and their families transition from homelessness by offering tailored support to gain independence" is currently developing the "March Veterans Village" that will provide affordable housing and supportive services located next to the March Air Reserve Base. Once all phases are completed, the March Veterans Village will consist of seven apartment buildings and be home to more than 400 veterans and their families. Phase 1 opened in early 2018 with the first of two buildings providing 138 permanent supportive housing. Phase 2 broke ground early 2020 and is under construction; this three-story complex will provide housing for up to 60 additional veterans.

With regard to emergency shelters, it is most likely that emergency shelters would be developed at March Air Reserve Base. In contrast to financing the construction of a new shelter, or leasing a facility at market rate, March has existing dormitories that could be converted for shelter use, thus making the development of a shelter more financially feasible.

The development review process for an emergency shelter would be identical to the City's review process for all projects. Non-profit applicants would receive a 25 percent discount on the application fee for an emergency shelters application. The City of Moreno Valley does not restrict the siting of shelters beyond the requirement that shelters be located within the allowed land use designations. The business park-mixed use, office and commercial zones do not have density designations and thus multiple-family developments would not be permitted, instead dormitory style shelters would be permitted in these zones. However, the Office Residential designation does have a density, thus allowing for the development of multiple-family units for shelter use.

A Conditional Use Permit issued by the City of Moreno Valley is valid for three years. A shelter facility must begin operation within three years of issuance of the Conditional Use Permit, which can be extended further with an extension of time application. If the facility does not begin operation within the three years, and the application was not extended, a new application would be required.

A shelter must provide one parking space for every four beds. If ancillary services are to be provided at the shelter, such as free meals for persons not residing in the shelter, additional parking would be required. The shelter applicant could submit a parking study for comparable uses at a comparable facility in order to provide the City with examples of parking requirements. All shelters would be required to develop their site in accordance with their approved plans, the Municipal Code, Landscape Development Guidelines and Specifications, and the General Plan. If the shelter application is for new construction, the time from application to issuance of the Conditional Use Permit would be approximately six months. However, if the application involves an existing building that would only require modifications and tenant improvements, the approval from time of application to the issuance of the Conditional Use Permit would be approximately three months. In general, the approval timeframe for a shelter would be no longer than any other application. It is the City of Moreno Valley's conclusion that there are no significant constraints to the development of shelters in the city.

# Farm Employee Housing

All affordable housing in the City of Moreno Valley is available to farm workers. Chapter 9 of the Municipal Code (specifically Chapter 9.09, Specific Use Development Standards) permits farm worker housing by right in all multiple family residential zoning districts (R10, R15, R20, and R30). Since all affordable housing units in the City are available to farm worker households, at this time, it is not necessary for the City to segregate its limited housing funds to farm worker housing.

# C. SITE IMPROVEMENTS AND INFRASTRUCTURE CONSTRAINTS

# **On/Off-Site Improvements for Multiple-Family Development**

Typical offsite improvements consist of street, storm drain, wet and dry utility improvements. Improvements are usually limited to project frontage limits with transitions to existing improvements as necessary. The cost of these additions or improvements is borne by developers and then, to the extent possible, added to the cost of new housing units, thereby potentially constraining affordable residential development in Moreno Valley. Development Impact Fee (DIF) credit is available for developers who construct qualifying DIF street and traffic signal improvements. The following summary is for typical multiple-family developments.

#### Streets

Street improvements consist of, but are not limited to, pavement, base, curb, gutter, sidewalk, street lights, raised landscaped median as appropriate, to underground overhead utilities, driveway approaches. Often additional right-of-way dedication is required so that the street width conforms to the City's General Plan Circulation Element. The street width varies based on the street classification. A public sidewalk is always six (6) feet wide, whether it is curb-adjacent or curb separated. Typically, projects are conditioned to construct half-width street improvements plus a travel lane on the other side of the street along the project frontage and any necessary transitions joining proposed to existing improvements.

# Storm Drains

Drainage improvements may be required. Development standards require that sites be graded to drain toward the public right-of-way. If there is an existing downstream storm drain nearby, the project is required to construct a storm drain along project frontage and downstream to the existing storm drain terminus. Catch basins and storm drain laterals are required. By and large, parkway drains are the drains required to convey onsite runoff to public streets.

#### Water and Sewer

Eastern Municipal Water District (EMWD) is the city's primary water and sewer purveyor serving the majority of the city. Box Springs Mutual Water Company (BSMWC) provides water service for a 430-acre area within the Edgemont district of the city and the Edgemont Community Services District (ECSD) provides sewer service for a 1,500-acre area on the west side. Projects need to construct onsite water and sewer improvements, and when not pre-existing, offsite water and sewer improvements consistent with provider standards. Projects are required to construct water and sewer laterals along with proper connections. Valves, cleanouts, backflow prevention devices, fire hydrants, and sewer manholes are some appurtenances that are commonly associated with connections to existing water and sewer lines.

#### **Onsite Improvements**

Typical onsite improvements relevant to engineering consist of parking lot improvements, drainage facilities, and water quality treatment. Parking lot improvements consist of, but are not limited to, pavement, base, curb, gutter, sidewalk, ribbon gutter, handicap access ramps, striping, and signage. Onsite drainage facilities may consist of surface system facilities such as ribbon gutters and swales or subsurface system facilities such as inlets, drain pipes, underground storage.

Water quality treatment control best management practices (BMPs) must be factored into the design of the project. Depending on the identified pollutants of concern, treatment control BMPs may include infiltration basins, water quality basins, or bio swales.

# **On/Off Site Improvements for Single-Family Residential Development**

The offsite improvements for single-family residential development are similar to those for multiple-family development. Onsite improvements that are different are listed below.

Many land development fees are based on valuation or earthwork volumes. Specifically, plan check and inspection fees are based on a percentage of the engineer's cost estimate for offsite improvements and for onsite improvements, while grading plan check and inspection fees are based on earthwork volume cubic yards. Typical onsite improvements relevant to engineering consist of drainage facilities and water quality treatment for single family residential lots. There may be other improvements associated with common areas. The items below are improvements specific to a lot. Except for improvements associated with common areas, if a residential tract has a common area, all other improvements would be considered offsite public improvements.

# **Development Fees**

Development fees increased significantly after the passage of Proposition 13. Local governments have to balance the need for affordable housing with budgetary constraints and the need for services to be economically self-supporting. The City of Moreno Valley is sensitive to the needs of both the development community and its residents with respect to the impact development fees have on the cost of housing. As such, the City of Moreno Valley has taken steps to mitigate the impact of development fees on housing in the following actions:

- Retained City impact fees for affordable housing developments at the rate in effect in December 2013.
- In coordination with Western Riverside Council of Governments (WRCOG), exempted Traffic Uniform Mitigation Fee (TUMF) for all affordable housing developments per adopted fee ordinance.
- Deferral of City development impact fees for affordable units, until issuance of Certificate of Occupancy

However, fees on development are also levied by other agencies outside the control of the City of Moreno Valley. For example, while the City of Moreno Valley lowered its development fees, the school district increased its fees for all new residential construction. This increase had the effect of increasing the development fees overall. Nonetheless, the City's development impact fees levied by the City on affordable multiple-family developments are 50 percent lower than the market rate fees for multiple-family developments, primarily as a result of the City's action to freeze the fees for affordable development, and the total impact fees for development of multiple-family developments, including the regional transportation fees, are 75 percent lower than on market rate, multiple-family developments.

City development fees, shown in Table 5-5, are not a significant constraint to the development of affordable housing in Moreno Valley, but the increases in other agency controlled development fees can be a constraint on housing.

Fee Category	Fee Amount					
Planning and Application Fees	Single-Family	Multiple-family <sup>7</sup>				
Plot Plan approval	\$1,108	\$11,637 + \$42/unit <sup>1</sup>				
Variance	Not typical	Not typical				
Conditional Use Permit	Not applicable	Not applicable				
General Plan Amendment	Not typical	Not typical				
Zone Change	Not typical	Not typical				
Site Plan Review	Included in Plot Plan	Included in Plot Plan				
Architectural Review	Included in Plot Plan	Included in Plot Plan				
Planned Unit Development	Not typical	Not typical				
Specific Plan	Not applicable	Not applicable				
Development Agreement	Not applicable	Not applicable				
Other	Not applicable	Not applicable				
Subdivision						
Certificate of Compliance	Not applicable	Not applicable				
Lot Line Adjustment	Not typical	Not typical				
Tentative Parcel Map	\$9,049+\$116/lot <sup>2</sup>	\$9,049+\$116/lot <sup>2</sup>				
Tentative Tract Map	\$11,307+\$96/lot <sup>2</sup>	\$11,307+\$96/lot <sup>2</sup>				
Final Parcel Map (Land Development)	\$4,771	\$4,771 +\$43/unit				
Vesting Tentative Map	Not applicable	Not applicable				
Other						
Environmental						
Environmental Review	\$1,054 (not applicable to custom home)	\$1,054				
Environmental Impact Report	Not typical	Not typical				
Negative Declaration	Included in ER	Included in ER				
Mitigated Negative Declaration	Not typical	Not typical				
Solid Waste	Not applicable	Not applicable				
Arterial Streets and Traffic Signals - City	\$ 1,890	\$ 1,323				
Interchange Improvements	\$ 701	\$ 491				
Flood Area (Riverside County) Drainage Plan Fee, cost for subdivision	\$ 6,133-8,875 per acre	\$ 6,133-8,875 per acre				
School Moreno Valley USD	\$4.64/sf <sup>5</sup>	\$4.64/sf				
Val Verde USD	\$4.08/sf <sup>6</sup>	\$4.08/sf				

# Table 5-5: Development Fees

Fee Category	Fee Amount				
Planning and Application Fees	Single-Family	Multiple-family <sup>7</sup>			
Other City Facilities, Recreation Centers and Library	\$ 2,095	\$ 1,276			
Habitat – Regional (MSHCP)	\$ 2,234	\$ 1,161 or 1,430			
Traffic – Regional (TUMF)	\$9,478	\$ 6,389			
Police	\$ 494	\$ 192			
Fire	\$ 981	\$ 262			
Parks	\$ 2,729	\$ 2,332			
Water (EMWD)	\$ 5,584 <sup>3</sup>	\$ 8,071 <sup>4</sup>			
Sewer (EMWD)	\$ 6,727	\$ 7,478			

#### **Table 5-5: Development Fees**

Notes:

I. 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: <u>http://emwd.org/new\_biz/construction\_fee\_res-div.html</u>

5. Source: Moreno Valley Unified School District's website: http://www.mvusd.net

6. Source: Val Verde Unified School District's website: www.valverde.edu

7. The total under the multiple-family category would be approximately 72% lower for affordable units, or approximately \$34,170, since affordable units do not pay the regional traffic fee

# Local Processing and Permit Procedures

In general, throughout California the processing time needed to obtain development permits and required approvals is commonly cited by the development community as a prime contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include: completeness of the development application submittal, responsiveness of developers to staff comments and requests for information, and level of environmental review under the California Environmental Quality Act (CEQA), requirement of rezoning or general plan amendment, or are subject to a public hearing before the Planning Commission or City Council.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City is committed to maintaining relatively short processing times. Total processing times vary by project, but most residential projects are approved within six

months. Table 5-6 provides a summary of the typical processing procedures and timelines of various types of projects in the City.

0	
Type of Approval or Permit	Typical Processing Time with Complete Appli- cation
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

 Table 5-6: Permit Processing Timelines

Note: The submittal of complete applications for Conditional Use Permits, Plot Plans, Tentative Parcel and Tract Maps shortens the typical processing times. As part of the SB2 and LEAP grant funding, the City will be working on streamlining measures that will help further reduce processing times.

#### **Single-Family**

A single-family dwelling, on an existing parcel, is subject to a custom home review to ensure compliance with zoning regulations. Approval of a custom home review for a single-family dwelling is administrative. Staff involved in the approval process includes members of the Community Development, Public Works, and Fire Departments. Processing time is approximately two to three months but is highly dependent on the quality of the initial submittal.

If the proposed single-family project does not conform to the development regulations of the zone, it requires a discretionary action. An example of discretionary approval includes a major variance. Variances from the terms of the zoning regulations shall be granted only when special circumstances applicable to the property in question, including size, shape, topography, location or surroundings, or the strict application of the zoning regulations deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Consequently, variances to a zoning regulation may be granted with respect to development standards such as, but not limited to, walls, fences, screening and landscaping, site area, width and depth, coverage, front, side and rear yards, height of structures, usable open space, and on-street and off-street parking and loading facilities. This type of project is considered by the Planning Commission. Approval is based on findings as outlined in the zoning regulations. Processing time for a Planning Commission hearing is approximately three months for small project.

The Community Development Director may grant an administrative variance for a single-family project where there is a justifiable cause or reason provided that the Director is able to make the

findings that are summarized below. A public hearing is not required for an administrative variance. Administrative variances are subject to the following limitations:

- Fence Height. In any district, the maximum height of any fence, wall or equivalent screening may be increased by a maximum of one foot where the topography of sloping sites or a difference in grade between adjoining sites warrants an increase in height to maintain a level of privacy, or to maintain the effectiveness of screening, as would generally be provided by such fence, wall or screening.
- Setbacks. In any residential district, the Community Development Director may decrease minimum setbacks by not more than ten (10) percent where the proposed setback area or yard is in character with the surrounding neighborhood, and where such decrease will not unreasonably affect contiguous sites.
- Lot Coverage. In any residential district, the Community Development Director may increase the maximum allowable lot coverage by not more than ten (10) percent where such increase is necessary for significantly improved site planning or architectural design, creation or maintenance of views or would otherwise facilitate highly desirable features or amenities, and where such increase will not unreasonably affect contiguous sites.
- Height. In any district, the Community Development Director may authorize a ten (10) percent increase in the maximum allowable building height. Such increases may be approved only where necessary to accommodate architectural design, where scenic views or solar access on surrounding properties are not affected and where there is no increase in useable square footage of the proposed structure.
- Decrease in Building Frontage Requirements. In any mixed-use overlay district, the Community Development Director may authorize up to a ten (10) percent decrease in the distance threshold established to specify the required percentage of a building frontage to be built to the build-to-zone, as indicated in Table 9.07.095-10, Mixed-Use Overlay District Development Standards (i.e., the distance threshold from street intersections for the purposes of calculating building frontage length may be reduced from three hundred (300) feet to two hundred seventy (270) feet). The Community Development Director is not authorized to reduce the percentage of the building frontage that is required to be built to the build-to-zone.

An Administrative Variance requires that the Director make specific findings which include:

- That the strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship;
- That there are exceptional circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same district;
- That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by other property owners in the same district;
- That the granting of the administrative variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district,

and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and

• That the granting of an administrative variance is consistent with the objectives and policies of the general plan and the intent of this title.

A single-family project, which includes a major subdivision, requires a public hearing and approval of the Planning Commission. The basis for approval is the City's subdivision regulations and the permitted density of the underlying zone. The length of time required to process a subdivision map is variable, based on the size and complexity of the project. In most cases, the approval process can be completed in six months to one year.

# **Multiple-Family**

Multiple-family housing is subject to site plan and design review. The process is the same for all types of multiple-family projects, market rate or affordable. Staff involved in the review process includes members of Community Development, Public Works, and Fire Departments. If the multiple-family housing is proposed as a condominium, the approval process also includes a subdivision map. Processing time is approximately six to nine months and the project is subject to review by the Planning Commission.

# **Permit Processing**

The following is a summary of the approval process for a typical large single-family subdivision or multiple-family housing project:

- Prepare and submit application. The applicant prepares plans, maps and other materials necessary to review the project and submits the application to the Planning Division.
- Receive application. The Planning Division reviews the materials submitted as part of the application. If the submittal is complete, it is taken in and assigned to a planner.
- Process application. The Planning Division processes the application in coordination with other departments and agencies as necessary. Processing normally includes:
  - a. The City offers an optional Pre-application for a nominal fee which allows for early input by the City departments. Written comments are provided to the applicant within 30 days of project submittal.
  - b. The planner distributes copies of the proposed plans to affected agencies and departments and schedules the case for review at a meeting of the Project Review Staff Committee (PRSC). The PRSC consists of representatives from various City departments.
  - c. The planner reviews the proposed plans to determine if they meet the current rules, regulations and policies. The planner also prepares an Initial Study pursuant to the California Environmental Quality Act (CEQA). Depending upon the location and potential impacts of the project, additional environmental studies may be required. The information provided in the environmental studies may be necessary for the City to make the appropriate environmental determination: A Categorical Exemption, Negative Declaration, Mitigated Negative Declaration, or determine that an Environmental Impact Report must be prepared.

- d. PRSC meets to determine if there are issues that need to be discussed with the applicant. If not, PRSC comments are mailed to the applicant. If there are issues to be discussed, the applicant is invited to meet with the PRSC. Some of the matters that are typically discussed at the PRSC meeting are required revisions to the proposed plans and the need for additional information or studies.
- e. The applicant prepares the studies, if required, revises the proposed plans in accordance with the PRSC comments, and submits to the City for review. If the studies and plans are acceptable, each department submits its proposed conditions of approval to the planner.
- f. The planner schedules the case for hearing before the Planning Commission. A notice of the Planning Commission hearing and the proposed environmental determination is then published in the local newspaper. Unless exempt under CEQA, a notice is published a minimum of 20 days in advance of the hearing for a typical multiple-family project, which corresponds to the minimum public review period for a Negative Declaration as required by CEQA. An exempt project would require a 10-day notice. The planner then mails notice of the hearing to property owners within 300 feet of the project and also posts a public notice sign on the project site.
- g. The planner prepares a Planning Commission Staff Report describing the staff recommendation and proposed conditions of approval. The report is sent to the Planning Commission and the applicant in advance of the public hearing.
- Conduct public hearing. A public hearing is held before the Planning Commission. The applicant and the public are invited to testify before the Commission. The Commission's decision includes acting on the environmental determination as well as the project itself. Any party can appeal the decision of the Planning Commission within 15 working days after the decision (10 days for decisions under the Subdivision Map Act). A \$750.00 fee is paid to the City to file an appeal. The appeal hearing, which is publicly noticed, is held before the City Council. The appeal hearing takes place approximately 30 days after the filing of the appeal.

The entire process is generally completed within four to nine months, dependent on the type of application. Processing time can be longer for housing projects accompanied by a zone change or general plan amendment that must be approved by the City Council. Cases that must go to the City Council would require an additional 30 days.

Delays in processing applications for residential development can add to housing costs. The length of time is primarily a function of the completeness of the applications submitted, the complexity of the issues, modification of project design if needed, and preparation of studies to meet State and federal environmental requirements, and efforts to address concerns brought up by neighbors.

# General Plan Amendment and/or Zone Change

A proposed housing project may include a general plan amendment and/or rezone where densities proposed exceed that allowed by current General Plan and Zoning designations. This type of approval is discretionary, requiring review by the Planning Commission, and approval by the City Council. Approval of a rezone or general plan amendment would depend on the applicant's ability to show that the proposal would further the City's established land use goals.

# **Development Standards**

There are a variety of development standards imposed on multiple-family development that can affect the cost and supply of housing affordable to lower-income households (Moreno Valley Municipal Code Chapter 9.03,040, Residential Site Development Standards). The development standards are intended to promote quality site planning and architecture without restricting innovation or creativity. The standards do not pose a significant constraint on the development of housing in the City of Moreno Valley but represent City policy with respect to the quality of design expected for all projects within the city.

Parking and open space requirements likely have the greatest potential effect on the cost of housing. The land that must be devoted to parking and open space constrains the amount of land available for housing. In some cases, this could make it more difficult to achieve the highest residential densities allowed under zoning regulations. The City of Moreno Valley will continue to look at ways to streamline the Municipal Code to provide a variety of development, business, and neighborhood services directly related to enhancing quality of life in Moreno Valley, including the consideration of potential revisions to residential design requirements.

# **Open Space Requirements**

The Municipal Code requires a minimum amount of common and private open space for multiplefamily development. Common open space must total a minimum of 33 percent of each development. This area includes the required setbacks, common recreation facilities and other common open space areas. In addition, each dwelling unit should have at least 100 square feet of private open space such as a private patio for ground floor units or a balcony for units above the ground floor.

# Parking Requirements

Parking requirements can have a potential impact on the supply and cost of housing, which could result in a constraint on housing development. In the case of multiple family housing, the land dedicated for parking constrains the amount of land available to building housing units. This could make it more difficult to achieve the highest allowable residential densities, given the greater expense of structured or podium parking. For example, a building might have to be three stories instead of two stories to provide area for the required number of parking spaces. It is less of a constraint for affordable housing because affordable developments have reduced parking standards. The requirement for covered parking may also be a constraint, because garages or carports add to the cost of housing development.

With respect to single-family developments, a two-car garage is required for each single-family residence. Two covered parking spaces (either carports or garages) are required for second units. One uncovered parking space is required for second units. This requirement has not impacted the ability to meet allowed densities.

With respect to multiple-family developments, Moreno Valley has reduced its parking requirements in recognition of the potential constraint that parking could have on housing development. The parking standards within the Moreno Valley Ranch Specific Plan were reduced in November of 2003. The citywide parking standards for multiple-family housing were last modified in May 2013 with the addition of the Mixed Use Districts Overlay to the City's Municipal Code.

The adjustments noted in Table 5-7 substantially reduced the potential constraint that parking requirements might have placed on housing development in Moreno Valley. Except for sites with unique topographic or site configurations (utility easements, more than two street frontages), projects have been generally approved at or near the maximum allowed density.

Use	Requirement	Covered Parking	Notes
Residential L	Jses		·
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 I bedroom 2 bedrooms 3+ bedrooms	1.25/unit 1.5/unit 2.0/unit 2.5/unit	I covered/unit I covered/unit I covered/unit 2 covered/unit	Guest parking is required for all units at 0.25 spaces/unit. Guest parking is included in the minimum required parking standard.
Senior housing: Studio I bedroom 2+ bedrooms	1.0/unit 1.25/unit 1.5/unit	l covered/unit l covered/unit l 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 to an approved participation of the second s	-	the Community Development Director subject

Table 5-7: Parking Requirements

Source: Moreno Valley Municipal Code

Development standards are necessary to ensure that all housing developments in Moreno Valley remain safe, convenient and decent places to live for years to come regardless of the income level of the residents. These are not considered serious constraints on housing development. Reductions to the design standards could be used as incentives for eligible housing projects under density bonus

law. Incentives are available to projects with specified percentages of units reserved for seniors or lower income households.

# **D. ENVIRONMENTAL CONSTRAINTS**

Natural landforms, hazards, or habitat can constrain residential development opportunities in a community. Portions of otherwise developable sites with steep or unstable slopes, soils that are susceptible to seismicity or other geologic conditions, or contain sensitive habitat, could constrain development capacity. This section summarizes potential environmental constraints on residential development in Moreno Valley.

The range of environmental constraints with the potential to limit housing development in Moreno Valley is shown in Appendix E and subsequently discussed. The constraints consist of site specific factors related to geology and seismicity, flooding, wildfire, airport hazards, and soil and water contamination.

Consistent with State law and guidance from HCD, Low and Very Low Income RHNA sites included on the 2021-29 Moreno Valley Housing Sites Inventory have been screened to ensure they are not located in Federal Emergency Management Agency-designated (FEMA) flood hazard areas or active fault zones and that they do not require remediation of contaminated soil or water prior to development. Moderate and Above Moderate Income sites are potentially affected but there are planning mechanisms in place to minimize risks and support the development of a wide range of housing types at varied price points and locations throughout Moreno Valley.

# **Geology and Seismicity**

Moreno Valley is in a seismically active region with three branches of the San Jacinto Fault extending through the eastern portion of the city. The Housing Sites Inventory includes a limited amount of Above Moderate Income sites (approximately 40) in the northeastern portion of the city, near the intersection of Ironwood Avenue and Redlands Boulevard, that are in fault zones. No sites are located in areas with very high liquefaction susceptibility. To ensure public safety, minimize risk, and facilitate residential development, there are established regulations at both the State level (e.g., Alquist-Priolo Earthquake Fault Zoning Act; Seismic Hazard Mapping Act; California Building Standards Code—Title 24) and local level (e.g., Moreno Valley Municipal Code—Chapter 8.21 Grading Regulations; Local Hazard Mitigation Plan).

#### Flooding

The Federal Emergency Management Agency (FEMA) has mapped portions of the city that are in 100-year and 500-year floodplains/floodways. Several portions of Moreno Valley are subject to a 100-year flood, meaning a flood with a one percent chance of occurring in any given year. These 100-year floodplains/floodways are generally located in the southern portion of the city near existing landmarks such as the Kaiser Permanente Medical Center, Moreno Valley College, and Kennedy Park. The Housing Sites Inventory includes a limited amount of Above Moderate Income sites (approximately 10) that are in the 100-year floodplain/floodway. To ensure public safety, minimize risk, and facilitate residential development, the City's Municipal Code includes regulations

for drainage and flooding and the City's Master Drainage Plan proposes the construction of detention basins, debris basins, open channels, and a network of underground storm drains to provide flood protection from the 100-year storm event. The Master Drainage Plan also serves as a planning guide for the location and sizing of local drainage facilities to be constructed by developers and others within the vicinity.

# Wildfire

Wildfire is a growing concern throughout California. Moreno Valley's Local Hazard Mitigation Plan documents that there were 803 wildland fires within the city varying in size and impact between 2003 and 2016. The California Department of Forestry and Fire Protection (CAL FIRE) has developed Fire Hazard Severity Zones (FHSZs) to help limit wildfire damage to structures through planning, prevention, and mitigation activities/requirements that reduce risk. The Housing Sites Inventory includes approximately 150 Above Moderate Income sites that are located in "Very High" FHSZs; these sites are part of residential projects either approved, currently under construction, or recently completed construction in the city. To ensure public safety, minimize risk, and facilitate residential development, the Moreno Valley Fire Department is part of the CAL FIRE/Riverside County Fire Department's regional, integrated, cooperative fire protection organization and the City's Municipal Code establishes development and property maintenance requirements for wildland-urban interface (WUI) areas. In addition, all development in the city must comply with the California Building Standards Code which includes the California Fire Code.

# Airport Hazards

The March Air Reserve Base/Inland Port Airport is located southwest of Moreno Valley bordering the southwestern area of the city. The Riverside County Airport Land Use Commission has adopted an Airport Land Use Compatibility Plan (ALUCP). The ALUCP includes "Airport Compatibility Zones" established to plan for noise and overflight factors as well as public safety and airspace protection factors. New residential development is prohibited in the areas nearest to aircraft operations and low density residential development (three dwelling units per acre or less) is permitted in select areas further away. Two Above Moderate income sites (APNs 263132016 and 263132017) are included as a pending apartment project; the project is under review by the City.

# Soil and Water Contamination

Groundwater is an important source of drinking water in California. There are portions of Moreno Valley south of State Route 60 that experience higher threat of groundwater contamination. This area of the city receives water service from the Box Springs Mutual Water Company (BSMWC), a private shareholder company. BSMWC provides water service to approximately 600 businesses and residential customers in a 430-acre area in the western portion of the city that includes the Edgemont community. The rest of the city receives water service from the Eastern Municipal Water District (EMWD). The Housing Sites Inventory includes six Moderate and Above Moderate Income sites located in the Edgemont community that receive water service from BSMWC; five out of six sites are part of pending or approved projects by the City. BSMWC's groundwater supply requires blending with water from the Western Municipal Water District to meet safe drinking water standards. BSMWC has performed upgrades to the existing water service system since a City

investigation was completed in 2013 and further upgrades are needed to ensure safe and reliable water supply is available in this portion of the city.

Newer solid waste landfills are designed to prevent contamination to air, water, and soil, but older or illegal sites that are out of compliance with current standards may degrade surrounding environmental conditions and pose risk of exposure. The Badlands Sanitary Landfill (BSL) is located northeast of the city above State Route 60 and as aforementioned, the Housing Sites Inventory does include Above Moderate Income sites in the northeastern portion of the city—responding to community feedback desiring the maintenance of large residential lots and the preservation of rural/open spaces in this area of the city. The Riverside County Department of Waste Resources owns and operates the BSL consistent with federal and State laws and regulations applicable to municipal solid waste landfill operations, including monitoring and reporting requirements to ensure public health and safety.

# **E. OTHER CONSTRAINTS**

# Land Prices

The cost of land directly influences the cost of housing. In turn, land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price for land increases. In terms of development density, land prices are positively correlated with the number of units permitted on each lot. Thus, a higher density lot may command a higher price than one designated for lower densities, and upon completion the developer may realize a higher profit margin based on a greater number of units sold.

#### Housing Market

In recent years, vacant residential land sales have increased due to the highly active Southern California housing market. Even in this market environment, there are significant differences in land prices in the region. In general, land prices in Riverside County are more affordable than the pricier Los Angeles and Orange County markets; in fact, the lack of inexpensive residential land in Los Angeles and Orange Counties was a major impetus for the development of the Inland Empire, including Moreno Valley and western Riverside County.

Within the Riverside County market, there are also significant differences in land prices. Masterplanned 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 house-holds. Housing market research conducted as part of the General Plan Update project indicates that overall, there is a demonstrated need for denser housing at all levels of affordability evidenced by

sharply rising rents, a high share of rent burdened households, and a general lack of available rental housing stock suited for a wide range of household sizes.

#### **Construction Costs**

The COVID-19 pandemic has affected construction costs, which reportedly have fallen for the first time since 2010. The cost of building materials is approximately 3 percent lower than in 2019, most likely due to the near-simultaneous closures of construction sites around the country. However, according to Associated Builders and Contractors, a national construction industry trade association, the cost of building materials rose throughout 2020 largely due to the rising cost of energy. It is projected that material costs will continue to rise for the foreseeable future while pandemic-related supply constraints and global trade tensions persist.

The type of product largely determines the cost of construction. Over 40 percent of Moreno Valley's existing inventory was constructed prior to the 1980s. These older homes, in some cases, reflect a lesser degree of amenities (such as less square footage, or the provision of carports instead of a two car garage) than the more contemporary tract developments in newer parts of Riverside County. These older homes generally reflect a lower resale market price than newer products crafted with supplemental amenities and more technologically advanced materials. When considering the overall housing affordability in the Moreno Valley market, the purchase prices of these older homes are affordable even to residents in the very low-income category.

The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three times the cost of materials. Thus, the cost of labor represents an estimated 17 percent to 20 percent of the cost of building a unit, which is a substantial portion of the overall cost of construction.

Prevailing wages may also be an additional constraint on construction costs. In the State of California, all public works projects must pay prevailing wages to all workers employed on the project. A public works project is any residential or commercial project that is funded through public funds, including federally funded or assisted residential projects controlled or carried out by an awarding body. Additionally, some new State law require prevailing wages, including SB 35, which stipulates that affordable housing projects that seek a streamlined approval must be constructed using prevailing wages. The prevailing wage rate is the basic hourly rate paid on public works projects to a majority of workers engaged in a particular craft, classification, or type of work within the locality and in the nearest labor market area.

Twice a year, prevailing wage rates are determined by the director of the California Department of Industrial Relations. A prevailing wage ensures that the ability to get a public works contract is not based on paying lower wage rates than a competitor, and requires that all bidders use the same wage rates when bidding on a public works project. The California Department of Industrial Relations provides a link to the current prevailing wages for a journeyman craft or classification for each county in California. Prevailing wages may constrain construction of affordable housing because they are often higher than normal wages.

Together, the cost of building materials and construction labor are the most significant cost components of developing residential units. In the current southern California market, construction costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for high-density apartment (20 units per acre) developments run around \$150,000 per unit including \$10,000 per unit for structured parking. Hard construction costs for development of medium/high density (15 units per acre) condominiums over podium parking run approximately \$200,000 per unit, including \$35,000 per unit for the parking structure.

The data indicates that construction costs in the Moreno Valley vicinity can constitute approximately 40 percent of the cost of a single-family detached housing unit. These figures are even more noteworthy considering that the cost of raw land constitutes only four to 14 percent of the cost of a housing unit. Typically, in the private sector market, the development of residential units is a business and investment venture. Therefore, developers seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the marketplace where developers sell their products. To a great extent, the marketplace sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

Housing construction costs affect the affordability of new housing and can be a constraint to the creation of affordable housing in Moreno Valley and the greater Riverside County region. A reduction in construction costs can be brought about in several ways. One such method involves a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety and adequate performance), which may result in lower sales prices. State Housing Law provides that local building departments can authorize the use of lower cost materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable State building codes. In addition, pre-fabricated, factory built housing may provide lower priced products by reducing labor and materials costs. As the number of units built in scale increases, savings in construction costs over the entire development can be realized, particularly when combined with density bonus provisions. The City may implement a variety of programs to write down land costs or provide other developer incentives such as flexibility in development standards to increase affordability, subject to the developer providing a percentage of units with affordability restrictions.

# Financing

Mortgage interest rates have a large influence over the affordability of housing. Increases in interest rates decrease the number of persons able to afford a home purchase. Decreases in interest rates result in more potential homebuyers introduced into the market. National policies and economic conditions determine interest rates, and there is little that local governments can do to affect these rates. Jurisdictions can, however, "leverage" funds by offering interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage down payment requirements.

First time homebuyers are the most impacted by financing requirements. Mortgage interest rates for new home purchases are about 2.8 percent for a fixed rate-30 year loan in 2020. Lower initial rates may be available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARM's), and Buy-Down Mortgages. However, variable interest rate mortgages on affordable homes may increase to the point that interest rates exceed the cost of living adjustments, which is

a constraint on affordability. Although interest rates are currently low, they can change significantly and substantially impact the affordability of the housing stock.

Interest rates in 2020 are not a constraint to affordable housing; however more strict lending standards could pose a constraint to affordable housing. An increase of one percentage point can make a monthly payment out of reach for many lower income households. As such, financing for long term mortgages is generally available in Moreno Valley, subject to normal underwriting standards.

A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 80 percent loan-to-value and represents the largest constraint to homebuyers. Other programs, such as those for first-time homebuyers, can find down payment requirements between 5 percent and 20 percent. However, more recent events in the housing market have made it more difficult for prospective home buyers to secure a home loan.

The greatest impediment to homeownership, however, is credit worthiness. According to the Federal Housing Authority, lenders consider a person's debt-to-income ratio, cash available for down payment, and credit history, when determining a maximum loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Individuals with a poor credit rating may only qualify for higher interest rates or a loan amount insufficient to purchase a house. Poor credit rating can be especially damaging to lower-income residents, who have fewer financial resources with which to qualify for a loan. The FHA is generally more flexible than conventional lenders in its qualifying guidelines and allows many residents to re-establish a good credit history.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to report lending activity by census tract. Table 5-8 presents the disposition of home purchase loan applications in 2019 by number of loans approved and loans denied. The data is for the Riverside-San Bernardino-Ontario MSA, which includes the City of Moreno Valley. The data includes purchases of one to four unit homes as well as manufactured homes. The overall loan origination rate was over 67 percent and this rate decreased as income decreased.

# Table 5-8: Disposition of Conventional Home Purchase Loan ApplicationsRiverside-San Bernardino-Ontario MSA

	Loans Approved	Loans Denied	Loans Withdrawn/Incomplete
Number of Loan Applications	204,440	43,005	55,268
Percent of Total Applications	67.5%	14.2%	18.3

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

Source: Home Mortgage Disclosure Act Data, 2019

# F. IMPEDIMENTS TO FAIR HOUSING

A new requirement for the 2021-29 planning period is that Housing Elements contain an assessment of impediments to fair housing, including public and private sector factors that may limit fair housing choice. This section identifies discriminatory practices, patterns of segregation, and other factors that may restrict access to opportunity based on race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by federal or State law. It also assesses local enforcement action and outreach capacity.

In preparing the assessment, the City conducted outreach to a range of stakeholders via a variety of methods. These included public meetings of the City Council, community meetings, a web-based survey posted to the Financial Management & Services Department webpage, and outreach to community partners. Organizations consulted included the Moreno Valley Unified School District; County departments of Housing, Public Health, Aging and Social Services; the Southern California Association of Governments; State departments of Education, Developmental Disabilities, Employment, Housing and Finance, Social Services, Health, and Environmental Protection.

# **Public Sector Impediments to Fair Housing**

Historically in the United States, the public sector has contributed significantly to barriers to housing access for many Americans; however, with the passing of the California's civil rights laws in 1959 and the federal Fair Housing Act as a part of the Civic Rights Act of 1968, it has become more difficult for the public sector to impede access to housing based on any aspect of an individual's identity. Nevertheless, the public sector may still impede access to fair housing in Moreno Valley as outlined below.

# Access to Fair Housing Services

A lack of access to supportive services can also limit access to fair housing. In Moreno Valley, access to fair housing services is important to ensuring that all residents can find affordable housing that suits their needs. Fair housing services include advocacy, education, and mediation on behalf of residents of Moreno Valley. Fair housing services help Moreno Valley residents understand and protect their right to access housing.

The City contracts with the Fair Housing Council of Riverside County (FHCRC) to provide all fair housing services including anti-discrimination, landlord/tenant mediation, enforcement of housing rights, foreclosure prevention, and first-time home buyer consultation. Housing discrimination is currently reported by residents of Moreno Valley through the FHCRC website. Based on past trends, the FHCRC will process approximately 220 housing discrimination complaints between 2018 and 2023 of which about two-thirds will be filed by Black householders. White and Hispanic householders will each file about 15 percent of all complaints, respectively. Disability and race will be the basis for approximately 48 percent and 23 percent of the entire bases for filing a housing discrimination complaint. Although housing discrimination is infrequently reported in Moreno Valley, it is an underreported event. Some residents could experience housing discrimination and not know how to detect it, not know where to report it, and be uncertain about whether they want to report it.

Maintaining a system of reporting and supportive actions for individuals experiencing discrimination is important to maintaining access to fair housing in Moreno Valley. The City and the FHCRC will continue to offer fair housing services to its residents to assist with finding suitable housing options for tenants with disabilities and low-income residents, the processing of housing discrimination complaints, and landlord/tenant counseling services. The FHCRC will continue to maintain the website where residents can report housing discrimination concerns. Allocating more resources to education and outreach could increase the rate of complaint reporting and ensure that a greater number of citizens are receiving the support they need to access housing.

#### Access to Public Transit

Access to public transit presents another important aspect of ensuring accessible housing to transit dependent populations. A robust public transit network helps to ensure physical access to affordable housing, and the ability to connect housing to jobs, services, commercial centers, and other necessities.

Currently few workers in Moreno Valley utilize public transit (about 2 percent), leading to high transportation costs in much of the City. If housing is affordable for a resident of Moreno Valley, but transportation from that housing to a place of work is unaffordable, that presents a barrier to fair housing accessibility. In addition to nine bus routes provided by the Riverside Transit Agency (RTA), and connections to the Metrolink commuter rail station, RTA offers a dial-a-ride service for seniors and disabled passengers, and an ADA intercity van service for disabled passengers traveling to and from Moreno Valley and neighboring communities. Improving access to transit, especially for low income communities, elderly residents and disabled individuals, can help the City reduce barriers to fair housing

#### **Private Sector Impediments to Fair Housing**

Throughout the US, the private sector has a long history of housing discrimination through tactics ranging from redlining<sup>1</sup> and discriminatory lending practices that prevented non-white residents from accessing home ownership, to institutionalized support of restrictive covenants designed to exclude residents based on race. While state and federal regulations have been passed to address many of the discriminatory tactics employed by the private sector, the existence of regulations does not guarantee private sector compliance. The private sector may still present barriers to fair housing in Moreno Valley for both home buyers and renters, as described below.

#### Access to Home Ownership

#### Lending Services

Accessibility of bank loans is an important aspect of access to housing. Loan denial rates can therefore be an indicator of accessibility to housing. Tables 5-9 and 5-10 show 2019 loan approvals and denials in Moreno Valley by race and by ethnicity, according to Home Mortgage Disclosure Act

Redlining refers to the historical practice by banks and lending agencies in the US of designating predominantly Black neighborhoods as high risk lending zones, severely limiting access to financial support for those areas and for non-white residents.

(HMDA) data. In 2019, the overall loan denial rate in Moreno Valley was 15 percent. White applicants were denied loans at a slightly lower than average rate of 14 percent while Black and Native American applicants were denied 19 percent of loans applied for, and Asian/Pacific Islander applicants were denied at a rate of 20 percent. Applicants who identified as Hispanic or Latino had similar loan denial rates to non-Hispanic/Latino applicants.

Table 5-9: Disposition of Conventional Home Purchase Loan Applications byRace, Moreno Valley, 2019

Race	Loans Approved		Loa	ns Denied	Loans Withdrawn/Incomplete		
White	68%	4,761	14%	995	18%	1,279	
Black	58%	940	19%	299	23%	372	
Asian/Pacific Islander	59%	529	20%	181	20%	181	
Native American	57%	74	19%	25	24%	31	
Other	68%	3,212	14%	657	18%	849	
Total	66%	9,516	15%	2,157	19%	2,712	

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

Source: Home Mortgage Disclosure Act Data, 2019.

Table 5-10: Disposition of Conventional Home Purchase Loan Applications by
Ethnicity, Moreno Valley, 2019

Ethnicity	Loans Approved		Loa	ns Denied		Loans Withdrawn/Incomplete		
Hispanic/Latino	64%	3,550	17%	917	19%	I,056		
Non- Hispanic/Latino	62%	2,941	17%	789	22%	1,039		
Other	74%	3,025	11%	451	15%	617		
Total	66%	9,516	15%	2,157	19%	2,712		

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

Source: Home Mortgage Disclosure Act Data, 2019.

According to 2017 HMDA data, Hispanic, White and Asian households represent a higher percentage of homebuyers than residents in Moreno Valley, while Black homebuyers represent 17.2 percent of households and only 12.4 percent of homebuyers. Both loan denial rates and home ownership rates in Moreno Valley point to Black residents having less access to home ownership than White residents, and to Black, Native American and Asian/Pacific Islander residents having less access to financial assistance than White residents. While it is difficult to determine the exact reasons for loan denials and discrepancies in home ownership rates, the role that race plays in those discrepancies should not be ignored. Inequities in loan approval rates present a significant potential impediment to home ownership for Moreno Valley residents. To combat this, the FHCRC will work to educate first-time loan applicants on ways to improve their loan applications, such as reducing debt-to-income ratios. The FHCRC will also work with lenders to determine why a few census tracts have high loan denial rates in order to gather information that could assist would be homebuyers to increase the probability of garnering loan approval for homes in neighborhoods of their choice.

#### Brokerage Services

Although the City has no authority over brokerage services offered to residents, it is projected that many homes will be bought and sold over the next five years. Therefore, the City has an interest in the real estate practices and their relation to fair access to housing. Steering, or the practice of directing individuals towards certain areas or loan terms based on their race, gender, ethnicity, or age, presents one way brokerage services may adversely impact homebuyers in their search process and when they apply for a loan. Steering also may adversely impact renters when they seek an apartment. Corrective actions have been taken in Moreno Valley regarding loan steering so that abuse may not happen in the future as frequently as it occurred in the early to mid- 2000s. However, the steering of apartment seekers is likely to continue, although it is not possible to measure its frequency. Although steering is a difficult phenomenon to identify and measure, the City can take steps to address it proactively through counseling services offered to first time home buyers and renters attending informational workshops. The City and the FHCRC will also coordinate with the Inland Valleys Association of Realtors (IVAR) to explore fair housing topics. The FHCRC will offer to run a Fair Housing course for brokers and salespersons. Completing a Fair Housing course is required every four years for license renewal.

#### Access to Home Rentals

#### Section 8 Vouchers

The Section 8 Housing Choice Voucher Program (Section 8) provides rental assistance to low-income families through the distribution of vouchers that can be used to pay rent. Section 8 allows families more choice in their housing and reduces the concentration of poverty by reducing reliance on affordable housing developments. If landlords decline to rent to Section 8 voucher holders, this could have the effect of significantly limiting access to housing for families that are reliant on Section 8 rental assistance. Even when landlords are willing to accept Section 8 vouchers, market rate rents in high resource neighborhoods can be out of reach for families who need rental assistance, further limiting the housing options available. In Moreno Valley, approximately 49 percent of families on the Section 8 waiting list are Black or African American. As of the 2010 census, Black or African American families make up 20 percent of households in Moreno Valley, indicating a disproportionate need for affordable housing among Black or African American families.

Further, of the families currently receiving Section 8 rental assistance, approximately half live in Zip Code 92553, which represents only 38 percent of Moreno Valley's total population. Zip Code 92553, in the west of the City, borders the March Air Reserve Base, Interstate 215, and State Route 60. While the reasons for the concentration of Section 8 residents is not known for sure, it could indicate a lack of access to housing outside of the area for Section 8 renters.

#### Property Management

Property management practices and policies have the potential to greatly affect access to housing for renter households in Moreno Valley. Occupancy limits, while important to ensure quality of living conditions, can prevent renters with children from finding suitable housing. Similarly, controls on animals in rental properties, while reasonable in some cases to protect quality of life or prevent property damage, can limit housing options for disabled residents who rely on service animals. According to federal and State fair housing laws, individuals with disabilities may ask their housing provider for exceptions of 'no pets' policies to allow for service and/or companion animals. Under the Fair Housing Act, individuals with disabilities also have the right to request modifications to their current or future housing unit that enable full enjoyment of the premises.

If property managers are unaware of these regulations or unwilling to comply with them, housing options can be severely limited for renters with children or individuals with disabilities. In Moreno Valley, surveys of market rate and affordable housing property managers indicate a range of levels of knowledge of occupancy limits and policies that protect the rights of individuals with disabilities. Affordable housing managers tended to have less knowledge and compliance than market rate property managers, indicating that renters who rely on affordable housing may face more barriers from poor property management in addition to the economic barriers that they face.

Property management practices pertaining to occupancy limits; service and companion animals; and reasonable accommodations and modifications can pose impediments to fair housing choice. Educating property managers and landlords on the rights of tenants presents an opportunity to improve compliance and increase access to housing for renters in Moreno Valley. The City and FHCRC will keep an updated list of property managers and contact information and will arrange informational sessions between fair housing counselors and property managers to exchange insights and recommendations for increasing fair housing access.

# 6 Housing Resources

The Housing Element is a component of the General Plan which guides planning for housing to meet the current and projected needs of all households in the city. This section summarizes the available land, financial, and administrative resources available for the preservation, improvement, and development of housing in Moreno Valley. The analysis includes an evaluation of the availability of land resources and other important considerations for future housing development, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

# A. 2021-29 MORENO VALLEY HOUSING SITES INVENTORY

A critical part of the Housing Element is the inventory of housing opportunity sites and an analysis of the capacity of those sites to accommodate the City's RHNA allocation as determined by the Southern California Association of Governments (SCAG). The 2021-29 Inventory is included in Appendix A together with a map showing the location and spatial distribution of sites throughout the community.

# **Regional Housing Needs Assessment (RHNA)**

Moreno Valley's Regional Housing Needs Assessment (RHNA) allocation for the 2021-2029 planning period has been determined by SCAG to be 13,595 housing units, including 3,768 units for very low-income households, 2,046 units for low-income households, 2,161 units for moderateincome households, and 5,620 units for above moderate-income households (Table 6-1). AB 2634 mandates that localities calculate the subset of the very low-income regional need that constitutes the communities need for extremely low income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low income category is represented by households of extremely low income (less than 30 percent of the Area Median Income or AMI).

Income Category	Units
Extremely Low-Income (0-30% of AMI)	I,884
Very Low-Income (31-50% of AMI)	I,884
Low-Income (51-80% of AMI)	2,046
Moderate-Income (81-120% of AMI)	2,161
Above Moderate-Income (more than 120% of AMI)	5,620
Total New Construction Need	13,595

Table 6-1: City of Moreno Valley RHNA 2021-2029

Source: Southern California Association of Governments (SCAG), 2020

# Legal Requirements for Inventory and Sites

State law requires that a community identify an adequate number of sites to accommodate and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City

must identify "adequate sites." Land considered suitable for residential development includes the following:

- Vacant sites zoned for residential use.
- Vacant sites zoned for nonresidential use that allow residential development.
- Residentially zoned sites that are capable of being developed at a higher density (non-vacant sites, including underutilized sites).
- Sites owned or leased by a city, county, or city and county
- Sites zoned for nonresidential use that can be redeveloped for residential use and a program is included in the Housing Element to rezone the site to permit residential use within three years of adoption.

Further, State law stipulates criteria for the adequacy of sites included on the inventory, including that they be zoned to accommodate housing, have appropriate development standards, and be served by public facilities as needed to facilitate the development of a variety of housing products suitable for all income levels. Vacant sites included on prior inventories in two or more consecutive planning periods and non-vacant sites included on the prior period inventory cannot be carried forward to the current planning period to satisfy the City's Lower Income RHNA allocation unless they are rezoned to allow residential use by right at the default density for the jurisdiction, which in Moreno Valley's case is 30 dwelling units per acre.

#### Site Identification Process

To identify sites for the 2021-29 Moreno Valley Housing Element Sites Inventory (Inventory), a parcel-based analysis of properties within the City limit was conducted using Riverside County Assessor data. Vacant sites were identified, along with underutilized non-vacant sites with potential for redevelopment within the planning period. Assessed value considers the relationship between the value of the land and the improvements constructed on it. Where the value of the land is worth substantially more than the value of the structures on it, there is an incentive for the owner to redevelop with new uses that command higher rents or sales prices. Similarly, a low Floor Area Ratio (FAR) means that the square footage of buildings is small compared to the overall size of the site, indicating the potential for redevelopment with other uses. From this inventory of available land, sites were then attributed to the following affordability tiers in accordance with guidance from the California Department of Housing and Community Development (HCD): Low and Very Low Income; Moderate Income; and Above Moderate Income. Additional criteria also apply for sites that accommodate housing for lower income households, as described below.

#### **Pipeline Projects**

According to HCD Guidance, projects that have been approved, permitted, or received a Certificate of Occupancy during the projection period (December 2020 to October 2029) can be counted toward the 2021-29 cycle RHNA. Where there are "pipeline projects" located on sites in the Inventory, actual proposed densities are reflected.

# Candidate Sites Analysis: Low and Very Low Income RHNA Sites

#### Overview

The 2021-29 Moreno Valley Housing Element Sites Inventory includes 156 sites in the Low and Very Low Income category, representing 323 total acres of vacant and non-vacant land. Low and Very Low Income households are those making up to 80 percent of the local area median income.

# Site Eligibility

Sites identified to accommodate lower income RHNA are designated Corridor Mixed Use (COMU), Center Mixed Use (CEMU) R30 Residential (R30), and R20 Residential (R20) on the City's General Plan Land Use map. These designations allow for a maximum residential density between 20 and 30 dwelling units per acre (du/ac). Government Code section 65583.2(c)(3) allows jurisdictions to use higher density as a proxy for lower income affordability. In metropolitan counties, such as Riverside County, zoning that allows for residential density of at least 30 du/ac is considered sufficient to accommodate the economies of scale needed to produce affordable housing.

However, a survey of recently approved or constructed affordable housing projects in Moreno Valley and the surrounding region conducted in consultation with affordable housing developers active in the Inland Empire indicates that affordable housing is most typically built at an average density of 20 du/ac (see Table 6-2 and Appendix C for cut sheets). Therefore, while the applicable land use designations allow for considerably more density, 20 du/ac has been used for the purpose of estimating the realistic capacity of lower income RHNA sites. This provides a conservative estimate of capacity. The inventory also presents the maximum permitted capacity of each site under proposed land use and zoning for reference.

For vacant sites, realistic capacity was determined by applying an assumed density of 20 du/ac to the total gross site acreage. For non-vacant sites, the existing FAR (calculated as the ratio of existing square footage of buildings and structures on the site to the total site acreage) was subtracted from the maximum FAR permitted under the applicable land use designation in order to establish the remaining development capacity of the site. Then an assumed density of 20 du/ac was applied to the remaining development capacity, expressed in acres, to establish realistic capacity. Consistent with the proposed COMU land use designation, vacant properties in the middle of COMU corridors were assumed to be entirely residential, while a mix of residential and commercial development was assumed at intersections in the COMU designation.

Consistent with State law and guidance from HCD, Low and Very Low Income RHNA sites included on the Inventory have been screened to ensure they are not located in Federal Emergency Management Agency-designated (FEMA) flood hazard areas or active fault zones and that they do not require remediation of contaminated soil or water prior to development.

Project Name	Location	Site Size (Acres)	Total Units	Density (Units Per Acre)	Year Built	Product Type
Courtyards at Cottonwood	Northeast Corner of Cottonwood Ave. and Indian St., Moreno Valley, CA	6.8	80	11.8	Approved	Stacked Flats
Highgrove Blossom	550 W. Center St., Riverside, CA	6.7	89	13.3	2014	Stacked Flats
Hemlock Family Apartments	24889-24919 Hemlock Ave., Moreno Valley, CA	5.4	78	14.4	2013	Stacked Flats
Villa Verde	84824 Calle Verde, Coachella, CA	9.3	153	16.5	Approved	Stacked Flats
Vista Verde	Northeast Corner of Virginia Ave. and Holt Blvd., Ontario, CA	3.8	101	26.6	Under Construction	Stacked Flats
Day Creek Villas	12250 Fire House Ct., Rancho Cucamonga, CA	4.0	140	35.0	2020	Stacked Flats

# Table 6-2: Reference Affordable Housing Projects in the Inland Empire

I. Refer to Appendix C for cut sheets of the reference affordable housing projects listed in Table 6-2.

2. There is one affordable housing project in the city's pipeline, Courtyards at Cottonwood, that is approved and is included within the lower income RHNA sites.

#### Size

HCD has established parameters for the size of sites for lower income RHNA in view of feasibility considerations. Parcels that are less than 0.5 acres in size are generally not considered suitable for lower income housing development as smaller parcels may not allow development of a sufficient number of units for proposed affordable housing projects to compete effectively for limited funding resources. Parcels larger than 10 acres in size are also not considered suitable by HCD as development of very large projects may lead to an over concentration of affordable housing in one location or may render proposed affordable housing projects ineligible for funding. Therefore, all sites attributed to Low and Very Low Income RHNA on the Inventory are between 0.5 and 10 acres in size, with an average site size of 2.1 acres.

It is noted that there is one exception to the aforementioned site size parameters for the lower income RHNA sites. Near the city's western limits, adjacent to the State Route 60 and Interstate 215 freeway interchange, is the Moreno Valley Mall. Three sites at the mall are included in the overall Inventory (APNs 291110032, 291110034, and 291110035). One of the three sites (APN 291110032) is over ten acres in size (31.7 acres) and is included within the lower income RHNA sites. The intention behind this inclusion is to capture the potential for affordable housing development in a highly desirable location proximate to services, transit, and employment opportunities. As part of

the City's 2040 General Plan Update, the Moreno Valley Mall is part of a Center Mixed Use designation that provides for the redevelopment of existing commercial centers (the Mall is a critical component) and adjacent properties with a range of commercial and residential uses to complement existing development at prominent entry points into the community. The Center Mixed Use areas are envisioned as integrated, pedestrian-oriented places with a mix of uses including retail, dining, entertainment, offices, lodging, recreational and cultural facilities that cater to both motorists passing through and residents of surrounding neighborhoods. The Center Mixed Use areas may also incorporate higher-density housing on-site to support the vitality of commercial uses and activate the area, an expressed desire of the Moreno Valley community identified through extensive community outreach.

# Inclusion on Prior Inventories

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

# Proximity to Services, Transit, and Jobs

Sites on the Inventory identified as suitable for Low and Very Low Income households also conform to other best practices recommended by HCD, including proximity to transit routes, schools, jobs, parks, and daily services. The Low and Very Low sites are largely located along or near the city's principal transit corridors—Alessandro Boulevard, Perris Boulevard, Heacock Street, and Sunny-mead Boulevard—in centrally located areas of the city with good access to existing parks, schools, shops, and other services. Below are some highlights:

Parks and Recreation. The City classifies parks into four categories: large-size Community • Parks (3-mile radius catchment/20-minute drive); small-to-mid-size Neighborhood Parks (¾-mile radius catchment/walkable distance); Specialty Parks (unique character or function); and Trails/Greenways. All Lower Income RHNA sites are within a 3-mile radius of a Community Park (e.g., Sunnymead Park, Towngate Park, and Morrison Park) and about three-fourths of all sites are within a <sup>3</sup>/<sub>4</sub>-mile radius of a Neighborhood Park (e.g., Bayside Park, JFK Veterans Memorial Park, and Woodland Park). It is also noted that about half of the sites along Alessandro Boulevard are within a 1-mile radius and nearly all of the sites are within a 2-mile radius of the recently completed Civic Center Amphitheater and Park and Community Demonstration Garden, part of the City's Healthy MoVal initiative. As Moreno Valley's population grows, the City will need to provide more parks and recreation opportunities. The Municipal Code includes requirements for the provision of common open space at a minimum of 300 square feet per each residential dwelling of a multiplefamily development (Moreno Valley Municipal Code Chapter 9.03.040). The Quimby Act also enables local governments such as the City of Moreno Valley to require the dedication of land or to impose fees for park or recreational purposes as a condition of approval for subdivision projects; AB 1359 further expanded local governments' abilities to improve/create new parks in areas outside of a developer's proposed subdivision. In addition, the City's 2040 General Plan Update includes policies for the provision and maintenance of a comprehensive system of quality parks, multi-use trails, and recreational facilities to meet the needs of Moreno Valley's current and future population, recognizing that these public facilities are significant contributors to neighborhood quality of life.

- Services. The majority of available public transportation in Moreno Valley is provided by the Riverside Transit Agency (RTA) via fixed route and paratransit bus services (bus lines: 11, 16, 18, 19, 20, 31, 41, 208). Lower Income RHNA sites are centrally located along corridors with frequent bus stops that allow safe, cost-effective, and reliable access to a variety of government, education, medical, and retail/commercial services. As the principal transit corridors are interlinked through the RTA system, housing sites along one corridor can access services in another corridor as well as in other locations throughout Moreno Valley and beyond; RTA operates 47 total bus routes throughout western Riverside County. Below are highlighted services connected by transit.
  - Government. Sites along Alessandro Boulevard are near the Moreno Valley City Hall and Police Station; offices for the Fair Housing Council of Riverside County, US Social Security Administration, WIC (Special Supplemental Nutrition Program for Women, Infants and Children); and a branch of the US Postal Service (bus line: 20). Sites along Sunnymead Boulevard are near another branch of the US Postal Service, the Senior Community Center, and also Planned Parenthood and the Moreno Valley Business and Employment Resource Center (BERC) by the Moreno Valley Mall (bus lines: 19 and 31). It is noted that the BERC is a one-stop job resource center for small business owners and job seekers that the City operates in partnership with the County of Riverside. The main branch of the Moreno Valley Public Library is located near sites along Perris Boulevard (bus line: 19) and another branch of the public library is located at the Moreno Valley Mall near Sunnymead Boulevard sites. The Moreno Valley Mall is an RTA Transfer Point for bus connections to lines 11, 16, 18, 31, and 208.
  - Education. The city's local community college, Moreno Valley College (MVC), is near sites along the southern portion of Perris Boulevard and MVC is an RTA Transfer Point for bus connections to lines 18, 19, 20, and 41. MVC is also home to the newly opened iMAKE Innovation Center, a facility that provides students and the broader community with access to innovation equipment and material to develop entrepreneurial skills. Cal Baptist University (CBU) also partners with the City of Moreno Valley to operate a university educational service center at the BERC nearby Sunnymead Boulevard sites (bus lines: 19 and 31). The City works closely with CBU officials to tailor programs to the growing Moreno Valley job market, focusing on the fields of global trade and logistics, business, and medical. In addition, elementary, middle, and high schools operated by the Moreno Valley and Val Verde Unified School Districts are all within a ¾-mile walkable distance from an RTA bus stop, providing access to the public school system through transit from Lower Income RHNA sites.
  - Medical. All Lower Income RHNA sites can access medical services through the RTA system including the Moreno Valley Community Health Center (bus line: 11), Kaiser Permanente Medical Center (bus line: 20), and the Riverside University Health System Medical Center which also serves as an RTA Transfer Point for bus connections to lines 20, 31, and 41.

- Retail/Commercial. All Lower Income RHNA sites are located in areas with convenient access—whether by bus, short-distance vehicular travel, or walking—to daily services such as grocery stores, restaurants, shopping, banks, gas stations, and other personal services. Sites along Sunnymead Boulevard (bus lines: 19 and 31) and Heacock Street (bus line: 11) are near to the Moreno Valley Mall (RTA Transfer Point) and surrounding TownGate-branded shopping centers with tenants such as Costco Wholesale, WinCo Foods, ALDI, Lowe's Home Improvement, Planet Fitness, and TJ Maxx. Sites along Alessandro Boulevard (bus line: 20) and Perris Boulevard (bus lines: 18 and 19) are near grocery stores such as Food 4 Less, Smart & Final, and Cardenas Markets (Mexican grocery store), and also other stores such as The Home Depot, Walgreens, and CVS.
- Jobs. All Lower Income RHNA sites are centrally located along or near corridors with good • transit and vehicular access to jobs. The majority of RTA bus stops are located along Sunnymead Boulevard, Alessandro Boulevard, and Perris Boulevard, and Heacock Street where Lower Income RHNA sites are present. In addition, the RTA system connects to the Metrolink commuter rail system at the Moreno Valley/March Field Station located less than <sup>1</sup>/<sub>2</sub>-mile west of the city limits. Metrolink provides service to employment centers such as Burbank, Irvine, and Downtown Los Angeles. Further, the 91/Perris Valley Line (PVL) train services Metrolink stations in the cities of Moreno Valley, Perris, Riverside, Corona, Fullerton, Buena Park, Norwalk/Santa Fe Springs, and Los Angeles. At the Downtown Riverside Metrolink Station (2 stops from Moreno Valley), Sunline Transit Agency (STA) also operates a commuter link bus service (bus line: 220) that connects the cities of Riverside, Moreno Valley, Beaumont, Cabazon, Thousand Palms, and Palm Desert, and provides peak hour services on weekday mornings and evenings. Complimentary commuter parking and overnight parking is available at the Moreno Valley/March Field Station. It is also noted that Lower Income RHNA sites are generally located in the western, most populous portion of the city (west of Nason Street) where there is good vehicular access to both State Route 60 (east-west travel corridor) and Interstate 215 (north-south travel corridor).

#### Capacity

In total, 2,728 units can be accommodated on vacant parcels designated COMU, R30, and R20, which represents 46.9 percent of the lower income RHNA. An additional 3,142 units can be accommodated on underutilized non-vacant parcels designated COMU and CEMU. Further, there is an 80-unit affordable housing project in the city's pipeline, Courtyards at Cottonwood. The grand total is 5,950 units. Together, these sites can accommodate 102.3 percent of the Low and Very Low Income RHNA allocation (5,814 units).

#### Candidate Sites Analysis: Moderate Income RHNA Sites

#### Overview

The 2021-29 Moreno Valley Housing Element Sites Inventory includes 409 sites in the Moderate Income category, representing 228 total acres of vacant land. Moderate Income households are those making between 81 and 120 percent of the local area median income, which for Moreno Valley is \$63,572 annually or \$5,298 monthly according to the 2018 American Community Survey 5-Year Estimates. With rent that ranges from \$962 for a studio unit to \$1,840 for a 4-bedroom unit,

many moderate income households may be able to afford market rate housing, assuming that moderate income households will devote up to 30 percent of their gross monthly income to housing cost.

# Site Eligibility

Vacant sites identified to accommodate Moderate Income RHNA are designated R10 Residential (R10), R15 Residential (R15), and R20 Residential (R20) on the City's General Plan Land Use map. These designations allow for a maximum residential density of 20 dwelling units per acre. Aside from pipeline projects included in the Moderate Income RHNA category, all sites identified to accommodate housing suited to moderate income households are vacant and without known environmental constraints with the exception of one site. It is noted that a portion of one of the sites (APN 478110001) is located within the 100-year flood zone and as such, only the net site acreage exclusive of the environmentally constrained area has been considered in the capacity calculation.

For the purpose of calculating capacity for Moderate Income RHNA sites, an analysis was conducted of actual performance of completed residential projects in the city (i.e., Certificate of Occupancy issued) between 2018 and 2020. A total of 899 sites were analyzed with existing General Plan land use designations of R1 (1 site), R3 (145 sites), R5 (555 sites), R15 (176 sites), R20 (3 sites), and R30 (19 sites). The average percentage of units built within the maximum allowance for all of these sites is 72 percent (refer to Appendix B for data). Therefore, the capacity of Moderate Income RHNA sites is calculated with the assumption that they will develop at 72 percent of the maximum permitted density, which is consistent with recent actual performance of residential projects in Moreno Valley.

#### Size

The average vacant site size is 1.4 acres. The size parameters applicable to Low and Very Low Income RHNA sites do not apply to Moderate Income RHNA sites.

#### Proximity to Services, Transit, and Jobs

Sites on the Inventory identified as suitable for Moderate Income households also conform to other best practices recommended by HCD, including proximity to transit routes, schools, jobs, parks, and daily services. The Moderate sites are largely located in the eastern portion of the city (east of Nason Street and south of the State Route 60 freeway). This area of the city has good access to existing parks, schools, shops, and other services. Below are some highlights:

• Parks and Recreation. The City classifies parks into four categories: large-size Community Parks (3-mile radius catchment/20-minute drive); small-to-mid-size Neighborhood Parks (¾-mile radius catchment/walkable distance); Specialty Parks (unique character or function); and Trails/Greenways. All Moderate Income sites are within a 3-mile radius of a Community Park (e.g., Morrison Park, Sunnymead Park, and El Portrero Park) and about two-thirds of all sites are within a ¾-mile radius of a Neighborhood Park (e.g., College Park, Celebration Park, and Woodland Park). In addition, about half of the sites are located either along Cactus Avenue or further south and these sites have walkable access (1-mile or less) to existing trails and convenient driving access (20 minutes or less) to other park

facilities just outside of the city's southerly limits including the Lake Perris State Recreation Area and the San Jacinto Wildlife Area.

- Services. Moderate Income RHNA sites are generally located in areas with good access to the RTA bus system. The RTA bus stops along Lasselle Street, Moreno Beach Drive, Eucalyptus Avenue, Alessandro Boulevard, Perris Boulevard, Sunnymead Boulevard, and Ironwood Avenue are all 1-mile or less distance from more than three-fourths of all Moderate Income RHNA sites. Below are highlighted services connected by transit.
  - Education. Moreno Valley College (MVC) is near sites at the southern portion of the city, along Cactus Avenue or further south, and these sites can access MVC by bus (bus line: 20). MVC is also an RTA Transfer Point for bus connections to lines 18, 19, 20, and 41 which link to other destinations throughout the city and beyond (bus line 20 connects to Metrolink). In addition, elementary, middle, and high schools operated by the Moreno Valley and Val Verde Unified School Districts are all within a <sup>3</sup>/<sub>4</sub>-mile walkable distance from an RTA bus stop, providing access to the public school system through transit from Moderate Income RHNA sites.
  - Medical. All Moderate Income RHNA sites can access medical services through the RTA system including the Moreno Valley Community Health Center (bus line: 11), Kaiser Permanente Medical Center (bus line: 20), and the Riverside University Health System Medical Center which also serves as an RTA Transfer Point for bus connections to lines 20, 31, and 41. In addition, the Kaiser and Riverside University Health System Medical Centers are within a two-mile radius (20-minute drive or less) of about half of all Moderate Income RHNA sites.
  - Retail/Commercial. All Moderate Income RHNA sites can access daily services such as grocery stores, restaurants, shopping, banks, gas stations, and other personal services through the RTA bus system, short-distance vehicular travel, or by walking. Sites along Eucalyptus Avenue (bus line: 31) are adjacent to the Stoneridge Towne Center (tenants: Target, Kirkland's, Best Buy, Kohls, Chase Bank, and Chevron) and Moreno Beach Plaza (tenants: Walmart Supercenter and LA Fitness). Sites near Moreno Beach Drive (bus line: 20) and Lasselle Street (bus line: 41) are near the Moreno Marketplace (tenants: Stater Bros. Markets grocery store, Wells Fargo Bank, and Starbucks) and Lakeside Plaza/Terrace (tenants: Stater Bros. Markets, Bank of America, and CVS). In addition, about half of all Moderate Income RHNA sites are within a two-mile radius of the city's envisioned Downtown Center, a major component of the 2040 General Plan Update, which will bring a variety of desirable resident and visitor-serving amenities and services in the coming years.
- Jobs. All Moderate Income RHNA sites are located along or near corridors serviced by the RTA bus system (and connected Metrolink and Sunline Transit Agency systems) and have good vehicular access to State Route 60 and Interstate 215. Sites near Moreno Beach Drive can use that travel corridor to conveniently connect to State Route 60. Other sites along Perris Boulevard and Sunnymead Boulevard can use those travel corridors to access State Route 60 and Interstate 215 which converge at an interchange located adjacent to city limits. In addition, about half of all Moderate Income RHNA sites are within a two-mile radius of the envisioned Downtown Center and over time, this area's development will bring additional local employment opportunities in a variety of sectors.

#### Capacity

In total, 777 units can be accommodated on vacant parcels. Additionally, 1,609 units are in the pipeline. The grand total is 2,386 units. Together, these sites can accommodate 110.4 percent of the Moderate Income RHNA allocation (2,161 units).

#### Candidate Sites Analysis: Above Moderate Income RHNA Sites

#### Overview

The 2021-29 Moreno Valley Housing Element Sites Inventory includes 1,080 sites in the Above Moderate Income category, representing 1,978 total acres of vacant and non-vacant land. Above Moderate Income households are those making more than 120 percent of the local area median income.

#### Site Eligibility

Sites identified to accommodate Above Moderate Income RHNA are designated Corridor Mixed Use (COMU), Center Mixed Use (CEMU), R20 Residential (R20), R10 Residential (R10), R5 Residential (R5), R3 Residential (R3), R2 Residential (R2), R1 Residential (R1), and Hillside Residential (HR) on the City's General Plan Land Use map. The Inventory identifies a range of sites that can accommodate market rate housing including vacant land zoned for low density residential development, vacant land in the COMU designation, and underutilized commercial properties with mixed land use designations (CEMU and COMU). Further, Above Moderate pipeline projects are included in the aforementioned designations and also R15 Residential (R15) and Residential/Office (R/O).

Overall, the Inventory contains nearly 400 vacant parcels, predominately zoned R1, R2, R3, and R5. Of these low density sites, 18 sites are partially within the 100-year flood zone and 10 sites are partially within an Alquist-Priolo Fault zone. Only the net acreage exclusive of the environmentally constrained area has been considered in the capacity calculation.

Additionally, the Inventory includes non-vacant, underutilized commercial sites that can also accommodate market rate housing. To calculate the realistic capacity for housing at these locations, the existing FAR (calculated as the ratio of existing square footage of buildings and structures on the site to the total site acreage) was subtracted from the maximum FAR permitted under the applicable land use designation in order to establish the remaining development capacity of the site.

For the purpose of calculating capacity for Above Moderate Income RHNA sites, an analysis was conducted of actual performance of completed residential projects in the city (i.e., Certificate of Occupancy issued) between 2018 and 2020. A total of 899 sites were analyzed with existing General Plan land use designations of R1 (1 site), R3 (145 sites), R5 (555 sites), R15 (176 sites), R20 (3 sites), and R30 (19 sites). The average percentage of units built within the maximum allowance for all of these sites is 72 percent (refer to Appendix B for data). Therefore, the capacity of Above Moderate Income RHNA sites is calculated with the assumption that they will develop at 72 percent of the maximum permitted density, which is consistent with recent actual performance of residential projects in Moreno Valley.

#### <u>Size</u>

The average vacant site size is 3.4 acres. The size parameters applicable to Low and Very Low Income RHNA sites do not apply to Above Moderate Income RHNA sites.

#### Proximity to Services, Transit, and Jobs

Sites on the Inventory identified as suitable for Above Moderate Income households also conform to other best practices recommended by HCD, including proximity to transit routes, schools, jobs, parks, and daily services. The Above Moderate sites are located in areas throughout the city with the majority of vacant sites in lower density-zoned areas (R1, R2, R3, and R5). Below are some highlights:

- Parks and Recreation. The City classifies parks into four categories: large-size Community Parks (3-mile radius catchment/20-minute drive); small-to-mid-size Neighborhood Parks (¾-mile radius catchment/walkable distance); Specialty Parks (unique character or function); and Trails/Greenways. With the exception of about a dozen sites located near the northwestern and northeastern city limits, all sites are within a 3-mile radius of a Community Park (e.g., El Portrero Park, Morrison Park, and Towngate Park) and about half all sites are within a ¾-mile radius of a Neighborhood Park (e.g., Fairway Park, Celebration Park, and Shadow Mountain Park). Sites in the northeastern portion of the city, near the intersection of Ironwood Avenue and Redlands Boulevard, are within a ¾-mile radius of the 45-acre Moreno Valley Equestrian Park & Nature Center as well as the Hound Town Dog Park. Sites in this area also have access to an existing regional trail extending north beyond city limits and an integrated series of trails extending from the northern limits of the city down to the Lake Perris State Recreation Area south of the city is envisioned in the City's Master Plan of Trails.
- Services. The majority of Above Moderate Income RHNA sites are located in areas with good access to the RTA bus system. While sites in the northeastern portion of the city above State Route 60 have less access to nearby bus stops (note: this portion of the city is valued by many residents for its rural/open space atmosphere and less urbanized development), about half of all Above Moderate RHNA sites are within 1-mile or less distance from an RTA bus stop. Below are highlighted services connected by transit.
  - Education. Moreno Valley College (MVC) is near sites at the southern portion of the city, along Cactus Avenue or further south, and these sites can access MVC by bus (bus line: 20). MVC is also an RTA Transfer Point for bus connections to lines 18, 19, 20, and 41 which link to other destinations throughout the city and beyond (bus line 20 connects to Metrolink). In addition, elementary, middle, and high schools operated by the Moreno Valley and Val Verde Unified School Districts are all within a ¾-mile walkable distance from an RTA bus stop, providing access to the public school system through transit from a majority of Above Moderate Income RHNA sites.
  - Medical. Above Moderate Income RHNA sites can access medical services through the RTA system including the Moreno Valley Community Health Center (bus line: 11), Kaiser Permanente Medical Center (bus line: 20), and the Riverside University Health System Medical Center which also serves as an RTA Transfer Point for bus connections

to lines 20, 31, and 41. In addition, about one-third of all Above Moderate Income RHNA sites are located within a two-mile radius (20-minute drive or less) of the Kaiser and Riverside University Health System Medical Centers.

- Retail/Commercial. Above Moderate Income RHNA sites can access daily services such as grocery stores, restaurants, shopping, banks, gas stations, and other personal services through the RTA bus system, short-distance vehicular travel, or by walking. Sites in the northeastern portion of the city are within a two-mile radius (20-minute drive or less) of the Stoneridge Town Center and Moreno Beach Plaza. Sites in the central-eastern portion of the city, near the intersection of Moreno Beach Drive and Alessandro Boulevard, are also within a two-mile radius of Stoneridge Towne Center and Moreno Beach Plaza and further, these sites are generally less than 1-mile from the Moreno Marketplace (bus line: 20). In addition, about one-third of all Above Moderate Income RHNA sites are within a two-mile radius of the city's envisioned Downtown Center, a major component of the 2040 General Plan Update, which will bring a variety of desirable resident and visitor-serving amenities and services in the coming years.
- Jobs. About half of all Above Moderate Income RHNA sites have good access to the RTA • system (and connected Metrolink and Sunline Transit Agency systems) with bus stops located 1-mile or less distance away. Sites in the northeastern portion of the city are near State Route 60 and sites in the central-eastern portion of the city have convenient access to Moreno Beach Drive which connects to State Route 60. Other sites along Perris Boulevard and Sunnymead Boulevard can use those travel corridors to access State Route 60 and Interstate 215 which converge at an interchange located adjacent to city limits. In addition, about one-third of all Above Moderate Income RHNA sites are within a two-mile radius of the City's envisioned Downtown Center and over time, this area's development will bring additional local employment opportunities in a variety of sectors. Further, sites in the northeastern and central-eastern portions of the city are near to the approved World Logistics Center, a master planned corporate park environment designed to support the city's growing next generation logistics and advanced manufacturing industries. The World Logistics Center is projected to create approximately 24,000 permanent new jobs within the city.

#### Capacity

In total, 3,032 units can be accommodated on vacant parcels and an additional 563 units can be accommodated on underutilized non-vacant parcels. Further, pipeline projects include 2,244 units. The grand total is 5,839 units. Together, these sites can accommodate 105.3 percent of the Above Moderate Income RHNA allocation (5,620 units).

#### Summary

The City of Moreno Valley is committed to creating a long range and viable housing element that looks ahead to the ongoing housing needs of its residents. Moreno Valley is a growing community and has a sufficient amount of vacant and non-vacant underutilized land to accommodate new development. The 2021-29 Moreno Valley Housing Element Sites Inventory demonstrates capacity for 14,175 housing units, which is sufficient to satisfy the RHNA allocation (13,595 units) for the planning period from 2021-2029 with a buffer in each income category (Table 6-3).

The buffer is intended to ensure the City can navigate the no net loss provisions of the State Housing Element law and have continued ability to meet the RHNA by income group throughout the planning period. Included in Section 65583.2 of the State Housing Element law, "No Net Loss" provisions require that a city may not reduce residential density or allow development at a lower residential density unless the city makes findings supported by substantial evidence that the reduction is consistent with the general plan and there are remaining sites identified in the housing element adequate to meet the city's outstanding RHNA. Further, amendments to the law that came into force in 2018 require cities that allow development at reduced densities now be prepared to meet remaining unmet RHNA need by income category within 180 days. If the remaining sites in the inventory cannot accommodate the unmet RHNA by income category, the City must be prepared to rezone other sites where residential development is allowed regardless of any growth management restriction, open space or agricultural preservation policies.

		Ci		io Valley 20 acant and N				entory Sum jects	imary			
	Lo	w and Very	Low Incon	ne	Moderate Income		Above Moderate Income					
	Vacant	Non- Vacant	Pipeline	Subtotal	Vacant	Non- Vacant	Pipeline	Subtotal	Vacant	Non- Vacant	Pipeline	Subtotal
COMU	1,656	2,383		4,039		1	490	490	632	317	52	1,001
CEMU		759		759				0		227		227
R30	335			335			266	266			11 1	0
R20	737			737	289		517	806		13		13
R15	1			0	198		318	516			66	66
R10			80	80	290			290	756		377	1,133
R5				0	1			0	719		1,154	1,873
R3				0		1		0	348	6	275	629
R2				0	1			0	366		91	457
R1		1		0				0	197		34	231
HR				0	1			0	14		179	193
R/O				0	1	1	18	18			16	16
Subtotal	2,728	3,142	80	5,950	777	0	1,609	2,386	3,032	563	2,244	5,839
RHNA	5,814	5,814	5,814	5,814	2,161	2,161	2,161	2,161	5,620	5,620	5,620	5,620
% RHNA	46.9%	54.0%	1.4%	102.3%	36.0%	0.0%	74.5%	110.4%	54.0%	10.0%	39.9%	103.9%
Difference	-3,086	-2,672	-5,734	136	-1,384	-2,161	-552	225	-2,588	-5,057	-3,376	219
GRAND TOTAL	1									C.,		14,175

#### Table 6-3: 2021-29 Moreno Valley Housing Element Sites Inventory

#### **B. OTHER HOUSING RESOURCES AND CONSIDERATIONS**

#### Surplus Lands

The 2021-29 Housing Element Sites Inventory does not include any sites owned by a local public entity. AB 1486 and AB 1255 seek to identify and prioritize State and local surplus lands available for housing development affordable to lower-income households.

AB 1486 aims to connect developers who are interested in building more affordable homes to surplus local public land that is both available and suitable for housing development. Beginning, January 1, 2020, local agencies (cities, counties, and special districts) must send notices about available, surplus local public land to HCD, any local public entity within the jurisdiction where the surplus local land is located, and developers who have notified HCD of their interest in developing affordable housing on surplus local land.

Per AB 1255, by April 1, 2021, every California city and county will be required to have a central inventory of surplus and excess land and must report to HCD on each parcel. HCD, in turn, will provide the information to the California Department of General Services (DGS) to include in a statewide inventory.

Pursuant to Government Code section 54221, "surplus land" means land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use. As of the compilation of this Housing Element (December 2020), based on records from the Riverside County Assessor, the City has identified 527 sites, representing 4,556 acres, within the city limits that have local agency ownership. Local agencies include:

- City of Moreno Valley (232 sites; 597 acres)
- Moreno Valley Community Services District (43 sites; 155 acres)
- Moreno Valley School District (58 sites; 644 acres)
- Riverside County (10 sites; 101 acres)
- Riverside County Flood Control and Water Conservation District (120 sites; 181 acres)
- Riverside County Regional Park and Open Space District (6 sites; 54 acres)
- State of California (51 sites; 2,655 acres)
- Western Riverside County Regional Conservation Authority (7 sites; 169 acres).

These sites are located in a diverse array of locations throughout the city with different General Plan Land Use designations and densities for potential residential development. It is noted that among these 527 sites, there are sites with existing land use of conserved lands, greenways, open space, or flood control. As such, residential development on such sites may not be suitable or desirable. There are, however, some sites with existing land use of school/educational facilities, public facilities, single-family residential, or vacant that could potentially accommodate residential redevelopment. In accordance with AB 1486 and AB 1255, the City will work with the local agencies to determine whether or not there is surplus/excess land that is not necessary for the agency's use and

may be identified as "surplus" for reporting to HCD and DGS with the intention of connecting developers to potential lands available for housing development affordable to lower-income house-holds.

#### **Utility and Service Systems**

Consistent with State law and guidance from HCD, all RHNA sites included on the Inventory have been screened to ensure they are in areas with existing or planned water, sewer, and other dry-utilities supply, including the availability and access to distribution facilities.

#### Water

Water service in Moreno Valley is provided by two agencies. Eastern Municipal Water District (EMWD) supplies most of the city, except for a 430-acre area on the west side which is served by Box Springs Mutual Water Company (BSMWC). Nearly all of RHNA sites included on the Inventory receive water service from EMWD. EMWD's 2015 Urban Water Management Plan (UWMP) provides water supply and demand projections in five-year increments through the year 2040. The UWMP also reports and sets water efficiency targets and guarantees that EMWD has the supply needed to meet demand through the year 2040.

The Inventory includes six Moderate and Above Moderate Income sites located in the Edgemont area that receive water service from BSMWC (APNs 291181027, 263132033, 263132030, 263132017, 263132016, 291120066). Of these six sites, five sites are residential pipeline projects inprogress and one site (APN 291181027) is designated R5 Residential and within the Above Moderate Income category. The Edgemont area is demarcated by the city border on the west, Alessandro Boulevard on the south, Frederick Street on the east, and Eucalyptus Avenue on the north. Unfortunately, sites in the Edgemont area currently experience challenges to water infrastructure to support development. The City completed an investigation of the issues related to operating and upgrading BSMWC water system in 2013. The objective of the analysis was to present estimated cost for replacing the entire water system to meet the water supply and fire suppression needs of ultimate development. The 2013 study concluded that it would be best to transfer the water service to either EMWD or Western Municipal Water District (WMWD) and include a complete replacement of the existing water system at a cost of \$21.8 million. While BSMWC has performed upgrades to the water system since the 2013 study, it should be noted that any redevelopment within their service area, likely requires substantial upgrades to ensure safe and reliable water supply is available. The City continues to work with housing developers and stakeholders to facilitate high-quality development in the Edgemont area, as evidenced by the several residential pipeline projects underway.

#### Sewer and Waste Management

Wastewater service in Moreno Valley is provided by two agencies. EMWD provides collection and treatment for most of the city, while the Edgemont Community Services District (ECSD) services a 1,500-acre area on the west side of the city (including the BSMWC water service area). The City provides trash, recycling, and special waste handling services to residents and businesses through a contract with Waste Management. No other haulers are authorized to operate within the city. All RHNA sites are located in areas with existing or planned sewer and waste management services and analysis has been conducted as part of the City's 2040 General Plan Update to identify future wastewater collection and conveyance system improvements needed to accommodate focused growth in certain areas.

#### Electrical Power and Natural Gas

Southern California Edison (SCE) and the Moreno Valley Electric Utility (MVU) provide electricity to the city. SCE, a subsidiary of Edison International, serves approximately 180 cities in 11 counties across central and southern California. Moreno Valley Utility (MVU) is a public power utility and serves over 6,500 residential and business clients in a service area that covers the eastern and southern portions of the city. SoCalGas provides the city with natural gas service. SoCalGas' service territory encompasses approximately 20,000 square miles and more than 500 communities. All RHNA sites are located in areas with existing or planned electrical power and natural gas services.

#### **Opportunities for Lot Consolidation**

The City of Moreno Valley has a number of incentives in place to facilitate and encourage lot consolidation, especially of underutilized sites. Taken together, the following incentives will constitute a lot consolidation incentive program that developers can utilize:

- Deferral of development impact fees for affordable housing until issuance of Certificate of Occupancy.
- Policy of keeping development impact fees at a lower level for affordable housing.
- Permit streamlining.
- Through the County of Riverside, Waiver of Traffic Uniform Mitigation Fees (TUMF) for affordable housing per the adopted ordinance.
- Provide density bonus pursuant to the City's density bonus ordinance.
- Provide a 100% density bonus for affordable senior housing projects.
- Several incentives are offered for projects within the Mixed Use-Overlay District including reduction in required parking, and an increase in maximum floor area ratio.

#### Mobile Home Parks

Zoning in the City of Moreno Valley allows mobile home parks in any residential zone with a Conditional Use Permit. This allows for maximum design flexibility. There are no established standards for the design of mobile home spaces.

Currently, mobile home parks must be large enough to allow for professional management and a decent living environment and each mobile home park must include a minimum of 5 acres and recreational amenities for the tenants. It would not be financially advantageous to develop mobile home parks on land zoned for multiple-family housing since higher density could not be achieved given the single-story nature of the units. Accordingly, it would not be financially feasible to develop mobile home parks in residential designations lower than Residential 5 (R5). Within the 2021-29 Housing Sites Inventory, a total of seven R5 vacant sites, five acres and larger and without environmental constraints, are adequate in both size and zoning for development of new mobile home parks (Table 6-4). It is important to note that the City of Moreno Valley does not have oversight of the operation of mobile home parks. The State Department of Housing and Community Development has oversight of all mobile home parks in the city.

Zoning	Density	Vacant	Number of	Number of Parcels 5
Designation	(Units/Acre)	Acres	Units <sup>1</sup>	Acres and Larger
R5	5	<b>84</b> <sup>2</sup>	33	7

 Table 6-4: Sites Appropriately Zoned and Available For Mobile Home Parks

I. 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.

Zoning Designation	Density (Units/Acre)	Vacant Acres <sup>2</sup>	Number of Units'
All Residential Zones	1-30	1,375	640

#### Table 6-5: Sites Appropriately Zoned and Available For Manufactured Homes

I. Units are calculated at 80% of total density capacity and reflect typical historical development patterns in the City. In Hillside Residential (HR), densities are based on the percentage slope calculation, with 1 unit for 5 acres utilized as an average density.

2. It is assumed that 10% of all available acreage (137.5 acres) could potentially be developed as manufactured housing.

Note: See Appendix G for a list of 2021-29 Housing Sites Inventory sites appropriately zoned and available for manufactured homes.

#### **Transitional and Supportive Housing and Emergency Shelters**

#### Transitional and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing. A person experiencing homelessness may live in a transitional apartment for a predetermined period of time, however not less than six months while receiving supportive services that enable independent living. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

The housing element must demonstrate that transitional housing and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). Any existing single-family or multiple-family dwelling can be used as transitional or supportive housing. In addition, boarding and rooming houses can be operated in the multiple-family residential zones without a Conditional Use Permit. Transitional and supportive housing will continue to be treated as residential uses pursuant to the requirements of SB2.

It is noted that Program 7-C of the Housing Plan states: *Pursuant to HUD-LA guidance, amend the definitions of the following terms found in the Planning and Zoning Code to help eliminate potential impediments to fair housing choice in Moreno Valley: "disability," "supportive housing," "transitional housing," "residential care facilities," and "special needs populations." Definitions will be amended for consistency with the federal Fair Housing Act, the California Fair Employment and Housing Act, and the California the Health and Safety Code as appropriate. Additionally, the Planning and Zoning Code will be revised to indicate the residential zones in which transitional and supportive housing is permitted.* 

Given the availability and number of housing units in Moreno Valley, it has never been necessary for a service provider to develop new housing for supportive housing. As a matter of fact, the City of Moreno Valley has one of the larger concentrations of supportive housing programs in Riverside County. According to the California Department of Social Services Community Care Licensing Division, the number of licensed group facilities, including group homes, small family homes, and adult residential facilities total 108 facilities. In addition, there are numerous churches and religious ministries that operate small supportive housing programs serving women and families in single-family homes.

Furthermore, the City of Moreno Valley is a member of the Joint Powers Authority for the March Air Reserve Base and it is a compelling assumption that most of the future transitional housing will be developed at/near the March Air Reserve Base. A nonprofit called U.S.VETS whose mission is to "help veterans and their families transition from homelessness by offering tailored support to gain independence" is currently developing the "March Veterans Village" that will provide affordable housing and supportive services located next to the March Air Reserve Base. Once all phases are completed, the March Veterans Village will consist of seven apartment buildings and be home to more than 400 veterans and their families. Phase 1 opened in early 2018 with the first of two buildings providing 138 permanent supportive housing. Phase 2 broke ground early 2020 and is under construction; this three-story complex will provide housing for up to 60 additional veterans.

Citywide, there are 649 vacant acres, appropriately zoned and available for transitional and supportive housing. It is assumed that no more than 10 percent of the available acreage would develop as manufactured housing during the planning period, resulting in a possible 920 units (Table 6-6).<sup>2</sup> Per SCAG's August 2020 Local Housing Data package for the City of Moreno Valley, there were 38 unsheltered people experiencing homelessness in Moreno Valley that were identified in the 2019 Riverside County Homeless Point-In-Time Count. In consideration of the 108 licensed group facilities in the city, the availability and number of existing housing units in Moreno Valley (57,523 units in 2020 according to the California Department of Finance), and the 649 vacant acres citywide appropriately zoned and available for transitional and supportive housing, the City of Moreno Valley has identified, facilitated, and encouraged the development of housing for all income levels, including transitional and supportive housing and emergency shelters.

# Table 6-6: Sites Appropriately Zoned and Available for Transitional andSupportive Housing

Zoning Designation	Density (Units/Acre)	Vacant Acres <sup>2</sup>	Number of Units <sup>i</sup>
Multiple-Family (R10-R30) and Mixed Use (Residential/Office, CEMU, and COMU)	10 and above	649	920

I. 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.

<sup>&</sup>lt;sup>2</sup> Supportive housing, as defined in Government Code Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted.

#### **Emergency Shelters**

#### Emergency Shelters With Conditional Use Permit

The City of Moreno Valley General Plan allows emergency homeless shelters with Conditional Use Permits in the following zones: Community Commercial (CC), Office Commercial (OC), Office (O), Public (P), Industrial (I), and Business Park-Mixed Use (BPX). Table 6-7 inventories all of the vacant land on which emergency shelters can be developed with a Conditional Use Permit. In total, the City of Moreno Valley has 439 vacant acres over 141 sites available for shelters with a Conditional Use Permit. The development review process for an emergency shelter would be identical to the City's standard review process. Non-profit applicants would receive a 25 percent reduction on the fee for an emergency shelter application. The City of Moreno Valley does not restrict the siting of shelters beyond the requirement that shelters be located within the allowed land use designations (Commercial, Office and Industrial/Business Park). The business park-mixed use, office and commercial zones do not have density designations and thus multiple-family developments would not be permitted, instead dormitory style shelters would be permitted in these zones. However, the Office Residential designation does have a density, thus allowing for the development of multiple-family units for shelter use.

The Conditional Use Permit issued by the City of Moreno Valley is valid for three years. A shelter facility must begin operation within three years of issuance of the Conditional Use Permit. If the facility does not begin operation within the three years, a new application would be required. A shelter must provide one parking space for every four beds. If ancillary services are to be provided at the shelter, such as free meals for persons not residing in the shelter, additional parking would be required. The shelter applicant could submit a parking study for comparable uses at a comparable facility in order to provide the City with examples of parking requirements.

Zoning Designation	Vacant Acres	Number of Parcels
Community Commercial	187	78
Office Commercial	77	22
Office	39	32
Public	10	2
Industrial	8	l
Business Park-Mixed Use	20	6
Total	439	4

Table 6-7: Vacant Sites Available for Emergency Shelters with Conditional Use Permit

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.

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 a	are available for emergend	cy shelters by-right.

Table 6-8: Vacant Sites 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.

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.	<ul> <li>Rental Assistance</li> <li>Home and Rental Rehabilitation Assistance</li> <li>First Time Home Buyers Assistance</li> </ul>
Moreno Valley Housing Authority	The Moreno Valley Housing Authority was created to address the City's need for safe and sanitary affordable housing opportunities for its residents. It was created in response to the dissolution of the City's redevelopment agency.	Implementation/administration of state and federal programs that: - Provide Loans to First Time Home Buyers - Rehabilitate substandard owner-occupied homes - Build new affordable housing - Purchase, repair and sell foreclosed homes

 Table 6-9: Resources Available for Housing Activities, City of Moreno Valley

Program Description	Eligible	Activities
State Resources		
Mortgage Credit Certificate (MCC)	Federal tax credit for low and moderate income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County	First Time Home Buyer Assistance
California Community Reinvestment Corporation (CCRC)	Private, non-profit mortgage banking consortium that provides long term debt financing for affordable multi-family rental housing	- New Construction - Rehabilitation - Acquisition of Properties
California Department of Housing & Community Development Predevelopment Loan Program	Low interest loans for the development of affordable housing with non-profit agencies	Predevelopment Loans
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services	Support Services
Mobile Home Park Conversion Program (M Prop)	Funds awarded to mobile home park tenant organizations to convert mobile home parks to resident ownership	- Acquisition - Rehabilitation
California Housing Finance Agency (CHFA) Multiple Rental Housing Programs	Below market rate financing offered to builders and developers of multiple family and elderly housing. Tax-exempt bonds provide below-market mortgage money	- New Construction - Rehabilitation - Acquisition of Properties
California Housing Rehabilitation Program	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and nonprofits sponsor housing rehabilitation projects.	- Rehabilitation - Repair of Code Violations - Property Improvements

#### Table 6-9: Resources Available for Housing Activities, City of Moreno Valley

Program Description	Eligible	Activities
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to provide below-market loans to first time homebuyers. Program is operated through participating lenders that originate loans purchased by CHFA.	- Home Buyer Assistance
Low Income Housing Tax Credit (LIHTC)	Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, of which the proceeds are utilized for housing development	- Rehabilitation - New Construction - Acquisition
Federal Resources –	Entitlement	
Community Development Block Grant (CDBG)	Entitlement program that is awarded to the City on a formula basis. The objectives are to fund housing activities and expand economic opportunities. Project must meet one of three national objectives: benefit low and moderate income persons; aid in the prevention or elimination of slums or blight; or meet other urgent needs.	<ul> <li>Section 108 Loan Repayments</li> <li>Historic Preservation</li> <li>Admin. &amp; Planning</li> <li>Code Enforcement</li> <li>Public Facilities Improvements</li> <li>Economic Development</li> <li>Housing Activities (i.e., acquisition, rehabilitation)</li> </ul>
HOME Investment Partnership Program	A flexible grant program for housing. The intent of this program is to expand the supply of decent, safe, and sanitary affordable housing. HOME is designed as a partnership program between the federal, state, and local governments, non-profit and for-profit housing entities to finance, build/rehabilitate and manage housing for lower-income owners and renters	- Multiple-Family Acquisition/Rehab - Single-Family CHDO Assistance - Administration
Emergency Shelter Grants (ESG)	Annual grant funds are allocated on a formula basis. Funds are intended to assist with the provision of shelter and social services for homeless	- Homelessness Prevention - Essential Services - Operating Expenses
Housing Opportunities for Persons with AIDS (HOPWA)	Funds are allocated to Lake Elsinore on behalf of all jurisdictions in Riverside County. Funds are made available countywide for supportive social services, affordable housing development, and rental assistance to persons with HIV/AIDS.	- Rental Assistance - Supportive Social Services - Administration
Mortgage Credit Certificate Program	Under the MCC Program, first-time homebuyers receive a tax credit for the year based on a percentage of the interest paid on their mortgage. This program may be used alone or in conjunction with a Down Payment Assistance Loan.	- Home Buyer Assistance

#### Table 6-9: Resources Available for Housing Activities, City of Moreno Valley

Program Description	Eligible	Activities
Low-income Housing Credit (LIHTC)	Program encourages the investment of private capital for the creation of affordable rental housing for low-income households. Tax credits are available to individuals and corporations who invest in such projects.	- New Construction - Housing Rehabilitation - Acquisition
Federal Resources –	- Competitive	
Supportive Housing Grant	Grants to improve quality of existing shelters and transitional housing. Increase shelters and transitional housing facilities for the homeless	Housing Rehabilitation
Section 8 Rental Assistance	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors and the disabled. Participants pay 30% of their adjusted income toward rent.	Rental Assistance
Section 811/202	Grants to non-profit developers of supportive housing for the elderly and persons with disabilities. Section 811 can be used to develop group homes, independent living, facilities, and intermediate care facilities.	<ul> <li>Acquisition</li> <li>Rehabilitation</li> <li>New Construction</li> <li>Rental Assistance</li> <li>Support Services</li> </ul>
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 Community Home Improvement Mortgage Program – Mortgages for purchase and rehabilitation of a home	Home Buyer Assistance Home Buyer Assistance/Rehab

#### Table 6-9: Resources Available for Housing Activities, City of Moreno Valley

Program Description	Eligible	Activities
	Fannie Neighbor – Underserved low income minorities are eligible for low down-payment mortgages for the purchase of single-family homes	Expand Home Ownership for Minorities
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium that pools resources to reduce lender risk in financing affordable housing. Provides long term debt financing for affordable multiple- family rental housing	- New Construction - Rehabilitation - Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to non-profit and for-profit developers, and public agencies for affordable low-income ownership and rental projects	- New Construction - Expand Home Ownership for Lower Income Persons
Savings Association Mortgage Company (SAMCO)	Statewide loan pool that provides thirty-year permanent loans for affordable housing projects, serving persons earning up to 120% of the median income.	- Construction - Redevelopment

Table 6-9: Resources Available for Housing Activities, City of Moreno Valley

#### **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
	: Availability of a wide range of housi re needs of Moreno Valley residents.	ng by location, type of unit, a	nd price to meet the existing
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 I mixed-use project over the planning period.	Ongoing As part of the SB2 grant work approved by HCD, staff will be updating the density bonus incentives section of the development code. It is expected that the development code amendment proposed under the LEAP grant will be updating our development code in all of these areas.	Adopted a density bonus incentive for multi-family projects that meet certain LEED standards. Modify program
1.3	The Moreno Valley Housing Authority will utilize available funding, HOME, CDBG, etc. allocations to provide the following incentives which may be applied to an affordable housing project: 1) Lease or purchase of City owned property at low rates; 2) Provision of off-site improvements.	Ongoing Finance used NSP and HOME funds for the 81-unit Courtyards at Cottonwood project in 2020.	Retain program
1.4	Encourage a mixture of diverse housing types and densities in new developments, guided by specific plans and the Mixed Use Overlay District, around Sunnymead and Alessandro Boulevards and throughout the City. Focus development activity within the Village Specific Plan (SP 204) area to suitably zoned underutilized land and the potential for mixed-use projects exists for the development of affordable housing. Goal was I mixed-use project over the planning period.	Ongoing	Modify to be consistent with new growth concept areas in the 2040 General Plan.

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
1.5	Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable. Objective was to use SC Edison grants to develop innovative development standards for energy conservation.	Ongoing Work was completed in 2014 under the Edison grant that included development of a Climate Action Strategy and GHG analysis/inventory. In addition, a Code amendment was completed that provides a density bonus for multi-family projects that meet specified LEED standards.	Modify program
1.6	Work with Habitat for Humanity to utilize vacant Housing Authority owned infill lots for single-family development to provide housing for lower income families and individuals. Objective: Approval of 8 unit Tract Map and building 8 units in the planning period. Tentative Tract map for project was approved at Planning Commission on December 12, 2013. Building of units to begin in Fall 2014.	Ongoing City Council in 2019 directed Grants Administration staff to dedicate HOME funds to a potential site location and the project should go to Planning Commission in 2021.	The 8-unit Habitat for Humanity project was completed in 2016. Modify program
1.7	Continue to track affordable housing units City-wide. This includes monitoring the method by which units remain affordable to lower-income households (e.g., covenants, deed restrictions, loans, etc.).	Ongoing	Modify program to assign responsibility of this action to the Community Development Department and the Moreno Valley Housing Authority.
1.8	The Planning Division will utilize design, development, processing and streamlining incentives, such as reductions in parking requirements, and other standards, to encourage residential uses and to promote more intense residential development in the Mixed Use Districts Overlay and Residential 30 (R30) areas. Objective was to promote development of one mixed-use project for lower and moderate-income households.	Ongoing There are no current projects in process.	Revise program based on the concept areas in the 2040 General Plan that allow for a mix of uses and mixed use. Update objective regarding promoting the development of one mixed use project for lower and moderate-income households.

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
1.9	Establish parking standards for senior and affordable housing developments that are located in proximity to transit stops. Objective was to promote high density housing near transportation opportunities and to promote development of one senior and affordable housing development over the planning period.	Completed	The City currently has reduced senior/affordable parking standards. These standards would be reviewed as part of the zoning consistency and development code update.
1.10	To encourage the development of affordable residential and mixed- use projects, the City will offer incentives such as a reduction in development standards (i.e., lot size and parking requirements) and with assistance from the Moreno Valley Housing Authority, subsidize a portion of development costs to encourage lot consolidation and to promote more intense residential and mixed-use development on vacant and underutilized sites within the Village Specific Plan (SP 204) area. While the City is more than able to accommodate the remaining RHNA allocation for the planning period on sites larger than one acre, this program allows for the City to begin planning for the future by encouraging property owners to consolidate adjacent properties to develop larger projects.	Ongoing	The redesignation of the Village Specific Plan area (Sunnymead Village) to allow higher density development is explored under the General Plan Update. The reduction in development standards can be explored further through the zoning consistency/development code update. Modify program

Goal H-2: Promote and preserve suitable and affordable housing for persons with special needs, including lower income households, large families, single parent households, the disabled, senior citizens and shelter for the homeless.

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
2.2	The Moreno Valley Housing Authority should facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities.	Ongoing The objective was not met.	Remove program
2.3	Consider pursuing a program through the Moreno Valley Housing Authority, if funding is available, or through interested certified Community Housing Development Organization's (CHDO) and/or non-profit organizations, to purchase affordability covenants on existing multiple-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households. The goal was one project of a	Ongoing The objective has not been met.	Continue program
	minimum of 40 units for extremely- low and very-low incomes.		
2.4	To comply with Senate Bill 2, the City has amended the Moreno Valley Industrial Area Plan (SP 208) to permit emergency shelters by right in the Industrial Support Area without a conditional use permit or other discretionary permit. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and will work with appropriate organizations to ensure the needs of the homeless population whenever possible. The objective was a yearly review of inventory sites in the Moreno Valley Industrial Area Plan (SP 208).	Ongoing Planning staff has not actively been monitoring the inventory sites in SP 208 area, which as of today does not have many vacant parcels.	This action was looked at during the COVID declaration, and staff should follow up with the Emergency Operations Manager. Continue but try to approach this action through the General Plan's policies and actions.

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
2.5	The City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.	Ongoing The CHFA program is still in operation. There were no similar programs that might be included.	Continue program
2.6	Continue cooperation with the Riverside County Housing Authority to provide Section 8 rental assistance and work with property owners to encourage expansion of rental projects participating in the program.	Ongoing	The County is contributing Section 8 rental assistance to the Courtyards at Cottonwood project. Continue program
2.7	Provide incentives for development of lower income housing through the density bonus program. Actively promote its use in conjunction with mixed-use projects in the Mixed Use Districts Overlay, for senior housing, and within multiple-family zones. Objective was I 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 I 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 Description and Objective	Timeframe and Progress	Implementation Status and
Program			Recommendation for the
U U			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.
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	Continue program 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	Ongoing	Objective has not been met, however, the City continues to actively support affordable housing development.
	cycle.		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	Ongoing	Modify to state that the City will work with Box Springs
	Springs Municipal Water Company (BSMWC) service area (Previously referred to as Program 8.22). The objective was for the City to research grant opportunities.	The City has not been able to locate any grant funding for this purpose. Box Springs may have searched out funding independently.	Municipal Water Company Service area to support their pursuit of grant funding efforts to upgrade water infrastructure.
Goal H-4	I: 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	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	Ongoing	Continue program
	repaired and remove when necessary and feasible.	The target was met.	
	The target goal was 3 units during the planning period.		

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.
5.5	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	Ongoing	longer funds code related

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.

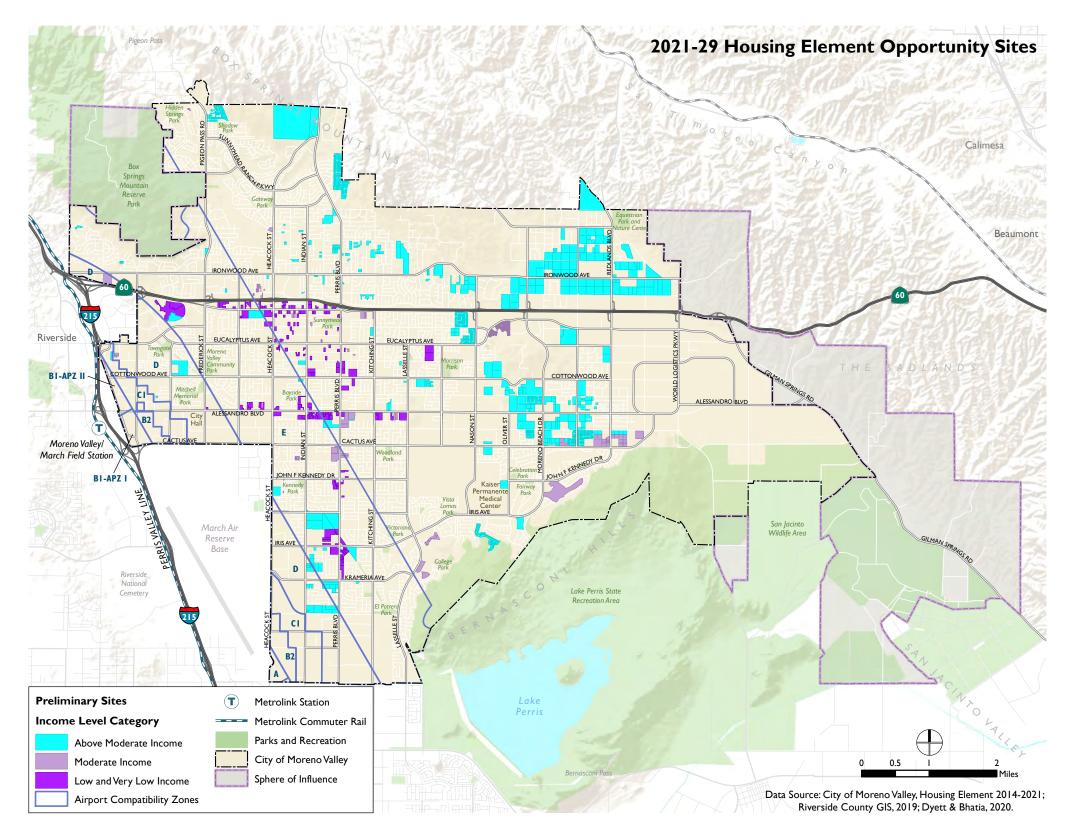
Information detailing fair housingtraining, and enforcement.practices will be made available atRCFHC will inform tenants andCity Hall and on the City's website.landlords of their legal rightsAdditionally, the City willand responsibilities, whileparticipate with the Riversideproviding mediation andCounty Fair Housing Council toenforcement of those rights.conduct workshops and seminarsThe Council will also provideabout landlord and tenantreferrals, training, and technicalresponsibilities and rightsassistance. (Anti-(Previously referred to as ProgramDiscrimination-Services &8.7). The objective was to assistLandlord-Tenant-Counseling-2,500 households during theServices for 2020-2021)planning cycle of 2014-2021.Education opportunitiescontinue on a regular basis.		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	Ongoing	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-
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Continue program

Action / Program	Program Description and Objective	Timeframe and Progress	Implementation Status and Recommendation for the 2021-2029 Housing Element
7.2	The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Moreno Valley will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Moreno Valley will work with the Inland Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.	Ongoing	Modify to clarify that supportive housing will be addressed through the development code amendment that will be prepared. Funds are being requested under the LEAP grant (2020/2021) to support this work. Continue program

## **APPENDIX A:**

### 2021-29 MORENO VALLEY HOUSING SITES INVENTORY



Numerical         Numerical        Numerical         Numerical <t< th=""><th>Jurisdiction Name</th><th></th><th>5 Digit ZIF Code</th><th>Number</th><th>Consolidated Sites (Current)</th><th>Zoning Designation (Current)</th><th>Minimum Density Allowed (units/acre)</th><th>Max Density Allowed (units/acre)</th><th>Parcel Size (Acres)</th><th></th><th></th><th>Publicly-Owned</th><th>Site Status</th><th>Identified in Last/Last Two Planning Cycle(s)</th><th>Lower Income Capacity</th><th>Moderate Income Capacity</th><th>Above Moderate Income Capacity</th><th>Total Capacity</th><th>Proposed General Plan (GP) Designation</th><th>Ownership</th><th>Site Remark</th></t<>	Jurisdiction Name		5 Digit ZIF Code	Number	Consolidated Sites (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)			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
Norw         Norw        Norw        Norw        N	Gity of Moreno Valley	21159 JENNINGS CT	92557	256150025	R5 Residential	R5		5	0.36	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	ROY C EASLEY	Vacant Sites included in 2008 and 2014 Housing Element
Name         Name        Name        Name        N			92557			R5		5	0.35	Vacant				-			1	1			-
More			92557			R5		5	0.44	Vacant			Available				1	1			
Math	City of Moreno Valley	21143 JENNINGS CT	92557	256150035	R5 Residential	R5		5	0.37	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	ROY C EASLEY	-
Mathematic         Mathematic        Mathematic        Mathemat	City of Moreno Valley	WINDING RD	92557	256222007	R5 Residential	R5		5	0.36	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	SHARON D LAMBERT	Vacant Sites included in 2008 and 2014 Housing Element
Substrate         Substrate        Substrate         Substrate <th< td=""><td>City of Moreno Valley</td><td>WINDING RD</td><td>92557</td><td>256222011</td><td>R5 Residential</td><td>R5</td><td></td><td>5</td><td>0.29</td><td>Vacant</td><td>Yes - Current</td><td>NO - Privately-Owned</td><td>Available</td><td>Used in Two Consecutive Prior Housing Elements - Vacant</td><td></td><td></td><td>1</td><td>1</td><td>R5 Residential</td><td>JUAN CARLOS AGUILAR</td><td>Vacant Sites included in 2008 and 2014 Housing Element</td></th<>	City of Moreno Valley	WINDING RD	92557	256222011	R5 Residential	R5		5	0.29	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	JUAN CARLOS AGUILAR	Vacant Sites included in 2008 and 2014 Housing Element
Subset         Subset        Subset        Subset        Subset <td>City of Moreno Valley</td> <td>WINDING RD</td> <td>92557</td> <td>256222012</td> <td>R5 Residential</td> <td>R5</td> <td></td> <td>5</td> <td>0.36</td> <td>Vacant</td> <td>Yes - Current</td> <td>NO - Privately-Owned</td> <td>Available</td> <td>Used in Two Consecutive Prior Housing Elements - Vacant</td> <td></td> <td></td> <td>1</td> <td>1</td> <td>R5 Residential</td> <td>CAROL DOBSON</td> <td>Vacant Sites included in 2008 and 2014 Housing Element</td>	City of Moreno Valley	WINDING RD	92557	256222012	R5 Residential	R5		5	0.36	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	CAROL DOBSON	Vacant Sites included in 2008 and 2014 Housing Element
	City of Moreno Valley	FEATHERBROOK CT	92557		R10 Residential			10	0.15				Available	Not Used in Prior Housing Element		1					Vacant Sites not included in previous Housing Elements
Number         Number        Number        Number </td <td>City of Moreno Valley</td> <td>FEATHERBROOK CT</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>10</td> <td>0.16</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td>-</td> <td></td> <td></td> <td></td>	City of Moreno Valley	FEATHERBROOK CT						10	0.16							1		-			
other         other <t< td=""><td>City of Moreno Valley</td><td>21644 DRACAEA AVE</td><td>92553</td><td>263132016</td><td></td><td>R15</td><td></td><td>3</td><td>2.35</td><td>Vacant</td><td>Yes - Current</td><td>NO - Privately-Owned</td><td>Pending Project</td><td>Not Used in Prior Housing Element</td><td></td><td></td><td>33</td><td>33</td><td>R3 Residential</td><td>APOLLO IV DEV GROUP</td><td>Vacant Sites not included in previous Housing Elements</td></t<>	City of Moreno Valley	21644 DRACAEA AVE	92553	263132016		R15		3	2.35	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			33	33	R3 Residential	APOLLO IV DEV GROUP	Vacant Sites not included in previous Housing Elements
	City of Moreno Valley	LANCASTER LN	92553	263132017		R15		15	1.04	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			16	16	Residential Office	APOLLO IV DEV GROUP	Vacant Sites not included in previous Housing Elements
Shore         Shore <t< td=""><td>City of Moreno Valley</td><td>13171 EDGEMONT ST</td><td>92553</td><td>263132030</td><td>Office R/O Residential</td><td>R10</td><td></td><td>15</td><td>1.30</td><td>Vacant</td><td>Yes - Current</td><td>NO - Privately-Owned</td><td>Pending Project</td><td>Not Used in Prior Housing Element</td><td></td><td>12</td><td></td><td>12</td><td>Residential Office</td><td>APOLLO III DEV GROUP</td><td>Vacant Sites not included in previous Housing Elements</td></t<>	City of Moreno Valley	13171 EDGEMONT ST	92553	263132030	Office R/O Residential	R10		15	1.30	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		12		12	Residential Office	APOLLO III DEV GROUP	Vacant Sites not included in previous Housing Elements
Mathematical	City of Moreno Valley	13191 EDGEMONT ST	92553	263132033		R10		15	0.65	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		6		6	Residential Office	APOLLO III DEV GROUP	Vacant Sites not included in previous Housing Elements
Mathematical	City of Moreno Valley	PIGEON PASS RD	92557	264100021	Office B5 Residential	85		5	2 30	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	R5 Residential	DAVID P VO	Vacant Sites not included in previous Housing Elements
Mean         Mean        Mean        Mean <thm< td=""><td>City of Moreno Valley</td><td>MARK TWAIN</td><td>92557</td><td>264236001</td><td>R10 Residential</td><td>RS10</td><td></td><td>10</td><td>2.14</td><td></td><td></td><td></td><td>Available</td><td>Used in Two Consecutive Prior Housing Elements - Vacant</td><td></td><td>15</td><td>-</td><td>15</td><td>R10 Residential</td><td>A 1 PROP MANAGEMENT</td><td>Vacant Sites included in 2008 and 2014 Housing Element</td></thm<>	City of Moreno Valley	MARK TWAIN	92557	264236001	R10 Residential	RS10		10	2.14				Available	Used in Two Consecutive Prior Housing Elements - Vacant		15	-	15	R10 Residential	A 1 PROP MANAGEMENT	Vacant Sites included in 2008 and 2014 Housing Element
	City of Moreno Valley	21595 BOX SPRINGS RD						30	12.19	Multi Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	501	266					Non-Vacant Sites not included in previous Housing Elements
Image         Image <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>30</td><td>31.66</td><td></td><td></td><td>,</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>HOLDING</td><td></td></t<>								30	31.66			,								HOLDING	
Image         Image <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>30</td><td>9.73</td><td></td><td></td><td></td><td></td><td></td><td>178</td><td></td><td></td><td></td><td></td><td>HOLDINGS</td><td></td></t<>								30	9.73						178					HOLDINGS	
Bit Monton         Bit Mo	City of Moreno Valley	NE OF COTTONWOOD AVE AND				MUC, SP 200 R10		30 10					Available Pending Project	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant							
			92553	291181027	R5 Residential	R5		5	0.40	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	R5 Residential	FERNANDO MIRANDA CASAS	Vacant Sites not included in previous Housing Elements
			92553			CC SP 204		25	7.07				Available		135			135	Corridor Mixed Use	MORENO VALLEY PLAZA	
Bit Model         Bit Model <t< td=""><td>City of Moreno Valley</td><td>23935 SUNNYMEAD BLV</td><td>92553</td><td>292100011</td><td>C Commercial</td><td>CC, SP 204</td><td></td><td>25</td><td>7.03</td><td>General/Retail Commercial</td><td>Yes - Current</td><td>NO - Privately-Owned</td><td>Available</td><td>Not Used in Prior Housing Element</td><td>127</td><td></td><td></td><td>127</td><td>Corridor Mixed Use</td><td>MORENO VALLEY PLAZA</td><td>Non-Vacant Sites not included in previous Housing Elements</td></t<>	City of Moreno Valley	23935 SUNNYMEAD BLV	92553	292100011	C Commercial	CC, SP 204		25	7.03	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	127			127	Corridor Mixed Use	MORENO VALLEY PLAZA	Non-Vacant Sites not included in previous Housing Elements
Physical Physic	City of Moreno Valley	23805 SUNNYMEAD BLV	92553	292100016	C Commercial			25	17.64	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			317	317	Corridor Mixed Use	MORENO VALLEY PLAZA	Non-Vacant Sites not included in previous Housing Elements
Def Monore         Def Mon	City of Moreno Valley City of Moreno Valley	HEACOCK ST 23846 SUNNYMEAD BLV				CC CC, SP 204		25 25	5.04 1.47												Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
Def Monore         Def Mon	City of Moreno Valley	23874 SUNNYMEAD BLV	92553	292160009	C Commercial	CC, SP 204		25	0.63	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11	Corridor Mixed Use	EDDY HSIEH	Non-Vacant Sites not included in previous Housing Elements
	City of Moreno Valley	23848 SUNNYMEAD BLV			C Commercial			25	0.07	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11						Non-Vacant Sites not included in previous Housing Elements
Displace			07553					25	0.64				Available	-						FOR RECONVEY	
Condensity         Condens	City of Moreno Valley	HEMLOCK AVE	92557	292170017	R15 Residential	R15		15	0.91	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		9		9	R15 Residential	GTE CALIF	Vacant Sites not included in previous Housing Elements
Chi Al Marcale VI         Marcale VI        Marcale VI         M								15	1.08												-
Orthologe       Output       Output <td>City of Moreno Valley</td> <td>HEMLOCK AVE</td> <td>92557</td> <td>292181004</td> <td>R15 Residential</td> <td></td> <td></td> <td>15 15</td> <td>1.08 0.89</td> <td>Single Family Residential Vacant</td> <td>Yes - Current</td> <td>NO - Privately-Owned</td> <td>Pending Project Available</td> <td>Not Used in Prior Housing Element</td> <td></td> <td></td> <td></td> <td>9</td> <td>R15 Residential</td> <td>JOHN CHARLES SMITH</td> <td>Vacant Sites not included in previous Housing Elements</td>	City of Moreno Valley	HEMLOCK AVE	92557	292181004	R15 Residential			15 15	1.08 0.89	Single Family Residential Vacant	Yes - Current	NO - Privately-Owned	Pending Project Available	Not Used in Prior Housing Element				9	R15 Residential	JOHN CHARLES SMITH	Vacant Sites not included in previous Housing Elements
Markane         Markane <t< td=""><td></td><td></td><td></td><td></td><td></td><td>R15</td><td></td><td>15</td><td>0.16</td><td>Vacant</td><td></td><td></td><td>Available</td><td></td><td></td><td>1</td><td></td><td>1</td><td></td><td></td><td></td></t<>						R15		15	0.16	Vacant			Available			1		1			
Anome         Anoome         Anome         Anome </td <td></td> <td></td> <td></td> <td></td> <td></td> <td>R5</td> <td></td> <td>5</td> <td>0.89</td> <td>Vacant</td> <td></td> <td>,</td> <td></td> <td></td> <td></td> <td></td> <td>3</td> <td>3</td> <td></td> <td>TARAZAS</td> <td></td>						R5		5	0.89	Vacant		,					3	3		TARAZAS	
A MACO AND         No.         No.        No.        No.         No.         No	City of Moreno Valley	HEMLOCK AVE	92557	292211007	R15 Residential	R15		15	0.41	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		7		7	R15 Residential	OM MACARTHUR	Vacant Sites included in 2008 and 2014 Housing Element
Op/         Op/         All Relation         Bit Relation         B	City of Moreno Valley	HEMLOCK AVE	92557	292222015	R15 Residential	R15		15	0.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	R15 Residential		Vacant Sites not included in previous Housing Elements
Open decay         Sign Symmetry         Sign Symmet	City of Moreno Valley	HEMLOCK AVE	92557	292222036	R15 Residential	R15		15	0.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		2	R15 Residential	BLANCA ESTELLA	Vacant Sites not included in previous Housing Elements
Op/Adversion         Op/Adversion<	City of Moreno Valley	23550 SUNNYMEAD BLV						25	1.04											ZIBA INDUSTRIES INC	Non-Vacant Sites not included in previous Housing Elements
Opp de Norme Mar	City of Moreno Valley City of Moreno Valley	23670 TOWER ST SUNNYMEAD BLVD			C Commercial C Commercial	CC, SP 204 CC, SP 204		25 25	2.02		Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element				40 21	Corridor Mixed Use Corridor Mixed Use		Non-Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
Opt         Desc         Que         Que         Que         Que         Pail         Number desc         Pail         Pail        Pail      Pail         and pail        A					C Commercial			25	0.80				Available								Non-Vacant Sites not included in previous Housing Elements
Opp of Amery Vision         SUMMY ADAUMY         SUMMY ADAUMY ADAUMY         SUMMY ADAUMY ADAUM	City of Moreno Valley	OLIVE WOOD PLAZA DR	92553	292241015		CC, SP 204		25	0.96	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element	19			19	Corridor Mixed Use	ALLIANCE OLIVEWOOD	Vacant Sites not included in previous Housing Elements
Circle Macronality         SUMMARY LUV         SUMMARY LUV <td>City of Moreno Valley</td> <td>SUNNYMEAD BLVD</td> <td>92553</td> <td>292250012</td> <td>C Commercial</td> <td>CC, SP 204</td> <td></td> <td>25</td> <td>0.84 1.41</td> <td>Vacant</td> <td>Yes - Current</td> <td>NO - Privately-Owned</td> <td>Available</td> <td>Not Used in Prior Housing Element</td> <td>28</td> <td></td> <td></td> <td>28</td> <td>Corridor Mixed Use</td> <td>SUNNYMEAD INV INC</td> <td>Vacant Sites not included in previous Housing Elements</td>	City of Moreno Valley	SUNNYMEAD BLVD	92553	292250012	C Commercial	CC, SP 204		25	0.84 1.41	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28			28	Corridor Mixed Use	SUNNYMEAD INV INC	Vacant Sites not included in previous Housing Elements
Chy di Monrovaliny         2020 L/S AMDRO IVI         P333         P30000         Commercial         NC         P 27         NC        P 27         NC         P 27       NC </td <td>City of Moreno Valley</td> <td>SUNNYMEAD BLVD</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>25</td> <td>3.05</td> <td></td> <td>Yes - Current</td> <td>NO - Privately-Owned</td> <td></td> <td></td> <td>60</td> <td></td> <td>12</td> <td></td> <td></td> <td></td> <td></td>	City of Moreno Valley	SUNNYMEAD BLVD						25	3.05		Yes - Current	NO - Privately-Owned			60		12				
Org         Monor Value         Victor         Victor        Victor         Victor        Victor<	City of Moreno Valley	23020 ALESSANDRO BLV	92553	296200003	C Commercial	NC		25	0.72	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				13	Corridor Mixed Use	EVANGELOS KARPOUZIS	Non-Vacant Sites not included in previous Housing Elements
Orgent Montor Value         2350 MIXESANDRO 10 VL 20         250 MIXESANDRO 10 VL 20        250 MIXESANDRO 10						NC		25	2.24												Non-Vacant Sites not included in previous Housing Elements
Chy of Meerie Valley         2253         2263         Commercial         N.C         P.2         A.O.         General/Netal Commercial         Yes - Currett         N.O. Privately-Owner         Available         Net Used in Prior Nousing Elements         74         C         74         Cordor Mieude Use         OASS COMMUNITY OUICN         No-Vacant Sites not included in previous Housing Elements           Chy of Moeries Valley         205500FF         Schule Valley         Schule Valley         No-Privately-Owner         Available         Not Used in Prior Nousing Elements         18         C         Cordor Mieude Use         OASS COMMUNITY OUICN         No-Vacant Sites not included in previous Housing Elements           Chy of Meeries Valley         Solution         Schule Valley         No         Privately-Owner         No-Privately-Owner         Available         Not Used in Prior Housing Elements         18         R        R         R       R	City of Moreno Valley	23550 ALESSANDRO BLV 100	92553	296280020	C Commercial	NC		25	2.25	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	41			41	Corridor Mixed Use	GRAHAM SQUARE	Non-Vacant Sites not included in previous Housing Elements
Chy       Application       Application <t< td=""><td>City of Moreno Valley</td><td>23750 ALESSANDRO BLV C</td><td>92553</td><td>296300005</td><td>C Commercial</td><td>NC</td><td></td><td>25</td><td>4.00</td><td>General/Retail Commercial</td><td>Yes - Current</td><td>NO - Privately-Owned</td><td>Available</td><td>Not Used in Prior Housing Element</td><td>74</td><td></td><td></td><td>74</td><td>Corridor Mixed Use</td><td>OASIS COMMUNITY CHURCH</td><td>Non-Vacant Sites not included in previous Housing Elements</td></t<>	City of Moreno Valley	23750 ALESSANDRO BLV C	92553	296300005	C Commercial	NC		25	4.00	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	74			74	Corridor Mixed Use	OASIS COMMUNITY CHURCH	Non-Vacant Sites not included in previous Housing Elements
Number         Numbr         Numbr         Numbr <td></td> <td></td> <td>92553</td> <td>296300007</td> <td>C Commercial</td> <td>NC</td> <td></td> <td>25</td> <td>1.02</td> <td>General/Retail Commercial</td> <td>Yes - Current</td> <td>NO - Privately-Owned</td> <td>Available</td> <td>Not Used in Prior Housing Element</td> <td>18</td> <td></td> <td></td> <td>18</td> <td>Corridor Mixed Use</td> <td>OASIS COMMUNITY CHURCH</td> <td>Non-Vacant Sites not included in previous Housing Elements</td>			92553	296300007	C Commercial	NC		25	1.02	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18			18	Corridor Mixed Use	OASIS COMMUNITY CHURCH	Non-Vacant Sites not included in previous Housing Elements
Orly of Mercen Valley         INOV MIRT CT         9255         30428011         L, SP 133         S         2.54         Greenway/Open Space         Yes - Current         NO<-Privately-Owned         Pending Project.         No Used in Pior Nousing Elements         Bescidential         N/V MORS         N/V MORS         N/V MORS         N/V More Statistics	City of Moreno Valley	28095 JOHN F KENNEDY DR	92555	304100007				20	49.77	Golf Course	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		358		358	R20 Residential	ROC III CA BELAGO	Non-Vacant Sites not included in previous Housing Elements
Orly of Mercen Valley         INOV MIRT CT         9255         30428011         L, SP 133         S         2.54         Greenway/Open Space         Yes - Current         NO<-Privately-Owned         Pending Project.         No Used in Pior Nousing Elements         Bescidential         N/V MORS         N/V MORS         N/V MORS         N/V More Statistics	Gity of Moreno Valley	15551 VIA DEL LAGO	92555	304260007	R10 Residential	M, SP 193		10	10.20	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			135	135	R10 Residential	VIA DEL LAGO HOMES	Vacant Sites not included in previous Housing Elements
Up d More Valley         MMMRTT C         9255         30420013         Explanded         L S P 193         S         0.6         Greenway/Desplace         Ves - Lurret         N.0 - Privately-Owne	City of Moreno Valley	HAMMETT CT	92555	304280011	R5 Residential	L, SP 193		5	2.54	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R5 Residential	MV HOMES	Non-Vacant Sites not included in previous Housing Elements
Or More Valle         S77 MAMMETT         S75 MAMMETT         S75 MAMMETT         S75 MAMMETT         S77 MAMMETT	City of Moreno Valley	HAMMETT CT	92555	304280013	R5 Residential	L, SP 193		5	0.06	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1		R5 Residential	SERGIO GALLARDO	Non-Vacant Sites not included in previous Housing Elements
Other Mathematical Control         Space         S								2						-			1	1			-
Organization         Organization<								5									1	1			
Characterization         Constraint         C								5						-			1	1			Non-Vacant Sites included in 2008 and 2014 Housing Element
	City of Moreno Valley		92555			-,		5	0.16		Yes - Current	,		-			1	1			
Oty of Moreno Valley         ISB11 HAMMETT CT         9255         304580006         R5 Residential         L, SP 193         5         0.16         Single Family Residential         Yes - Current         NO - Privately-Owned         Pending Project         Used in Prior Housing Element - Non-Vacant         1         1         R5 Residential         WEI XIANG         Non-Vacant Sites included in 2008 and 2014 Housing Element - Non-Vacant         1         1         R5 Residential         WEI XIANG         Non-Vacant Sites included in 2008 and 2014 Housing Element - Non-Vacant         1         1         R5 Residential         WEI XIANG         Non-Vacant Sites included in 2008 and 2014 Housing Element - Non-Vacant         1         1         R5 Residential         WEI XIANG         Non-Vacant - Non-Vacant         1         1         R5 Residential         WEI XIANG         Non-Vacant - Non-Vacant         1         1         R5 Residential         WEI XIANG         Non-Vacant - Non-Vacant         1         1         R5 Residential         WEI XIANG         Non-Vacant - Non-Vacant         1         1         R5 Residential         WEI XIANG         Non-Vacant - Non-Vacant         1         1         R5 Residential         WEI XIANG         Non-Vacant - Non-Vacant         1         1         R5 Residential         WEI XIANG         Non-Vacant - Non-Vacant         1         1         1         1         <	City of Moreno Valley	15795 HAMMETT CT	92555	304580005	R5 Residential	L, SP 193		5	0.16		Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KEEFE D SWINSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
	City of Moreno Valley	15811 HAMMETT CT	92555	304580006	R5 Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	WEI XIANG	Non-Vacant Sites included in 2008 and 2014 Housing Element

Jurisdiction Name	Site Address/Intersection	5 Digit ZIF Code	Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)		Infrastructure		Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Moderate Income Income Capacity Capacity		Capacit	Proposed General y Plan (GP) Designatio	Ownership	Site Remark
City of Moreno Valley	15827 HAMMETT CT	92555	304580007		R5 Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	ROBERT E THURMAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	304580008		R5 Residential	L, SP 193		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	SCOTT KRICHBAUM	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15859 HAMMETT CT	92555	304580009		R5 Residential	L, SP 193		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	THOMAS S WEBB	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley City of Moreno Valley		92555 92555	304580010 304580011		R5 Residential R5 Residential	L, SP 193 L, SP 193		5		Single Family Residential Single Family Residential				Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	ANTHONY HILL JOE L PRICE	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92555	304580012		R5 Residential	L, SP 193		5		Single Family Residential	Yes - Current			Not Used in Prior Housing Element		1	1	R5 Residential	TARONGOY BUTCH Y & CHERYLL GRACE B FAMILY	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ARGET HAMMAETT CT	92555	304580013		R5 Residential	1 50 102		F	0.16	Single Family Residential	Yor Current	NO Brinstoly Owned	Bonding Project	Not Used in Prior Housing Element		1	1	R5 Residential	TRUST DATED 5/29/2019 SHARON S GREENWALT	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15683 HAMMETT CT	92555	304580014		R5 Residential	L, SP 193		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	LEONARD CARL BROCK	Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley	15715 HAMMETT CT	92555	304580015 304580016		R5 Residential R5 Residential	L, SP 193		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential	JOEL EGGLETON	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley	15638 HAMMETT CT	92555 92555	304581001 304581002			L, SP 193		5 5	0.15	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	QIANGLIN CAI MICHAEL G ALLEN	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92555 92555	304581003 304581004		R5 Residential R5 Residential	L, SP 193 L, SP 193		5		Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	JOHN MONROE LOUGH KALISHA MARKHAM	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92555 92555	304581005 304581006		R5 Residential R5 Residential	L, SP 193 L, SP 193		5		Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	BRIAN V THOMAS OLAWALE A DAVIES	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	15718 HAMMETT CT	92555 92555	304581007 304581008		R5 Residential R5 Residential			5	0.14	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	ERINN O COOPER JAMES LEE FORD	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley	15750 HAMMETT CT	92555	304581009 304581010		R5 Residential R5 Residential	L, SP 193		5	0.14	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	JOHNNY PEREZ ZIBIN ZHANG	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley	15782 HAMMETT CT	92555	304581011 304581012		R5 Residential R5 Residential	L, SP 193		5			Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	MACK W MOORE	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15814 HAMMETT CT	92555	304581013		R5 Residential	L, SP 193		5		Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	R5 Residential R5 Residential	GRACE ESTEVES	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	15846 HAMMETT CT	92555 92555	304581014 304581015		R5 Residential R5 Residential	L, SP 193		5	0.16	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential	JESUS S SANTOYO MARIA M SESE	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley	15878 HAMMETT CT	92555 92555	304581016 304581017		R5 Residential R5 Residential			5 5		Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	CHRISTOPHER BOSWELL IAN RAMOS	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92555 92555	304581018 304581019		R5 Residential R5 Residential	L, SP 193 L, SP 193		5	0.14	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	TERENCE D KELLY NAOMI SANADA	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	15791 TURNBERRY ST	92555 92555	304581020 304581021		R5 Residential R5 Residential	L, SP 193 L, SP 193		5	0.21	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	RICARDO MONTES LIXIA HUANG	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley	15766 TURNBERRY ST	92555 92555	304582001 304582002		R5 Residential R5 Residential	L, SP 193		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	LATANYA C TILLMAN SONIA GONZALEZ	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley	15798 TURNBERRY ST	92555	304582003 304582004		R5 Residential R5 Residential	L, SP 193		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	DURGA SINGH	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27180 HAMMETT CT	92555	304582005		R5 Residential	L, SP 193		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	JOSEPH COMBS	Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley	27200 HAMMETT CT	92555 92555	304582006 304582007		R5 Residential R5 Residential	L, SP 193		5	0.17	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential	WILLIAM PRUDHOMME	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	27220 HAMMETT CT	92555 92555	304582008 304582009			L, SP 193		5 5	0.14	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	EDDIE GAMBOA WANLONG WANG	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	27240 HAMMETT CT	92555 92555	304582010 304590001			L, SP 193		5	0.14	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	SELENA MOOREHEAD JASON DEMERY	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92555 92555	304590002 304590003		R5 Residential R5 Residential			5		Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	TOMMY LIN VERVIL V VILLENA	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	27270 HAMMETT CT 27280 HAMMETT CT	92555 92555	304590004 304590005		R5 Residential R5 Residential	L, SP 193 L, SP 193		5	0.16	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	YUANCHUN GAN JOEL MANALO	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley	27290 HAMMETT CT	92555 92555	304590006 304590007		R5 Residential R5 Residential			5		Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	STEED DAMOL SAMS JORGE PULIDO	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley	27310 HAMMETT CT	92555	304590008 304590009		R5 Residential R5 Residential	L, SP 193		5	0.17	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	RICKEY LEE SLAUGHTER MICHAEL JR DEGONIA	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	27330 HAMMETT CT	92555	304590010 304590011		R5 Residential			5	0.17		Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	JOHN STANTON REBEKAH C GUUL	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27350 HAMMETT CT	92555	304590012		R5 Residential	L, SP 193		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential	CORAL RAE QUIJADA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	27370 HAMMETT CT	92555 92555	304590013 304590014		R5 Residential R5 Residential	L, SP 193		5	0.23	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	DEBBRA CAW ERICA UDOFFIA	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley	27345 HAMMETT CT	92555 92555	304590015 304590016		R5 Residential R5 Residential	L, SP 193		5 5		Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	RORY HARLEY TAURUS BARNES	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	27335 HAMMETT CT 15950 SAND HILLS CT	92555 92555	304590017 304590018		R5 Residential R5 Residential	L, SP 193 L, SP 193		5	0.19	Single Family Residential Single Family Residential				Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	ARTHUR TODD SWINGLER CRYSTAL PRUDHOME	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	15958 SAND HILLS CT 15966 SAND HILLS CT	92555 92555	304590019 304590020		R5 Residential R5 Residential	L, SP 193 L, SP 193		5	0.22	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	GREGORY D KENISON MV HOMES	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	15974 SAND HILLS CT	92555 92555	304590021 304590022		R5 Residential R5 Residential	L, SP 193 L, SP 193		5	0.22	Single Family Residential Single Family Residential		NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	FRANCISCO AGUILAR NKEMDILIM SHELA ONIYAH	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
		92555	304590023		R5 Residential	L SP 193		-						Not Used in Prior Housing Element			1	R5 Residential	AMARACHUKWU ONA A MITCHELL	
City of Moreno Valley	15998 SAND HILLS CT	92555	304590024		R5 Residential	L, SP 193		5	0.68		Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	ARTHUR TODD SWINGLER	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley		92555 92555	304590025 304590026		R5 Residential R5 Residential			5	0.15	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	RAELENE A TAPIA JOSE MURILLO	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	15955 SAND HILLS CT	92555 92555	304590027 304590028		R5 Residential R5 Residential	L, SP 193		5 5	0.18	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	LARRIETTA JACKSON OSCAR ENRIQUE OLIVA	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
		92555	304590029		R5 Residential	L, SP 193		5		Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	KIFF MARISTELLA BALUCANAG REVOCABLE	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	27305 HAMMETT CT 27295 HAMMETT CT	92555 92555	304590030 304590031		R5 Residential R5 Residential	L, SP 193 L, SP 193		5		Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	RODNEY A JORDAN RONALD EUGENE CARTER	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley		92555 92555	304590032 304590033		R5 Residential R5 Residential			5	0.16		Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	SYLVIA GARCIA ROSCOE PATOS	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	15958 CHERRY HILLS CIR	92555	304590034 304590035		R5 Residential			5	0.21	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	BER VANG RODNEY BOWEN	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
	15974 CHERRY HILLS CIR	92555	304590035 308040052			L, SP 193 H, SP 193		5	0.42	Single Family Residential Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential R20 Residential	EDDIE AGUAYO	Non-Vacant Sites not included in previous Housing Elements Vacant Sites included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
						-		20	6.87				Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant	112		112			-
Gity of Moreno Valley	LASSELLE ST AND KRAMERIA ST		308040054		R20 Residential	MH, SP 193		20	5.10	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	73		73	R20 Residential	CONTINENTAL EAST FUND III	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	308610009		R20 Residential	MH, SP 193		20	1.28	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	18		18	R20 Residential	GID MORENO VALLEY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRIS AVE AND LASSELLE ST	92555	308610010		R20 Residential	MH, SP 193		20	0.93	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	13		13	R20 Residential	GID MORENO VALLEY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRIS AVE AND LASSELLE ST	92555	308610013		R20 Residential	MH, SP 193		20	1.71	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	24		24	R20 Residential	GID MORENO VALLEY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRIS AVE AND LASSELLE ST	92555	308610014		R20 Residential	MH, SP 193		20	2.01	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	28		28	R20 Residential	GID MORENO VALLEY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRIS AVE AND LASSELLE ST	92555	308610015		R20 Residential	MH, SP 193		20	0.83	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	11	-	11	R20 Residential	GID MORENO VALLEY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Vallev	IRIS AVE AND LASSELLE ST	92555	308610039		R20 Residential	MH, SP 193		20	0.51	Vacant	Yes - Current	NO - Privately-Owned	Available		7	-	7	R20 Residential	GID MORENO VALLEY	- Vacant Sites included in 2008 Housing Element
City of Moreno Valley	16340 PERRIS BLV	92551	312020018		C Commercial	сс		25	4.41	Light Industrial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	87		87	Corridor Mixed Use	RED HAT PROP MORENO VALLEY	Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley		92551	312020020 312020025		C Commercial R5 Residential	CC R5		25		General/Retail Commercial Vacant		NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	19	82	19	Corridor Mixed Use R5 Residential	RED MAPLE TOWERS MAPLE LANE GROUP	Non-Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92551 92551	312300034		R5 Residential	R5		5			Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	R5 Residential	GTE	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Number Sites	(Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre) (	Max Density Allowed junits/acre)	Parcel Size (Acres)		Infrastructure		Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Moderate Income Income Capacity Capacity	Above Moderate Income Capacity		Proposed General Plan (GP) Designation	Ownership	Site Remark
City of Moreno Valley	16040 PERRIS BLV	92551	312360002	C Commercial	сс	2	25	0.73	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13		13	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	C Commercial	CC	2	25	0.50			NO - Privately-Owned		Not Used in Prior Housing Element	10			Corridor Mixed Use	IRIS PARTNERS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	16100 PERRIS BLV	92551 92551	312360004 312360005	C Commercial C Commercial	CC	2	25	1.76	General/Retail Commercial General/Retail Commercial		NO - Privately-Owned NO - Privately-Owned	Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	31 24			Corridor Mixed Use Corridor Mixed Use	IRIS PARTNERS Y OPCO	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16100 PERRIS BLV E	92551	312360006	C Commercial	CC	2		2.23	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	39			Corridor Mixed Use	IRIS PARTNERS	Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley		92551 92551	312360008 312360009	C Commercial C Commercial		2		0.83 0.92	General/Retail Commercial General/Retail Commercial	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	15			Corridor Mixed Use Corridor Mixed Use	DEL TACO IRIS PARTNERS	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16190 PERRIS BLV	92551	312360010	C Commercial		2		0.91	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15			Corridor Mixed Use	J P D INLAND PROP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	16210 PERRIS BLV SE OF INDIAN ST and GOYA AVE	92551 92551	312360011 316020020	C Commercial R5 Residential	CC R5	2		0.69	General/Retail Commercial Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant	12	4	4	Corridor Mixed Use R5 Residential	VELIMIR PETAKOVICH YOUSSEF LAND NINE	Non-Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF INDIAN ST and GOYA AVE	92551	316020021	R5 Residential	R5	5	5	1.29	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		4	4	R5 Residential	YOUSSEF LAND NINE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF INDIAN ST and GOYA AVE	92551	316020022	R5 Residential	R5	5	5	0.90	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		3	3	R5 Residential	YOUSSEF LAND NINE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF INDIAN ST and GOYA AVE	92551	316020023	R5 Residential	R5	5	5	0.93	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		3	3	R5 Residential	YOUSSEF LAND NINE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF INDIAN ST and GOYA AVE	92551	316020024	R5 Residential	R5	5	5	4.87	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		17	17	R5 Residential	YOUSSEF LAND NINE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92551	316020025	R5 Residential	R5	5	5	5.08	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		18	18	R5 Residential	ALEXANDER TO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92551	316020026	R5 Residential	R5	5	5	5.03	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		18	18	R5 Residential	CHRISTINA SIEW	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF IRIS AVE and NEW LIGHT WAY	92551	316030003	R5 Residential	R5	5	5	1.11	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		3	3	R5 Residential	CREAMEAN THOMAS W	Vacant Sites included in 2008 and 2014 Housing Element
	SW OF IRIS AVE AND PERRIS BLVD	92551	316030014	C Commercial	NC	2	25	8.56	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	171		171	Corridor Mixed Use	UNITED FAMILY LTD PARTNERSHIP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	GOYA AVE	92551	316030018	R5 Residential	R5	5	5	2.46	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		8	8	R5 Residential	APOSTOLIC ASSEMBLY FAITH CHRIST JESUS INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	GOYA AVE	92551	316030019 316030021	R5 Residential	R5	5	5	2.48	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		8	8	R5 Residential	CHRIST JESUS INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF MARIPOSA AVE AND	92551	316030021	R5 Residential	85	5	-	3.60	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		4	4	R5 Residential	JOHN OOTEN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	INDIAN ST NE OF MARIPOSA AVE AND	92551	316100022	R5 Residential	85			3.66	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		13	12	R5 Residential	ZECHARIA HOVAV	Vacant Sites included in 2008 and 2014 Housing Element
	INDIAN ST	92551	316100024	R5 Residential	R5	5		5.60	Vacant	Yes - Current	NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant		23	23	R5 Residential	ZECHARIA HOVAV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	INDIAN ST NE OF MARIPOSA AVE AND	92551	316100026	R5 Residential	R5	5	5	3.05	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		10	10	R5 Residential	ZECHARIA HOVAV	Vacant Sites included in 2008 and 2014 Housing Element
	INDIAN ST SW OF KRAMERIA AVE and	92551	316110005	R5 Residential	R5	1	15	4.29	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		16	16	R15 Residential	PI PROPERTIES NO 67	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	PERRIS BLVD SW OF KRAMERIA AVE and	92551	316110006	R5 Residential	R5	1	15	3.78	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		12	12	R15 Residential	PI PROPERTIES NO 67	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	PERRIS BLVD SW OF KRAMERIA AVE and	92551	316110010	R5 Residential	R5	5	5	2.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		7	7	R5 Residential	KENNETH LEE	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92551 92551	316110021 316110022	R5 Residential	R5	5		1.58	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant		2	2	R5 Residential	ADA VELIS I DETURCIOS PI PROPERTIES NO 67	Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
· · · · ·	PERRIS BLVD SW OF KRAMERIA AVE and	92551	316110023	R5 Residential	R5	1	15	4.71	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		16	16	R15 Residential	PI PROPERTIES NO 67	Vacant Sites included in 2008 and 2014 Housing Element
	PERRIS BLVD SW OF KRAMERIA AVE and	92551	316110024	R5 Residential	R5	1	15	4.62	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		16	16	R15 Residential	PI PROPERTIES NO 67	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	PERRIS BLVD SW OF KRAMERIA AVE and	92551	316110025	R5 Residential	R5	5	5	0.35	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		1	1	R5 Residential	KENNETH LEE	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	PERRIS BLVD ANGELLA WAY	92551	316110030	R5 Residential	R5	5	5	2.21	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		7	7	R5 Residential	SUDHIR S PATEL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF MARIPOSA AVE AND INDIAN ST	92551	316160003	R5 Residential	R5	5	5	0.63	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		2	2	R5 Residential	JAMES LYNN OLSEN	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	NE OF MARIPOSA AVE AND INDIAN ST	92551	316160008	R5 Residential	R5	5	5	7.02	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		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	92551	316160010	R5 Residential	R5	5	5	8.63	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		31	31	R5 Residential	FORPRO INV CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	16958 INDIAN ST	92551	316160014	R5 Residential	R5	5		0.58	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		2		R5 Residential	EDUARDO MARQUEZ	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	RECHE VISTA DR	92557	471201008	HR Hillside Residential; R2 Residential	R2/HR	1	L	172.10	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		179	179	HR Hillside Residential	WEIDONG WANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	RECHE VISTA DR	92557	471201011	R2 Residential	R2	2	2	8.08	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		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; HR Hillside Residential	R2/HR	2	2	24.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		26	26	R2 Residential	WEIDONG WANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF MANZANITA AVE AND QUNCY ST	92555	473120069	Residential R1 Residential	R1	1	L I	65.33	Vacant	Yes - Current	NO - Privately-Owned	Pending Project			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	473160008	R2 Residential	RA2	2	2	28.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		40	40	R2 Residential	CA MILANO LTD PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
		92555	473160009	R2 Residential	RA2	2	2	9.43	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		13	13	R2 Residential	CALVARY CHAPEL OF MORENO VALLEY	Vacant Sites not included in previous Housing Elements
	ST	92555	473174002	R1 Residential	R1	1	l	9.46	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		6	6	R1 Residential	MARCELLO CO	Vacant Sites included in 2008 and 2014 Housing Element
	NE OF KALMIA AVE AND QUNCY ST		473174003	R1 Residential	R1	1		9.45	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		6	6	R1 Residential	CHIU HUA CHANG	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	ST	92555	473174004	R1 Residential	R1	1		9.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		6	6	R1 Residential	CHIU HUA CHANG	Vacant Sites included in 2008 and 2014 Housing Element
	NE OF KALMIA AVE AND QUNCY ST NE OF KALMIA AVE AND QUNCY	92555	473174005 473174007	R1 Residential	R1	1		9.00	Vacant		,		Used in Two Consecutive Prior Housing Elements - Vacant		6	6	R1 Residential	PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
	ST	92555	473174007	R1 Residential	R1	1		9.49 8.46	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant Used in Two Consecutive Prior Housing Elements - Vacant		6	6	R1 Residential	MARCELO CO MARCELLO CO	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
	NE OF KALMIA AVE AND QUNCY ST NE OF KALMIA AVE AND QUNCY	92555	473174008	R1 Residential	R1	1	L	2.14	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R1 Residential	WILLIAM VITO BRUNO	Vacant Sites included in 2008 and 2014 Housing Element
	ST	92555	473174012	R1 Residential	R1	1	L	2.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R1 Residential	JUAN MIGUEL BUSTAMANTE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ST 28728 KALMIA AVE	92555	473174013	R1 Residential	R1	1	L	2.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R1 Residential	LATHAM HOMES INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	JUNIPER AVE	92555	473220009	R1 Residential	R1	1	L	9.50	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		6	6	R1 Residential	RICHARD CHADO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	JUNIPER AVE	92555	473220010	R1 Residential	R1	1	L	7.81	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		5	5	R1 Residential	RICHARD CHADO	Vacant Sites included in 2008 and 2014 Housing Element
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Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Number	Consolidated Sites (Current)	n Zoning Designatio (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy			Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity		Proposed General Plan (GP) Designation	Ownership	Site Remark
City of Moreno Valley		92555	473220011	R1 Residential	R1		1	1.71	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	EFREN Z LUCENA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	29300 IRONWOOD AVE	92555	473220015	R1 Residential	R1		1	9.49	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	LCTH INV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF IRONWOOD AVE AND SINCLAIR ST	92555	473220017	R1 Residential	R1		1	3.13	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R1 Residential	PROFESSORS HIGHLANDERSON PROP PARTNERS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	JUNIPER AVE	92555	473220043	R1 Residential	R1		1	5.79	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R1 Residential	HUGO PALOMO LUNA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	HIGHLAND BLVD	92555	473220044	R1 Residential	R1		1	7.27	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R1 Residential	PROFESSORS HIGHLANDERSON PROP PARTNERS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92555	473220072	R1 Residential	R1		1	1.42	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	IL NAM OH	Vacant Sites included in 2008 and 2014 Housing Element
	JUNIPER AVE	92555	473220075	R1 Residential	R1		1	2.56	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	EFREN Z LUCENA	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley Gity of Moreno Valley	NW OF JUNIPER AVE AND	92555 92555	473220076 473280011	R1 Residential R2 Residential	R1 RA2		1 2	1.61 9.42	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Pending Project	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant			1 15	1	R1 Residential R2 Residential	EFREN Z LUCENA H W LUCKY GROUP	Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
	QUNCY ST NW OF JUNIPER AVE AND	92555	473280012	R2 Residential	RA2		2	8.94	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			14	14	R2 Residential	H W LUCKY GROUP	Vacant Sites included in 2008 and 2014 Housing Element
	QUNCY ST NW OF JUNIPER AVE AND	92555	473280013	R2 Residential	RA2		2	8.94	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			12	12	R2 Residential	CHRISTINE YANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	QUNCY ST NW OF JUNIPER AVE AND	92555	473280014	R2 Residential	RA2		2	9.39	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential	TOWNE AVENUE PROP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	QUNCY ST NW OF JUNIPER AVE AND	92555	473280015	R2 Residential	RA2		2	9.39	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			15	15	R2 Residential	H W LUCKY GROUP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	QUNCY ST NW OF JUNIPER AVE AND	92555	473280016	R2 Residential	RA2		2	8.93	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential	H W LUCKY GROUP	Vacant Sites included in 2008 and 2014 Housing Element
	QUNCY ST DOW ST	92555	473280018	R2 Residential	RA2		2	1.13	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	TOWNE AVENUE PROP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	DOW ST	92555	473280019	R2 Residential	RA2		2	1.12	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	TOWNE AVENUE PROP	Vacant Sites included in 2008 and 2014 Housing Element
	NE OF JUNIPER AVE AND	92555	473290003	R1 Residential	R1		1	2.37	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	GAYLE W WICKERD	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	QUNCY ST 28731 KALMIA AVE	92555	473290006	R1 Residential	R1		1	1.55	Vacant	Yes - Current	NO - Privately-Owned	Available	- Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	GAYLE W WICKERD	Vacant Sites included in 2008 and 2014 Housing Element
	NE OF JUNIPER AVE AND	92555	473290007	R1 Residential	R1		1	4.76	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R1 Residential	CHRIS M RICE	Vacant Sites included in 2008 and 2014 Housing Element
	QUNCY ST NE OF JUNIPER AVE AND	92555	473290011	R1 Residential	R1		1	1 99	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R1 Residential	H W LUCKY GROUP	Vacant Sites included in 2008 and 2014 Housing Element
	QUNCY ST NE OF JUNIPER AVE AND	92555	473290012	R1 Residential	P1		1	5.94	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R1 Residential	H W LUCKY GROUP	Vacant Sites included in 2008 and 2014 Housing Element
	QUNCY ST NE OF JUNIPER AVE AND	92555	473290013	R1 Residential	R1		1	9 34	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	5	R1 Residential		Vacant Sites included in 2008 and 2014 Housing Element
	QUNCY ST NE OF JUNIPER AVE AND	92555	473290014	R1 Residential	R1		1	9.38	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	LCTH INV	Vacant Sites included in 2008 and 2014 Housing Element
	QUNCY ST NE OF JUNIPER AVE AND	92555	473290014	R1 Residential	R1			5.36	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	0	R1 Residential	LCTH INV	Vacant Sites included in 2008 and 2014 Housing Element
	QUNCY ST		473290015		R1			4.07									6		H W LUCKY GROUP	
	NE OF JUNIPER AVE AND QUNCY ST NW OF IRONWOOD AVE AND	92555	473290019	R1 Residential	RA2		1	8.83	Vacant	Yes - Current	NO - Privately-Owned	Pending Project Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	USASIA INTERNATIONAL	Vacant Sites included in 2008 and 2014 Housing Element
	QUNCY ST		473300001 473300002	R2 Residential	RAZ		2		Vacant	Yes - Current	NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant			12	12	R2 Residential	PELICAN LANDING LP	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
	NW OF IRONWOOD AVE AND QUNCY ST NW OF IRONWOOD AVE AND	92555		R2 Residential	RAZ		2	9.30	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential		
	QUNCY ST	92555	473300003	R2 Residential	RAZ		2	9.38	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13		R2 Residential	IRONWOOD JUNIPER PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
	NW OF IRONWOOD AVE AND QUNCY ST	92555	473300004	R2 Residential	RA2		2		Vacant		NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R2 Residential	CHRISTINE YANG	Vacant Sites included in 2008 and 2014 Housing Element
· · · ·	NW OF IRONWOOD AVE AND QUNCY ST	92555	473300005	R2 Residential	RA2		2	4.05	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R2 Residential	CHRISTINE YANG	Vacant Sites included in 2008 and 2014 Housing Element
	NW OF IRONWOOD AVE AND QUNCY ST	92555	473300008	R2 Residential	RA2		2	9.48	Vacant		NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13		R2 Residential	IRONWOOD JUNIPER PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
	NW OF IRONWOOD AVE AND QUNCY ST	92555	473300009	R2 Residential	RA2		2	9.42	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13		R2 Residential	PELICAN LANDING LP	Vacant Sites included in 2008 and 2014 Housing Element
	NW OF IRONWOOD AVE AND QUNCY ST	92555	473300010	R2 Residential	RA2		2	8.99	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			12		R2 Residential	USASIA INTERNATIONAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	LOCUST AVE	92555	473401021	R2 Residential	R2		2	5.71	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8	R2 Residential	NICHOLAS VICTOR BRUNO	Vacant Sites included in 2008 and 2014 Housing Element
	VENETIAN DR	92557	474120010	R5 Residential	R5		5	0.60	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R5 Residential	YONA NIR	Vacant Sites included in 2008 and 2014 Housing Element
	11722 PERRIS BLVD	92557	474120011	R5 Residential	R5		5	D.66	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R5 Residential	MARIA MORALES	Vacant Sites included in 2008 and 2014 Housing Element
	VIA VON BATSCH	92557	474120046	R5 Residential	R5		5	0.37	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	GKC TRADING	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	11668 PERRIS BLVD	92557	474120054	R5 Residential	R5		5	0.41	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	NAFEESAH KAHALA	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley Gity of Moreno Valley	KALMIA ST	92557 92557	474130003 474130014	R5 Residential R5 Residential	RA2		5 5		Vacant Vacant	Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element			1 6		R5 Residential R5 Residential	NORBERTA R MONTERO FEDERICO PINEDA ROSAS	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley	KALMIA ST	92557	474130034	R5 Residential	RA2		5	D.47	Vacant		NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KATHRYN Y HALL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	11681 KITCHING ST	92557	474142006	R5 Residential	RA2		5	4.68	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			16	16	R5 Residential	JOHNSON LIAO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	MATHEWS RD	92557	474161035	R5 Residential	RA2		5	1.15	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R5 Residential	MARIA J LUNA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OVERLOOK CIR	92557	474170008	R5 Residential	RA2		5	1.70	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R5 Residential	HAO H TA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OVERLOOK CIR	92557	474180012	R5 Residential	RA2		5	0.74	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R5 Residential	RICARDO SANCHEZ	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OVERLOOK CIR	92557	474180030	R5 Residential	RA2		5	0.48	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	FRANCISCO J SANDOVAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OVERLOOK CIR	92557	474180031	R5 Residential	RA2		5	0.49	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	İ		1	1	R5 Residential	A&A PROP GROUP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OVERLOOK CIR	92557	474180032	R5 Residential	RA2		5	1.21	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R5 Residential	COLEMAN STEVEN J	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	KALMIA ST	92557	474200014	R5 Residential	R5		5	10.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			31	31	R5 Residential	REFOUA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	LASSELLE ST	92557	474200025	R5 Residential	R5		5	23.92	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			74		R5 Residential	REFOUA HASSAN KHANSARI	Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
		92555		R5 Residential	1042		2	1.05	Vacant	Yes - Current	NO - Privately-Owned	Available				3	3			
City of Moreno Valley	MORRISON ST	92555	474250015	R5 Residential	RA2		5	13.34	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			48	48	R5 Residential	JOHN FREDERICK FLUCK	Vacant Sites included in 2008 and 2014 Housing Element

Jurisdiction Name	Site Address/Intersection	5 Digit ZI Code	Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	(units/acre)	Parcel Size (Acres)		Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity			Proposed General Plan (GP) Designation	Ownership	Site Remark
City of Moreno Valley	IRONWOOD AVE	92555	474250017		R5 Residential	RA2			0.53	Vacant	Yes - Current	NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	HASSAN KHANSARI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley City of Moreno Valley	MORRISON ST IRONWOOD AVE	92555 92555	474250020 474250058		R5 Residential R5 Residential	RA2 RA2			0.38	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential R5 Residential	RAVINDRA SHARMA HASSAN KHANSARI	Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	KALMIA ST	92557	474590034		R5 Residential	RA2		5	1.00	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R5 Residential	TARDY KENNETH R	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	VENETIAN DR	92557	474590036		R5 Residential	RA2		5	1.50	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R5 Residential	MARYLOUISE ZUPPARDO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	KALMIA ST	92557	474590037		R5 Residential	RA2		5	0.89	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R5 Residential	MARYLOUISE ZUPPARDO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	KALMIA ST	92557	474590039		R5 Residential	RA2		5	0.97	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R5 Residential	SUPARNIE CANFIELD	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10415 PROSPECTOR LN	92557	474740001		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10403 PROSPECTOR LN	92557	474740002		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10391 PROSPECTOR LN	92557	474740003		R3 Residential	R3		3	0.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME 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	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10367 PROSPECTOR LN	92557	474740005		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	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	Pending Project	Used in Prior Housing Element - Non-Vacant			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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KEITH MARTIN TELLE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10331 PROSPECTOR LN	92557	474740008		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			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	Pending Project	Used in Prior Housing Element - Non-Vacant			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	Pending Project	Used in Prior Housing Element - Non-Vacant	1		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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	CECILIA VERONICA GASCON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10283 PROSPECTOR LN	92557	474740012		R3 Residential	R3		3	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		-	1	1	R3 Residential	JUAN ALBERTO 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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	LA CREASURE L WHITE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ROCKY HEIGHTS LN	92557	474740014		R3 Residential	R3		3	0.12	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R3 Residential	DAYBREAK COMMUNITY	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	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	PROSPECTOR LN	92557	474740017		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ROCKY HEIGHTS LN	92557	474740018		R3 Residential	R3		3	1.95	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10248 PROSPECTOR LN	92557	474741001		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KEVIN OMWHANGE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10272 PROSPECTOR LN	92557	474741003		R3 Residential	R3		3	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10284 PROSPECTOR LN	92557	474741004		R3 Residential	R3		3	0.35	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24813 PROSPECT HILL LN	92557	474741005		R3 Residential	R3		3	0.29	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	PETER NICHOL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24825 PROSPECT HILL LN	92557	474741006		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24837 PROSPECT HILL LN	92557	474741007		R3 Residential	R3		3	0.28	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	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	Pending Project	Used in Prior Housing Element - Non-Vacant					R3 Residential	DAYBREAK COMMUNITY	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	Pending Project	Used in Prior Housing Element - Non-Vacant					R3 Residential	ASSN DAYBREAK COMMUNITY	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	Pending Project	Not Used in Prior Housing Element					R3 Residential	ASSN DAYBREAK COMMUNITY	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	Pending Project	Used in Prior Housing Element - Non-Vacant					R3 Residential	ASSN DAYBREAK COMMUNITY	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	Pending Project	Used in Prior Housing Element - Non-Vacant	-				R3 Residential	ASSN 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	Pending Project	Used in Prior Housing Element - Non-Vacant					R3 Residential	DAYBREAK COMMUNITY	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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ASSN 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	Pending Project	Used in Prior Housing Element - Non-Vacant			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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	VENETTA L BRYANT	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10368 PROSPECTOR LN	92557	474742004		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ANGEL LEAL LOPEZ MIGUEL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10380 PROSPECTOR LN	92557	474742005		R3 Residential	R3		3	0.31	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	- Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10392 PROSPECTOR LN	92557	474742006		R3 Residential	R3		3	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10404 PROSPECTOR LN	92557	474742007		R3 Residential	R3		3	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10416 PROSPECTOR LN	92557	474742008		R3 Residential	R3		3	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10428 PROSPECTOR LN	92557	474742009		R3 Residential	R3		3	0.36	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10440 PROSPECTOR LN	92557	474742010		R3 Residential	R3		3	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10452 PROSPECTOR LN	92557	474742011		R3 Residential	R3		3	0.35	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10432 PROSPECION EN	92557	474742011		R3 Residential	R3		3	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant				•	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10429 CLOUD HAVEN DR	92557	474742012		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10417 CLOUD HAVEN DR	92557	474742013		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			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	474742014		R3 Residential	P3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
ary or moreno valley	20403 CLOUD HAVEN DR	12331	4/4/42015		na nesidential			1	0.23	single naminy Residential	.es - current	- Finately-Owned	, chung Project	osco in chor nousing cientent - NOR-Vacant			1	1	no residential	NO NOME OILIP	Non Vocant Sites included in 2008 and 2014 housing Element

Jurisdiction Name	Site Address/Intersection		Number		eneral Plan esignation I (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		Proposed General Plan (GP) Designation	Ownership	Site Remark
City of Moreno Valley	10393 CLOUD HAVEN DR	92557	474742016		Residential F	R3		3	D.24	Vacant		NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	_		KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10381 CLOUD HAVEN DR	92557	474742017		Residential F	R3			0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1		R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	10369 CLOUD HAVEN DR	92557	474742018		Residential F	R3			0.23	Single Family Residential		NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant			1			EARL L DICKENSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10357 CLOUD HAVEN DR	92557	474742019	R3 F	Residential F	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	PATRICIA SANCHEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10345 CLOUD HAVEN DR	92557	474742020	R3 F	Residential F	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	GENGHIS KAHN HILL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10333 CLOUD HAVEN DR	92557	474742021	R3 F	Residential F	R3		3	0.33	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ABIDAN PADILLA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10647 SUNNYMEAD CREST LN	92557	474750001	R3 F	Residential F	R3		3	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10635 SUNNYMEAD CREST LN	92557	474750002	R3 F	Residential F	R3		3	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	CYNTHIA JORDAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10623 SUNNYMEAD CREST LN	92557	474750003	R3 F	Residential F	R3		3	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	AZUCENA RUFF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10611 SUNNYMEAD CREST LN	92557	474750004	R3 F	Residential F	R3		3	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	EDWARD JIMENEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10599 SUNNYMEAD CREST LN	92557	474750005	R3 F	Residential F	R3		3	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	OLIVIER LOUISE 2019 TRUST	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10587 SUNNYMEAD CREST LN	92557	474750006	R3 F	Residential F	R3		3	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1		DTD 5/14/2019 MARK A ZAMBRANO	Non-Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	10575 SUNNYMEAD CREST LN	92557	474750007	R3 F	Residential F	R3		3	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	BALLOR 2019 FAMILY TRUST	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10563 SUNNYMEAD CREST LN	92557	474750008	R3 F	Residential F	R3		3	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	DATED 01/12/2019 KENNETH S COOMBS	Non-Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	10551 SUNNYMEAD CREST IN	92557	474750009		Residential F	P3			n 24	Single Family Residential				Used in Prior Housing Element - Non-Vacant			1			ROSEMARY ORTIZ RIOS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10539 SUNNYMEAD CREST LN	92557	474750010		Residential F			-	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		R3 Residential	MAC D MCGONIGLE	Non-Vacant Sites included in 2008 and 2014 Housing Element
	10527 SUNNYMEAD CREST IN		474750010			кэ								-			1			MICHAEL CHARLES GRATTAN	-
City of Moreno Valley		92557			Residential F	R3			0.24	Single Family Residential		NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1				Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10515 SUNNYMEAD CREST LN	92557	474750012		Residential F	R3			0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1			KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10516 SUNNYMEAD CREST LN	92557	474750013	R3 F	Residential F	R3		3	0.42	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10528 SUNNYMEAD CREST LN	92557	474750014	R3 F	Residential F	R3		3	0.29	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	HECTOR ANAYA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10540 SUNNYMEAD CREST LN	92557	474750015	R3 F	Residential F	R3		3	0.31	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	JAIME FELIX	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10552 SUNNYMEAD CREST LN	92557	474750016	R3 F	Residential F	R3		3	0.34	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	DEMETRIOS A BULLOCK	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10553 CLOUD HAVEN DR	92557	474750017	R3 F	Residential F	R3		3	0.29	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10541 CLOUD HAVEN DR	92557	474750018	R3 F	Residential F	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JESUS JEROME DE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10529 CLOUD HAVEN DR	92557	474750019	R3 F	Residential F	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JOVI CASTRO AQUINO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10517 CLOUD HAVEN DR	92557	474750020	R3 F	Residential F	R3		3	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	JUNIOR ARIEL CAMACHO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SUNNYMEAD CREST LN	92557	474750021	R3 F	Residential F	R3		3	0.76	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R3 Residential	DAYBREAK COMMUNITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SUNNYMEAD CREST LN	92557	474750022	R3 F	Residential F	R3		3	1.73	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant						ASSN DAYBREAK COMMUNITY	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10564 SUNNYMEAD CREST LN	92557	474751001	R3 F	Residential F	R3		3	0.35	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ASSN A LOPEZ OROZCO JOSE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10576 SUNNYMEAD CREST LN	92557	474751002		Residential F	R3			0.34	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1			KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10588 SUNNYMEAD CREST LN	92557	474751002		Residential F	82			0.35	Vacant		NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1			KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
			474751003			K3											1			RYAN AVILA	
City of Moreno Valley	10600 SUNNYMEAD CREST LN	92557	474751004		Residential F	кз			0.35	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1		R3 Residential	RYAN AVILA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10612 SUNNYMEAD CREST LN	92557			Residential F	R3		-	0.36	Vacant		,		Used in Two Consecutive Prior Housing Elements - Vacant			1				Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10624 SUNNYMEAD CREST LN	92557	474751006		Residential	R3			0.35	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1		R3 Residential	CORAZON P FOGATA MARIA	Vacant Sites included in 2008 and 2014 Housing Element
	10636 SUNNYMEAD CREST LN	92557	474751007		Residential F	R3			0.31	Vacant		NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1			MEGAN DENISE DAVIDSON	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10648 SUNNYMEAD CREST LN	92557	474751008	R3 F	Residential F	R3		3	0.31	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JASON M BROWN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10660 SUNNYMEAD CREST LN	92557	474751009	R3 F	Residential F	R3		3	0.30	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10685 CLOUD HAVEN DR	92557	474751010	R3 F	Residential F	R3		3	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JOY N EKPO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10673 CLOUD HAVEN DR	92557	474751011	R3 F	Residential F	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10661 CLOUD HAVEN DR	92557	474751012	R3 F	Residential F	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10649 CLOUD HAVEN DR	92557	474751013	R3 F	Residential F	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	CARLA DOWDY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10637 CLOUD HAVEN DR	92557	474751014	R3 F	Residential F	R3		3	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	VICTOR MIRANDA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10625 CLOUD HAVEN DR	92557	474751015	R3 F	Residential F	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10613 CLOUD HAVEN DR	92557	474751016	R3 F	Residential F	R3		3	0.27	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10601 CLOUD HAVEN DR	92557	474751017	R3 F	Residential F	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JASON WOODS	Vacant Sites included in 2008 and 2014 Housing Element
	10589 CLOUD HAVEN DR	92557	474751018		Residential F	R3			0.23	Vacant		NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant			1			JOSE CALVILLO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	10577 CLOUD HAVEN DR	92557	474751019		Residential F	P3			0.23	Vacant		NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1			LINA LY	Vacant Sites included in 2008 and 2014 Housing Element
		02557	474751019					-	0.24					-			1			KB HOME CALIF	
City of Moreno Valley	10565 CLOUD HAVEN DR	52007	474751020		Residential F	n.)		2	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1		R3 Residential	RB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
		92557			Residential F	K3		-	0.27					Used in Two Consecutive Prior Housing Elements - Vacant						ASSN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SUNNYMEAD CREST LN	92557	474751022		Residential	R3			0.37	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant						DAYBREAK COMMUNITY ASSN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92557	474760001		Residential F	R3			D.34	Vacant				Used in Two Consecutive Prior Housing Elements - Vacant			1			KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24848 MINERS VIEW LN	92557	474760002	R3 F	Residential	R3		3	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements

Jurisdiction Name	Site Address/Intersection	5 Digit ZIF Code	Number	ones	General Plan Designation (Current)	(Current) (units/acre)	Allowed (A (units/acre)	cel Size ccres) Existing Use/Vad			Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Moderate Income Income Capacity Capacity	Capacity		Proposed General Plan (GP) Designation	Ownership	Site Remark
Gity of Moreno Valley Gity of Moreno Valley		92557 92557	474760003 474760004		R3 Residential R3 Residential	R3 R3	3 0.31 3 0.32	Vacant Vacant				Not Used in Prior Housing Element Not Used in Prior Housing Element		1			KB HOME CALIF KB HOME CALIF	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24884 MINERS VIEW LN	92557	474760005		R3 Residential	R3	3 0.29	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92557 92557	474760006 474760007		R3 Residential R3 Residential	R3	3 0.29	Vacant Vacant				Not Used in Prior Housing Element Not Used in Prior Housing Element		1			KB HOME CALIF KB HOME CALIF	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley	24900 MINERS VIEW LN	92557	474760008		R3 Residential	R3	3 0.35	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24863 OLIVE HILL LN	92557 92557	474760009 474760010		R3 Residential R3 Residential	R3	3 0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			KB HOME CALIF KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	24875 OLIVE HILL LN 24887 OLIVE HILL LN	92557	474760010		R3 Residential	R3	3 0.24	Vacant Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1			KB HOME CALIF	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10697 VISTA LN	92557	474760012		R3 Residential	R3	3 0.29	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92557 92557	474760013 474760014		R3 Residential R3 Residential	R3 R3	3 0.28	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R3 Residential R3 Residential	KB HOME CALIF KB HOME CALIF	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10686 VISTA LN	92557	474760015		R3 Residential	R3	3 0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92557 92557	474760016		R3 Residential R3 Residential	R3	3 0.26	Vacant Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1			KB HOME CALIF KB HOME CALIF	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10722 VISTA LN	92557	474760018		R3 Residential	R3	3 0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	10734 VISTA LN	92557 92557	474760019		R3 Residential	R3	3 0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92557	474760020 474760021		R3 Residential R3 Residential	R3	3 0.31	Vacant Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1			KB HOME CALIF KB HOME CALIF	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92557	474760023		R3 Residential	R3	3 0.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	VISTA LN VISTA I N	92557	474760024		R3 Residential R3 Residential	R3	3 0.42	Vacant Greenways/Open Spa				Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R3 Residential R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CLOUD HAVEN DR	92557	474760027		R3 Residential	R3	3 0.35		ce Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				R3 Residential	KB HOME CALIF	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92557 92557	474760030 474761001		R3 Residential R3 Residential	R3	3 0.07	Greenways/Open Spa Vacant	ce Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential R3 Residential	KB HOME CALIF KB HOME CALIF	Non-Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
city of Moreno valley	24045 WINCERS VIEW EN	52557	474701001		K3 Kesidentiai	~ 3	5 0.34	vacanc	res - currenc	NO - Finately-Owned	Pending Project	used in two consecutive Prior Housing Elements - Vacant		-	1			vacant sites included in 2008 and 2014 housing clement
City of Moreno Valley	24850 OLIVE HILL LN	92557	474761002		R3 Residential	R3	3 0.39	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley City of Moreno Valley		92557 92557	474761003 474761004		R3 Residential R3 Residential	R3	3 0.30	Vacant Vacant				Not Used in Prior Housing Element Not Used in Prior Housing Element		1			KB HOME CALIF KB HOME CALIF	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24885 MINERS VIEW LN	92557	474761005		R3 Residential	R3	3 0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R3 Residential	KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24873 MINERS VIEW LN	92557	474761006 474761007		R3 Residential	R3	3 0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R3 Residential	KB HOME CALIF KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	24862 OLIVE HILL LN	92557 92557	474761007 474761008		R3 Residential R3 Residential	R3	3 0.27 3 0.34	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R3 Residential R3 Residential	KB HOME CALIF KB HOME CALIF	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24874 OLIVE HILL LN	92557	474761009		R3 Residential	R3	3 0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			KB HOME CALIF	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	24886 OLIVE HILL LN 24898 OLIVE HILL LN	92557 92557	474761010 474761011		R3 Residential R3 Residential	K3 R3	3 0.32 3 0.39	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R3 Residential R3 Residential	KB HOME CALIF KB HOME CALIF	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24910 OLIVE HILL LN	92557	474761012 475050040		R3 Residential	R3	3 0.52	Vacant	Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		R3 Residential	KB HOME CALIF ZECHABIA HOVAV	Vacant Sites not included in previous Housing Elements
		52557				къ	5 2.65	Vacant				Used in Two Consecutive Prior Housing Elements - Vacant		9	-			Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92557	475060001		R5 Residential	R5	5 9.12	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		31	31	R5 Residential	BONNFUL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	DAYBREAK TRL	92557	475090003		R5 Residential	RS	5 0.98	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		3	3	R5 Residential	ROBERT MEDINA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SANDY GLADE AVE	92557	475100006		R5 Residential	R5	5 0.32	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	SOUTH 66 TRUST	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SANDY GLADE AVE	92557	475111036		R5 Residential	R5	5 0.37	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	RAFAEL ZARATE	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 Resider	itial Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	AMY WATANABE FRYER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24892 METRIC DR	92557	475150045		R5 Residential	R5	5 0.21	Single Family Resider	itial Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		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 Resider	itial Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	GERARDO TORRES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24916 METRIC DR	92557	475150047		R5 Residential	R5	5 0.20	Single Family Resider	itial Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	GERARDO ALARCON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24928 METRIC DR	92557	475150048		R5 Residential	R5	5 0.20	Single Family Resider	itial Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		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		R5 Residential	R5	5 0.20	Single Family Resider	itial Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		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		R5 Residential	R5	5 0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150051		R5 Residential	R5	5 0.36		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1		METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150052		R5 Residential	R5	5 0.41	Single Family Resider	itial Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	THOMAS WILLIAM ORTIZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
		92557	475150053		R5 Residential	P5	5 0.27	Single Family Resider		NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		1			METRIC HOMES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92557	475150054		R5 Residential	R5	5 0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24880 METRIC DR	92557	475150055		R5 Residential	P5	5 0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
		92557	475150056		R5 Residential	85	5 0.19	Single Family Resider		NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1			BENIAMIN A VELASCO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92557	475150056		R5 Residential	DE .	5 0.19			NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	-		MARK BLANE	Non-Vacant Sites included in 2008 and 2014 Housing Element
		92557	475150057		R5 Residential	05	5 0.19			NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1			MARK BLANE	Non-Vacant Sites included in 2008 and 2014 Housing Element
		92557				n.j				NO - Privately-Owned				1	-		ROSA GOMEZ	
City of Moreno Valley			475150059		R5 Residential	ся 	5 0.21	Single Family Resider			Pending Project	Used in Prior Housing Element - Non-Vacant		1		R5 Residential		Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92557	475160065		R5 Residential	къ	5 1.59	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		5			CAMPUS REALTY	Vacant Sites included in 2008 and 2014 Housing Element
		92557	475182051		R5 Residential	R5	5 0.32	Vacant		NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant		1			GENAH ISAAC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92557	475182053		R5 Residential	R5	5 0.28		Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1			GENAH ISAAC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92557	475210006		R5 Residential	RS	5 0.63	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		2	2	R5 Residential	ROY A BLECKERT	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	HUBBARD ST	92557	475210047		R5 Residential	RS	5 0.39	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	CARLOS MEDINA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	TRANQUIL QAY	92557	475220061		R5 Residential	R5	5 0.76	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		3	3	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	TRANQUIL QAY	92557	475220062		R5 Residential	R5	5 0.88	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		3	3	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	TRANQUIL QAY	92557	475220063		R5 Residential	RS	5 0.79	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		3	3	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
			475220078		R5 Residential	RS	5 0.69	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		3	3	R5 Residential	METRIC HOMES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	TRANQUIL QAY	92557	473220078															
City of Moreno Valley	24329 DUNLAVY CT	92557	475250067		R5 Residential	R5	5 1.99	Single Family Resider	itial Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		7	7	R5 Residential	RIGHT SOLUTIONS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	24329 DUNLAVY CT IRONWOOD AVE	92557 92557	475250067 475300019		R5 Residential	R5 R5	5 1.99 5 0.47	Single Family Resider Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		7	1	R5 Residential	LEONARDO F GARCIA	Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley Gity of Moreno Valley	24329 DUNLAVY CT IRONWOOD AVE HUBBARD ST	92557	475250067		R5 Residential R5 Residential R5 Residential R2 Residential	R5	5 1.99 5 0.47 5 0.99	Single Family Resider Vacant Vacant Vacant	Yes - Current	NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant Used in Two Consecutive Prior Housing Elements - Vacant		7 1 3 11	1 3	R5 Residential		

Jurisdiction Name	Site Address/Intersection	5 Digit ZI Code	Number	Consolidated Sites	(Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)		Infrastructure		Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Capacity	Capacity	Proposed General Plan (GP) Designation	Ownership	Site Remark
City of Moreno Valley	SHUBERT ST	92555	478020037		R2 Residential	RAZ		2	8.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			11	11	R2 Residential	AMRIKSINGH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND QUINCY ST	92555	478040016		R3 Residential	R3		3	1.23	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	LIN CHAI CHEN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND QUINCY ST		478040017		R3 Residential	R3		3	1.58	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R3 Residential	LIN CHAI CHEN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	478040018		R3 Residential	R3		3	1.52	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R3 Residential	LIN CHAI CHEN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND QUINCY ST		478040020		R3 Residential	R3		3	2.09	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R3 Residential	SAMUEL SHENG E YANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND QUINCY ST	92555	478040021		R3 Residential	R3		3	1.48	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R3 Residential	SANDY SHENG HUEI YANG	Vacant Sites included in 2008 and 2014 Housing Element
	RD	92555	478040024		R3 Residential	R3		3	3.32	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R3 Residential	RANCHO VERDE ESTATES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND ROXANNE RD	92555	478040025		R3 Residential	R3		3	0.98	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	HABITAT FOR HUMANITY	Vacant Sites included in 2008 and 2014 Housing Element
	RD	92555	478040027		R3 Residential	R3		3	3.68	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R3 Residential	HABITAT FOR HUMANITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND QUINCY ST	92555	478040028		R3 Residential	R3		3	0.85	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	R3 Residential	JESUS PULIDOAVILA	Vacant Sites not included in previous Housing Elements
		92555	478040029		R3 Residential	R3			0.91	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	R3 Residential	ROSALBA LEAL	Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92555	478040031		R3 Residential	R3		3	0.72	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	ALFONSO R GUZMAN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28171 BAY AVE	92555	478060004		R3 Residential	R3		3	0.52	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	R3 Residential	MORENO VALLEY HAMNER PROP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	28196 ALESSANDRO BLV 28471 BAY AVE	92555 92555	478060009 478060011		R3 Residential R3 Residential	R3 R3			4.52 3.90	Vacant Vacant		NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element			9	9	R3 Residential R3 Residential	SU CHIN Y WU CHOJ VAAJ	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	BELIA CT	92555	478060013		R3 Residential	R3		3	1.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	JOSE MERCADO MACIAS	Vacant Sites included in 2008 and 2014 Housing Element
	SE OF BAY AVE AND MORENO BEACH DR	92555	478060016		R3 Residential	R3		3	3.33	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R3 Residential	MORENO VALLEY HAMNER PROP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF BAY AVE AND MORENO BEACH DR	92555	478060018		R3 Residential	R3		3	6.81	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			14	14	R3 Residential	MORENO VALLEY HAMNER PROP	Vacant Sites included in 2008 and 2014 Housing Element
	ALESSANDRO BLVD	92555	478060023		R3 Residential	R3		3	2.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	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	478070013		R3 Residential	R3		3	1.26	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	JAY MAROUN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUNCY ST	92555	478070014		R3 Residential	R3		3	1.28	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	JAY MAROUN	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	Available	Used in Two Consecutive Prior Housing Elements - Vacant			12	12	R3 Residential	K & S DEV CO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND OUNCY ST	92555	478080003		R3 Residential	R3		3	4.59	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	R3 Residential	MELVIN FRANKLIN PARKS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OF BRODIAEA AVE AND QUNCY ST	92555	478080004		R3 Residential	R3		3	2.28	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R3 Residential	JAY MAROUN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND OUNCY ST	92555	478080005		R3 Residential	R3		3	2.35	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R3 Residential	JAY MAROUN	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	Available	Used in Two Consecutive Prior Housing Elements - Vacant			19	19	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	478080008		R3 Residential	R3		3	3.97	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8	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	478080009		R3 Residential	R3		3	0.74	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JAMES S STAVROPOULOS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND QUNCY ST	92555	478080010		R3 Residential	R3		3	0.75	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JAMES S STAVROPOULOS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF BRODIAEA AVE AND OUNCY ST	92555	478080011		R3 Residential	R3		3	0.59	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JAMES S STAVROPOULOS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	478080014		R10 Residential	RS10		10	8.75	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			45	45	R10 Residential	FHII	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRADSHAW CIR	92555	478090011		R5 Residential	R5		5	8.10	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			29	29	R5 Residential	ANDREWS STEPHEN V	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRADSHAW CIR	92555	478090012		R5 Residential	R5		5	2.38	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8	R5 Residential	ARIS SARIGIANIDES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRADSHAW CIR	92555	478090015		R5 Residential	R5		5	1.88	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R5 Residential	ARIS SARIGIANIDES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRADSHAW CIR	92555	478090018		R5 Residential	R5		5	3.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			11	11	R5 Residential	CORP OF PRES BISHOP CH OF JESUS CHRIST LDS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	BRADSHAW CIR	92555	478090019		R5 Residential	R5		5	2.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R5 Residential	MICHAEL WILLIAM DELATORRE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley City of Moreno Valley	28163 BRADSHAW CIR BRADSHAW CIR	92555 92555	478090020 478090022		R5 Residential	R5		5	1.21			NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element			4		R5 Residential		Vacant Sites not included in previous Housing Elements
City of Moreno Valley	BRADSHAW CIR	92555	478090022		R5 Residential	K0		2	0.90	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R5 Residential	VALENZUELA	Vacant Sites included in 2008 and 2014 Housing Element
						къ		5					Available	Not Used in Prior Housing Element			3	3		JESUS CHRIST LDS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	BRADSHAW CIR	92555	478090025		R5 Residential	к5		5	0.75	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	R5 Residential	CORP OF PRES BISHOP CH OF JESUS CHRIST LDS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	MC CLOUD DR	92555	478090026		R10 Residential	R10		10	2.90	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		20		20	R10 Residential	STEVE SHIH TENG TSAI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	MC CLOUD DR	92555	478090027		R10 Residential	R10		10	1.90	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R10 Residential	STEVE SHIH TENG TSAI	Vacant Sites included in 2008 and 2014 Housing Element
	MC CLOUD DR	92555	478090028		R10 Residential	R10		10	1.83	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		13		13	R10 Residential	STEVE SHIH TENG TSAI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	MC CLOUD DR	92555	478090029		R10 Residential	R10		10	1.83	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		13		13	R10 Residential	STEVE SHIH TENG TSAI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28070 BRADSHAW CIR	92555	478090030		R5 Residential	R5		5	0.95	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			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	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			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	478100002		R3 Residential	R3		3	2.89	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R3 Residential	GRACE HONG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BRODIAEA AVE AND QUNCY ST	92555	478100018		R3 Residential	R3		3	6.29	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R3 Residential	STEPHEN H PARK	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BRODIAEA AVE AND QUNCY ST	92555	478100023		R3 Residential	R3		3	1.86	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R3 Residential	KEVIN THINH NGUYEN	Vacant Sites included in 2008 and 2014 Housing Element
	NE OF BRODIAEA AVE AND QUNCY ST	92555	478100024		R3 Residential	R3		3	0.49	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KEVIN THINH NGUYEN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BRODIAEA AVE AND QUNCY ST	92555	478100025		R3 Residential	R3		3	1.12	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	KEVIN THINH NGUYEN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OFCACTUS AVE AND REDLANDS BLVD	92555	478110001		R15 Residential	R15		15	8.08	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		87		87	R15 Residential	SP CCI	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OFCACTUS AVE AND REDLANDS BLVD	92555	478110002		R20 Residential	R20		20	2.28	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		32		32	R20 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element

Jurisdiction Name	Site Address/Intersection	5 Digit ZIF Code	Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)		Infrastructure		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	NW OFCACTUS AVE AND REDLANDS BLVD	92555	478110003		R20 Residential	R20		20	0.36	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		5		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		20	1.34	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		19		19	R20 Residential	SP CCI	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OFCACTUS AVE AND REDLANDS BLVD	92555	478110005		R20 Residential	R20		20	0.19	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		2		2	R20 Residential	SP 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		20	1.84	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		26		26	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		20	2.21	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		31		31	R20 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND	92555	478120001		R5 Residential	R5		5	1.99	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R5 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	WILMOT ST NE OF RICHARDS AVE AND	92555	478120002		R5 Residential	R5		5	2.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R5 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	WILMOT ST NE OF RICHARDS AVE AND	92555	478120005		R10 Residential	RS10		10	2.04	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		14		14	R10 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	WILMOT ST NE OF RICHARDS AVE AND	92555	478120006		R10 Residential	RS10		10	2.26	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		16		16	R10 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	WILMOT ST NE OF RICHARDS AVE AND	92555	478120007		R5 Residential	R5		5	1.87	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R5 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	REDLANDS BLVD NE OF RICHARDS AVE AND	92555	478120008		R5 Residential	R5		5	2.19	Vacant	Yes - Current	NO - Privately-Owned	Available	- Used in Two Consecutive Prior Housing Elements - Vacant			7	7	R5 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	REDLANDS BLVD NE OF RICHARDS AVE AND	07555	478120010		R10 Residential	RS10		10	1.91	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		13		13	R10 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	REDLANDS BLVD NE OF RICHARDS AVE AND	92555	478120011		R10 Residential	R510		10	2.24	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		16		15	R10 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
	REDLANDS BLVD NE OF RICHARDS AVE AND					K310		-						-		10	-	10		MULTI VAC INC	-
City of Moreno Valley	REDLANDS BLVD	92555	478120017		R5 Residential	к5			2.00	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			/	/	R5 Residential		Vacant Sites included in 2008 and 2014 Housing Element
	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	478120018		R5 Residential	R5			2.24	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8	R5 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	478120019			RS10		10	2.29	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		16		16	R10 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF RICHARDS AVE AND REDLANDS BLVD	92555	478120020		R10 Residential	RS10		10	2.05	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		14		14	R10 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	NW OF CACTUS AVE AND MERWIN ST	92555	478120021		R10 Residential	R10		10	2.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		14		14	R10 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF CACTUS AVE AND MERWIN ST	92555	478120022		R10 Residential	R10		10	2.29	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		16		16	R10 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF CACTUS AVE AND MERWIN ST	92555	478120023		R10 Residential	R10		10	2.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		15		15	R10 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF CACTUS AVE AND MERWIN ST	92555	478120024		R10 Residential	R10		10	1.98	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		14		14	R10 Residential	MULTI VAC INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF RICHARDS AVE AND	92555	478120025		R10 Residential	RS10		10	0.64	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		4		4	R10 Residential	SP CCI	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	REDLANDS BLVD WILMOT ST	92555	478171010		R3 Residential	R3		3	0.73	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	HENRI J RAHMON	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	GIFFORD AVE	92555	478202053		R3 Residential	R3		3	0.57	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	JORGE CALDERON	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF BRODIAEA AVE AND	92555	478240012		R10 Residential	R5\RS10		10	8.85	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		63		63	R10 Residential	SANDEEP GUPTA	Vacant Sites included in 2008 and 2014 Housing Element
	SINCLAIR ST	92555	478250001		R3 Residential	R3		3	17 55	Vacant	Yes - Current	NO - Privately-Owned	Available	- Used in Two Consecutive Prior Housing Elements - Vacant			37	37	R3 Residential	COTTONWOOD INV	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	14271 QUINCY ST	92555	478440001		R5 Residential	P5		5	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	142211 QUINCY ST	92555	478440001		R5 Residential	RS			0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
						KJ		-										<u>.</u>			
City of Moreno Valley	14291 QUINCY ST	92555	478440003		R5 Residential	къ		5	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28464 PEONY CIR	92555	478440004		R5 Residential	R5			0.28	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28581 YAROW WAY	92555	478440005		R5 Residential	R5		5	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28571 YAROW WAY	92555	478440006		R5 Residential	R5		5	0.19	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28561 YAROW WAY	92555	478440007		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14311 QUINCY ST	92555	478440008		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14321 QUINCY ST	92555	478440009		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14331 QUINCY ST	92555	478440010		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14341 QUINCY ST	92555	478440011		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28478 LARKSONG WAY	92555	478440012		R5 Residential	R5		5	0.20	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28468 LARKSONG WAY	92555	478440013		R5 Residential	R5		5	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14363 BOTTLEBRUSH WAY	92555	478440014		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	CYNTHIA B JORDAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14353 BOTTLEBRUSH WAY	92555	478440015		R5 Residential	R5			0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	REBECCA A CATANIA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14343 BOTTLEBRUSH WAY	92555	478440016		R5 Residential	85			0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	JERRY G ROMERO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14333 BOTTLEBRUSH WAY	92555	478440016		R5 Residential	85			0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	DAVE R GREER	Non-Vacant Sites included in 2008 and 2014 Housing Element
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City of Moreno Valley	14323 BOTTLEBRUSH WAY	92555	478440018		R5 Residential	K5			0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			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		R5 Residential	R5		-	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	LAWRENCE JOHN THOMAS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14303 BOTTLEBRUSH WAY	92555	478440020		R5 Residential	R5			0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			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		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	VICTORIA Z PANGANIBAN MA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14283 BOTTLEBRUSH WAY	92555	478440022		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	SERGIO LOPEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14273 BOTTLEBRUSH WAY	92555	478440023		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	CHRISTOPHER EDWARD SEVILLA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14274 BOTTLEBRUSH WAY	92555	478440024		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	EDGAR BARROSO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14284 BOTTLEBRUSH WAY	92555	478440025		R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	OSCAR J GUTIERREZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
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Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Number	Consolidated Sites (Current)	Zoning Designation (Current)	Minimum Max Density Densit Allowed Allowe (units/acre) (units/ac	Parcel Siz I (Acres) re)	Existing Obervicency	Infrastructure		Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Plan (GP) Designation	Ownership	Site Remark
City of Moreno Valley	14294 BOTTLEBRUSH WAY	92555	478440026	R5 Residential	R5	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	MICHELLE LYNN JOHNSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14304 BOTTLEBRUSH WAY	92555	478440027	R5 Residential	R5	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	ANTHONY LEDESMA ALBERTO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14314 BOTTLEBRUSH WAY	92555	478440028	R5 Residential	R5	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	NELLY DURAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14324 BOTTLEBRUSH WAY	92555	478440029	R5 Residential	R5	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	DYNISHA M PEREZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28560 YAROW WAY	92555	478440030	R5 Residential	R5	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	WR SERVICES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28570 YAROW WAY	92555	478440031	R5 Residential	R5	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	BISMARK A GRANJA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28580 YAROW WAY	92555	478440032	R5 Residential	R5	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28590 YAROW WAY	92555	478440033	R5 Residential	R5	5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	HAIMING HU	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14325 BEGONIA LN	92555	478440034	R5 Residential	R5	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	RACHEL L MEETER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14315 BEGONIA LN	92555	478440035	R5 Residential	R5	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	CRAIG L WILLCUTT	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14305 BEGONIA LN	92555	478440036	R5 Residential	R5	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	PAUL JOSEPH YELLISH	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14295 BEGONIA LN	92555	478440037	R5 Residential	R5	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	JOHNNY L PUGH	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14285 BEGONIA LN	92555	478440038	R5 Residential	85	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant			1		R5 Residential	JOHN BLACKBURN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14275 BEGONIA LN	92555	478440039	R5 Residential		-	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	-	R5 Residential	JULIO C ROSAS FLORES	Non-Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley		92555	478440039	R5 Residential	n.)	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant			1			DEREK GONZALES	Non-Vacant Sites included in 2008 and 2014 Housing Element
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City of Moreno Valley	14286 BEGONIA LN	92555	478440041	R5 Residential	R5	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		R5 Residential	LUIS MARTINEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14296 BEGONIA LN	92555	478440042	R5 Residential	R5	5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	DAVID BROWN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14306 BEGONIA LN	92555	478440043	R5 Residential	R5	5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	RUBEN RODRIGUEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14316 BEGONIA LN	92555	478440044	R5 Residential	R5	5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	GERARDO SALVADOR	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14326 BEGONIA LN	92555	478440045	R5 Residential	R5	5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	HECTOR H ALVAREZ-DURAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14336 BEGONIA LN	92555	478440046	R5 Residential	R5	5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	TIMOTHY ALAN BITTNER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478440047	R5 Residential	R5	5	0.22	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R5 Residential	BELLA CORTINA COMMUNIT	Y Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478440048	R5 Residential	R5	5	0.36	Greenways/Open Space/Flood	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478440049	R5 Residential	R5	5	0.06	Control Greenways/Open Space/Flood	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R5 Residential	BELLA CORTINA COMMUNIT	Y Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478440050	R5 Residential	R5	5	0.06	Control Greenways/Open Space/Flood	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R5 Residential	ASSN BELLA CORTINA COMMUNIT	Y Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	478440051	R5 Residential	R5	5	1.34	Control Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						ASSN KB HOME CALIF	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	28621 YAROW WAY	92555	478441001	R5 Residential	R5	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	ROGER R GUILLEN-AYALA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28611 YAROW WAY	92555	478441002	R5 Residential	R5	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28601 YAROW WAY	92555	478441003	R5 Residential	R5	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	MITCHELL E DRUMMOND	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28591 YAROW WAY	92555	478441004	R5 Residential	R5	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	MUNG HUOT TAING	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28581 YAROW WAY	92555	478441005	R5 Residential	R5	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	HAIMING HU	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28571 YAROW WAY	92555	478441006	R5 Residential	R5	5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	FAIZ A KHAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28561 YAROW WAY	92555	478441007	R5 Residential	R5	5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	MOLTA DAVID C & PAULA	Non-Vacant Sites included in 2008 and 2014 Housing Element
																		MOLTA DECLARATION OF TRUST 4/23/98	
	28497 LARKSONG WAY	92555	478450001	R5 Residential	R5	5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28487 LARKSONG WAY	92555	478450002	R5 Residential	R5	5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28477 LARKSONG WAY	92555	478450003	R5 Residential	R5	5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28467 LARKSONG WAY	92555	478450004	R5 Residential	R5	5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28457 LARKSONG WAY	92555	478450005	R5 Residential	R5	5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28447 LARKSONG WAY	92555	478450006	R5 Residential	R5	5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14387 ARBORGLENN DR	92555	478450007	R5 Residential	R5	5	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14397 PEAR BLOSSOM LN	92555	478450008	R5 Residential	R5	5	0.35	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14407 PEAR BLOSSOM LN	92555	478450009	R5 Residential	R5	5	0.19	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14417 PEAR BLOSSOM LN	92555	478450010	R5 Residential	R5	5	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14427 PEAR BLOSSOM LN	92555	478450011	R5 Residential	R5	5	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14437 PEAR BLOSSOM LN	92555	478450012	R5 Residential	R5	5	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14447 PEAR BLOSSOM LN	92555	478450013	R5 Residential	R5	5	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
	14457 PEAR BLOSSOM LN	92555	478450014	R5 Residential	R5	5	0.17	Vacant	Yes - Current	NO - Privately-Owned					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	478450014	R5 Residential	85	5	0.15	Vacant	Yes - Current	NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant			1		R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28451 PEAR BLOSSOM LN	92555	478450015	R5 Residential	85		0.15		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
	28451 PEAR BLOSSOM IN		478450016			2	0.15	Vacant							1		R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
		92555		R5 Residential	КS	5			Yes - Current	NO - Privately-Owned					1	-			-
City of Moreno Valley	28471 PEAR BLOSSOM LN	92555	478450018	R5 Residential	кś	5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element

Jurisdiction Name	Site Address/Intersection	5 Digit ZI Code	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		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	28481 PEAR BLOSSOM LN	92555	478450019		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28491 PEAR BLOSSOM LN	92555	478450020		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28492 PEAR BLOSSOM LN	92555	478450021		R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28482 PEAR BLOSSOM LN	92555	478450022		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28472 PEAR BLOSSOM LN	92555	478450023		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28462 PEAR BLOSSOM LN	92555	478450024		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28452 PEAR BLOSSOM LN	92555	478450025		R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28442 PEAR BLOSSOM LN	92555	478450026		R5 Residential	R5		5	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14428 PEAR BLOSSOM LN	92555	478450027		R5 Residential	R5		5	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14418 PEAR BLOSSOM LN	92555	478450028		R5 Residential	R5		5	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14408 PEAR BLOSSOM LN	92555	478450029		R5 Residential	R5		5	0.28	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14411 QUINCY ST	92555	478450030		R5 Residential	R5		5	0.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14421 QUINCY ST	92555	478450031		R5 Residential	R5		5	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14431 QUINCY ST	92555	478450032		R5 Residential	R5		5	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CACTUS AVE	92555	478450033		R5 Residential	R5		5	0.14	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					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		R5 Residential	R5		5	0.51	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant					R5 Residential	BELLA CORTINA COMM ASSN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14453 BOTTLEBRUSH WAY	92555	478451001		R5 Residential	R5		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	- Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	JAMIE R PEREZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14443 BOTTLEBRUSH WAY	92555	478451002		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	MELINDA A CONNOR	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14433 BOTTLEBRUSH WAY	92555	478451003		R5 Residential	85		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			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		R5 Residential	85			0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			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	05		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	ENRIQUE ROSALES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14403 BOTTLEBRUSH WAY	92555	478451005		R5 Residential	n.)		-	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R5 Residential	MITCHELLE L BONIFACIO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14403 BOTTLEBRUSH WAT	92555	478451006			R5		2									1	1		JOSEPH GONZALEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14393 BOTTLEBRUSH WAT	92555	478451007		R5 Residential	K5		2	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project Pending Project	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	OSCAR CAZARES	Non-Vacant Sites included in 2008 and 2014 Housing Element
						къ		-									1	1			
City of Moreno Valley	14373 BOTTLEBRUSH WAY	92555	478451009		R5 Residential	R5			0.14	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			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		-	0.07	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R5 Residential		Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478451011		R5 Residential	R5			0.16	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R5 Residential	BELLA CORTINA COMMUNITY ASSN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley City of Moreno Valley	QUINCY ST CACTUS AVE	92555 92555	478451012 478451013		R5 Residential R5 Residential	R5 R5		5 5	1.31 0.46	Greenways/Open Space Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant					R5 Residential R5 Residential	KB HOME CALIF BELLA CORTINA COMM ASSN	Non-Vacant Sites not included in previous Housing Elements 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	Pending Project	Used in Prior Housing Element - Non-Vacant			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	Pending Project	Used in Prior Housing Element - Non-Vacant			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	Pending Project	Used in Prior Housing Element - Non-Vacant			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	Pending Project	Used in Prior Housing Element - Non-Vacant			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	Pending Project	Used in Prior Housing Element - Non-Vacant			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	85		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			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		R5 Residential	85			0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28603 BUTTERCUP WAY	92555	478452007		R5 Residential	85		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	-	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28593 BUTTERCUP WAY	92555	478452008		R5 Residential	85		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28593 BUTTERCUP WAY	92555	478452009		R5 Residential	85			0.18	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14404 BOTTLEBRUSH WAY	22000	478452010		R5 Residential	n.)			0.13	Vacant Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KB HOME CALIF ALEATHA NATASHA CORBETT	Vacant Sites included in 2008 and 2014 Housing Element
		92555				R5		5	0.17			-					1	1			
City of Moreno Valley	14414 BOTTLEBRUSH WAY	92555	478452012		R5 Residential	к5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	DON A STOCKMAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	14424 BOTTLEBRUSH WAY	92555	478452013		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14434 BOTTLEBRUSH WAY	92555	478452014		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28584 TUBEROSE LN	92555	478452015		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28594 TUBEROSE LN	92555	478452016		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28604 TUBEROSE LN	92555	478452017		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28614 TUBEROSE LN	92555	478452018		R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28615 TUBEROSE LN	92555	478452019		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28605 TUBEROSE LN	92555	478452020		R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28595 TUBEROSE LN	92555	478452021		R5 Residential	R5		5	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CACTUS AVE	92555	478452022		R5 Residential	R5		5	0.12	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code		Consolidated Sites (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	14327 TANSY RD	92555	478460002	R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14317 TANSY RD	92555	478460003	R5 Residential	R5			0.15	Vacant	Yes - Current	NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14307 TANSY RD	92555	478460004	R5 Residential	R5		-	0.14	Vacant	Yes - Current	NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14297 TANSY RD	92555	478460005	R5 Residential	R5			0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14287 TANSY RD	92555	478460006	R5 Residential	R5			0.14	Vacant	Yes - Current	NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14277 TANSY RD	92555	478460007	R5 Residential	R5			0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478460008 478461001	R5 Residential	R5		5	0.04	Greenways/Open Space/Flood Control		NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant				R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14278 TANSY RD	92555	478461001	R5 Residential	къ		5	0.16	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
	14298 TANSY RD		478461002		к5		-	0.14							1			KB HOME CALIF	
City of Moreno Valley	14298 TANSY RD	92555	478461003	R5 Residential	R5			0.14	Vacant Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14308 TANSY RD	92555	478461004		к5		-			Yes - Current		Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1		KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14318 TANSY RD	92555	478461005	R5 Residential	RS			0.14	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
					RD		2				,					1			
City of Moreno Valley	14338 TANSY RD	92555	478461007	R5 Residential	къ		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14339 BLUE BONNET LN	92555	478461008	R5 Residential	к5			0.15	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14329 BLUE BONNET LN	92555	478461009	R5 Residential	R5			0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		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	R5 Residential	R5		5	0.14	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	KURT MARSHALL BARGER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14309 BLUE BONNET LN	92555	478461011	R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	EDDY E DUARTE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14299 BLUE BONNET LN	92555	478461012	R5 Residential	R5			0.15	Vacant	Yes - Current	NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	MICHAEL JAMES FAUST	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	14289 BLUE BONNET LN	92555	478461013	R5 Residential	R5			0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		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	R5 Residential	R5		-	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14280 BLUE BONNET LN	92555	478461015	R5 Residential	R5		5	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14290 BLUE BONNET LN	92555	478461016	R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14300 BLUE BONNET LN	92555	478461017	R5 Residential	R5			0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28702 ROSE ANGEL ST	92555	478461018	R5 Residential	R5		-	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28712 ROSE ANGEL ST	92555	478461019	R5 Residential	R5		5	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28722 ROSE ANGEL ST	92555	478461020	R5 Residential	R5		5	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14301 WILMOT ST	92555	478461021	R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14291 WILMOT ST	92555	478461022	R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14281 WILMOT ST	92555	478461023	R5 Residential	R5		5	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478461024	R5 Residential	R5		5	0.18	Greenways/Open Space/Flood Control	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant				R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAEA AVE	92555	478461025	R5 Residential	R5		5	0.06	Greenways/Open Space/Flood Control	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant				R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14371 WILMOT ST	92555	478462001	R5 Residential	R5		5	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14361 WILMOT ST	92555	478462002	R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14351 WILMOT ST	92555	478462003	R5 Residential	R5		5	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14341 WILMOT ST	92555	478462004	R5 Residential	R5		5	0.15	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R5 Residential	KB HOME CALIF	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14340 BLUE BONNET LN	92555	478462005	R5 Residential	R5			0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	KB HOME CALIF	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14350 BLUE BONNET LN	92555	478462006	R5 Residential	R5		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	GERALD L MATTHEWS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28701 YAROW WAY	92555	478462007	R5 Residential	R5		5	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	ROY T DODSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28691 YAROW WAY	92555	478462008	R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	RYAN BAILEY	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28681 YAROW WAY	92555	478462009	R5 Residential	R5		5	0.15	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	CRYSTAL JACKSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28671 YAROW WAY	92555	478462010	R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	JAMES HENRY WASHINGTON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28661 YAROW WAY	92555	478462011	R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	JAGDISHBHAI P PATEL	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28651 YAROW WAY	92555	478462012	R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	CRISTINA TORRES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28641 YAROW WAY	92555	478462013	R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	JULIAN KEITH WAITES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	28631 YAROW WAY	92555	478462014	R5 Residential	R5		5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	MANUEL ANTONIO CASTRO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SUNNYMEAD BLVD	92553	479050001	R15 Residential	R15		15	1.46	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		15	15	R15 Residential	DIM GROUP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	25357 SUNNYMEAD BLV	92553	479050003	R15 Residential	R15		15	0.93	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		10	10	R15 Residential	PALM INV GROUP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SUNNYMEAD BLVD	92553	479050004	R15 Residential	R15		15	0.88	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		9	9	R15 Residential	PALM INV GROUP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SUNNYMEAD BLVD	92553	479050010	R15 Residential	R15		15	4.34	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		46	46	R15 Residential	FURNITUREWALA LTD PARTNERSHIP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92553	479090019 479090021	R15 Residential	R15			0.28			NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element		3		R15 Residential R15 Residential	LAVERNE PAYTON	Vacant Sites not included in previous Housing Elements
uty of Moreno valley	AT WOOD AVE	92553	479090021	K15 Kesidential	812		10	0.34	Vacant	tes - Current	NO - Privately-Owned	Pending Project	Not used in Prior Housing Element		5	5	K1D Kesidential	ANOOP MAHESHWARI	Vacant Sites not included in previous Housing Elements

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Number	Consolidated General PI Sites (Current	(Current)	Minimum Density Allowed (units/acre)	Max Density Allowed ) (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure		Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Income Capa Capacity	al Proposed General city Plan (GP) Designatic	n Ownership	Site Remark
City of Moreno Valley	ATWOOD AVE	92553	479090024	R/O Resident Office			25	0.60	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11		1:	L Corridor Mixed Use	CHOW WENG LOH	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	SE OF DRACAEA AVE AND	92553 92553	479121027 479131012	R15 Resident R/O Resident			15 25	0.23 3.56	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant	71	2	2		ENRIQUE MORAN CEJA YUM YUM DONUT SHOPS IN	Vacant Sites not included in previous Housing Elements C Vacant Sites included in 2008 and 2014 Housing Element
Gty of Moreno Valley		92553	479140022	Office R10 Resident	al R10		25	9.09	Vacant		NO - Privately-Owned	Available	Not Used in Prior Housing Element	181			1 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	R/O Resident Office	ial OC		25	2.01	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	40		40		YUM YUM DONUT SHOPS IN	C Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	DRACAEA AVE	92553	479150062	R5 Residentia			5	0.97	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3 3		PAUL SMITH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	LASSELLE ST	92553	479170033	R5 Residentia			5	0.68	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2 2		SAIRA MUSTAFIZ	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92553	479190002	R/O Resident Office	ial O		25	4.76	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element	95		95		EASTERN MUNICIPAL WATE DIST	R Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	25141 COTTONWOOD AVE ALESSANDRO BLVD	92553 92553	479200002 479230011	R5 Residentia R/O Resident			25 25	2.78 2.25	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant	55		26 26		ROY A BLECKERT L A LIFE	Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
Gty of Moreno Valley	ALESSANDRO BLVD	92553	479230012	Office R/O Resident	ial R15		25	2.32	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			26 26	5 Corridor Mixed Use	L A LIFE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ALESSANDRO BLVD	92553	479230027	Office R5 Residentia	I R15		5	0.50	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			6 6	R5 Residential	L A LIFE	Vacant Sites included in 2008 and 2014 Housing Element
	LAS PALOMAS DR	92557	479312068	R5 Residentia			5	4.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			14 14		VISTA DEL VERDE	Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92553	479391021	R5 Residentia			5		Vacant		NO - Privately-Owned	Available	Not Used in Prior Housing Element				D R5 Residential	HOMEOWNERS ASSN RBC DEV	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ABBEY LN	92557	479690029	R5 Residentia			5	0.34	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1 1		MORENO VALLEY HOMES IN ASSN	C Vacant Sites not included in previous Housing Elements
	24626 SUNNYMEAD BLV 24524 SUNNYMEAD BLV	92553 92553	481070044		CC, SP 204 CC, SP 204		25	0.84	General/Retail Commercial General/Retail Commercial		NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	13			B Corridor Mixed Use	BRANDONS DINER INC TEMPLE DE MILAGROS	Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley		92553	481070046	C Commercia	CC, 3P 204		25	1.81	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element	36 36		30	5 Corridor Mixed Use	INTERNATIONAL ANTONIO FUENTES	Non-Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24760 SUNNYMEAD BLV 24800 SUNNYMEAD BLV	92553	481070047 481082005 481082005	C Commercia C Commercia	CC, SP 204		25	1.00		Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	17 16		1	7 Corridor Mixed Use	MICHELLE I SIDNEY	Vacant Sites not included in previous housing Elements Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
				-							,		-					SERVICES	
City of Moreno Valley City of Moreno Valley	24952 SUNNYMEAD BLV HEMLOCK AVE	92553 92557	481083001 481090023	C Commercia R5 Residentia	CC, SP 204 I R1, SP 205		25 5	0.98 0.28	General/Retail Commercial Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant	16		1 1	5 Corridor Mixed Use R5 Residential	JAMES M JERPBAK	Non-Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
	24456 SUNNYMEAD BLV	92553	481101038		e VCR, SP 204			0.80	General/Retail Commercial				Not Used in Prior Housing Element	16			5 Corridor Mixed Use	CHARLES MALCOM JAMES	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	24300 SUNNYMEAD BLV 24210 POSTAL AVE	92553 92553	481102016 481111013		e VCR, SP 204 e VCR, SP 204			1.93 1.20	General/Retail Commercial General/Retail Commercial	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	31 19		3:	Corridor Mixed Use Corridor Mixed Use	HMP PROP RAMIN BRAL	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24240 SUNNYMEAD BLV	92553	481112008		e VCR, SP 204		25	0.81	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element	16		16	5 Corridor Mixed Use	J M J HUANG ENTERPRISES INC	Vacant Sites not included in previous Housing Elements
	24170 SUNNYMEAD BLV 24150 SUNNYMEAD BLV	92553 92553	481112013 481112014	MU Mixed U MU Mixed U	e VCR, SP 204 e VCR, SP 204		25	0.80	General/Retail Commercial General/Retail Commercial	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	15 15			5 Corridor Mixed Use 5 Corridor Mixed Use	COMMERCIAL ESSA INV HO JEONG KIM	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	POSTAL AVE 24085 SUNNYMEAD BLV	92553	481112041 481120004	MU Mixed Us	e VCR, SP 204 e VCR, SP 204		25	0.57 0.68		Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	8 13		8	Corridor Mixed Use Corridor Mixed Use	WARREN L VANCE MOVAL PROP	Non-Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24135 SUNNYMEAD BLV	92553	481120006	MU Mixed Us	e VCR, SP 204			0.70	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	12		1.	2 Corridor Mixed Use	SUNNYMEAD BLV TRUST	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92553 92553	481120012 481120014	MU Mixed Us	e VCR, SP 204 e VCR, SP 204		25	0.55	Office Vacant	Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	10 18		18	Corridor Mixed Use Corridor Mixed Use	STEVEN R KAY 24255 SUNNYMEAD BLV	Non-Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	WEBSTER AVE	92553	481120020	R/O Resident Office	ial VOR, SP 204		20	0.59	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	11		1:		PI OPZ FUND 1 LP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley City of Moreno Valley		92553 92553	481120027 481120036		CC, SP 204 CC, SP 204			0.54	General/Retail Commercial General/Retail Commercial	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	10		10	Corridor Mixed Use	WILLIAM H RAHE JOHN DAVID MONJAZI	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92553 92553	481130030 481140004	R15 Resident	al VR, SP 204 e VCR, SP 204			1.23 0.89	Vacant Vacant	Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available	Not Used in Prior Housing Element	24 17		24	R20 Residential Corridor Mixed Use	HSIAO JEN LEE ISAAC ZAHARONI	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24405 SUNNYMEAD BLV	92553	481140009	MU Mixed U	e VCR, SP 204		25	0.89	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	17		1:	7 Corridor Mixed Use	SAMIR SADIK	Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
	24378 WEBSTER AVE	92553	481140022	Office	ial VOR, SP 204			0.91	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18		18		LUVIE CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	WEBSTER AVE	92553	481140024	R/O Resident Office			20	0.91	Vacant	Yes - Current		Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		12	12		MARTIN COBIAN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24298 WEBSTER AVE	92553	481140025	R/O Resident Office	ial VOR, SP 204		20	0.91	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		20	20	0 R20 Residential	CALCHOICE INV INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley City of Moreno Valley	24437 SUNNYMEAD BLV 24384 FIR AVE	92553 92553	481140031 481150024		e VCR, SP 204 al VR, SP 204		25	2.63 0.92	General/Retail Commercial Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant	49 18		49		SUNDANCE PLAZA DRESCH CHAN & ZHOU	Non-Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
	24320 FIR AVE	92553	481150027	R15 Resident			20	0.91	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	18		11		PARTNERSHIP DRESCH CHAN & ZHOU	Vacant Sites included in 2008 and 2014 Housing Element
	24595 SUNNYMEAD BLV	92553	481161009		CC, SP 204			0.87	General/Retail Commercial				Not Used in Prior Housing Element	10			7 Corridor Mixed Use	VICTOR N HERRERA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24619 SUNNYMEAD BLV	92553	481161010	C Commercia	CC, SP 204		25	0.89	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17		13	7 Corridor Mixed Use	MARIO N HERRERA	Non-Vacant Sites not included in previous Housing Elements
	FIR AVE	92553	481171039	K15 Kesident	al VR, SP 204		20	0.78	Vacant			Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		11	1:		M J RAHMANI NEJAD	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley City of Moreno Valley	24933 SUNNYMEAD BLV 24759 SUNNYMEAD BLV	92553 92553	481180030 481180045	C Commercia C Commercia	CC, SP 204 CC, SP 204		25	1.17	General/Retail Commercial General/Retail Commercial General/Retail Commercial	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	21 19		2:	Corridor Mixed Use Corridor Mixed Use	NADER INV INC	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	24801 SUNNYMEAD BLV MYERS AVE	92553 92553	481180048 481200033	C Commercia R15 Resident			25 20	1.92 0.92	General/Retail Commercial Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant	34 18			Corridor Mixed Use R20 Residential	NADER INV INC MYERS PROP TASON	Non-Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
		92553	481200039	C Commonia			25	0.57						11				HAYAT HADDAD	_
City of Moreno Valley City of Moreno Valley	24961 FIR AVE EUCALYPTUS AVE	92553 92553	481200039 481230052	C Commercia R15 Resident	CC, SP 204 al VR, SP 204		20	0.57	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Pending Project	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant	-11	1	1	Corridor Mixed Use R20 Residential	SAUL MENA	Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92553	481230053	R15 Resident	al VR, SP 204		20	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R20 Residential	RIVERA ABEL & FERNANDEZ	Vacant Sites included in 2008 and 2014 Housing Element
																		CECILIA L 2016 REVOCABLE TRUST DATED 1/2	
	EUCALYPTUS AVE	92553	481230054	R15 Resident			20	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R20 Residential	BEATRIZ DE LA TORRE PENA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92553	481230055	R15 Resident	al VR, SP 204		20	0.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R20 Residential	LA TORRE PENA BEATRIZ DE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	FIR AVE	92553	481240001	R15 Resident	al VR, SP 204		20	0.91	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	18		18	8 R20 Residential	HEINLEIN WILLIAM ESTATE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24300 MYERS AVE	92553	481240035	R15 Resident	al VR, SP 204		20	0.58	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	11		11	R20 Residential	YUET LING LEE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12800 HEACOCK ST	92553	481260048	R/O Resident	ial VOR, SP 204		25	1.50	Office	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28		28	8 Corridor Mixed Use	ARMANDO FRANCO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92553	481270053		al VR, SP 204		20	0.61	Vacant		NO - Privately-Owned		Not Used in Prior Housing Element	12			2 R20 Residential	TZENREN TARO HSU	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	MYERS AVE	92553	481270055	R15 Resident			20	0.60	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	11		1:	L R20 Residential	TZENREN TARO HSU	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92553	481270058	R15 Resident	al VR, SP 204		20	1.40	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	27		2	7 R20 Residential	MORENO VALLEY HOUSING AUTHORITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92553	481270060	R/O Resident Office	ial VOR, SP 204		25	0.93	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	18		18	8 Corridor Mixed Use	ELYAMANY INV GROUP	Vacant Sites included in 2008 and 2014 Housing Element
		92557	481341034	Office R5 Residentia	I R5		5	1.80	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element			6 6		REHAN QEDWAI	Vacant Sites not included in previous Housing Elements
City of Moreno Valley																			
City of Moreno Valley City of Moreno Valley City of Moreno Valley	IRONWOOD AVE	92557	481342038 481342039	R5 Residentia	I R5		5	0.27	Vacant Vacant	Yes - Current Yes - Current		Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant Used in Two Consecutive Prior Housing Elements - Vacant			1 1	R5 Residential	MANUEL RUIZ	Vacant Sites included in 2008 and 2014 Housing Element

Jurisdiction Name		5 Digit ZIP Code	Number	Consolidated Sites (Current)	Zoning Designatior (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy		Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity		Total Proposed General apacity Plan (GP) Designation	Ownership	Site Remark
City of Moreno Valley	IRONWOOD AVE	92557	481342040	R5 Residential	R5		5	0.21	Vacant	Yes - Current Yes - Current	NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant Used in Two Consecutive Prior Housing Elements - Vacant			1	1 R5 Residential	MANUEL RUIZ	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
	ATWOOD AVE		481342041	R15 Residential	K5							Pending Project				1		KAREN PURCELL	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92553						0.57	Vacant		NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	11			11 R20 Residential		_
City of Moreno Valley	ATWOOD AVE	92553	482020019	R15 Residential				0.50	Vacant		NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	10				KAREN PURCELL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley City of Moreno Valley	24087 EUCALYPTUS AVE 24176 ATWOOD AVE	92553 92553	482020029 482020064	R15 Residential R15 Residential	VR, SP 204 VR, SP 204		20 20	0.64 1.32	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant	12 26			12 R20 Residential 26 R20 Residential	ANTHONY ALMEIDA MORENO VALLEY HOUSING AUTHORITY	Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13055 INDIAN ST 24849 EUCALYPTUS AVE	92553 92553	482030018	MU Mixed Use	VCR, SP 204 VR, SP 204		20	0.65	Vacant Vacant	Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant	13 17			13 R20 Residential 17 R20 Residential	ALLCITY R E INC	Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley			482050005	R15 Residential	VR, SP 204		20	0.89				Available	Used in Two Consecutive Prior Housing Elements - Vacant					ANU	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92553	482050025	R15 Residential			20	0.89	Vacant		NO - Privately-Owned	Available	-	17			17 R20 Residential 17 Corridor Mixed Use	ANJJ	_
City of Moreno Valley	24804 DRACAEA AVE	92553	482050038 482060041	R15 Residential	VR, SP 204		20	1.07 0.89	General/Retail Commercial Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	17			17 R20 Residential	HARNETHIA N MANSELL	Non-Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24564 DRACAEA AVE	92553	482070028	R15 Residential	VR, SP 204		20	0.93	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18			18 R20 Residential	PACIFIC SOUTHWEST DIST OF WESLEYAN CHURCH	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24365 ATWOOD AVE	92553	482080011	R15 Residential	VR, SP 204		20	0.84	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	16			16 R20 Residential	PACIFIC PLUS INV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	ATWOOD AVE	92553	482080014	R15 Residential	VR, SP 204		20	0.61	Vacant		NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant	12			12 R20 Residential	PACIFIC PLUS INV	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley Gity of Moreno Valley		92553 92553	482080023 482121001	R15 Residential R5 Residential	VR, SP 204 R5		20 5	0.54 4.19	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant	10		15	10 R20 Residential 15 R5 Residential	MARCELO CO JACOB LOGAR	Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13373 PEPPIS BLV	92553	482141033	C Commercial			25	2.64	General/Retail Commercial			Available	Not Used in Prior Housing Element	51			51 Corridor Mixed Use	FORMOSA RENTALS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	13373 PERRIS BLV	92553 92553	482152047	C Commercial R10 Residential	CC		25	2.94	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant	55			55 Corridor Mixed Use	FORMOSA RENTALS	Non-Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley			482161021		кэ		2	4.01	Vacant		NO - Privately-Owned							MORENO VALLEY HOUSING AUTHORITY	_
City of Moreno Valley		92553	482161022	R10 Residential	R5		5	1.18	Vacant		NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant	10			10 R10 Residential	MORENO VALLEY HOUSING AUTHORITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	COTTONWOOD AVE	92553	482161023	R10 Residential	R5		5	1.13	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant	10			10 R10 Residential	MORENO VALLEY HOUSING AUTHORITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24520 COTTONWOOD AVE	92553	482161024	R10 Residential	R5		5	2.30	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant	22			22 R10 Residential	MORENO VALLEY HOUSING AUTHORITY	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92553	482170009	R5 Residential	R5		5	0.79	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2 R5 Residential	JESUS MEJIA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	INDIAN ST SW OF COTTONWOOD AVE AND	92553	482170011	R5 Residential	R5		5	0.40	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1 R5 Residential	RAY MEADOR	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	INDIAN ST SW OF COTTONWOOD AVE AND	92553	482170049	R5 Residential	R5		5	0.38	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1 R5 Residential	PARSHOTAM SAVITA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	INDIAN ST 24050 ALESSANDRO BLV	92553	482180034	C Commercial	NC		25	2.05			NO - Privately-Owned	Available	Not Used in Prior Housing Element	32				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	C Commercial	NC		25	0.92	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17			17 Corridor Mixed Use	JOHN C TAYLOR	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF ALESSANDRO BLVD AND INDIAN ST	92553	482190022	C Commercial	NC		25	2.98	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	59			59 Corridor Mixed Use	VINOD KARDANI	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OF PERRIS BLVD AND BRODIAEA AVE	92553	482210095	R5 Residential	R5/CC		25	12.90	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			232	232 Corridor Mixed Use	WEAVER PARK	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OF PERRIS BLVD AND	92553	482230024	R/O Residential	R10		25	8.02	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		60		60 Corridor Mixed Use	PERRIS CACTUS DEV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	DELPHINIUM AVE BOGUE ST	92553	482304037	Office R10 Residential	RS10		10	0.25	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1 R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304038	R10 Residential	R510		10	0.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1 R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304039	R10 Residential	R\$10		10	0.21	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1 R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304040	R10 Residential				0.22	Vacant		NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1			ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
							10						-		1				-
Gity of Moreno Valley	BOGUE ST	92553	482304041	R10 Residential			10	0.18	Vacant		NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1 R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304042	R10 Residential	R510		10	0.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1 R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304043	R10 Residential	RS10		10	0.26	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1 R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304044	R10 Residential	R510		10	0.17	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1 R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BOGUE ST	92553	482304045	R10 Residential	RS10		10	0.17	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1 R10 Residential	ISAAC GENAH	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley Gity of Moreno Valley	24021 ALESSANDRO BLV 14125 INDIAN ST	92553 92553	482481034 482501031	C Commercial C Commercial	NC NC			4.44 2.74	General/Retail Commercial Light Industrial	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	73 54			73 Corridor Mixed Use 54 Corridor Mixed Use	SOUTHPOINTE CENTRE LTD SUNNYMEAD SELF STORAGE	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	14051 INDIAN ST	92553	482501032	C Commercial	NC		25	1.91	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32			32 Corridor Mixed Use	MORENO WON CENTER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24561 ALESSANDRO BLV	92553	482520001 482520003	C Commercial	CC		25	1.34	General/Retail Commercial	Yes - Current		Available	Not Used in Prior Housing Element	21			21 Corridor Mixed Use	AN TANG DAO EDUARDO SALAS	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24595 ALESSANDRO BLV		482520003	C Commercial	cc			2.68	General/Retail Commercial	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element	43			43 Corridor Mixed Use	K & R INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92553 92553	482520005 482520006	C Commercial C Commercial	CC		25	1.09 0.71	General/Retail Commercial General/Retail Commercial		NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	17			17 Corridor Mixed Use 11 Corridor Mixed Use	AN TANG DAO KRISTIE M PABST	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	24685 ALESSANDRO BLV 24725 ALESSANDRO BLV 138	92553 92553	482520012 482520013	C Commercial C Commercial				1.79 6.14	General/Retail Commercial General/Retail Commercial	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	29			29 Corridor Mixed Use 99 Corridor Mixed Use	THONG VAN TRAN EUNG CHEOL BAE	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24853 ALESSANDRO BLV 24775 ALESSANDRO BLV		482540004 482540020	C Commercial C Commercial	CC	1	25	0.65	General/Retail Commercial General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	11 13			11 Corridor Mixed Use 13 Corridor Mixed Use	BHULLAR INV BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24757 ALESSANDRO BLV		482540021	C Commercial	CC		25	0.69	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	13	_		13 Corridor Mixed Use	BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	ALESSANDRO BLVD	92553	482540022 482540023	C Commercial C Commercial	CC		25	0.65 0.91	General/Retail Commercial General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	10 16			10 Corridor Mixed Use 16 Corridor Mixed Use	BHULLAR INV BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24875 ALESSANDRO BLV	92553	482540024 482540025	C Commercial C Commercial	CC		25	0.76	General/Retail Commercial General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	12 29			29 Corridor Mixed Use	BHULLAR INV BHULLAR INV	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24805 ALESSANDRO BLV 24991 ALESSANDRO BLV		482540028 482540029	C Commercial C Commercial				3.39 1.66	General/Retail Commercial General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	55 25			25 Corridor Mixed Use	FORMOSA RENTALS VALERI KAROGLANOV	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24939 CACTUS AVE	92553	482582038	R/O Residential Office	R10		25	0.19	Vacant		NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		3		3 Corridor Mixed Use	PERRIS CACTUS DEV	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	24939 CACTUS AVE	92553	482582039	R/O Residential Office	R10		25	5.47	Vacant	Yes - Current	NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant		40		40 Corridor Mixed Use	PERRIS CACTUS DEV	Vacant Sites included in 2008 and 2014 Housing Element
	NW OF PERRIS BLVD AND DELPHINIUM AVE	92553	482582040	R/O Residential Office	R10		25	1.92	Vacant		NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant		14		14 Corridor Mixed Use	PERRIS CACTUS DEV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92553	482700001	C Commercial	CC		25	1.96 1.50	General/Retail Commercial Vacant		NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	36 30			36 Corridor Mixed Use 30 Corridor Mixed Use	PERRY COOPER OPT MORENO VALLEY	Non-Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley City of Moreno Valley	NW OF ALESSANDRO BLVD AND		482700002	C Commercial	LL.														
City of Moreno Valley City of Moreno Valley City of Moreno Valley	NW OF ALESSANDRO BLVD AND INDIAN ST 24440 ALESSANDRO BLV A	92553 92553	482700004	C Commercial	CC CC		25	0.79	General/Retail Commercial	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element	15				ERIC D COMER	Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley	NW OF ALESSANDRO BLVD AND INDIAN ST	92553 92553					25 25	0.79	General/Retail Commercial Vacant Vacant	Yes - Current Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element	15 32			15 Corridor Mixed Use     32 Corridor Mixed Use     60 Corridor Mixed Use	ERIC D COMER OPT MORENO VALLEY SPRINGS ON ALESSANDRO	Non-Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements

Jurisdiction Name	Site Address/Intersection	5 Digit ZIF Code	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		Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Capacity Ca	<sup>ipacity</sup> (	ncome Ca apacity	pacity	Proposed General Plan (GP) Designation	Ownership	Site Remark
City of Moreno Valley	25421 RENOIR AVE	92553	484020018		R15 Residential	R15		25	9.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		122		122	Corridor Mixed Use	SPRINGS ON ALESSANDRO APARTMENTS	Vacant Sites not included in previous Housing Elements
	25011 ALESSANDRO BLV ALESSANDRO BLVD	92553 92553	484020019 484020025		C Commercial R15 Residential	CC R15		25 25	2.21 6.76	General/Retail Commercial Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element	36	90			Corridor Mixed Use Corridor Mixed Use	WALGREEN CO SPRINGS ON ALESSANDRO	Non-Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
	25539 ALESSANDRO BLV	92553	484030002		R/O Residential	0		25	0.77	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	15				Corridor Mixed Use	APARTMENTS BORIS PIRIH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF ALESSANDRO BLVD AND	92553	484030003		Office R/O Residential	0		25	4.52	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	90			90	Corridor Mixed Use	PIRTH BORIS	Vacant Sites included in 2008 and 2014 Housing Element
	KITCHING ST 25817 ALESSANDRO BLV	92553	484030013		Office R/O Residential	Dar.		25	1.52	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		20			Corridor Mixed Use	AMERICAN CHINESE DING	Vacant Sites included in 2008 and 2014 Housing Element
		92003			Office	R15		25	1.67				Pending Project			20				CHEN DEV INC	-
City of Moreno Valley	COPPER COVE LN	92553	484030020		R15 Residential	R15		25	1.56	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	31			31	Corridor Mixed Use	M J RAHMANI NEJAD	Vacant Sites included in 2008 and 2014 Housing Element
	SE OF ALESSANDRO BLVD AND	92553 92553	484030022 484030025		R15 Residential R/O Residential	R15 0		25	0.54 2.72	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant	10 54			10 54	Corridor Mixed Use Corridor Mixed Use	M J RAHMANI NEJAD JACOB LOGAR	Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	KITCHING ST 25843 ALESSANDRO BLVD	92553	484030026		Office R/O Residential	R15		25	2.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		29		29	Corridor Mixed Use	AMERICAN CHINESE DING	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF COPPER COVE LN AND	92553	484030028		Office C Commercial	NC		25	8.63	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	172			172	Corridor Mixed Use	CHEN DEV INC GLENN A SERRE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	LASSELLE ST ALESSANDRO BLVD	92553	484041029		R5 Residential	R5		5	0.43	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1		R5 Residential	QUESTAR LINE 90 CO	Vacant Sites not included in previous Housing Elements
	NE OF PERRIS BLVD AND DELPHINIUM AVE	92553	484231015		R/O Residential Office	R15		25	2.14	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		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		R/O Residential Office	R15		25	2.12	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		26		26	Corridor Mixed Use	AMAN CO INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	14910 PERRIS BLV K		484253031		C Commercial	NC		25	1.54	General/Retail Commercial				Not Used in Prior Housing Element	25					JFK PLAZA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	CLOVER AVE	92553 92551	484253035 485020005		C Commercial R5 Residential	R5		5	1.22	General/Retail Commercial Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant	13			4	Corridor Mixed Use R5 Residential	JFK PLAZA TOWNE AVE PROP	Non-Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CLOVER AVE	92551	485032001		R15 Residential	R15		15	0.18	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	R15 Residential	MARGARITA ISABEL ORTEG	A Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24181 JOHN F KENNEDY DR	92551	485032013		R15 Residential	R15		15	0.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		2			R15 Residential	MORENO VALLEY HOUSING	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24897 JOHN F KENNEDY	92551	485081037		C Commercial	NC		25	0.59	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11	Corridor Mixed Use	AUTHORITY GOSSETT FAMILY TRUST	Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley		92551	485081038		C Commercial	NC		25	1.11	General/Retail Commercial	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element	18				Corridor Mixed Use	DATED 6/16/2000 FAMILY DOLLAR INC	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	PERRIS BLVD	92551	485081039		C Commercial	NC		25	0.60	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	10				Corridor Mixed Use	OREILLY AUTO ENTERPRISES	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	15135 PERRIS BLV 24897 JOHN F KENNEDY DR	92551 92551	485081041		C Commercial	NC		25	0.67	General/Retail Commercial	Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	12					MEI KIU LING GOSSETT FAMILY TRUST	Non-Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
Gty of Moreno Valley		92551	485081043		R5 Residential	NC .		25	0.28	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Available		78				Corridor Mixed Use	DATED 6/16/2000	Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
		52551				къ		5	0.28	Vacant			Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	-			
Gity of Moreno Valley Gity of Moreno Valley	0 EMMA LN	92551 92551	485163027 485220006		R10 Residential R30 Residential	RS10 R30		10 30	0.32 2.22	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Used in Two Consecutive Prior Housing Elements - Vacant	44	2			R10 Residential R30 Residential	CECIL MACQUINTO PERRIS AT PENTECOSTAL	Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15924 EMMA LN	92551	485220007		R30 Residential	R30		30	2.23	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	44			44	R30 Residential	PERRIS AT PENTECOSTAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	24850 IRIS AVE	92551	485220009		R30 Residential	R30		30	2.53	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	50			50	R30 Residential	PERRIS AT PENTECOSTAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15975 PERRIS BLV	92551	485220019		R30 Residential	P30		25	2.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	41			41	Corridor Mixed Use	PERRIS AT PENTECOSTAL	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	PERRIS BLVD	92551 92551	485220026		R30 Residential C Commercial	R30		25	0.52	Vacant General/Retail Commercial	Yes - Current	NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element	10			10	Corridor Mixed Use	PERRIS AT PENTECOSTAL NEMC INC	Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SE OF GENTIAN AVE AND	92551	485220032		R5 Residential	R5		5	19.46	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant	10				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	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			71	71	R5 Residential	MPLC LEGACY 75 ASSOC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF GENTIAN AVE AND	92551	485220041		C Commercial	сс		25	22.23	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			400	400	Corridor Mixed Use	WAL ART REAL ESTATE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	PERRIS BLVD SE OF GENTIAN AVE AND	92551	485220042		R5 Residential	R5		5	17.98	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			75	75	R5 Residential	BUSINESS TRUST MPLC LEGACY 75 ASSOC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	INDIAN ST PERRIS BLVD	92551	485220043		R30 Residential	R30		30	9.87	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	197			197	R30 Residential	PERRIS AT PENTECOSTAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	15030 PERRIS BLV	92551	486070010		C Commercial	NC		25	0.86	General/Retail Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	15			15	Corridor Mixed Use	YAEL ZUR	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	25020 FILAREE AVE	92551	486081002 486211022		C Commercial	cc		25	0.54	General/Retail Commercial General/Retail Commercial	Yes - Current	NO - Privately-Owned NO - Privately-Owned	Available	Not Used in Prior Housing Element Not Used in Prior Housing Element	10			10	Corridor Mixed Use	CLARENCE ROMERO	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92555	486240002		R5 Residential	R5		5	9.11	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			64	64	R5 Residential	EQUITABLE MORENO VALLE II PARTNERSHIP	Y Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BRODIAE AVE	92555	486240011		R5 Residential	R5		5	17.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			32	32	R5 Residential		Y Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	WINDMILL LN	92555	486290005		R2 Residential	RA2		2	1.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	HERMINIO S ACADEMIA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	WINDMILL LN	92555	486290010		R2 Residential	RA2		2	1.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R2 Residential	ADAN OLIVARES	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OLIVER ST	92555	486310014		R5 Residential	R5		5	7.50	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			26	26	R5 Residential	T CAL REALTY II	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27759 BRODIAEA AVE	92555	486542013		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	CARL VANCE SINGLETON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27773 BRODIAEA AVE	92555	486542014		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	FOK HO WONG	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	486542015		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant					R5 Residential	RICARDO MARTIN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	486542016		R5 Residential	85		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant				1	R5 Residential	ROMONDALE REYNOLDS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27815 BRODIAEA AVE	92555	486542010		R5 Residential	D.C.		-	0.17					Used in Prior Housing Element - Non-Vacant			1		R5 Residential	DONALD RAY SHEVALIER	Non-Vacant Sites included in 2008 and 2014 Housing Element
						~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~ ~~			-	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	-							-
	27829 BRODIAEA AVE	92555	486542018		R5 Residential	к5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		R5 Residential	ALBERT EDWIN FERNANDEZ	-
	27843 BRODIAEA AVE	92555	486542019		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	-	R5 Residential	DAVID ANTHONY WRIGHT	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	486542020		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		R5 Residential	WILLIAM PAUL SUTTON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27871 BRODIAEA AVE	92555	486542021		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	EDWARD ESPARZA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27758 SAND DOLLAR WAY	92555	486542022		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	ARACELI PLACIDO LADINEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27772 SAND DOLLAR WAY	92555	486542023		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	EVELYN SALCEDO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27786 SAND DOLLAR WAY	92555	486542024		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			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		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	MARISOL ARIAS	Non-Vacant Sites included in 2008 and 2014 Housing Element
L		I	I	I	L		I	I	I	L	1	I	I	l							

Jurisdiction Name		5 Digit ZIP Code	Number	Consolidated Sites General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)		Infrastructure		Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Capacity	Proposed General Plan (GP) Designation	Ownership	Site Remark
	27814 SAND DOLLAR WAY	92555	486542026	R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		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	R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	XINXUAN QIU	Non-Vacant Sites included in 2008 and 2014 Housing Element
	27842 SAND DOLLAR WAY	92555	486542028	R5 Residential	RS		5	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		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	R5 Residential	RS		5	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	ROBERT V PARRA	Non-Vacant Sites included in 2008 and 2014 Housing Element
	14330 LANDSDOWNE LN	92555	486542030	R5 Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		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	R5 Residential	RS		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		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	R5 Residential	RS		5		Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	REGINALD DONALD	Non-Vacant Sites included in 2008 and 2014 Housing Element
,,		92555			RS		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project			1	1			
City of Moreno Valley	14386 LANDSDOWNE LN	92555	486542034	R5 Residential	R5		5		Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	ROBERT E ANDRIST	Non-Vacant Sites included in 2008 and 2014 Housing Element
	27817 BAHAMA BAY ST	92555	486542035	R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	PAULA CHEN	Non-Vacant Sites included in 2008 and 2014 Housing Element
	27803 BAHAMA BAY ST	92555	486542036	R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	EDUARDO NUNEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
	27789 BAHAMA BAY ST	92555	486542037	R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		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	R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	TODD A REYNOLDS	Non-Vacant Sites included in 2008 and 2014 Housing Element
	27761 BAHAMA BAY ST	92555	486542039	R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		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	R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	ARTHUR G ADAME	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	TRADEWINDS PL	92555	486542041	R5 Residential	R5		5	0.25	Greenways/Open Space	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		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	R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	ALFREDO ESPINOZA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27754 BAHAMA BAY ST	92555	486543002	R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	RAYMOND BECK	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27768 BAHAMA BAY ST	92555	486543003	R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	JOSE CISNEROS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27782 BAHAMA BAY ST	92555	486543004	R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	MANGAL CHEEMA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27796 BAHAMA BAY ST	92555	486543005	R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	JUNXIAN REN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27810 BAHAMA BAY ST	92555	486543006	R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	HUMBERTO SILVA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27807 SAND DOLLAR WAY	92555	486543007	R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	HECTOR REYES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27793 SAND DOLLAR WAY	92555	486543008	R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	CESAR CAZARES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27779 SAND DOLLAR WAY	92555	486543009	R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	JORGE ALBERTO ENRIQUEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27765 SAND DOLLAR WAY	92555	486543010	R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	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	Pending Project	Used in Prior Housing Element - Non-Vacant		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	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	LADONNA LYNN CARTER	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	Available	Used in Two Consecutive Prior Housing Elements - Vacant		13	13	R2 Residential	RIDGWAY KUE SUNG LIN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	MORRISON ST	92555	487060006	R5 Residential	RA2		5	0.85	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		3	3	R5 Residential	ROSSER DAVID H REVOCABLE	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	VISTA DE CERROS DR	92555	487090006	R5 Residential	RA2		5	0.80	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		2	2	R5 Residential	TRUST JESUS DURAN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	HEMLOCK AVE	92555	487150001	R2 Residential	RA2		2	0.80	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R2 Residential	MICHAEL FANOUS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	HEMLOCK AVE	92555	487150014	R2 Residential	RA2		2	2.10	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		3	3	R2 Residential	CHARLOTTE BANTA	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92555	487150016	R2 Residential	RA2		2	2.58	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		3	3	R2 Residential	GEORGE KEATING	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92555	487150018	R2 Residential	RA2		2	2.30	Vacant	Yes - Current	NO - Privately-Owned	Available			3	3	R2 Residential	MICHAEL J KEATING	Vacant Sites included in 2008 Housing Element
City of Moreno Valley	NASON ST	92555	487160001	R2 Residential	RA2		2	9.02	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		12	12	R2 Residential	DAVID L LANTZ	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NASON ST HEMLOCK AVE	92555	487160003	R2 Residential R2 Residential	RA2 RA2		2	5.81	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8	8	R2 Residential R2 Residential	CAROLE LANTZ	Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	HEMLOCK AVE	92555	487170004	R2 Residential	RA2		2	4.45	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		6	6	R2 Residential	CAROLE LANTZ	Vacant Sites included in 2008 and 2014 Housing Element
	HEMLOCK AVE	92555	487170005	R2 Residential	RA2		2	4.89	Vacant	Yes - Current	NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant		7	7	R2 Residential	JOHN W LANTZ	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26686 GREEN MOUNTAIN DR	92555	487242007	R5 Residential	85		5	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	CAROL A ALLEN	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12567 SPRUCE HILL RD	92555	487242008	R5 Residential	PE		-	0.32	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	ROSSANA DECASTRO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12579 SPRUCE HILL RD	92555	487242008	R5 Residential	n.5		-	0.32	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant					SANAGUSTIN ENRIQUE ROSALES	Non-Vacant Sites included in 2008 and 2014 Housing Element
					n0							Pending Project	-		1	1	R5 Residential		
	12591 SPRUCE HILL RD	92555	487242010	R5 Residential	K5		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	KEITH BAKER	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12603 SPRUCE HILL RD	92555			R5		5	0.20							1	-			Non-Vacant Sites included in 2008 and 2014 Housing Element
	26692 FIR AVE	92555	487243011 487243012	R5 Residential R5 Residential	R5		5	0.17	Single Family Residential Single Family Residential		NO - Privately-Owned NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant		1		R5 Residential R5 Residential	CHESTER FRANK ZENY D LARIOZA	Non-Vacant Sites included in 2008 Housing Element Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley City of Moreno Valley City of Moreno Valley		92555	487243013 487243014 487243015	R5 Residential R5 Residential			5		Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant		1		R5 Residential R5 Residential	LESLIE R VASQUEZ ANNA L ROMAN	Non-Vacant Sites included in 2008 Housing Element Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley City of Moreno Valley	26728 FIR AVE 12627 SPRUCE HILL RD	92555	487243015	R5 Residential R5 Residential	R5		5	0.17	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential		Non-Vacant Sites included in 2008 Housing Element 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	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	LEWIS CONG HUANG	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12651 SPRUCE HILL RD	92555	487243018	R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	MARCUS RICHARDSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12663 SPRUCE HILL RD	92555	487243019	R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	BHAGAT SADAL	Non-Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	12675 SPRUCE HILL RD	92555	487243020	R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	ROCHANAPAN SILPE	Non-Vacant Sites included in 2008 and 2014 Housing Element

Jurisdiction Name	Site Address/Intersection	5 Digit ZI Code	Number	Consolidated Sites	(Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)		Infrastructure		Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity		Proposed General 7 Plan (GP) Designation	Ownership	Site Remark
	12687 SPRUCE HILL RD	92555	487243021		R5 Residential	R5			0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	BARBARA ACOSTA	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	12699 SPRUCE HILL RD	92555	487243022		R5 Residential	R5		5	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	JOSE AGUILAR	Non-Vacant Sites included in 2008 and 2014 Housing Element
Ity of Moreno Valley		92555 92555	487243023 487243024		R5 Residential R5 Residential	R5 R5			0.32 0.19	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential R5 Residential	RICHARD VECHT KARLA SOLARES	Non-Vacant Sites included in 2008 Housing Element Non-Vacant Sites included in 2008 Housing Element
ity of Moreno Valley ity of Moreno Valley		92555 92555	487243025 487243026		R5 Residential R5 Residential	R5 R5			0.18 0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential R5 Residential	JOSE M PEREZ WILLIE JACKSON	Non-Vacant Sites included in 2008 Housing Element Non-Vacant Sites included in 2008 Housing Element
ity of Moreno Valley	26735 BUCKEYE TER	92555	487243027		R5 Residential R5 Residential	R5		5	D.18 D.21	Single Family Residential Greenways/Open Space	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential R5 Residential	KATHLEEN B LIMA BEECHWOOD 100	Non-Vacant Sites included in 2008 Housing Element Non-Vacant Sites included in 2008 Housing Element
ity of Moreno Valley	FIR AVE	02555	487260002		R5 Residential	05		-	2.29	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant				8	R5 Residential	HOMEOWNERS ASSN OLYMPIC MEDICAL SUPPLY	Vacant Sites included in 2008 and 2014 Housing Element
		92555				ко		5						-			8				-
		92555	487260003		R5 Residential	к5			2.33	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			8	8	R5 Residential	OLYMPIC MEDICAL SUPPLY	Vacant Sites included in 2008 and 2014 Housing Element
		92555 92555	487260004 487260005		R5 Residential R5 Residential	R5 R5			1.73 1.71	Vacant Vacant		NO - Privately-Owned NO - Privately-Owned	Available Available	Not Used in Prior Housing Element Not Used in Prior Housing Element			6		R5 Residential R5 Residential	OLYMPIC MEDICAL SUPPLY OLYMPIC MEDICAL SUPPLY	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
Ity of Moreno Valley	EUCALYPTUS AVE	92555	487370001		R20 Residential	R20		20	9.28	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	185			185	R20 Residential	SANMEAD LTD PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
Tity of Moreno Valley	DRACAEA AVE	92555	487370002		R20 Residential	R20		20	9.38	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	187			187	R20 Residential	SANMEAD LTD PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
Ity of Moreno Valley	SW OF COTTONWOOD AVE AND DARWIN DR	92555	487461006		R5 Residential	RA2		5	9.43	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			31	31	R5 Residential	MACJONES HOLDINGS	Vacant Sites included in 2008 and 2014 Housing Element
Tity of Moreno Valley	SW OF COTTONWOOD AVE AND	92555	487550001		R5 Residential	RA2		5	0.55	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	SANTA RITA INV	Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	DARWIN DR SW OF COTTONWOOD AVE AND	92555	487550002		R5 Residential	RA2		5	0.52	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	SANTA RITA INV	Vacant Sites included in 2008 and 2014 Housing Element
	DARWIN DR SW OF COTTONWOOD AVE AND	92555	487550003		R5 Residential	RA2		5	0.52	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	SANTA RITA INV	Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	DARWIN DR SW OF COTTONWOOD AVE AND	92555	487550004		R5 Residential	RA2		5	0.52	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	ANTHONY HALE	Vacant Sites included in 2008 and 2014 Housing Element
	DARWIN DR	92555	487551001		R5 Residential	RA2		5	0.55	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	SANTA RITA INV	Vacant Sites included in 2008 and 2014 Housing Element
Ity of Moreno Valley	DARWIN DR SE OF COTTONWOOD AVE AND	92555	487551002		R5 Residential	RA2		5	0.61	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			,	2	R5 Residential	SANTA RITA INV	Vacant Sites included in 2008 and 2014 Housing Element
	DARWIN DR	32333	487551002			RA2		-					Available				2	-		JUAN HERNANDEZ	
	SE OF COTTONWOOD AVE AND DARWIN DR					RA2		5	0.59	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R5 Residential		Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	DARWIN DR	92555	487551004		R5 Residential	RA2		5	0.57	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R5 Residential	SANTA RITA INV	Vacant Sites included in 2008 and 2014 Housing Element
	DARWIN DR	92555	487551005		R5 Residential	RA2		5	0.51	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	SANTA RITA INV	Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	COLLIE CT	92555	487551006		R5 Residential	RA2		5	0.55	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R5 Residential	SANTA RITA INV	Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	COLLIE CT	92555	487551008		R5 Residential	RA2		5	0.57	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R5 Residential	SANTA RITA INV	Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	26752 FIR AVE	92555	487560001		R5 Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	BOUNLEUA CHANSOMPHOU	Non-Vacant Sites included in 2008 Housing Element
ity of Moreno Valley		92555	487560002		R5 Residential	R5		5	0.17		Yes - Current			Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	LUNG CHI HSU	Non-Vacant Sites included in 2008 Housing Element
Tity of Moreno Valley Tity of Moreno Valley	26776 FIR AVE 26788 FIR AVE	92555 92555	487560003 487560004		R5 Residential R5 Residential	R5 R5		5	0.17	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential R5 Residential	ERICO M DELACRUZ RANJIT SINGH	Non-Vacant Sites included in 2008 Housing Element Non-Vacant Sites included in 2008 Housing Element
Tty of Moreno Valley	26800 FIR AVE 26812 FIR AVE	92555	487560005 487560006		R5 Residential R5 Residential	R5 R5		5	0.17	Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential R5 Residential	VINCENT HUNG THINH VO CHA SU Y GONZALEZ	Non-Vacant Sites included in 2008 Housing Element Non-Vacant Sites included in 2008 Housing Element
Tity of Moreno Valley Tity of Moreno Valley		92555 92555	487560007 487560008		R5 Residential R5 Residential	R5			0.17 0.19					Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant			1		R5 Residential R5 Residential	CARMELITA M DELEON GABRIELLE BALAN	Non-Vacant Sites included in 2008 Housing Element Non-Vacant Sites included in 2008 and 2014 Housing Element
		92555	487560009		R5 Residential	05			0.17	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	JUEI FU YEN PAUL	Non-Vacant Sites included in 2008 and 2014 Housing Element
		92555	487560009		R5 Residential	къ		-		Single Family Residential		,	Pending Project	-			1	1	R5 Residential	REGINA FLEXEN	
-,, ,						R5		5	0.17		Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1			Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	26787 BUCKEYE TER	92555	487560011		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	LIANYUAN SHA	Non-Vacant Sites included in 2008 and 2014 Housing Element
Tity of Moreno Valley	26799 BUCKEYE TER	92555	487560012		R5 Residential	R5		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	GARY YOUNG	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	26811 BUCKEYE TER	92555	487560013		R5 Residential	R5		5	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	STEPHANIE L BAILEY	Non-Vacant Sites included in 2008 and 2014 Housing Element
Tity of Moreno Valley	12704 LEMON TREE RD	92555	487560014		R5 Residential	RS		5	0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	SERGIO MANCILLA	Non-Vacant Sites included in 2008 and 2014 Housing Element
Tty of Moreno Valley	12692 LEMON TREE RD	92555	487560015		R5 Residential	R5		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	MARTHA GLASGOW	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	12680 LEMON TREE RD	92555	487560016		R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	HIN TAI CHIEN	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	12668 LEMON TREE RD	92555	487560017		R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	DALE PATRICK HALL	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	12656 LEMON TREE RD	92555	487560018		R5 Residential	R5		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	<u> </u>		1	1	R5 Residential	VICTOR O PRECIADO	Non-Vacant Sites included in 2008 and 2014 Housing Element
Ity of Moreno Valley	12644 LEMON TREE RD	92555	487560019		R5 Residential	RS		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	SALAZAR MICHELLE REYNA	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12632 LEMON TREE RD	92555	487560020		R5 Residential	85		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	MELANIE TONG	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	12620 LEMON TREE RD	92555	487560020		R5 Residential	85		-	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant			<u> </u>	-	R5 Residential	HSIU YING CHEN KUO	Non-Vacant Sites included in 2008 and 2014 Housing Element
													Pending Project				1	-			
ity of Moreno Valley		92555	487560022		R5 Residential	къ		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	GORDON FOK	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	12596 LEMON TREE RD	92555	487560023		R5 Residential	RS		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	MICHAEL J RODRIGUEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
		92555	487560024		R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	ANDREA FRANKS	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	12572 LEMON TREE RD	92555	487560025		R5 Residential	R5		5	0.41	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	DAVID GONZALEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	26794 GREEN MOUNTAIN DR	92555	487560026		R5 Residential	R5		5	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	GERMAN FERRATT	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	26782 GREEN MOUNTAIN DR	92555	487560027		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	HUMBERTO FLORES	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	26770 GREEN MOUNTAIN DR	92555	487560028		R5 Residential	R5		5	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	YUTONG ZHANG	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	26758 GREEN MOUNTAIN DR	92555	487560029		R5 Residential	RS		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	NASARIO JAUREGUI	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	26746 GREEN MOUNTAIN DR	92555	487560030		R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	GREGORY THORNTON	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	26734 GREEN MOUNTAIN DR	92555	487560031		R5 Residential	RS		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	QIN YANG	Non-Vacant Sites included in 2008 and 2014 Housing Element
ity of Moreno Valley	26722 GREEN MOUNTAIN DR	92555	487560032		R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R5 Residential	VERONICA ZARATE	Non-Vacant Sites included in 2008 and 2014 Housing Element

Jurisdiction Name		5 Digit ZIP Code	Number	Consolidated Sites	(Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)					Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity		Proposed General y Plan (GP) Designation	Ownership	Site Remark
City of Moreno Valley	26710 GREEN MOUNTAIN DR	92555	487560033		R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	TEASHA PARKER NGUYEN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26698 GREEN MOUNTAIN DR	92555	487560034		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	J JESUS ESTRADA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley City of Moreno Valley	26702 BUCKEYE TER 26714 BUCKEYE TER	92555 92555	487561001 487561002		R5 Residential R5 Residential	R5 R5		5	0.23	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential R5 Residential	DONG FANG DU ANTONIO ACEVEDO ESTRADA	Non-Vacant Sites included in 2008 Housing Element Non-Vacant Sites included in 2008 Housing Element
Gity of Moreno Valley Gity of Moreno Valley	26726 BUCKEYE TER 26738 BUCKEYE TER	92555 92555	487561003 487561004		R5 Residential R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential R5 Residential	RAMON MEZA ZAMORANO FRANK C PRATT	Non-Vacant Sites included in 2008 Housing Element Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	26750 BUCKEYE TER	92555	487561005		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	CTHT HOMES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26762 BUCKEYE TER	92555	487561006		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	WEN JU HSIAO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26774 BUCKEYE TERRACE	92555	487561007		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	JAY ORA GRIFFITH	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26786 BUCKEYE TERRACE	92555	487561008		R5 Residential	R5		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	CTHT HOMES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26798 BUCKEYE TER	92555	487561009		R5 Residential	R5		5	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		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		R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	WALTER DAVIS SHAW	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12665 LEMON TREE RD	92555	487561011		R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	-	1	1	R5 Residential	JOHN THORNTON	Non-Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	12653 LEMON TREE RD	92555	487561012		R5 Residential	P5		5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant	_	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		R5 Residential	05		-	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		-		R5 Residential	OSKAR ROLANDO ZEPEDA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12629 LEMON TREE RD	92555	487561013		R5 Residential	RD		> -	0.18	Single Family Residential		NO - Privately-Owned		-		1	1	R5 Residential	SAM LU	Non-Vacant Sites included in 2008 and 2014 housing Element Non-Vacant Sites included in 2008 and 2014 Housing Element
								-			Yes - Current		Pending Project	Used in Prior Housing Element - Non-Vacant		1	1		SAM LU	
City of Moreno Valley	12617 LEMON TREE RD	92555	487561015		R5 Residential	къ		<u> </u>	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential		Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12605 LEMON TREE RD	92555	487561016		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		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		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	DORA HOGAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26777 GREEN MOUNTAIN DR	92555	487561018		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	CORNELIOUS E LAMBERT	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26765 GREEN MOUNTAIN DR	92555	487561019		R5 Residential	R5	-	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	TIFFANY LASALLE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26753 GREEN MOUNTAIN DR	92555	487561020		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	YUE YU	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26741 GREEN MOUNTAIN DR	92555	487561021		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	STERLING J GREENE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26729 GREEN MOUNTAIN DR	92555	487561022		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	RUISHUN ZHUO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26717 GREEN MOUNTAIN DR	92555	487561023		R5 Residential	R5		5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	SALLY TUYET VO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12592 SPRUCE HILL RD	92555	487561024		R5 Residential	R5		5	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		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		R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	CAROLINE SONG	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12616 SPRUCE HILL RD	92555	487561026		R5 Residential	R5		5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	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	Pending Project	Used in Prior Housing Element - Non-Vacant		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	85		5	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		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	85		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		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	85		5	0.22	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		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	05		-	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	KEVIN MEDINA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12635 GARDENIA CIR	92555	487561031		R5 Residential	R5		> 						-			1		CLIFFORD L ALLS	-
						RS		5	0.34	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential		Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12623 GARDENIA CIR	92555	487561033		R5 Residential	къ		<u> </u>	0.46	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		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	к5		\$	0.46	Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		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				Single Family Residential	Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant		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	Pending Project	Used in Prior Housing Element - Non-Vacant		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	Pending Project	Used in Prior Housing Element - Non-Vacant		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	Pending Project	Used in Prior Housing Element - Non-Vacant		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	Pending Project	Used in Prior Housing Element - Non-Vacant		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	Pending Project	Used in Prior Housing Element - Non-Vacant		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	Pending Project	Used in Prior Housing Element - Non-Vacant		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		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	KERRIE MAYER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26713 JADE TREE TER	92555	487561043		R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	ROSA VILMA RIVERA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26701 JADE TREE TER	92555	487561044		R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R5 Residential	RICHARD SCHWANZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	26910 CLAYSTONE DR	92555	487580001		R5 Residential			5	0.18	Single Family Residential				Not Used in Prior Housing Element		1		R5 Residential	BERNICE WILSON	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92555 92555	487580002 487580003		R5 Residential R5 Residential	R5		5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	BARBARA ACOSTA	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
	26952 CLAYSTONE DR	92555 92555	487580004 487580005		R5 Residential R5 Residential	R5		5	0.18	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	ERIC CHAMBERS DIANA SANTILLANES	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	26980 CLAYSTONE DR 26994 CLAYSTONE DR	92555 92555	487580006 487580007		R5 Residential R5 Residential				0.24 0.29	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	JULIO CESAR CARMONA GABRIEL SANTANA	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	12806 WAINWRIGHT LN 12820 WAINWRIGHT LN	92555 92555	487580008 487580009		R5 Residential R5 Residential				0.20	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	WILLIAM MOONEY FARROKH MOSHIRI	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	12834 WAINWRIGHT LN 12848 WAINWRIGHT LN	92555	487580010 487580011		R5 Residential R5 Residential	R5		5	0.21	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	PING ZHENG ZHAO ROSA I GONZALEZ	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12862 WAINWRIGHT LN	92555	487580012 487580013		R5 Residential R5 Residential	R5		5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential	EDUARDO RODRIGUEZ	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
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	Site Address/Intersection	Code	Number	Consolidated Sites (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre) (I	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Ose/Vacancy			Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Capacity Capacity	Capacity	Proposed General Plan (GP) Designation	Ownership	Site Remark
	12890 WAINWRIGHT LN	92555	487580014	R5 Residential	R5	5	5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	MARIO LAWRENCE GONZALES	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12904 WAINWRIGHT LN 12918 WAINWRIGHT LN	92555	487580015 487580016	R5 Residential R5 Residential	R5	5	5	0.20	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	PROJECT ROYAL GERALD P MILLER	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26816 TWIN HILLS CIR	92555	487581001	R5 Residential	R5	5	5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	ROJAS LINA MARIE MARQU	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92555 92555	487581002 487581003	R5 Residential R5 Residential	R5 R5	5	5	0.18	Single Family Residential Single Family Residential		NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	XIN XU PATROCINIO LUNA	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26858 TWIN HILLS CIR	92555	487581004	R5 Residential	R5	5	5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	CAPTAIN KAO LIMITED	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92555	487581005 487581006	R5 Residential	R5	5	5	0.20	Single Family Residential	Yes - Current			Not Used in Prior Housing Element		1	1	R5 Residential	JEREMY GOMER CYNTHIA VASQUEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	26900 TWIN HILLS CIR	92555	487581006	R5 Residential R5 Residential	R5	5		0.20	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	ANABELLE E LINTAG	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley Gity of Moreno Valley		92555 92555	487582001 487582002	R5 Residential R5 Residential	R5 R5	5	5	0.22	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	LEE JOPLING SHENHUA HU	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26940 SUGARCANE DR	92555	487582003	R5 Residential		5		0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		R5 Residential	MAX P RIVERA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	12874 LARKDALE LN	92555 92555	487582004 487582005	R5 Residential R5 Residential	R5	5	5	0.17	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	DAVID A DE LA MANCHA JOANN LORI WATSON	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92555 92555	487582006 487582007	R5 Residential R5 Residential		5		0.18	Single Family Residential Single Family Residential				Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	RAINIER DIONE LATAP GODFREY RIGBY	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12903 WAINWRIGHT LN 12889 WAINWRIGHT LN	92555	487582008 487582009	R5 Residential R5 Residential		5		0.17	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	PROJECT ROYAL ARTHUR RUELAS	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	12889 WAINWRIGHT LN 12875 WAINWRIGHT LN	92555	487582009	R5 Residential R5 Residential	R5	5	5	0.17	Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		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	R5 Residential	R5	5	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	ARTURO LOPEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12847 WAINWRIGHT LN	92555	487582012	R5 Residential	R5	5		0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	RSI COMMUNITIES-CALIF MARLA JEAN MIZELL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12833 WAINWRIGHT LN 12819 WAINWRIGHT LN	92555 92555	487582013 487582014	R5 Residential R5 Residential		5	5	0.17	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	AMRIK SANDHU	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	12805 WAINWRIGHT LN 26939 CLAYSTONE DR	92555	487582015	R5 Residential R5 Residential		5	5	0.19	Single Family Residential Single Family Residential				Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	SUJEY CORNEJO	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26925 CLAYSTONE DR	92555	487582017	R5 Residential R5 Residential	R5	5	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	MEGUMI BOYD	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	26911 CLAYSTONE DR 12932 WAINWRIGHT LN	92555 92555	487582018 487590001	R5 Residential R5 Residential		5	5 <u></u>	0.17	Single Family Residential Single Family Residential	Yes - Current		Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	MANJIT SINGH SUSAN MARIE CARLIN	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12946 WAINWRIGHT LN 12960 WAINWRIGHT LN	92555	487590002 487590003	R5 Residential R5 Residential		5		0.19	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	PROJECT ROYAL GERARDO PUENTE	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12974 WAINWRIGHT LN	92555	487590004	R5 Residential	R5	5	5	0.18	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	26987 REGENCY WAY 26973 REGENCY WAY	92555 92555	487590005 487590006	R5 Residential R5 Residential		5	5	0.24	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	PROJECT ROYAL PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26945 REGENCY WAY	92555	487590007	R5 Residential		5	5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	RICARDO E MARQUEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	26917 REGENCY WAY	92555	487590008 487590009	R5 Residential R5 Residential		5	5	0.21	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	RSI COMMUNITIES CALIF ROBERTO SALAS	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	26903 REGENCY WAY	92555	487590010 487590011	R5 Residential R5 Residential		5	5	0.20	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	ABDUL KAMARA SONIA M VILLAFANE	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26875 REGENCY WAY	92555	487590012	R5 Residential	R5	5	5	0.20	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	TOMOYA ITAGAKI	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92555 92555	487590013 487590014	R5 Residential R5 Residential		5	5	0.21	Single Family Residential Single Family Residential		NO - Privately-Owned NO - Privately-Owned		Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	PATRICK SWINEFORD MARY PAIGE	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92555 92555	487590015 487590016	R5 Residential R5 Residential	R5	5	5	0.22	Single Family Residential Single Family Residential			Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	TERRELL FARLEY RSI COMMUNITIES-	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
					ко	S	<b>,</b>											CALIFORNIA	
City of Moreno Valley		92555	487590017	R5 Residential		5		0.30	Greenways/Open Space				Not Used in Prior Housing Element		1		R5 Residential	SAVANNAH AT MORENO VALLEY HOMEOWNERS ASSI	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92555 92555	487591001 487591002	R5 Residential R5 Residential		5		0.32	Single Family Residential Single Family Residential				Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	PROJECT ROYAL PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26790 REGENCY WAY	92555	487591003	R5 Residential	R5	5	5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements
	26804 REGENCY WAY	92555	487591004	R5 Residential	R5	5	5	0.29	Single Family Residential	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element		1	1	R5 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	5	0.21	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		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	5	0.22	Single Family Residential				Not Used in Prior Housing Element		1		R5 Residential	RODNEY SHANNON	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	26846 REGENCY WAY 26860 REGENCY WAY	92555	487591007 487591008	R5 Residential R5 Residential	R5	5	5	0.23	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	PAULO FABIAN ROBERT LANGLEY	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
	26874 REGENCY WAY	92555	487591009	R5 Residential	R5	5	5	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		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
Gty of Moreno Valley Gty of Moreno Valley		92555 92555	487591010 487591011	R5 Residential R5 Residential		5		0.20 0.19	Single Family Residential Single Family Residential				Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	IMMANUEL D MORRIS ROSALIO HERNANDEZ	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12929 LARKDALE LN	92555	487591012	R5 Residential	R5	5	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	ANDY AMAYA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	12915 LARKDALE LN 26887 TWIN HILLS CIR	92555 92555	487591013 487591014	R5 Residential R5 Residential		5		0.17	Single Family Residential Single Family Residential				Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	FRANK SALAS LOPEZ ROBERT VARGAS	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26873 TWIN HILLS CIR	92555	487591015	R5 Residential	R5	5	5	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	RICHARD BROWN	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	26845 TWIN HILLS CIR	92555 92555	487591016 487591017	R5 Residential R5 Residential	R5	5	5	0.22	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	MINH HA TAEHO LEE	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	26831 TWIN HILLS CIR 26817 TWIN HILLS CIR	92555 92555	487591018 487591019	R5 Residential R5 Residential		5		0.18	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	PERCY E VIDAL LETS CAL INV	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12928 AZALEA ST	92555	487591020	R5 Residential	R5	5	5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	RSI COMMUNITIES- CALIFORNIA	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	12930 LARKDALE LN	92555 92555	487592001 487592002	R5 Residential R5 Residential	R5	5	5	0.18	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	JESSE KILGORE ROBERT DAVID	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
	12944 LARKDALE LN	92555	487592003	R5 Residential	R5	5	5	0.19	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		R5 Residential	STERLING SAINT JAMES BYRD	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	26924 REGENCY WAY	92555	487592004	R5 Residential		5	5	0.16	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		R5 Residential	RSI COMMUNITIES CALIF	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	26938 REGENCY WAY 26952 REGENCY WAY	92555 92555	487592005 487592006	R5 Residential R5 Residential		5	5	0.17	Single Family Residential Single Family Residential				Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R5 Residential R5 Residential	RICARDO R RIVERA PROJECT ROYAL	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12945 WAINWRIGHT LN	92555	487592007	R5 Residential	R5	5	5	0.17	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R5 Residential	ANTHONY D WILLIAMS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	12931 WAINWRIGHT LN 12917 WAINWRIGHT LN	92555 92555	487592008 487592009	R5 Residential R5 Residential	R5	5	5	0.17	Single Family Residential Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R5 Residential R5 Residential	ELMER ROBBIN THOMAS RSI COMMUNITIES	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	488080005	R2 Residential	RA2	1	10	8.58	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		61	61	R10 Residential	CALIFORNIA LCTH INV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND	92555	488080006	R2 Residential	RA2	1	10	8.35	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		60	60	R10 Residential	LCTH INV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	MORENO BEACH DR SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	488080007	R2 Residential	RA2	1	10	8.55	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		61	61	R10 Residential	BORIS PIRIH	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF IRONWOOD AVE AND	92555	488080008	R2 Residential	RA2	1	10	8.54	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		61	61	R10 Residential	LCTH INV	Vacant Sites included in 2008 and 2014 Housing Element
	MORENO BEACH DR SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	488080009	R2 Residential	RA2	1	10	8.86	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		63	63	R10 Residential	RICHSTAR INV CORP	Vacant Sites included in 2008 and 2014 Housing Element
	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	488080010	R2 Residential	RA2	1	10	8.85	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		63	63	R10 Residential	JACOB LOGAR	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OLIVER ST	92555	488080011	R2 Residential	R2	1	10	9.00	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		64	64	R10 Residential	LCTH INV	Vacant Sites included in 2008 and 2014 Housing Element
	OLIVER ST	92555	488080022	R2 Residential	R2	1	10	16.91	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		121		R10 Residential	LCTH INV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OLIVER ST	92555	488080023	R2 Residential	R2	1	10	7.53	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant		54	54	R10 Residential	LCTH INV	Vacant Sites included in 2008 and 2014 Housing Element

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	e 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
Gity of Moreno Valley	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	488080024		R2 Residential	RA2		10	18.78	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			135	135	R10 Residential	REGIONAL PROPERTIES INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	COTTONWOOD AVE	92555	488180025		R2 Residential	RA2		2	9.50	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential	PEW INV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	COTTONWOOD AVE	92555	488180027		R2 Residential	RA2		2	10.30	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			14	14	R2 Residential	PEW INV	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	COTTONWOOD AVE	92555	488180028		R2 Residential	RA2		2	18.39	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			26	26	R2 Residential	LIANG CHYR CHANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	COTTONWOOD AVE	92555	488190024		R3 Residential	R3		3	6.87	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			14	14	R3 Residential	PLYMOUTH FOUNDATION	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BAY AVE	92555	488190027		R3 Residential	R3		3	9.35	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			20	20	R3 Residential	DR PARK PROP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BAY AVE	92555	488190031		HR Hillside Residential	HR/R3		1	1.74	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	HR Hillside Residential	WILLIAM RASMUSSEN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BAY AVE	92555	488190033		HR Hillside Residential	HR		1	2.75	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	HR Hillside Residential	RASMUSSEN WILLIAM T	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BAY AVE AND OLIVER ST	92555	488200012		R3 Residential	R3		3	2.09	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			4	4	R3 Residential	COBRA 28 NO 5 LTD PARTNERSHIP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BAY AVE	92555	488200015		HR Hillside Residential	HR/R3		1	2.45	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	HR Hillside Residential	RASMUSSEN WILLIAM T	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BAY AVE AND OLIVER ST	92555	488200021		R3 Residential	R3		3	1.84	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	R3 Residential	MORENO VALLEY CHURCH O CHRIST	F Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF BAY AVE AND OLIVER ST	92555	488200022		R3 Residential	R3		3	1.82	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R3 Residential	AVTAR S DHANJAL	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BAY AVE AND OLIVER ST	92555	488200023		R3 Residential	R3		3	1.45	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R3 Residential	JUAN RAMIRO HERNANDEZ	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NE OF BAY AVE AND OLIVER ST	92555	488200024		R3 Residential	R3		3	3.29	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	7	R3 Residential	MORENO VALLEY CHURCH O	F Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF BAY AVE AND MORENO BEACH DR	92555	488200025		R3 Residential	R3		3	27.63	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			59	59		CHARLES F MOOTHART	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	BEACH DR NW OF ALESSANDRO BLVD AND OLIVER ST	92555	488220001		HR Hillside Residential	HR/R3		1	15.89	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			11	11	HR Hillside Residential	CHARLES F MOOTHART	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NE OF ALESSANDRO BLVD AND	92555	488220005		Residential R3 Residential	R3		3	3.19	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R3 Residential	HELEN M H LIN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OLIVER ST NE OF ALESSANDRO BLVD AND	92555	488220006		R3 Residential	R3		3	2.66	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R3 Residential	JOON HO KIM	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OLIVER ST NE OF ALESSANDRO BLVD AND	92555	488220007		R3 Residential	R3		3	3.12	Light Industrial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6	R3 Residential	HENRY NANDINO	Non-Vacant Sites included in 2008 Housing Element
City of Moreno Valley	OLIVER ST NE OF ALESSANDRO BLVD AND	92555	488220011		R3 Residential	R3		3	0.82	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	ROBERT K YUN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OLIVER ST NE OF ALESSANDRO BLVD AND	92555	488220012		R3 Residential	R3		3	1.06	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			2	2	R3 Residential	GRACE LINK	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	OLIVER ST SE OF BAY AVE AND OLIVER ST	92555	488220014		R3 Residential	R3		3	6.38	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R3 Residential	MORENO VALLEY INV ASSO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF IRONWOOD AVE AND	92555	488250001		R2 Residential	RA2		2	9.61	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential	CHIU HUA CHANG	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	QUNCY ST SW OF IRONWOOD AVE AND	92555	488250002		R2 Residential	RA2		2	9.01	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			12	12	R2 Residential	CHIU HUA CHANG	Vacant Sites included in 2008 and 2014 Housing Element
	QUNCY ST 28321 IRONWOOD AVE	92555	488250003		R1 Residential	R1		1	8.98	Vacant	Yes - Current	NO - Privately-Owned	Available				6	6	R1 Residential	CHUL HEE HWANG	Vacant Sites included in 2008 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND QUNCY ST	92555	488250004		R1 Residential	R1		1	9.55	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	LINDA CHANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND QUNCY ST	92555	488250005		R1 Residential	R1		1	9.57	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	REDLANDS 8 PROP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND QUNCY ST	92555	488250006		R1 Residential	R1		1	8.13	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R1 Residential	REDLANDS 8 PROP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12181 REDLANDS BLV	92555	488250008		R1 Residential	R1		1	8.42	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	REDLANDS 8 PROP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND OUNCY ST	92555	488250009		R1 Residential	R1		1	9.50	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	REDLANDS 8 PROP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND OUNCY ST	92555	488250010		R1 Residential	R1		1	9.45	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	LINDA CHANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SE OF IRONWOOD AVE AND OUNCY ST	92555	488250011		R1 Residential	R1		1	8.71	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	AHMAD NINA REVOCABLE TRUST DATED 3/11/2019	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	Available	Used in Two Consecutive Prior Housing Elements - Vacant			12	12	R2 Residential	CHIU HUA CHANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SW OF IRONWOOD AVE AND OLINCY ST	92555	488250014		R2 Residential	RA2		2	9.49	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			13	13	R2 Residential	CHIU HUA CHANG	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92555	488260001		R1 Residential	R1		1	2.10	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	ROMAN CATHOLIC BISHOP OF SAN BERNARDINO	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	IRONWOOD AVE	92555	488260002		R1 Residential	R1		1	2.12	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	ROMAN CATHOLIC BISHOP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12212 REDLANDS BLV	92555	488260003		R1 Residential	R1		1	12.85	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	R1 Residential	ROMAN CATHOLIC BISHOP OF SAN BERNARDINO	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	NW OF HEMLOCK AVE AND	92555	488260005		R1 Residential	R1		1	9.45	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		-	6	6	R1 Residential	OF SAN BERNARDINO TRINITY BAPTIST CHURCH OI SUNNYMEAD	F Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SINCLAIR ST NW OF HEMLOCK AVE AND SINCLAIR ST	92555	488260007		R1 Residential	R1		1	4.84	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R1 Residential	SUNNYMEAD MING HONG HSU	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SINCLAIR ST NW OF HEMLOCK AVE AND SINCLAIR ST	92555	488260008		R1 Residential	R1		1	4.72	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R1 Residential	BC MV LAND	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SINCLAIR ST NW OF HEMLOCK AVE AND SINCLAIR ST	92555	488260009		R1 Residential	R1		1	9.03	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	LCTH INV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	NW OF HEMLOCK AVE AND	92555	488260010		R1 Residential	R1		1	9.03	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	LCTH INV	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SINCLAIR ST NE OF HEMLOCK AVE AND	92555	488260023		R1 Residential	R1		1	9.24	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	IRONWOOD PROP PARTNER	S Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SINCLAIR ST NE OF HEMLOCK AVE AND	92555	488260024		R1 Residential	R1		1	9.21	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			6	6	R1 Residential	IRONWOOD PROP PARTNER	S Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SINCLAIR ST NE OF HEMLOCK AVE AND	92555	488260025		R1 Residential	R1		1	7.54	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			5	5	R1 Residential	IRONWOOD PROP PARTNER	S Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SINCLAIR ST NE OF HEMLOCK AVE AND	92555	488260026		R1 Residential	R1		1	5.17	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			3	3	R1 Residential	IRONWOOD PROP PARTNER	S Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	SINCLAIR ST NE OF HEMLOCK AVE AND	92555	488260027		R1 Residential	R1		1	2.57	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R1 Residential	LCTH INV	Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	SINCLAIR ST ENCELIA AVE	92555	488330051		R5 Residential;	R5		5	36.94	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			132	132	R5 Residential	PROLOGIS PARK MORENO	Vacant Sites included in 2008 and 2014 Housing Element
					R2 Residential; BP Business Park/Light Industrial															VALLEY EUCALYPTUS	
City of Moreno Valley	ENCELIA AVE	92555	488330052		R5 Residential	R5		5	2.96	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant			10	10	R5 Residential	PROLOGIS PARK MORENO	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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1		VALLEY EUCALYPTUS KURT WARD	Non-Vacant Sites included in 2008 and 2014 Housing Element

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 junits/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
	13814 BETHANY RD	92555	488370002		R3 Residential	R3		3	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	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			0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		R3 Residential	BRENDA FLOREZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
	13872 BETHANY RD	92555	488370004		R3 Residential	R3			0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1			ANDERSON JONES	Non-Vacant Sites included in 2008 and 2014 Housing Element
	27775 BAY AVE	92555	488370005		R3 Residential	R3			0.24	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1			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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	MARIA D LUNA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27811 BAY AVE	92555	488370007		R3 Residential	R3	3	3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ALEXANDER F REYES	Non-Vacant Sites included in 2008 and 2014 Housing Element
	27829 BAY AVE	92555	488370008		R3 Residential	R3			0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1			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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	CORNELIO XIMIL GRANDE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27865 BAY AVE	92555	488370010		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1		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	1	3	D.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	HENRY GUZMAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27901 BAY AVE	92555	488370012		R3 Residential	R3	1	3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	THEODORE RICHEY CATHEY	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13771 NICHOLAS WAY	92555	488370013		R3 Residential	R3	3	3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ELIAS LARA CHAVEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13787 NICHOLAS WAY	92555	488370014		R3 Residential	R3	1	3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	MICHAEL YOUNG	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13803 NICHOLAS WAY	92555	488370015		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	JOSE 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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	LANNETTE MONIQUE PAULK	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13835 NICHOLAS WAY	92555	488370017		R3 Residential	R3	3	3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	MRITYUNJOY ROY	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13834 JEANETTE CT	92555	488370018		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	JEANINE W JACKMAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13818 JEANETTE CT	92555	488370019		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	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	1	3	0.29	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	SHAWENTI SHEATS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13786 JEANETTE CT	92555	488370021		R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ADRIAN STARKS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13785 JEANETTE CT	92555	488370022		R3 Residential	R3		3	D.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	RICARDO GOMEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13801 JEANETTE CT	92555	488370023		R3 Residential	R3		3	0.29	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	RICARDO RAMIREZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
	13817 JEANETTE CT	92555	488370024		R3 Residential	R3			0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1			WILFRIDO VICENTE	Non-Vacant Sites included in 2008 and 2014 Housing Element
	13833 JEANETTE CT	92555	488370025		R3 Residential	R3		3	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	RODOLFO D ESTRELLA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13832 NATHAN PL	92555	488370026		R3 Residential	R3		1	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ALTHIA OREE DOUGLAS	Non-Vacant Sites included in 2008 and 2014 Housing Element
	13816 NATHAN PL	92555	488370027		R3 Residential	R3			0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		R3 Residential	FAZAL ANSARI	Non-Vacant Sites included in 2008 and 2014 Housing Element
	13800 NATHAN PL	92555	488370028		R3 Residential	82			0.29	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1			KATRICE LESHON FALCONER	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	488370029		R3 Residential	P3			0.20	Single Family Residential		-		Used in Prior Housing Element - Non-Vacant			1				Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	13783 NATHAN PL		488370029			82	-										1	-		JOHNNY JASON BARCENAS	Non-Vacant Sites included in 2008 and 2014 Housing Element
	13799 NATHAN PL	92555	488370030		R3 Residential	R3			0.30	Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant			1		R3 Residential	TARA MARIE LAMBERT	Non-Vacant Sites included in 2008 and 2014 Housing Element
	13759 NATHAN PL		488370031			R3					Yes - Current			-						KEITH M HAUFFEN	
	13815 NATHAN PL	92555	488370032		R3 Residential	R3			0.26		Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1			NOFL IFROME IONNER	Non-Vacant Sites included in 2008 and 2014 Housing Element
,,		92555			R3 Residential	R3	-	3	0.27	Single Family Residential		NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential		
City of Moreno Valley	27797 OWEN DR	92555	488371001		R3 Residential	R3	-	3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	MICHAEL MARSHALL	Non-Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley		92555	488371002		R3 Residential	R3	3		0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1			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			0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			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	3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	JUAN M ANDRADE	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27869 OWEN DR	92555	488371005		R3 Residential	R3	3		0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1		R3 Residential	SABINA FELIX	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	488371006		R3 Residential	R3	1		0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1			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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	JUAN CARLOS RODRIGUEZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27923 OWEN DR	92555	488371008		R3 Residential	R3	3	3	0.25	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1		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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ROBERT JULIAN DURAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27959 OWEN DR	92555	488371010		R3 Residential	R3	3	3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1		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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	GARY RAMIREZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	27995 OWEN DR	92555	488371012		R3 Residential	R3		3	0.33	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	TOMMY JOHNSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	27962 OWEN DR	92555	488371014		R3 Residential	R3		3	0.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	JOSE P LASTRA	Non-Vacant Sites included in 2008 and 2014 Housing Element
Gty of Moreno Valley	27943 AIDAN CIR	92555	488371016		R3 Residential	R3		3	0.26	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	FRANCINE L PILGRIM	Non-Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	27961 AIDAN CIR	92555	488371017		R3 Residential	R3		3	D.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	SERGIO OMAR GUTIERREZ	Non-Vacant Sites included in 2008 and 2014 Housing Element
Gity of Moreno Valley	27977 AIDAN CIR	92555	488371018		R3 Residential	R3		3	0.31	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	AGUIRRE 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	D.23	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	ISAAC AGUIRRE	Non-Vacant Sites included in 2008 and 2014 Housing Element
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Jurisdiction Name	Site Address/Intersectio	n 5 Digit ZIF Code	Number	Consolidated Sites (Current)	n Zoning Designatior (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	,	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower I Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Capacity	Proposed General Plan (GP) Designation	Ownership	Site Remark
City of Moreno Valley	27976 AIDAN CIR	92555	488371020	R3 Residential	R3		3	0.30	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			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	Pending Project	Used in Prior Housing Element - Non-Vacant			1	1	R3 Residential	MICHAEL A THOMAS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	488371022	R3 Residential	R3		3	0.27	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			1	-	R3 Residential		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		NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant			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 Residentia	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27155 CANYON ROCK CT	92555	488410002	R15 Residentia			15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27163 CANYON ROCK CT	92555	488410003	R15 Residentia	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27171 CANYON ROCK CT	92555	488410004	R15 Residentia	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27179 CANYON ROCK CT	92555	488410005	R15 Residentia			15	0.06	Vacant		NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27182 CANYON ROCK CT	92555	488410006	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27174 CANYON ROCK CT	92555	488410007	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27166 CANYON ROCK CT	92555	488410008	R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27158 CANYON ROCK CT	92555	488410009	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27150 CANYON ROCK CT	92555	488410010	R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27149 GILDED WAY	92555	488410011	R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27157 GILDED WAY	92555	488410012	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27165 GILDED WAY	92555	488410013	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27173 GILDED WAY	92555	488410014	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27181 GILDED WAY	92555	488410015	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27184 GILDED WAY	92555	488410016	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27176 GILDED WAY	92555	488410017	R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27168 GILDED WAY	92555	488410018	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27160 GILDED WAY	92555	488410019	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27152 GILDED WAY	92555	488410020	R15 Residentia	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27151 STEATITE CT	92555	488410021	R15 Residentia	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27159 STEATITE CT	92555	488410022	R15 Residentia	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27167 STEATITE CT	92555	488410023	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27175 STEATITE CT	92555	488410024	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27183 STEATIRE CT	92555	488410025	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27191 STEATITE CT	92555	488410026	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27186 STEATITE CT	92555	488410027	R15 Residentia	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27178 STEATITE CT	92555	488410028	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	ECORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27170 STEATITE CT	92555	488410029	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27162 STEATITE CT	92555	488410030	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	ECORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27154 STEATITE CT	92555	488410031	R15 Residentia	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	ECORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12808 CROWN HILL WAY	92555	488410032	R15 Residentia	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12816 CROWN HILL WAY	92555	488410033	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12824 CROWN HILL WAY	92555	488410034	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
Gty of Moreno Valley	12832 CROWN HILL WAY	92555	488410035	R15 Residentia	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12840 CROWN HILL WAY	92555	488410036	R15 Residentia	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12848 CROWN HILL WAY	92555	488410037	R15 Residentia	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12856 CROWN HILL WAY	92555	488410038	R15 Residentia	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley	12864 CROWN HILL WAY	92555	488410039	R15 Residentia	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12872 CROWN HILL WAY	92555	488410040	R15 Residentia	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12880 CROWN HILL WAY	92555	488410041	R15 Residentia	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12888 CROWN HILL WAY	92555	488410042	R15 Residentia	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12896 CROWN HILL WAY	92555	488410043	R15 Residentia	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12904 CROWN HILL WAY	92555	488410044	R15 Residentia			15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1			R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12912 CROWN HILL WAY	92555	488410045	R15 Residentia	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
	12920 CROWN HILL WAY	92555	488410046	R15 Residentia			15	0.06	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element		1			R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12928 CROWN HILL WAY	92555	488410047	R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
													-						CORP	

Norma         Norma <t< th=""><th>Jurisdiction Name</th><th>Site Address/Intersection</th><th>5 Digit ZIP Code</th><th>Assessor Parcel Number</th><th>Consolidate Sites</th><th>d General Plan Designation (Current)</th><th>Zoning Designation (Current)</th><th>Minimum Density Allowed (units/acre)</th><th>Max Density Allowed (units/acre)</th><th>Parcel Size (Acres)</th><th>Existing Use/Vacancy</th><th>Infrastructure</th><th>Publicly-Owned</th><th>Site Status</th><th>Identified in Last/Last Two Planning Cycle(s)</th><th>Lower Income Capacity</th><th>Moderate Income Capacity</th><th>Above Moderate Income Capacity</th><th>Total Capacity</th><th>Proposed General Plan (GP) Designation</th><th>Ownership</th><th>Site Remark</th></t<>	Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidate Sites	d 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
Norm         Norm <th< th=""><th></th><th></th><th></th><th></th><th></th><th></th><th>R15</th><th></th><th>15</th><th>0.06</th><th></th><th></th><th>,</th><th></th><th></th><th></th><th>1</th><th></th><th>1</th><th></th><th>CORP</th><th>Vacant Sites not included in previous Housing Elements</th></th<>							R15		15	0.06			,				1		1		CORP	Vacant Sites not included in previous Housing Elements
Martine							R15		15	0.08	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP	Vacant Sites not included in previous Housing Elements
Matchell     Matc							R15		15	0.06					-		1		1		CORP	Vacant Sites not included in previous Housing Elements
Normal     Normal </td <td>City of Moreno Valley</td> <td>12877 BRECCIA WAY</td> <td>92555</td> <td>488410051</td> <td></td> <td>R15 Residential</td> <td>R15</td> <td></td> <td>15</td> <td>0.06</td> <td>Vacant</td> <td>Yes - Current</td> <td>NO - Privately-Owned</td> <td>Pending Project</td> <td>Not Used in Prior Housing Element</td> <td></td> <td>1</td> <td></td> <td>1</td> <td>R15 Residential</td> <td></td> <td>Vacant Sites not included in previous Housing Elements</td>	City of Moreno Valley	12877 BRECCIA WAY	92555	488410051		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
Number         umber        Number </td <td>City of Moreno Valley</td> <td>12869 BRECCIA WAY</td> <td>92555</td> <td>488410052</td> <td></td> <td>R15 Residential</td> <td>R15</td> <td></td> <td>15</td> <td>0.06</td> <td>Vacant</td> <td>Yes - Current</td> <td>NO - Privately-Owned</td> <td>Pending Project</td> <td>Not Used in Prior Housing Element</td> <td></td> <td>1</td> <td></td> <td>1</td> <td>R15 Residential</td> <td>BEAZER HOMES HOLDINGS CORP</td> <td>Vacant Sites not included in previous Housing Elements</td>	City of Moreno Valley	12869 BRECCIA WAY	92555	488410052		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
Number         umber<	City of Moreno Valley	12861 BRECCIA WAY	92555	488410053		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
Market     Market </td <td>City of Moreno Valley</td> <td>12849 BRECCIA WAY</td> <td>92555</td> <td>488410054</td> <td></td> <td>R15 Residential</td> <td>R15</td> <td></td> <td>15</td> <td>0.06</td> <td>Vacant</td> <td>Yes - Current</td> <td>NO - Privately-Owned</td> <td>Pending Project</td> <td>Not Used in Prior Housing Element</td> <td></td> <td>1</td> <td></td> <td>1</td> <td>R15 Residential</td> <td></td> <td>Vacant Sites not included in previous Housing Elements</td>	City of Moreno Valley	12849 BRECCIA WAY	92555	488410054		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
MALAUM     MALA     MALA     MALA     MALAUM	City of Moreno Valley	12841 BRECCIA WAY	92555	488410055		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
Normal	City of Moreno Valley	12833 BRECCIA WAY	92555	488410056		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
Distance	City of Moreno Valley	12825 BRECCIA WAY	92555	488410057		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
Normaly	City of Moreno Valley	12817 BRECCIA WAY	92555	488410058		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
Index with with with with with with with with	City of Moreno Valley	12809 BRECCIA WAY	92555	488410059		R15 Residential	R15		15	0.09	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
Distance     Dist	City of Moreno Valley	CROWN HILL WAY	92555	488410060		R15 Residential	R15		15	0.08	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
	City of Moreno Valley	CROWN HILL WAY	92555	488410061		R15 Residential	R15		15	0.02	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential		Vacant Sites not included in previous Housing Elements
by definition         BD         D        BD        BD	City of Moreno Valley	CROWN HILL WAY	92555	488410062		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
minute	City of Moreno Valley	CROWN HILL WAY	92555	488410063		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential		Vacant Sites not included in previous Housing Elements
b         b	City of Moreno Valley	FUCALYPTUS AVE	92555	488410064		R15 Residential	R15		15	0.13	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential		Vacant Sites not included in previous Housing Elements
by b									15	0.04					-						CORP	Vacant Sites not included in previous Housing Elements
Marcha         archa        Marcha <td>City of Moreno Valley</td> <td>CROWN HILL WAY</td> <td>92555</td> <td>488410066</td> <td></td> <td>R15 Residential</td> <td>R15</td> <td></td> <td>15</td> <td>0.04</td> <td>Vacant</td> <td>Yes - Current</td> <td>NO - Privately-Owned</td> <td>Pending Project</td> <td>Not Used in Prior Housing Flement</td> <td></td> <td>1</td> <td></td> <td>1</td> <td>R15 Residential</td> <td></td> <td>Vacant Sites not included in previous Housing Elements</td>	City of Moreno Valley	CROWN HILL WAY	92555	488410066		R15 Residential	R15		15	0.04	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Flement		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
									15	0.09							•				CORP	
Normal         Normal<									15												CORP	
bit         bit<         bit         bit<         bit </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>15</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>CORP</td> <td></td>									15						-						CORP	
Image: Proprint and state in the s							R15		15	1.01											CORP	
Image: Proprint of the state of th							R15		15	0.05					-		1		1		CORP	·
Alg       A							R15		15	0.05							1				CORP	
Image: Properties         Image: Properity of the state         Image: Properi									15	0.05									1		CORP	Vacant Sites not included in previous Housing Elements
Part Andersonic         Part Ander									15	0.05				Pending Project	-		1		1		CORP	Vacant Sites not included in previous Housing Elements
Appendix									15						-						CORP	Vacant Sites not included in previous Housing Elements
Image: Problem			92555			R15 Residential	R15		15	0.05	Vacant	Yes - Current		Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP	Vacant Sites not included in previous Housing Elements
Displace	City of Moreno Valley	12835 GREENSTONE WAY	92555	488420007		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
Application	City of Moreno Valley	12827 GREENSTONE WAY	92555	488420008		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
Name         Name <th< td=""><td>City of Moreno Valley</td><td>12819 GREENSTONE WAY</td><td>92555</td><td>488420009</td><td></td><td>R15 Residential</td><td>R15</td><td></td><td>15</td><td>0.05</td><td>Vacant</td><td>Yes - Current</td><td>NO - Privately-Owned</td><td>Pending Project</td><td>Not Used in Prior Housing Element</td><td></td><td>1</td><td></td><td>1</td><td>R15 Residential</td><td></td><td>Vacant Sites not included in previous Housing Elements</td></th<>	City of Moreno Valley	12819 GREENSTONE WAY	92555	488420009		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
Dip         Dip<	City of Moreno Valley	12811 GREENSTONE WAY	92555			R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
Name         Name <th< td=""><td>City of Moreno Valley</td><td>12814 GREENSTONE WAY</td><td>92555</td><td>488420011</td><td></td><td>R15 Residential</td><td>R15</td><td></td><td>15</td><td>0.05</td><td>Vacant</td><td>Yes - Current</td><td>NO - Privately-Owned</td><td>Pending Project</td><td>Not Used in Prior Housing Element</td><td></td><td>1</td><td>_</td><td>1</td><td>R15 Residential</td><td>BEAZER HOMES HOLDINGS</td><td>Vacant Sites not included in previous Housing Elements</td></th<>	City of Moreno Valley	12814 GREENSTONE WAY	92555	488420011		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	_	1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
Dirty direction         23.0         distance         1.1         1.2         1.3        1.3	City of Moreno Valley	12822 GREENSTONE WAY	92555	488420012		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
Dip of Moree Valley         2888 GREENT ONE WAY         2535         4842001         R.1         R.1         R.1         R.1.2         R.1.2         Dip of Moree Valley         Dip of Moree Valley         Dip of Moree Valley         Dist Out         R.1.2         R.1.2         R.1.2         R.2.2	City of Moreno Valley	12830 GREENSTONE WAY	92555	488420013		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
Name         ame        Name         N	City of Moreno Valley	12838 GREENSTONE WAY	92555	488420014		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
Dity of Moreno Valley         12854         GREADER OFFICE         No         Privately-Owned         Pending Project         No         Privately-Owned </td <td>City of Moreno Valley</td> <td>12846 GREENSTONE WAY</td> <td>92555</td> <td>488420015</td> <td></td> <td>R15 Residential</td> <td>R15</td> <td></td> <td>15</td> <td>0.05</td> <td>Vacant</td> <td>Yes - Current</td> <td>NO - Privately-Owned</td> <td>Pending Project</td> <td>Not Used in Prior Housing Element</td> <td></td> <td>1</td> <td></td> <td>1</td> <td>R15 Residential</td> <td>BEAZER HOMES HOLDINGS</td> <td>Vacant Sites not included in previous Housing Elements</td>	City of Moreno Valley	12846 GREENSTONE WAY	92555	488420015		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
Name         App         App </td <td>City of Moreno Valley</td> <td>12854 GREENSTONE WAY</td> <td>92555</td> <td>488420016</td> <td></td> <td>R15 Residential</td> <td>R15</td> <td></td> <td>15</td> <td>0.05</td> <td>Vacant</td> <td>Yes - Current</td> <td>NO - Privately-Owned</td> <td>Pending Project</td> <td>Not Used in Prior Housing Element</td> <td></td> <td>1</td> <td></td> <td>1</td> <td>R15 Residential</td> <td></td> <td>Vacant Sites not included in previous Housing Elements</td>	City of Moreno Valley	12854 GREENSTONE WAY	92555	488420016		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
Opp of Moreen Valley         12870 GREENSTORE WAY         9255         48842001         R.1.5 Residential         R.1.5         0.05         Vacant         tes - Current         NO - Phivabley-Owned         Peindig Project         Not Used in Piror Housing Element         1         R.1.5         Residential         R.1.5         Residential         R.2.7.8         POINt Housing Element         No - Phivabley-Owned         Peindig Project         Not Used in Piror Housing Element         1         R.1.5         Residential         R.2.7.8         R.4.7.8         R.1.5         R.2.7.8         R.2.7.8         R.1.5         R.2.7.8	City of Moreno Valley	12862 GREENSTONE WAY	92555	488420017		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
Normal         Application         Application <t< td=""><td>City of Moreno Valley</td><td>12870 GREENSTONE WAY</td><td>92555</td><td>488420018</td><td></td><td>R15 Residential</td><td>R15</td><td></td><td>15</td><td>0.05</td><td>Vacant</td><td>Yes - Current</td><td>NO - Privately-Owned</td><td>Pending Project</td><td>Not Used in Prior Housing Element</td><td></td><td>1</td><td></td><td>1</td><td>R15 Residential</td><td></td><td>Vacant Sites not included in previous Housing Elements</td></t<>	City of Moreno Valley	12870 GREENSTONE WAY	92555	488420018		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
Normal         Stable         Stable<	City of Moreno Valley	12878 GREENSTONE WAY	92555	488420019		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential		Vacant Sites not included in previous Housing Elements
Normal         Normal<		12886 GREENSTONE WAY	92555	488420020		R15 Residential	R15		15	0.05			NO - Privately-Owned				1		1	R15 Residential	COM	Vacant Sites not included in previous Housing Elements
Normal         State         State <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>R15</td><td></td><td>15</td><td>0.05</td><td></td><td></td><td></td><td></td><td>-</td><td></td><td>1</td><td></td><td>1</td><td></td><td>CORP</td><td>Vacant Sites not included in previous Housing Elements</td></t<>							R15		15	0.05					-		1		1		CORP	Vacant Sites not included in previous Housing Elements
And a			92555	488420022			R15		15	0.05							1		1		CORP	Vacant Sites not included in previous Housing Elements
Image: Construction of the state o							R15		15	0.05							1		1		CORP	
Characterization         Constraint         C							P15		15	0.05					-		-				CORP	Vacant Sites not included in previous Housing Elements
CORP							K15		13	0.05							1		1		CORP	
Uty or moreno variey 1/2// Ownore, Variant Vision Control (Vision Control (Vis							K15		15	0.05					-		1		1		CORP	· -
CORP							к15		15	0.05					-		1		1		CORP	Vacant Sites not included in previous Housing Elements
CORP							R15		15	0.05							1		1		CORP	Vacant Sites not included in previous Housing Elements
CORP									15	0.05							1				CORP	Vacant Sites not included in previous Housing Elements
Clty of Moneton Valley         22752 GREENSTONE WAY         9255         488420029         R15 Residential         R15         15         0.05         Vacant         Yes - Current         NO - Privately-Owned         Pending Project         Not Used in Prior Housing Element         1         1         R15 Residential         BEAZER HOMES HOLDINGS         Vacant Sites not included in previous Hou	City of Moreno Valley	12752 GREENSTONE WAY	92555	488420029		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements

Jurisdiction Name	Site Address/Intersection	5 Digit ZIF Code	Number	Consolidated Sites	(Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure		Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Capacity	Proposed General Plan (GP) Designation	Ownership	Site Remark
	12760 GREENSTONE WAY	92555	488420030		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	12768 GREENSTONE WAY	92555	488420031		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92555	488420032		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element		1				BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92555	488420033		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element		1				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		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		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		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27323 RED ROCK RD	92555	488420036		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		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		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27339 RED ROCK RD	92555	488420038		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27347 RED ROCK RD	92555	488420039		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27326 BASALT WAY	92555	488420040		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27334 BASALT WAY	92555	488420041		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27342 BASALT WAY	92555	488420042		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27350 BASALT WAY	92555	488420043		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	GREENSTONE WAY	92555	488420046		R15 Residential	R15		15	0.13	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	BRECCIA WAY	92555	488420047		R15 Residential	R15		15	0.08	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	GREENSTONE WAY	92555	488420048		R15 Residential	R15		15	0.04	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	GREENSTONE WAY	92555	488420049		R15 Residential	R15		15	0.01	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	GREENSTONE WAY	92555	488420050		R15 Residential	R15		15	0.33	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SCREE WAY AND RED ROCK RD	92555	488420051		R15 Residential	R15		15	0.20	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element					R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SCREE WAY AND RED ROCK RD	92555	488420052		R15 Residential	R15		15	0.09	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant						CORP BEAZER HOMES HOLDINGS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	GREENSTONE WAY	92555	488420053		R15 Residential	R15		15	0.71	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
		92555	488420054		R15 Residential	R15		15	0.38	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element						CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	EUCALYPTUS AVE	92555	488430001		R15 Residential	R15		15	0.18	Utilities	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element						CORP EASTERN MUNICIPAL WATER	Non-Vacant Sites not included in previous Housing Elements
	27521 EUCALYPTUS AVE	92555	488430002		R15 Residential	R15		15	0.16	Utilities	Yes - Current			Used in Prior Housing Element - Non-Vacant						DIST EASTERN MUNICIPAL WATER	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12712 GREENSTONE WAY		488430002		R15 Residential	815		15	0.10											DIST BEAZER HOMES HOLDINGS	
	12720 GREENSTONE WAY	92555	488430003		R15 Residential	815		15	0.05	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element						CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
	12720 GREENSTONE WAY	92555	488430004		R15 Residential	R15		15	0.05	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		-		BEAZER HOMES HOLDINGS CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
		92000				K15		15	0.05					-		1				CORP	
	12736 GREENSTONE WAY	92555	488430006		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	12744 GREENSTONE WAY	92555	488430007		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92555	488430008		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	12729 MICA PL	92555	488430009		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92555	488430010		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12713 MICA PL	92555	488430011		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12705 MICA PL	92555	488430012		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12702 MICA PL	92555	488430013		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12710 MICA PL	92555	488430014		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12718 MICA PL	92555	488430015		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12726 MICA PL	92555	488430016		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12734 MICA PL	92555	488430017		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12727 SCREE WAY	92555	488430018		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12719 SCREE WAY	92555	488430019		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12711 SCREE WAY	92555	488430020		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12703 SCREE WAY	92555	488430021		R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12695 SCREE WAY	92555	488430022		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12692 SCREE WAY	92555	488430023		R15 Residential	R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	- Not Used in Prior Housing Element		1		1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92555	488430024		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element		1				CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12708 SCREE WAY	92555	488430025		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1		CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92555	488430026		R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element		1		1		CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
	12716 SCREE WAY	92555	488430020		R15 Residential	P15		15	0.05			NO - Privately-Owned		-		1			R15 Residential	CORP BEAZER HOMES HOLDINGS	· · · · ·
City of Moreno Valley			488430027		R15 Residential	n13		15	0.05	Vacant	Yes - Current			Not Used in Prior Housing Element		1				BEAZER HOMES HOLDINGS CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements Vacant Sites included in 2008 and 2014 Housing Element
aty or moreno valley	12/1/ IRONSTONE WAY	92555	488430028		N 10 Residential	R15		12	0.05	Vacant	Yes - Current	NO - Privately-Owned	rending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1		1	K10 Kesidential	CORP	vacant sites included in 2008 and 2014 Housing Element

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites General Plan Designation (Current)	Zoning Designatio (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	n Ownership	Site Remark
	12709 IRONSTONE WAY	92555	488430029	R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
	12701 IRONSTONE WAY	92555	488430030	R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
	12693 IRONSTONE WAY	92555	488430031	R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
	12685 IRONSTONE WAY	92555	488430032	R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
	12682 IRONSTONE WAY	92555	488430033	R15 Residential	R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
	12690 IRONSTONE WAY	92555	488430034	R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
	12696 IRONSTONE WAY	92555	488430035	R15 Residential R15 Residential	R15		15	0.05	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
	12704 IRONSTONE WAY	92555	488430036	R15 Residential	R15		15	0.05	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP BEAZER HOMES HOLDINGS	Vacant Sites included in 2008 and 2014 Housing Element
	12712 IRONSTONE WAY 12707 TIGERS EYE WAY	92555	488430037	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP BELINDA BETTIS	Vacant Sites included in 2008 and 2014 Housing Element Non-Vacant Sites included in 2008 and 2014 Housing Element
	12/07 TIGERS EYE WAY	92555	488430038	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned		Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	JOE SMITH	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12699 TIGERS EYE WAY 12691 TIGERS EYE WAY	92555	488430039	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project Pending Project	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant			1	R15 Residential	TORIAN D WEBB	Non-Vacant Sites included in 2008 and 2014 Housing Element Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	12691 TIGERS EYE WAY 12683 TIGERS EYE WAY	92555	488430040	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	KRAIROB PHAITHOON	Non-Vacant Sites included in 2008 and 2014 Housing Element Non-Vacant Sites included in 2008 and 2014 Housing Element
	12675 TIGERS EYE WAY	92555	488430041	R15 Residential	R15		15	0.03	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1		R15 Residential	MICHAEL WAYNE BETTIS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	488430042	R15 Residential	R15		15	0.07	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	SHOMARI F NICKS	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12678 TIGERS EYE WAY	92555	488430043	R15 Residential	R15		15	0.07	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	ROBERT T DIMERIN	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12678 TIGERS EYE WAY	92555	488430044	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	AUGUST ANTHONY PARKER	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12686 TIGERS EYE WAY	92555	488430045	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	BRIDGET R ROBINSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
							15	0.05							1	1			
	12702 TIGERS EYE WAY	92555	488430047	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	TAMELITA THOMPSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12697 HORFELS CT	92555	488430048	R15 Residential	R15		15	0.05	Single Family Residential		NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential		Non-Vacant Sites included in 2008 and 2014 Housing Element
	12689 HORFELS CT	92555	488430049	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	MARK KEPLER	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12681 HORFELS CT	92555	488430050	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	SU HUANG	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12673 HORFELS CT	92555	488430051	R15 Residential	R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	BENEDICT DIZON	Non-Vacant Sites included in 2008 and 2014 Housing Element
		92555	488430052	R15 Residential	R15		15	0.08	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	KANAKO ASANO	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12662 HORFELS CT	92555	488430053	R15 Residential	R15		15	0.08	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	MONIQUE A CUSICK	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12670 HORFELS WAY	92555	488430054	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	AMOREENA R ESPARZA	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12686 HORFELS CT	92555	488430055	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	DARICK HICKS	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	488430056	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	ANDREA HAYNES	Non-Vacant Sites included in 2008 and 2014 Housing Element
	12694 HORFELS CT	92555	488430057	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	FRANCISCO BENJAMIN LOPE	Z Non-Vacant Sites included in 2008 and 2014 Housing Element
	27476 CAPROCK WAY	92555	488430058	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	LOUIE A GUERRERO	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	488430059	R15 Residential	R15		15	0.04	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	RYAN B STINSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
		92555	488430060	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	ALAN LIZARDI	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27498 CAPROCK WAY	92555	488430061	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	CRISTINA SANCHEZ GUZMAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
	EUCALYPTUS AVE	92555	488430062	R15 Residential	R15		15	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CAPROCK WAY	92555	488430063	R15 Residential	R15		15	0.04	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	CAPROCK WAY	92555	488430064	R15 Residential	R15		15	0.04	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	CAPROCK WAY	92555	488430065	R15 Residential	R15		15	0.04	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	CAPROCK WAY	92555	488430066	R15 Residential	R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant				R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CAPROCK WAY	92555	488430067	R15 Residential	R15		15	0.02	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant				R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CAPROCK WAY	92555	488430068	R15 Residential	R15		15	0.03	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant				R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CAPROCK WAY	92555	488430069	R15 Residential	R15		15	0.04	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant				R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
	EUCALYPTUS AVE	92555	488430070	R15 Residential	R15		15	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant				R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	CAPROCK WAY	92555	488430071	R15 Residential	R15		15	0.04	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	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		15	1.68	Private Road	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant				R15 Residential	BEAZER HOMES HOLDINGS CORP	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27493 CAPROCK WAY	92555	488440001	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	ELIZA REYES BAUTISTA	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27485 CAPROCK WAY	92555	488440002	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	MANUEL J MORENO	Non-Vacant Sites included in 2008 and 2014 Housing Element
	27477 CAPROCK WAY	92555	488440003	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	DAWNA DENDY	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27471 CAPROCK WAY	92555	488440004	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	ROSALIN MONTGOMERY- BEAN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27463 CAPROCK WAY	92555	488440005	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	DAVID JOSIAH DAWSON	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27457 CAPROCK WAY	92555	488440006	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	JESUS ADRIAN MORALES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27449 CAPROCK WAY	92555	488440007	R15 Residential	R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	GABRIEL CHRISTOPHER REYES	Non-Vacant Sites included in 2008 and 2014 Housing Element

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Number	Consolidated Sites Consolidated Sites Consolidated	(Current)	Minimum Density Allowed (units/acre)	Max Density Allowed ) (units/acre)	Parcel Size (Acres)	Existing Oservacancy	Infrastructure		Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Total Income Capacit Capacity	y Plan (GP) Designation	Ownership	Site Remark
City of Moreno Valley		92555	488440008	R15 Residen	al R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	-		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 Residen	al R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	ABIGAIL S HUBBARD	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	488440010	R15 Residen			15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	MARIKA L BRANDENBURG	Non-Vacant Sites included in 2008 and 2014 Housing Element
	27417 CAPROCK WAY	92555	488440011	R15 Residen	al R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	AKSHARA RENTAL PROPERTIES	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	27409 CAPROCK WAY	92555	488440012	R15 Residen			15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	-		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 Residen	al R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley City of Moreno Valley		92555 92555	488440014 488440015	R15 Residen R15 Residen			15 15	0.05	Single Family Residential Single Family Residential				Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R15 Residential R15 Residential	CORNELIO P OCAMPO SANDRA MCLEOD	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27377 CAPROCK WAY 27369 CAPROCK WAY	92555 92555	488440016 488440017	R15 Residen R15 Residen			15 15	0.05				Pending Project	Not Used in Prior Housing Element Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential R15 Residential	ALLEN K JUDSON PAUL YUNSIK CHANG	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	488440018	R15 Residen			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project			1	1		BEAZER HOMES HOLDINGS	Vacant Sites included in 2008 and 2014 Housing Element
	27360 RED ROCK RD	92555	488440019	R15 Residen			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	488440020	R15 Residen		_	15	0.05	Vacant				Used in Two Consecutive Prior Housing Elements - Vacant		1	1		CORP BEAZER HOMES HOLDINGS	Vacant Sites included in 2008 and 2014 Housing Element
	27376 RED ROCK RD	92555	488440021	R15 Residen			15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant		1	1	R15 Residential	CORP CHARLES MARTIN	Non-Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92555	488440022	R15 Residen			15	0.06	Single Family Residential				Not Used in Prior Housing Element		1	1	R15 Residential	WILBERT L SY	Non-Vacant Sites not included in 2008 and 2014 Housing Elements
City of Moreno Valley City of Moreno Valley City of Moreno Valley	27392 RED ROCK RD	92555	488440022 488440023 488440024	R15 Residen R15 Residen R15 Residen	al R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R15 Residential	REDA HENIN KEITH EUGENE BROWN	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27408 RED ROCK RD	92555	488440025	R15 Residen	al R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	JOSEPH GOMEZ	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	27424 RED ROCK RD	92555 92555	488440026 488440027	R15 Residen R15 Residen	al R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R15 Residential R15 Residential	ROGELIO SALAS HAZEL A FREDERICK	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	27432 RED ROCK RD	92555	488440028 488440029	R15 Residen B15 Residen			15	0.05	Single Family Residential Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R15 Residential R15 Residential	ANNA R TOMPKINS ANTHONY D HANNAH	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27448 RED ROCK RD	92555	488440030	R15 Residen	al R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	ERIN N RINGO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92555 92555	488440031 488440032	R15 Residen R15 Residen			15	0.05	Single Family Residential Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R15 Residential R15 Residential	RON YOUNG HAN BEAZER HOMES HOLDINGS	Non-Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley		92555	488440033	R15 Residen			15	0.07	Vacant				Not Used in Prior Housing Element		1			CORP KATHERINE M ROGERS	Vacant Sites not included in previous Housing Elements
		92555	488440034	R15 Residen			15	0.07	Vacant				Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27496 RED ROCK RD	92555	488440035	R15 Residen			15	0.07	Vacant				Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	27491 RED ROCK RD	92555	488440036 488440037	R15 Residen R15 Residen	al R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R15 Residential	MARIBEL GUTIERREZ NICHOLAS J AVISE	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27483 RED ROCK RD	92555	488440038	R15 Residen	al R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27475 RED ROCK RD	92555	488440039	R15 Residen	al R15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley		92555 92555	488440040	R15 Residen			15	0.05					Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R15 Residential R15 Residential	ANTONY SANCHEZ GARY ALVARADO	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27443 RED ROCK RD	92555	488440041 488440042	R15 Residen R15 Residen	al R15		15	0.05	Single Family Residential Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		R15 Residential	MARIA I LOZANO	Non-Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	27435 RED ROCK RD	92555 92555	488440043 488440044	R15 Residen R15 Residen			15	0.05					Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R15 Residential R15 Residential	OMARI T MORTHEL AVILA RAFAEL JARA-	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	27415 RED ROCK RD	92555 92555	488440045 488440046	R15 Residen R15 Residen	al R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1	R15 Residential R15 Residential	JOSEPH MASSEY VANESSA MUNOZ	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27393 RED ROCK RD	92555	488440047	R15 Residen	al R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	DUANE MILLER	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley City of Moreno Valley	27379 RED ROCK RD	92555 92555	488440048 488440049	R15 Residen R15 Residen			15			Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R15 Residential	URIEL MENDIVIL JIN K WOO	Non-Vacant Sites not included in previous Housing Elements Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27371 RED ROCK RD	92555	488440050	R15 Residen	al R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27363 RED ROCK RD	92555	488440051	R15 Residen	al R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27355 RED ROCK RD	92555	488440052	R15 Residen	al R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27366 BASALT WAY	92555	488440053	R15 Residen	al R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27372 BASALT WAY	92555	488440054	R15 Residen	al R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27380 BASALT WAY	92555	488440055	R15 Residen	al R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27388 BASALT WAY	92555	488440056	R15 Residen	al R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27396 BASALT WAY	92555	488440057	R15 Residen	al R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27404 BASALT WAY	92555	488440058	R15 Residen	al R15		15	0.06	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27412 BASALT WAY	92555	488440059	R15 Residen	al R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27420 BASALT WAY	92555	488440060	R15 Residen	al R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27428 BASALT WAY	92555	488440061	R15 Residen	al R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27436 BASALT WAY	92555	488440062	R15 Residen	al R15	_	15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27444 BASALT WAY	92555	488440063	R15 Residen	al R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
	27474 BASALT WAY	92555	488440064	R15 Residen			15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27482 BASALT WAY	92555	488440065	R15 Residen			15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley		92555	488440065	R15 Residen		+	15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1		CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
								0.00							1	1		CORP	
City of Moreno Valley	27496 BASALT WAY	92555	488440067	R15 Residen			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27353 CAPROCK WAY	92555	488440068	R15 Residen			15	0.45	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant				R15 Residential	HYDE PARK OWNERS ASSN	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EUCALYPTUS AVE	92555	488440069	R15 Residen	al R15		15	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND RED ROCK RD	92555	488440070	R15 Residen	al R15		15	0.44	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				R15 Residential	BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SCREE WAY AND RED ROCK RD	92555	488440071	R15 Residen	al R15		15	0.03	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant				R15 Residential	ECORP BEAZER HOMES HOLDINGS CORP	Vacant Sites included in 2008 and 2014 Housing Element
				1	1	1	1	1	1	1			1					CONF	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites (Current)	n 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 Proposed Genera Capacity Plan (GP) Designat	l Ownership on	Site Remark
City of Moreno Valley	SOVITE WAY AND RED ROCK RD	92555	488440073	R15 Residentia	I R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant				R15 Residential	BEAZER HOMES HOLDINGS CORP	
City of Moreno Valley	SOVITE WAY AND RED ROCK RD	92555	488440074	R15 Residentia			15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				R15 Residential	BEAZER HOMES HOLDINGS CORP	
City of Moreno Valley	SOVITE WAY AND RED ROCK RD	92555	488440075	R15 Residentia	I R15		15	0.74	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27497 BASALT WAY	92555	488450001	R15 Residentia	I R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27489 BASALT WAY	92555	488450002	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27481 BASALT WAY	92555	488450003	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27473 BASALT WAY	92555	488450004	R15 Residentia	I R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27447 BASALT WAY	92555	488450005	R15 Residentia	I R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27439 BASALT WAY	92555	488450006	R15 Residentia	I R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley	27423 BASALT WAY	92555	488450007	R15 Residentia	I R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27415 BASALT WAY	92555	488450008	R15 Residentia	I R15		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27409 BASALT WAY	92555	488450009	R15 Residentia	I R15		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27389 BASALT WAY	92555	488450010	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27385 BASALT WAY	92555	488450011	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27377 BASALT WAY	92555	488450012	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27369 BASALT WAY	92555	488450013	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27361 BASALT WAY	92555	488450014	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley		92555	488450015	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27345 BASALT WAY	92555	488450016	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27337 BASALT WAY	92555	488450017	R15 Residentia			15	0.05	Vacant		NO - Privately-Owned		Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27329 BASALT WAY	92555	488450018	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27321 BASALT WAY	92555	488450019	R15 Residentia			15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley	27436 GOSSAN WAY	92555	488450020	R15 Residentia			15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27444 GOSSAN WAY	92555	488450021	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27452 GOSSAN WAY	92555	488450022	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley	27460 GOSSAN WAY	92555	488450023	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27463 GOSSAN WAY	92555	488450024	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27457 GOSSAN WAY	92555	488450025	R15 Residentia			15	0.05	Vacant		NO - Privately-Owned		Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	
City of Moreno Valley	27449 GOSSAN WAY	92555	488450026	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	12853 SOVITE WAY	92555	488450027	R15 Residentia			15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	12861 SOVITE WAY	92555	488450028	R15 Residentia			15	0.07	Vacant		NO - Privately-Owned		Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27460 MOONSTONE PL	92555	488450029	R15 Residentia	I R15		15	0.05	Single Family Residential	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Non-Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27452 MOONSTONE PL	92555	488450030	R15 Residentia	1 815		15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
	27455 MOONSTONE PL	92555	488450031	R15 Residentia			15	0.06	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27463 MOONSTONE PL	92555	488450032	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
							15	0.05			,				1		-	CORP	
City of Moreno Valley	27475 MOONSTONE PL 27483 MOONSTONE PL	92555	488450034	R15 Residentia			15	0.05	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27491 MOONSTONE PL	92555	488450035	R15 Residentia	1 815		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
	27491 MOONSTONE PL	92555	488450030	R15 Residentia	1 815		15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	27494 MOONSTONE PL	92555	488450037				15	0.05										BEAZER HOMES HOLDINGS CORP BEAZER HOMES HOLDINGS	
	27484 MOONSTONE PL	92555	488450038	R15 Residentia R15 Residentia			15	0.05	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12844 SOVITE WAY	52333	488450039	R15 Residentia R15 Residentia	R15		15	0.05	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		R15 Residential	BEAZER HOMES HOLDINGS CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
	12844 SOVITE WAY	92555	488450040	R15 Residentia	I R15		15	0.05	Vacant		NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12836 SOVITE WAY	92555	488450041	R15 Residentia R15 Residentia			15	0.05	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
	12828 SOVITE WAY	92555	488450042	R15 Residentia			15	0.05	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12820 SOVITE WAY 12812 SOVITE WAY	92555	488450043	R15 Residentia R15 Residentia	L P15		15	0.05	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12812 SOVITE WAY	92555	488450044	R15 Residentia R15 Residentia	I R15		15	0.06	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1		1 R15 Residential	BEAZER HOMES HOLDINGS CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	12796 SOVITE WAY	92555	488450045	R15 Residentia	L P15		15	0.07	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
	SOVITE WAY AND BASALT WAY	92555	488450040	R15 Residentia	L P15	-	15	0.34	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element		•		R15 Residential	CORP BEAZER HOMES HOLDINGS	
City of Moreno Valley	SOVITE WAY AND BASALT WAY		488450047	R15 Residentia			15	0.00	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1		1 R15 Residential	CORP BEAZER HOMES HOLDINGS	
Lty of morelio valley	DATE THE THE PART AND DATALE WAT		100400040	n 15 nesidentia		<u> </u>				ici carrent		Froject	tellett		-		- nas nesidential	CORP	contraction included in previous nousing crements

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code		Consolidated General Pla Sites (Current)		Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure		Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Total Capacity	Proposed General Plan (GP) Designation	Ownership	Site Remark
Gity of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450049	R15 Residenti			15	0.02	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
Gity of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450050	R15 Residenti			15	0.02	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element				R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450051	R15 Residenti	al R15		15	0.01	Vacant	Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element					BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450052	R15 Residenti	al R15		15	0.03	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element		1	1	R15 Residential	BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450053	R15 Residenti			15	0.01		Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element		-			BEAZER HOMES HOLDINGS CORP	Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450054	R15 Residenti			15	0.02	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element Not Used in Prior Housing Element		1	1		BEAZER HOMES HOLDINGS CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	EUCALYPTUS AVE	92555	488450055	R15 Residenti			15	0.09	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project Pending Project	Not Used in Prior Housing Element					CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous Housing Elements Vacant Sites not included in previous Housing Elements
City of Moreno Valley	SOVITE WAY AND BASALT WAY	92555	488450050	R15 Residenti			15	1.00		Yes - Current	NO - Privately-Owned		Not Used in Prior Housing Element					CORP BEAZER HOMES HOLDINGS	Vacant Sites not included in previous housing Elements
City of Moreno Valley	23049 LAWLESS RD	92555	259530004	R15 Residentia	B2		15	0.32	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	CORP KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	EAST OF PIGEON PASS RD AT	92557	259532015	R3 Residentia	82		3	0.18		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259532015	R3 Residentia	83		3	0.18	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259541015	R3 Residentia	83		3	0.41	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	LAWLESS RD EAST OF PIGEON PASS RD AT	02557	259541010	R3 Residentia	82		2	0.33	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	LAWLESS RD EAST OF PIGEON PASS RD AT	02557	259550005	R3 Residentia	82		3	0.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259550005	R3 Residentia	83		3	0.24	Vacant	Yes - Current Yes - Current	NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant		1		R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259550007	R3 Residentia	nk up		3	0.63		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 housing Element
	LAWLESS RD FAST OF PIGEON PASS RD AT	92557	259550012	R3 Residentia	nk up		3	0.65	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	LAWLESS RD	92557	259530013	R3 Residentia	nk		3	0.05		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT	92557	259530011	R3 Residentia	83		3	0.24	Vacant	Yes - Current Yes - Current	NO - Privately-Owned				1		R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	LAWLESS RD	92557			К3		3					Pending Project	-		1	1			-
	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532028	R3 Residentia	K3		3	0.21		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD FAST OF PIGEON PASS RD AT	92557	259532030	R3 Residentia	R3		3	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
	LAWLESS RD	92557	259541004	R3 Residentia	K3		3	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential		
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557		R3 Residentia	К3				Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	23222 LAWLESS RD	92557	259550004	R3 Residentia	кз		3	0.25		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1		R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550010	R3 Residentia	HR		3	0.65	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550014	R3 Residentia	HR		3	0.62		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550015	R3 Residentia	нк		3	0.63	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23089 LAWLESS RD 23103 LAWLESS RD	92557		R3 Residentia R3 Residentia	K3		3	0.24	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
	23103 LAWLESS RD	92557	259530008	R3 Residentia	K3		3	0.25		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT	92557	259530009	R3 Residentia	83		3	0.24		Yes - Current Yes - Current	NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	EAST OF PIGEON PASS RD AT LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259540003	R3 Residentia R3 Residentia	K3		3	0.24	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
	LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259550009		83		3	0.18							1	1		KB HOME COASTAL INC	-
City of Moreno Valley	LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259531009	R3 Residentia	nk		3	0.03	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259532007	R3 Residentia	83		3	0.30	Vacant	Yes - Current Yes - Current	NO - Privately-Owned		Used in Two Consecutive Prior Housing Elements - Vacant		1		R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	EAST OF PIGEON PASS RD AT LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259532001	R3 Residentia	K3	-	3	0.30		Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259532008	R3 Residentia	R3		3	0.18	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
	EAST OF PIGEON PASS RD AT LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259532024	R3 Residentia	P3		3	0.22	Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
	EAST OF PIGEON PASS RD AT LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259540004	R3 Residentia				0.18	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned	Panding Project	Used in Two Consecutive Prior Housing Elements - Vacant Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
	EAST OF PIGEON PASS RD AT LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259540006	R3 Residentia		-		0.26		Yes - Current Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	LAWLESS RD	9200/			83		2	0.20							1				
City of Moreno Valley	23037 LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259530003 259532026	R3 Residentia	K3		2	0.25	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	EAST OF PIGEON PASS RD AT LAWLESS RD EAST OF PIGEON PASS RD AT	92557	259532026	R3 Residentia R3 Residentia	83			0.21	Vacant Vacant	Yes - Current Yes - Current	NO - Privately-Owned NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element Vacant Sites included in 2008 and 2014 Housing Element
	LAWLESS RD	92557			K.3							Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1			
	EAST OF PIGEON PASS RD AT LAWLESS RD	5255/	259541006	R3 Residentia	83		3	0.25		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557		R3 Residentia	K3		2	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD FAST OF PIGEON PASS RD AT	92557	259541009	R3 Residentia	R3		5			Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	LAWLESS RD	92557			K3		2	0.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1			Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23023 LAWLESS RD	92557	259530002	R3 Residentia	K3		3	0.25		Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23061 LAWLESS RD	92557	259530005	R3 Residentia	R3		5	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259531006	R3 Residentia	R3		5	0.16	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant		1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element

Jurisdiction Name	Site Address/Intersection	5 Digit ZI 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	Income			Proposed General Plan (GP) Designation	Ownership	Site Remark
	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532010		R3 Residential	R3		-	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1		KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532031		R3 Residential	R3		3	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259540007		R3 Residential	R3		3	0.48	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1		KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550001		R3 Residential	R3		3	0.63	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550006		R3 Residential	HR		3	0.87	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550008		R3 Residential	HR		3	0.71	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550011		R3 Residential	HR		3	0.63	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550016		R3 Residential	HR		3	0.59	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23075 LAWLESS RD	92557	259530006		R3 Residential	R3		3	0.24	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23131 LAWLESS RD	92557	259530010		R3 Residential	R3		3	0.26	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259531004		R3 Residential	R3		3	0.18	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259531005		R3 Residential	R3		3	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532021		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532022		R3 Residential	R3		3	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532023		R3 Residential	R3		3	0.21	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	R3 Residential	KB HOME COASTAL INC	Sites not included in previous housing element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532032		R3 Residential	R3		3	0.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259540001		R3 Residential	R3		3	0.74	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259540002		R3 Residential	R3		3	0.52	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541010		R3 Residential	R3		3	0.28	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT	92557	259550002		R3 Residential	R3		3	0.50	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550017		R3 Residential	HR		3	0.79	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259550018		R3 Residential	R3		3	0.31	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259531008		R3 Residential	R3		3	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92557	259532002		R3 Residential	R3		3	0.23	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259532003		R3 Residential	R3		3	0.22	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley		92557	259532025		R3 Residential	R3		3	0.20	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	259541002		R3 Residential	R3		3	0.19	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element			1	1	R3 Residential	KB HOME COASTAL INC	Sites not included in previous housing element
City of Moreno Valley		92557	259541003		R3 Residential	R3		3	0.17	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element
City of Moreno Valley	23236 LAWLESS RD	92557	259550003		R3 Residential	R3		3	0.31	Vacant	Yes - Current	NO - Privately-Owned	Pending Project	Used in Two Consecutive Prior Housing Elements - Vacant			1	1	R3 Residential	KB HOME COASTAL INC	Vacant Sites included in 2008 and 2014 Housing Element

# **APPENDIX B:**

# 2018-20 MORENO VALLEY RESIDENTIAL PROJECTS

City of Moreno Valley - Development Performance Analysis Completed Residential Projects Between 2018 and 2020													
Approved General Plan Land Use	Sites	Average Percentage of Units Built Within Maximum Allowance											
R30 Residential	19	73%											
R20 Residential	3	66%											
R15 Residential	176	57%											
R5 Residential	555	78%											
R3 Residential	145	71%											
R1 Residential	1	46%											
ALL PROJECTS	899	72%											

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%

#### Percentage Approved Date of Final **Gross Site** Unit # Approved Units in Maximum of Dwelling Building Building General Approved Product Acreage of Per / Certificate Tract # Description Allowable APN Approved Address Maximum Unit Per Permit # Plan Land Zoning Type Approved of Sq. Ft. Listed Project Units Allowable Use Project Address Acre Occupancy **Units Built** KB Boulder Ridge TR 24203 PH 2 - Plan 4C, Lot 56 - SFD 2396 sf, GARAGE 627 sf, PORCH 138 sf - (Very 23010 BFT19-High Fire Hazard Tract 259541021 R3 R3 36.25 99 1 3 du/acre 24203 10/12/2020 VALLEY 2396 109 91% 0337 Home Severity Zone) - SCE VISTA LN Release (REVISION 1/21/20 elevation correction from BR to C & garage & porch extended) TR 24203 KB Boulder Ridge - Plan 1BR, Lot 59 - SFD 1551 sf, 9603 BFT19-Tract GARAGE 418 sf. 259531002 36.25 R3 R3 99 1 05/27/2020 TRAILHEAD 1551 109 91% 3 du/acre 24203 0340 Home PORCH 72 sf - (Verv LN **High Fire Hazard** Severity Zone) - SCE Release TR 24203 KB Boulder Ridge - Plan 1CR, Lot 55 - SFD 1551 sf, 23024 BFT19-Tract GARAGE 418 sf, 259541020 R3 R3 36.25 99 1 3 du/acre 24203 09/15/2020 VALLEY 1551 109 91% 0342 Home PORCH 55 sf - (Very VISTA LN High Fire Hazard Severity Zone) - SCE Release TR 24203 KB Boulder Ridge - Plan 2BR, Lot 53 - SFD 1751 sf, 23052 BFT19-Tract GARAGE 419 sf, 259541018 R3 R3 36.25 99 1 3 du/acre 24203 08/31/2020 VALLEY 1751 109 91% 0345 Home PORCH 43 sf - (Very VISTA LN **High Fire Hazard** Severity Zone) - SCE Release

#### Percentage Approved Approved Date of Final **Gross Site** Unit # Units in Maximum of Dwelling Building Building General Approved Product Acreage of Per / Certificate Approved Tract # Description Address Allowable APN Maximum Plan Land Approved Unit Per Sq. Ft. Permit # Zoning Type Listed of Allowable Project Units Use Project Address Acre Occupancy **Units Built** TR 24203 KB Boulder Ridge - Plan 3AR, Lot 54 - SFD 2091 sf. 23038 BFT19-GARAGE 417 sf, Tract 259541019 R3 R3 36.25 99 1 08/31/2020 VALLEY 2091 109 91% 3 du/acre 24203 PORCH 42 sf - (Very 0347 Home VISTA LN High Fire Hazard Severity Zone) - SCE Release TR 24203 KB Boulder Ridge - Plan 3C, Lot 70 - SFD 2091 sf, 9610 BFT19-Tract GARAGE 417 sf, 259532005 R3 R3 36.25 99 1 3 du/acre 24203 05/27/2020 TRAILHEAD 2091 109 91% 0346 Home PORCH 33 sf - (Very LN High Fire Hazard Severity Zone) - SCE Release TR 24203 KB Boulder Ridge - Plan 4CR, Lot 60 - SFD 2396 sf, 9617 BFT19-GARAGE 420 sf, Tract 259531003 R3 99 1 06/01/2020 91% R3 36.25 3 du/acre 24203 TRAILHEAD 2396 109 0338 Home PORCH 138 sf - (Very LN High Fire Hazard Severity Zone) - SCE Release TR 24203 KB Boulder Ridge - Plan2B, Lot 69 9624 SFD 1751 sf, GARAGE BFT19-Tract 259532004 TRAILHEAD 1751 R3 R3 36.25 99 1 3 du/acre 24203 06/01/2020 419 sf, PORCH 43 sf -109 91% 0343 Home (Very High Fire Hazard LN Severity Zone) - SCE Release

#### Percentage Approved Approved Date of Final **Gross Site** Unit # Units in Maximum of Dwelling Building Building General Approved Product Acreage of Per / Certificate Approved Tract # Description Address Allowable APN Maximum Plan Land Approved Unit Per Sq. Ft. Permit # Zoning Type of Listed Allowable Project Units Use Project Address Acre Occupancy **Units Built** TR 24203 KB Boulder Ridge PH 10 - Plan 1RA Lot 85 - SFD 1551 23177 BFT20sf, GARAGE 418 sf, Tract 259532020 R3 R3 36.25 99 1 11/23/2020 SAMANTH 1551 109 91% 3 du/acre 24203 PORCH 66 sf - (Very 0111 Home A PL High Fire Hazard Severity Zone) - SCE Release TR 24203 KB Boulder Ridge PH 10 - Plan 4C Lot 84 - SFD 2396 sf, 23169 BFT20-Tract GARAGE 420 sf, 259532019 R3 R3 36.25 99 1 3 du/acre 24203 11/23/2020 SAMANTH 2396 109 91% 0110 Home PORCH 138 sf - (Very A PL High Fire Hazard Severity Zone) - SCE Release TR 24203 KB Boulder Ridge PH 4 - Plan 2A, Lot 72 - SFD 1751 sf, 9601 BFT20-GARAGE 419 sf, Tract 259532007 R3 99 1 08/27/2020 JACOBS 91% R3 36.25 3 du/acre 24203 1751 109 0054 Home PORCH 51 sf - (Very WAY High Fire Hazard Severity Zone) - SCE Release TR 24203 KB Boulder Ridge PH 4 - Plan 2BR, Lot 50 - SFD 1751 sf, 9584 GARAGE 419 sf, BFT20-Tract 259541015 JACOBS R3 R3 36.25 99 1 3 du/acre 24203 09/22/2020 1751 109 91% 0052 Home PORCH 43 sf - (Very WAY High Fire Hazard Severity Zone) - SCE Release

### Percentage Approved Approved Date of Final **Gross Site** Unit # Units in Maximum of Dwelling Building Building General Approved Product Acreage of Per / Certificate Approved Tract # Description Allowable APN Address Maximum Plan Land Approved Unit Per Sq. Ft. Permit # Zoning Type of Listed Allowable Project Units Use Project Address Acre Occupancy **Units Built** TR 24203 KB Boulder Ridge PH 5 - Plan 1CR, Lot 49 - SFD 1551 sf, 9598 BFT20-GARAGE 418 sf, Tract 259541014 R3 R3 36.25 99 1 10/01/2020 JACOBS 109 91% 3 du/acre 24203 1551 PORCH 55 sf - (Very 0056 Home WAY High Fire Hazard Severity Zone) - SCE Release TR 24203 KB Boulder Ridge PH 5 - Plan 4B, Lot 74 - SFD 2396 sf, 9629 BFT20-Tract GARAGE 420 sf, JACOBS 259532009 R3 R3 36.25 99 1 3 du/acre 24203 08/27/2020 2396 109 91% 0058 Home PORCH 86 sf - (Very WAY High Fire Hazard Severity Zone) - SCE Release TR 24203 KB Boulder Ridge PH 6 - Plan 1BR, Lot 47 - SFD 1551 sf, 23082 BFT20-GARAGE 418 sf, Tract 259541012 R3 99 1 08/31/2020 91% R3 36.25 3 du/acre 24203 SAMANTH 1551 109 0059 Home PORCH 72 sf - (Very A PL **High Fire Hazard** Severity Zone) - SCE Release TR 24203 KB Boulder Ridge PH 6 - Plan 4BR, Lot 76 - SFD 2396 sf, 9657 GARAGE 420 sf, BFT20-Tract 259532011 JACOBS R3 R3 36.25 99 1 3 du/acre 24203 09/09/2020 2396 109 91% 0061 Home PORCH 86 sf - (Very WAY High Fire Hazard Severity Zone) - SCE Release

### Percentage Approved Date of Final **Gross Site** Unit # Approved Units in Maximum of Dwelling Building Building General Approved Product Acreage of Per / Certificate Approved Tract # Description Allowable APN Address Maximum Plan Land Approved Unit Per Permit # Zoning Type of Sq. Ft. Listed Allowable Project Units Use Project Address Acre Occupancy **Units Built** TR 24203 KB Boulder Ridge PH 7 - Plan 1A, Lot 78 - SFD 1551 sf, 23087 BFT20-GARAGE 418 sf, Tract 259532013 R3 R3 36.25 99 1 08/31/2020 SAMANTH 1551 109 91% 3 du/acre 24203 0064 Home PORCH 66 sf - (Very A PL High Fire Hazard Severity Zone) - SCE Release TR 24203 KB Boulder Ridge PH 7 - Plan 2C, Lot 77 - SFD 1751 sf, 23073 BFT20-Tract GARAGE 419 sf, 259532012 R3 R3 36.25 99 1 3 du/acre 24203 10/26/2020 SAMANTH 1751 109 91% 0063 Home PORCH 30 sf - (Very A PL High Fire Hazard Severity Zone) - SCE Release TR 24203 KB Boulder Ridge PH 7 - Plan 4B, Lot 79 - SFD 2396 sf, 23099 BFT20-GARAGE 420 sf, Tract 259532014 R3 99 1 10/22/2020 91% R3 36.25 3 du/acre 24203 SAMANTH 2396 109 0065 Home PORCH 86 sf - (Very A PL **High Fire Hazard** Severity Zone) - SCE Release TR 24203 KB Boulder Ridge PH 7 - Plan 4CR, Lot 46 - SFD 2396 sf, 23094 GARAGE 420 sf, BFT20-Tract 259541011 R3 R3 36.25 99 1 3 du/acre 24203 10/22/2020 SAMANTH 2396 109 91% 0062 Home PORCH 138 sf - (Very A PL High Fire Hazard Severity Zone) - SCE Release

### Percentage Approved Date of Final **Gross Site** Unit # Approved Units in Maximum of Building Building General Approved Product Acreage of Per Dwelling / Certificate Tract # APN Approved Description Address Allowable Maximum Plan Land Unit Per Permit # Zoning Approved of Sq. Ft. Type Listed Project Units Allowable Use Project Address Acre Occupancy **Units Built** TR 24203 KB Boulder Ridge PH 8 - Plan 1A, Lot 81 - SFD 1551 sf. 23127 GARAGE 418 sf, BFT20-Tract 259532016 R3 R3 36.25 99 10/26/2020 SAMANTH 1 3 du/acre 24203 1551 109 91% 0069 PORCH 66 sf - (Verv Home A PL **High Fire Hazard** Severity Zone) - SCE Release TR 24203 KB Boulder Ridge PH 9 - Plan 2B Lot 82 - SFD 1751 sf, 23141 BFT20-GARAGE 419 sf, Tract 259532017 R3 R3 36.25 99 1 3 du/acre 24203 11/23/2020 SAMANTH 1751 109 91% 0107 Home PORCH 43 sf - (Very A PL High Fire Hazard Severity Zone) - SCE Release TR 24203 KB Boulder Ridge PH 9 - Plan 3C Lot 83 - SFD 2091 sf, 23155 BFT20-GARAGE 417 sf, Tract 259532018 R3 R3 36.25 99 1 3 du/acre 24203 11/23/2020 SAMANTH 2091 109 91% 0108 Home PORCH 33 sf - (Very A PL **High Fire Hazard** Severity Zone) - SCE Release **KB-Daybreak TR** 31592 PH 4A Plan 1D 24885 BFT19-Tract Lot 91: SFD 2159 sf; 474761005 R3 60 1 01/22/2020 R3 115 2 du/acre 31592 MINERS 2159 180 64% Home 0119 GARAGE 417 sf; Front VIEW LN PORCH 74 sf - SCE RELEASE **KB-Daybreak TR** 31592 PH 4A Plan 24872 BFT19-Tract 2DR Lot 84: SFD 2347 MINERS 474760004 R3 R3 60 115 1 2 du/acre 31592 01/22/2020 2347 180 64% 0117 Home sf; GARAGE 416 sf; VIEW LN Front PORCH 40 sf -SCE RELEASE

APN	Building Permit #	Approved	Approved Zoning	-	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
474761004	BFT19- 0121	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/22/2020	KB-Daybreak TR 31592 PH 4A Plan 4A Lot 90: SFD 2977 sf; GARAGE 417 sf; Front PORCH 45 sf - SCE RELEASE	24897 MINERS VIEW LN	2977	180	64%
474761001	BFT19- 0123	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/22/2020	KB-Daybreak TR 31592 PH 4A Plan 4B Lot 94: SFD 2977 sf; GARAGE 417 sf; Front PORCH 100 sf - SCE RELEASE	24849 MINERS VIEW LN	2977	180	64%
474761006	BFT19- 0122	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/22/2020	KB-Daybreak TR 31592 PH 4A Plan 4C- Garage Lot 92: SFD 2977 sf; GARAGE 648 sf; Front PORCH 52 sf - SCE RELEASE	24873 MINERS VIEW LN	2977	180	64%
474760006	BFT19- 0118	R3	R3	Tract Home	60	115	1	2 du/acre	31592	03/12/2020	KB-Daybreak TR 31592 PH 4A_2 Plan 2BR Lot 86: SFD 2347 sf; GARAGE 416 sf; Front PORCH 96 sf - SCE RELEASE	24896 MINERS VIEW LN	2347	180	64%
474760008	BFT19- 0120	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/21/2020	KB-Daybreak TR 31592 PH 4A_2 Plan 4B Lot 88: SFD 2977 sf; GARAGE 417 sf; Front PORCH 100 sf - SCE RELEASE	24920 MINERS VIEW LN	2977	180	64%

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
474761007	BFT19- 0181	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/21/2020		24861 MINERS VIEW LN	1962	180	64%
474760005	BFT19- 0180	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/21/2020	KB-Daybreak TR 31592 PH 4B Plan 7AR Lot 85: SFD 1905 SF, GARAGE 418 SF, PORCH 39 SF - SCE RELEASE	24884 MINERS VIEW LN	1905	180	64%
474761003	BFT19- 0182	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/22/2020	KB-Daybreak TR 31592 PH 4B Plan 7CR Lot 89: SFD 1962 SF, (Swing) GARAGE 633 SF, PORCH 55 SF - SCE RELEASE	24909 MINERS VIEW LN	1962	180	64%
474760002	BFT19- 0179	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/21/2020	KB-Daybreak TR 31592 PH 4B Plan 7DR Lot 82: SFD 1905 SF, GARAGE 418 SF, PORCH 122 SF - SCE RELEASE	24848 MINERS VIEW LN	1905	180	64%
474760007	BFT19- 0183	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/21/2020		24908 MINERS VIEW LN	2155	180	64%

APN	Building Permit #	Approved		-	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
474760003	BFT19- 0184	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/21/2020	KB-Daybreak TR 31592 PH 4B Plan 8CR Lot 83: SFD 2155 SF, GARAGE 417 SF, PORCH 80 SF - SCE RELEASE	24860 MINERS VIEW LN	2155	180	64%
474761010	BFT19- 0246	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/26/2020	KB-Daybreak TR 31592 PH 4C Plan 1B Lot 98: SFD 2159 SF, GARAGE 417 SF, PORCH 54 SF - SCE RELEASE	24886 OLIVE HILL LN	2159	180	64%
474761008	BFT19- 0250	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/26/2020	KB-Daybreak TR 31592 PH 4C Plan 3AR Lot 96: SFD 2696 SF, GARAGE 416 SF, PORCH 95 SF - SCE RELEASE	24862 OLIVE HILL LN	2696	180	64%
474760014	BFT19- 0251	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/27/2020	KB-Daybreak TR 31592 PH 4C Plan 3DR Lot 107: SFD 2696 SF, GARAGE 416 SF, PORCH 53 SF - SCE RELEASE	10674 VISTA LN	2696	180	64%
474761009	BFT19- 0242	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/26/2020	KB-Daybreak TR 31592 PH 4C Plan 4C Lot 97: SFD 2347 SF, GARAGE 416 SF, PORCH 40 SF - SCE RELEASE	24874 OLIVE HILL LN	2347	180	64%
474761012	BFT19- 0245	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/01/2020	KB-Daybreak TR 31592 PH 4C Plan 4CR Lot 100: SFD 2977 SF, GARAGE 417 SF, PORCH 52 SF - SCE RELEASE	24910 OLIVE HILL LN	2977	180	64%

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474760009	BFT19- 0244	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/03/2020	KB-Daybreak TR 31592 PH 4C Plan 7A Lot 102: SFD 1905 SF, GARAGE 418 SF, PORCH 39 SF - SCE RELEASE	24863 OLIVE HILL LN	1905	180	64%
474761002	BFT19- 0241	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/25/2020	KB-Daybreak TR 31592 PH 4C Plan 7BR Lot 95: SFD 1905 SF, GARAGE 418 SF, PORCH 81 SF - SCE RELEASE	24850 OLIVE HILL LN	1905	180	64%
474760011	BFT19- 0243	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/03/2020	KB-Daybreak TR 31592 PH 4C Plan 7C Lot 104: SFD 1905 SF, GARAGE 418 SF, PORCH 55 SF - SCE RELEASE	24887 OLIVE HILL LN	1905	180	64%
474760015	BFT19- 0252	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/14/2020	KB-Daybreak TR 31592 PH 4C Plan 8A Lot 108: SFD 2155 SF, GARAGE 417 SF, PORCH 50 SF - SCE RELEASE	10686 VISTA LN	2155	180	64%
474760010	BFT19- 0249	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/03/2020	KB-Daybreak TR 31592 PH 4C Plan 8B Lot 103: SFD 2155 SF, GARAGE 417 SF, PORCH 42 SF - SCE RELEASE	24875 OLIVE HILL LN	2155	180	64%
474760001	BFT19- 0248	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/03/2020	KB-Daybreak TR 31592 PH 4C Plan 8D Lot 101: SFD 2155 SF, GARAGE 417 SF, PORCH 51 SF - SCE RELEASE	24851 OLIVE HILL LN	2155	180	64%

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474761011	BFT19- 0247	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/01/2020	KB-Daybreak TR 31592 PH 4C Plan 8DR Lot 99: SFD 2155 SF, GARAGE 417 SF, PORCH 51 SF - SCE RELEASE	24898 OLIVE HILL LN	2155	180	64%
474742009	BFT19- 0189	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/24/2020	KB-Daybreak TR 31592 PH 4D Plan 2B Lot 29: SFD 2347 SF, GARAGE 416 SF, PORCH 96 SF - SCE RELEASE	10428 PROSPECT OR LN	2347	180	64%
474742007	BFT19- 0193	R3	R3	Tract Home	60	115	1	2 du/acre	31592	03/02/2020	KB-Daybreak TR 31592 PH 4D Plan 7A Lot 27: SFD 1905 SF, GARAGE 418 SF, PORCH 39 SF - SCE RELEASE	10404 PROSPECT OR LN	1905	180	64%
474742010	BFT19- 0192	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/24/2020	KB-Daybreak TR 31592 PH 4D Plan 7A Lot 30: SFD 1905 SF, GARAGE 418 SF, PORCH 39 SF - SCE RELEASE	10440 PROSPECT OR LN	1905	180	64%
474742008	BFT19- 0194	R3	R3	Tract Home	60	115	1	2 du/acre	31592	01/24/2020	KB-Daybreak TR 31592 PH 4D Plan 8D Lot 28: SFD 2155 SF, GARAGE 417 SF, PORCH 51 SF - SCE RELEASE	10416 PROSPECT OR LN	2155	180	64%

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474760018	BFT19- 0307	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/14/2020	KB-Daybreak TR 31592 PH 5 Plan 1CR Lot 111 SFD 2159 SF, GARAGE 417 SF, PORCH 34 SF, Covered Patio 200 SF - SCE RELEASE	10722 VISTA LN	2159	180	64%
474760019	BFT19- 0308	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/14/2020	KB-Daybreak TR 31592 PH 5 Plan 2AR Lot 112: SFD 2347 SF, GARAGE 416 SF, PORCH 46 SF, Covered Patio 120 - SCE RELEASE	10734 VISTA LN	2347	180	64%
474760016	BFT19- 0309	R3	R3	Tract Home	60	115	1	2 du/acre	31592	03/12/2020	KB-Daybreak TR 31592 PH 5 Plan 2C Lot 109: SFD 2347 SF, GARAGE 416 SF, PORCH 83 SF, Covered Patio 120 - SCE RELEASE	10698 VISTA LN	2347	180	64%
474760017	BFT19- 0310	R3	R3	Tract Home	60	115	1	2 du/acre	31592	07/30/2020	KB-Daybreak TR 31592 PH 5 Plan 4B Lot 110: SFD 2977 SF, GARAGE 417 SF, PORCH 100 SF, Covered Patio 153 SF - SCE RELEASE	10710 VISTA LN	2977	180	64%
474760012	BFT19- 0311	R3	R3	Tract Home	60	115	1	2 du/acre	31592	03/20/2020	KB-Daybreak TR 31592 PH 5 Plan 7BR Lot 105: SFD 1905 SF, GARAGE 418 SF, PORCH 81 SF, Covered Patio 275 SF - SCE RELEASE	10697 VISTA LN	1905	180	64%

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474760013	BFT19- 0312	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/06/2020	KB-Daybreak TR 31592 PH 5 Plan 8AR Lot 106: SFD 2155 SF, GARAGE 417 SF, PORCH 50 SF, Covered Patio 200 SF - SCE RELEASE	10709 VISTA LN	2155	180	64%
474760013	BFT19- 0312	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/06/2020	KB-Daybreak TR 31592 PH 5 Plan 8AR Lot 106: SFD 2155 SF, GARAGE 417 SF, PORCH 50 SF, Covered Patio 200 SF - SCE RELEASE	10709 VISTA LN	2155	180	64%
474760020	BFT19- 0403	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/19/2020	KB-Daybreak TR 31592 PH 6 Plan 3BR Lot 113: SFD 2696 SF, GARAGE 416 SF, PORCH 86 SF; Covered PATIO 162 SF - SCE RELEASE	10746 VISTA LN	2696	180	64%
474760021	BFT19- 0404	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/14/2020	KB-Daybreak TR 31592 PH 6 Plan 4DR Lot 114: SFD 2977 SF, GARAGE 417 SF, PORCH 177 SF, Covered PATIO 155 SF - SCE RELEASE	10745 VISTA LN	2977	180	64%
474742017	BFT20- 0010	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/24/2020	KB-Daybreak TR 31592 PH 7 Plan 2BR Lot 37: SFD 2347 SF, GARAGE 416 SF, PORCH 96 SF, Covered PATIO 120 SF - SCE RELEASE	10381 CLOUD HAVEN DR	2347	180	64%

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474742016	BFT20- 0009	R3	R3	Tract Home	60	115	1	2 du/acre	31592	12/02/2020	KB-Daybreak TR 31592 PH 7 Plan 4BR Lot 36: SFD 2977 SF, GARAGE 417 SF, PORCH 52 SF, Covered PATIO 153 SF - SCE RELEASE	10393 CLOUD HAVEN DR	2977	180	64%
474742013	BFT20- 0158	R3	R3	Tract Home	60	115	1	2 du/acre	31592	09/02/2020	MODEL HOME CONVERSION and CofO for KB Daybreak TRACT 31592, Lot 33, Plan 1A (Original Permit #BFT17-0316)	10429 CLOUD HAVEN DR	2159	180	64%
474742014	BFT20- 0159	R3	R3	Tract Home	60	115	1	2 du/acre	31592	09/02/2020	MODEL HOME CONVERSION and CofO for KB Daybreak TRACT 31592, Lot 34, Plan 4BR (Original Permit #BFT17-0317)	10417 CLOUD HAVEN DR	2977	180	64%
474742015	BFT20- 0160	R3	R3	Tract Home	60	115	1	2 du/acre	31592	09/22/2020	MODEL HOME CONVERSION and CofO for KB Daybreak TRACT 31592, Lot 35, Plan 6CR (Original Permit #BFT17-0318)	10405 CLOUD HAVEN DR	2854	180	64%
478165021	BFR19- 0002	R3	R3	Custom Home	0.18	1	1	3 du/acre	NA		release [PEN18-0047]	28891 KIMBERLY AVE	1778	1	185%

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478040032	BFR17- 0046	R3	R3	Custom Home	0.55	2	1	2 du/acre	NA	07/24/2018	Custom home 3127sf, garage 913sf, two front porches 85 & 108sf, rear cover 438sf, ON SEPTIC	13920 CURTIS ST	3127	2	121%
488371020	BFT17- 0253	R3	R3	Tract Home	20	56	1	3 du/acre	31618	06/20/2018	Frontier TR 31618 Build Out, Lot 53, Plan 4B; SFD 2708 GAR 417 PORCH 38	27976 AIDAN CIR	2708	60	93%
488371021	BFT17- 0254	R3	R3	Tract Home	20	56	1	3 du/acre	31618	06/20/2018	Frontier TR 31618 Build Out, Lot 54, Plan 4C; SFD 2708 GAR 417 PORCH 38	27960 AIDAN CIR	2708	60	93%
488371022	BFT17- 0255	R3	R3	Tract Home	20	56	1	3 du/acre	31618	06/20/2018	Frontier TR 31618 Build Out, Lot 55; Plan 3A; SFD 3524 GAR 703 PORCH 126	27942 AIDAN CIR	3524	60	93%
488371019	BFT18- 0089	R3	R3	Tract Home	20	56	1	3 du/acre	31618	10/23/2018	TR 31618 Frontier Build Out Lot 52 (Parking Lot) Plan 2A; SFD 3052 GAR 808 PORCH 160	27994 AIDAN CIR	3052	60	93%
474490025	BFT18- 0144	R3	R3	Tract Home	60	115	1	2 du/acre	31592	08/20/2018	KB Homes-Daybreak TR 31592 PH 1 Plan 4C Lot 5: SFD 2977 GARAGE 417 PORCH 52	10367 PROSPECT OR 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 PROSPECT OR LN	2347	180	64%

APN	Building Permit #	Approved General Plan Land Use	Approved Zoning		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
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 PROSPECT OR 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 PROSPECT OR LN	2977	180	64%
474490025	BFT18- 0148	R3	R3	Tract Home	60	115	1	2 du/acre	31592	08/20/2018		10319 PROSPECT OR 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 PROSPECT OR LN	2159	180	64%
474490025	BFT18- 0150	R3	R3	Tract Home	60	115	1	2 du/acre	31592	09/19/2018	6A Lot 18: SFD 2854	24813 PROSPECT HILL LN	2854	180	64%
474490025	BFT18- 0151	R3	R3	Tract Home	60	115	1	2 du/acre	31592	12/31/2018	5C Lot 19: SFD 2456	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%

APN	Building Permit #	Approved	Approved Zoning	-	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
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%
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%

APN	Building Permit #	Approved	Approved Zoning		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
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		2347	180	64%
474490025	BFT18- 0393	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/16/2018	TR 31592 KB Homes- Daybreak TR 31592 PH 2 Plan 1A Lot 12: SFD 2159 GARAGE 417 PORCH 57 - SCE RELEASE	10283 PROSPECT OR LN	2159	180	64%
474490025	BFT18- 0396	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/05/2018	TR 31592 KB Homes- Daybreak TR 31592 PH 2 Plan 6B Lot 15: SFD 2854 GARAGE 417 PORCH 105 - SCE RELEASE	10260 PROSPECT OR LN	2854	180	64%
474490025	BFT18- 0399	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/05/2018	TR 31592 KB Homes- Daybreak TR 31592 PH 2 Plan 3C Lot 38: SFD 2696 GARAGE 416 PORCH 170 - SCE RELEASE	10369 CLOUD HAVEN DR	2696	180	64%
474490025	BFT18- 0400	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/05/2018	TR 31592 KB Homes- Daybreak TR 31592 PH 2 Plan 4B Lot 39: SFD 2977 GARAGE 417 PORCH 100 - SCE RELEASE	10357 CLOUD HAVEN DR	2977	180	64%
474490025	BFT18- 0401	R3	R3	Tract Home	60	115	1	2 du/acre	31592	12/31/2018	TR 31592 KB Homes- Daybreak TR 31592 PH 2 Plan 5A Lot 40: SFD 2456 GARAGE 416 PORCH 98 - SCE RELEASE	10345 CLOUD HAVEN DR	2456	180	64%

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474490025	BFT18- 0583	R3	R3	Tract Home	60	115	1	2 du/acre	31592	12/31/2018	KB-Daybreak TR 31592 PH 3A Plan 4DR Lot 42: SFD 2977 GARAGE 417 PORCH 177 - SCE RELEASE	10647 SUNNYME AD 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 SUNNYME AD CREST LN	2977	180	64%
474490025	BFT18- 0585	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/30/2018	GARAGE 417 PORCH	10539 SUNNYME AD 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 SUNNYME AD 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 SUNNYME AD CREST LN	2977	180	64%
474490025	BFT18- 0588	R3	R3	Tract Home	60	115	1	2 du/acre	31592	12/31/2018	KB-Daybreak TR 31592 PH 3A Plan 4CR Lot 44: SFD 2977 GARAGE 417 PORCH 52 - SCE RELEASE	10623 SUNNYME AD 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 SUNNYME AD CREST LN	2347	180	64%

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474490025	BFT18- 0591	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/30/2018	KB-Daybreak TR 31592 PH 3A Plan 1AR Lot 50: SFD 2159 GARAGE 417 PORCH 57 - SCE RELEASE	10551 SUNNYME AD 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 SUNNYME AD 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 SUNNYME AD 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 SUNNYME AD 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 PROSPECT OR LN	2347	180	64%
474490025	BFT18- 0154	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/23/2019	KB Homes-Daybreak TR 31592 PH 1 Plan 3A Lot 22: SFD 2696 GARAGE 416 PORCH 95	10344 PROSPECT OR 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 PROSPECT OR LN	2977	180	64%

APN	Building Permit #	Approved General Plan Land Use	Approved Zoning	-	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
474490025	BFT18- 0395	R3	R3	Tract Home	60	115	1	2 du/acre	31592	02/28/2019	TR 31592 KB Homes- Daybreak TR 31592 PH 2 Plan 4C Lot 14: SFD 2977 GARAGE 417 PORCH 52 - SCE RELEASE	10248 PROSPECT OR LN	2977	180	64%
474490025	BFT18- 0397	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/18/2019	TR 31592 KB Homes- Daybreak TR 31592 PH 2 Plan 5C Lot 16: SFD 2456 GARAGE 418 PORCH 147 - SCE RELEASE	10272 PROSPECT OR LN	2546	180	64%
474490025	BFT18- 0398	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/18/2019	TR 31592 KB Homes- Daybreak TR 31592 PH 2 Plan 4A Lot 17: SFD 2977 GARAGE 417 PORCH 45 - SCE RELEASE	10284 PROSPECT OR LN	2977	180	64%
474490025	BFT18- 0622	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/13/2019	KB-Daybreak TR 31592 PH 3C Plan 3DR Lot 54: SFD 2696 GARAGE 416 PORCH 53 - SCE RELEASE	10516 SUNNYME AD 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 SUNNYME AD CREST LN	2696	180	64%
474490025	BFT18- 0624	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/22/2019	KB-Daybreak TR 31592 PH 3C Plan 3C Lot 61: SFD 2159 GARAGE 417 PORCH 34 - SCE RELEASE	10600 SUNNYME AD CREST LN	2159	180	64%

APN	Building Permit #	Approved General Plan Land Use	Approved Zoning		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
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 SUNNYME AD 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 SUNNYME AD 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 SUNNYME AD 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 SUNNYME AD 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 SUNNYME AD 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%

### Percentage Approved Date of Final **Gross Site** Unit # Approved Units in Maximum of Building Building General Approved Product Acreage of Per Dwelling / Certificate Tract # APN Approved Description Address Allowable Maximum Unit Per Permit # Plan Land Zoning Approved of Sq. Ft. Type Listed Project Units Allowable Use Project Address Acre Occupancy **Units Built KB-Daybreak TR** 31592 PH 3D Plan 4BR Lot 79: SFD 2977 10541 sf; GARAGE 648 sf; BFT18-Tract 474750018 R3 R3 60 115 05/14/2019 CLOUD 1 2 du/acre 31592 2977 180 64% 0704 Front PORCH 100sf: Home HAVEN DR Extended Covered Patio 303 sf - SCE RELEASE **KB-Daybreak TR** 31592 PH 3D Plan 1C Lot 80: SFD 2159 sf; 10529 BFT18-GARAGE 685 sf; Front Tract 474750019 R3 R3 60 115 1 2 du/acre 31592 05/14/2019 CLOUD 2159 180 64% 0705 Home PORCH 34 sf; HAVEN DR Extended Covered Patio 317 sf - SCE RELEASE **KB-Daybreak TR** 31592 PH 3D Plan 2BR Lot 74: SFD 2347 10601 BFT18sf; GARAGE 654 sf; Tract 474751017 05/09/2019 R3 R3 60 115 1 2 du/acre 31592 CLOUD 2347 180 64% Front PORCH 96 sf; 0706 Home HAVEN DR Extended Covered Patio 258 sf - SCE RELEASE **KB-Daybreak TR** 31592 PH 3D Plan 2D 10517 BFT18-Tract Lot 81: SFD 2347 sf; 474750020 R3 60 1 CLOUD R3 115 2 du/acre 31592 05/14/2019 2347 180 64% 0707 Home GARAGE 416 sf; HAVEN DR PORCH 40 sf - SCE RELEASE KB-Daybreak TR 31592 PH 3D Plan 2D 10565 Lot 77: SFD 2347 sf; BFT18-Tract CLOUD 474751020 R3 R3 60 115 1 2 du/acre 31592 11/25/2019 2347 180 64% 0708 Home GARAGE 416 sf; HAVEN DR PORCH 40 sf - SCE RELEASE

APN	Building Permit #	Approved	Approved Zoning		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
474750017	BFT18- 0709	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/25/2019	KB-Daybreak TR 31592 PH 3D Plan 3AR Lot 78: SFD 2696 sf; GARAGE 416 sf; PORCH 95 sf - SCE RELEASE	10553 CLOUD HAVEN DR	2696	180	64%
474751018	BFT18- 0710	R3	R3	Tract Home	60	115	1	2 du/acre	31592	06/10/2019	KB-Daybreak TR 31592 PH 3D Plan 3AR Lot 75: SFD 2696 sf; GARAGE 416 sf; PORCH 95 sf - SCE RELEASE	10589 CLOUD HAVEN DR	2696	180	64%
474751005	BFT18- 0711	R3	R3	Tract Home	60	115	1	2 du/acre	31592	04/24/2019	KB-Daybreak TR 31592 PH 3B Plan 4A Lot 62: SFD 2977 sf; GARAGE 417 sf; PORCH 45 sf - SCE RELEASE	10612 SUNNYME AD 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 SUNNYME AD 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 SUNNYME AD CREST LN	2977	180	64%

### Percentage Approved Date of Final **Gross Site** Unit # Approved Units in Maximum of Building Dwelling Building General Approved Product Acreage of Per / Certificate Tract # Description Address Allowable APN Approved Maximum Plan Land Unit Per Sq. Ft. Permit # Zoning Type Approved of Listed Allowable Project Units Use Project Address Acre Occupancy **Units Built KB-Daybreak TR** 31592 PH 3B Plan 4CR Lot 70: SFD 2977 10649 BFT18sf; GARAGE 417 sf; Tract 474751013 R3 R3 60 115 1 05/16/2019 CLOUD 2977 180 64% 2 du/acre 31592 0714 Home PORCH 45 sf: HAVEN DR Extended PATIO COVER 303 sf - SCE RELEASE **KB-Daybreak TR** 31592 PH 3B Plan 4CR Lot 67: SFD 2977 10685 BFT18-Tract sf; GARAGE 648 sf; 60 474751010 R3 R3 115 1 2 du/acre 31592 05/03/2019 CLOUD 2977 180 64% 0715 Home PORCH 52 sf; HAVEN DR Extended PATIO COVER 303 sf - SCE RELEASE **KB-Daybreak TR** 31592 PH 3B Plan 10637 BFT18-1AR Lot 71: SFD 2159 Tract 474751014 R3 R3 60 115 1 2 du/acre 31592 05/09/2019 CLOUD 2159 180 64% 0716 Home sf: GARAGE 417 sf: HAVEN DR PORCH 57 sf - SCE RELEASE **KB-Daybreak TR** 31592 PH 3B Plan 1A 10648 SUNNYME BFT18-Lot 65: SFD 2159 sf; Tract 474751008 R3 R3 60 115 1 2 du/acre 31592 04/24/2019 2159 180 64% 0717 GARAGE 417 sf AD CREST Home :PORCH 57 sf - SCE LN **RFI FASE** KB-Daybreak TR 31592 PH 3B Plan 10673 BFT18-2DR Lot 68: SFD 2347 Tract 474751011 R3 R3 60 115 08/27/2019 CLOUD 2347 180 64% 1 2 du/acre 31592 0718 sf; GARAGE 416 sf; Home HAVEN DR PORCH 40 sf - SCE **RFI FASE**

APN	Building Permit #	Approved	Approved Zoning	-	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
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 SUNNYME AD CREST LN	2347	180	64%
474751015	BFT18- 0720	R3	R3	Tract Home	60	115	1	2 du/acre	31592	05/16/2019	KB-Daybreak TR 31592 PH 3B Plan 3BR Lot 72: SFD 2696 sf; GARAGE 416 sf ;PORCH 86 sf - SCE RELEASE	10625 CLOUD HAVEN DR	2696	180	64%
474751012	BFT18- 0721	R3	R3	Tract Home	60	115	1	2 du/acre	31592	08/27/2019	KB-Daybreak TR 31592 PH 3B Plan 3AR Lot 69: SFD 2696 sf; GARAGE 416 sf; PORCH 95 sf - SCE RELEASE	10661 CLOUD HAVEN DR	2696	180	64%
474740001	BFT19- 0185	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/25/2019	KB-Daybreak TR 31592 PH 4D Plan 4CR Lot 1: SFD 2977 SF, GARAGE 648 SF, PORCH 52 SF, Enlarged Covered PATIO 303 SF - SCE RELEASE		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 PROSPECT OR LN	2696	180	64%

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
474740003	BFT19- 0187	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/25/2019	KB-Daybreak TR 31592 PH 4D Plan 4BR Lot 3: SFD 2977 SF, GARAGE 417 SF, PORCH 100 SF - SCE RELEASE	10391 PROSPECT OR LN	2977	180	64%
474740004	BFT19- 0188	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/26/2019	KB-Daybreak TR 31592 PH 4D Plan 1AR Lot 4: SFD 2159 SF, GARAGE 417 SF, PORCH 57 SF, Enlarged Covered PATIO 317 SF - SCE RELEASE		2159	180	64%
474740002	BFT19- 0191	R3	R3	Tract Home	60	115	1	2 du/acre	31592	11/25/2019	KB-Daybreak TR 31592 PH 4D Plan 3DR Lot 2: SFD 2696 SF, GARAGE 653 SF, PORCH 53 SF - SCE RELEASE	10403 PROSPECT OR LN	2696	180	64%
260500030	BFT19- 0398	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/10/2020	Lennar Meadow Creek TR 32515, Lot 152 Model 5A Conversion & CofO SFD 2583, Gar 421, Porch 57 - MVU release	10321 PENGUIN CT	2583	194	76%
260500031	BFT19- 0399	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/10/2020	Lennar Meadow Creek TR 32515, Lot 153 Model 6B Conversion & CofO - SFD 2590, Gar 417, Porch 35 - MVU release	10311 PENGUIN CT	2590	194	76%

APN	Building Permit #	Approved	Approved Zoning	-	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
260500032	BFT19- 0400	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/10/2020	Lennar Meadow Creek TR 32515, Lot 154 Model 4XC Conversion & CofO - SFD 2419, Gar 623, Porch 36 - MVU release	10301 PENGUIN CT	2419	194	76%
260500033	BFT19- 0401	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/10/2020	Lennar Meadow Creek TR 32515, Lot 155, Model 2A Conversion & CofO - SFD 2203, Gar 417, Porch 33 - MVU release	10291 PENGUIN CT	2203	194	76%
260500034	BFT19- 0402	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/10/2020	Lennar Meadow Creek TR 32515, Lot 156, Model 1ZB Conversion & CofO - SFD 2206, Gar 467, Porch 50 - MVU release	10292 PENGUIN CT	2206	194	76%
260490047	BFT19- 0212	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/16/2020	Lennar TR 32515 PH 17 LOT 122 Plan 1C; SFD 1772 SF, Garage 467 SF, Porch 45 SF - SCE RELEASE	23173 FREESIA PL	1772	194	76%
260490048	BFT19- 0213	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/16/2020	Lennar TR 32515 PH 17 LOT 123 Plan 1YB; SFD 2162 SF, Garage 467 SF, Porch 45 SF - SCE RELEASE	23161 FREESIA PL	2162	194	76%
260490049	BFT19- 0214	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/22/2020	Lennar TR 32515 PH 17 LOT 124 Plan 1A; SFD 1772 SF, Garage 467 SF, Porch 45 SF - SCE RELEASE	23149 FREESIA PL	1772	194	76%

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260490050	BFT19- 0215	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/22/2020	Lennar TR 32515 PH 17 LOT 125 Plan 1YC; SFD 2162 SF, Garage 467 SF, Porch 45 SF - SCE RELEASE	23137 FREESIA PL	2162	194	Units Built
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	,	10456 SPARROW CT	2590	194	76%
260500035	BFT19- 0302	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/10/2020	TR 32515 Lennar Meadow Creek PH BO LOT 157 Plan 4XC; SFD 2419 SF, Gar 623 SF, Porch 36 SF - SCE RELEASE	10302 PENGUIN CT	2419	194	76%
260500036	BFT19- 0303	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/10/2020	TR 32515 Lennar Meadow Creek PH BO LOT 158 Plan 4A; SFD 2419 SF, Gar 417 SF, Porch 36 SF - SCE RELEASE	10312 PENGUIN CT	2419	194	76%
260500037	BFT19- 0304	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/18/2020	TR 32515 Lennar Meadow Creek PH BO LOT 159 Plan 3A; SFD 2232 SF, Gar 428 SF, Porch 54 SF - SCE RELEASE	10322 PENGUIN CT	2232	194	76%
475150054	BFT18- 0741	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	02/19/2020	Metric Homes, TR 35606 PH 4 (Build Out) Lot 11, Plan 1 w/2 car - SFD 2457sf, Gar 576sf, Porch 25sf	11613 SABLE WAY	2457	24	66%

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475150055	BFT18- 0742	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	02/19/2020		11623 SABLE WAY	2356	24	66%
478450031	BFT19- 0300	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	03/02/2020		14421 QUINCY ST	2128	218	73%
478450011	BFT19- 0279	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/23/2020	NE (sar / 1X NE Porch	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		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		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	7DR, Lot 21 - SFD 1722 SF, Gar 420 SF,	14397 PEAR BLOSSOM LN	1722	218	73%
478450029	BFT19- 0273	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	06/01/2020	KB-Bella Cortina TR 36436 PH 10, Plan 5BR, Lot 42 - SFD 3061 sf, Gar 417 sf, Porch 175 sf - MVU Release	14408 PEAR BLOSSOM LN	3061	218	73%
478450028	BFT19- 0276	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	06/01/2020	KB-Bella Cortina TR 36436 PH 10, Plan 6AR, Lot 41 - SFD 1477 SF, Gar 422 SF, Porch 47 SF - MVU Release	14418 PEAR BLOSSOM LN	1477	218	73%
478450028	BFT19- 0276	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	06/01/2020	KB-Bella Cortina TR 36436 PH 10, Plan 6AR, Lot 41 - SFD 1477 SF, Gar 422 SF, Porch 47 SF - MVU Release	14418 PEAR BLOSSOM LN	1477	218	73%
478450013	BFT19- 0275	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	03/26/2020	KB-Bella Cortina TR 36436 PH 10, Plan 6C, Lot 26 - SFD 1477 SF, Gar 422 SF, Porch 122 SF - MVU Release	14447 PEAR BLOSSOM LN	1477	218	73%

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478450010	BFT19- 0274	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	07/27/2020	KB-Bella Cortina TR 36436 PH 10, Plan 6CR, Lot 23 - SFD 1477 SF, Gar 422 SF, Porch 122 SF - MVU Release	14417 PEAR BLOSSOM LN	1477	218	73%
478450012	BFT19- 0272	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	03/26/2020	KB-Bella Cortina TR 36436 PH 10A, Plan 5AR, Lot 25 - SFD 3061 sf, Gar 417 sf, Porch 158 sf - MVU Release	14437 PEAR BLOSSOM LN	3061	218	73%
478450027	BFT19- 0278	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	06/01/2020	KB-Bella Cortina TR 36436 PH 10B Plan 7D, Lot 40 - SFD 1722 SF, Gar 420 SF, Porch 96 SF - MVU Release	14428 PEAR BLOSSOM LN	1722	218	73%
478450032	BFT19- 0301	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	03/02/2020	KB-Bella Cortina TR 36436 PH 11 Plan 7CR, Lot 45 - SFD 1722 SF, Gar 420 SF, Porch 30 SF - MVU Release	14431 QUINCY ST	1722	218	73%
478450030	BFT19- 0299	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	03/02/2020	KB-Bella Cortina TR 36436 PH 11, Plan 5A, Lot 43 - SFD 3061 sf, Gar 417 sf, Porch 158 sf , Covered Patio 260 sf- MVU Release	14411 QUINCY ST	3061	218	73%
478440012	BFT19- 0407	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/27/2020	KB-Bella Cortina TR 36436 PH 13, Plan 3A, Lot 12 - SFD 2128 sf, Gar 417 sf, Porch 57 sf - MVU Release	28478 LARKSONG WAY	2128	218	73%

APN	Building Permit #	Approved General Plan Land Use	Approved Zoning		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
478440009	BFT19- 0406	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/24/2020	KB-Bella Cortina TR 36436 PH 13, Plan 5C, Lot 9 - SFD 3061 sf, Gar 417 sf, Porch 175 sf - MVU Release	14321 QUINCY ST	3061	218	73%
478440005	BFT19- 0405	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/23/2020	KB-Bella Cortina TR 36436 PH 13, Plan 5DR, Lot 5 - SFD 3061 sf, Gar 417 sf, Porch 50 sf, Covered Patio 260 sf - MVU Release	28465 PEONY CIR	3061	218	73%
478440002	BFT19- 0433	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/30/2020	KB-Bella Cortina TR 36436 PH 14, Plan 3AR, Lot 2 - SFD 2128 sf, Gar 417 sf, Porch 57 sf - MVU Release	14281 QUINCY ST	2128	218	73%
478440001	BFT19- 0432	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/27/2020	KB-Bella Cortina TR 36436 PH 14, Plan 5CR, Lot 1 - SFD 3061 sf, Gar 417 sf, Porch 175 sf, Covered Patio 260 sf - MVU Release	14271 QUINCY ST	3061	218	73%
478440004	BFT19- 0435	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/23/2020	KB-Bella Cortina TR 36436 PH 14, Plan 8C, Lot 4 - SFD 2237 sf, Gar 418 sf, Porch 169 sf - MVU Release	28464 PEONY CIR	2237	218	73%
478452010	BFT20- 0004	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/27/2020	KB-Bella Cortina TR 36436 PH 16, Plan 3BR, Lot 148 - SFD 2128 sf, Gar 417 sf, Porch 71 sf - MVU Release	28583 BUTTERCU P WAY	2128	218	73%

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478452007	BFT20- 0001	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/23/2020	KB-Bella Cortina TR 36436 PH 16, Plan 8AR, Lot 145 - SFD 2237 sf, Gar 418 sf, Porch 155 sf - MVU Release	28613 BUTTERCU P WAY	2237	218	73%
478452014	BFT20- 0006	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/23/2020			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 BOTTLEBR USH WAY	2237	218	73%
478450015	BFT19- 0155	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	03/26/2020		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	, , ,	28451 PEAR BLOSSOM LN	1722	218	73%
478450019	BFT19- 0157	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/23/2020	KB-Bella Cortina TR 36436 PH 9B, Plan 6B, Lot 32 - SFD 1477 SF, Gar 422 SF, Porch 78 SF - MVU Release	28481 PEAR BLOSSOM LN	1477	218	73%

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478450025	BFT19- 0163	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	02/11/2020	KB-Bella Cortina TR 36436 PH 9B, Plan 8B, Lot 38 - SFD 2237 SF, Gar 418 SF, Porch 160 SF - MVU Release	28452 PEAR BLOSSOM LN	2237	218	73%
478450009	BFT19- 0270	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	07/27/2020	KB-Bella Cortina; TR 36436 PH 10, Plan 3A, Lot 22 - SFD 2128 sf, Gar 417 sf, Porch 57 sf - MVU Release	14407 PEAR BLOSSOM LN	2128	218	73%
478450014	BFT19- 0271	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	03/26/2020	KB-Bella Cortina; TR 36436 PH 10, Plan 3DR, Lot 27 - SFD 2128 sf, Gar 417 sf, Porch 89 sf - MVU Release	14457 PEAR BLOSSOM LN	2128	218	73%
478450026	BFT19- 0154	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	02/11/2020	KB-Bella Cortina; TR 36436 PH 9A, Plan 3CR, Lot 39 - SFD 2128 sf, Gar 417 sf, Porch 32 sf - MVU Release	28442 PEAR BLOSSOM LN	2128	218	73%
478452016	BFT20- 0134	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/27/2020	MODEL HOME CONVERSION and CofO for KB Bella Cortina TRACT 36436, Lot 154, Plan 3D (Original Permit #BFT17-0230)	28594 TUBEROSE LN	2128	218	73%
478452017	BFT20- 0135	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/10/2020	MODEL HOME CONVERSION and CofO for KB Bella Cortina TRACT 36436, Lot 155, Plan 4CR (Original Permit #BFT17-0231)	28604 TUBEROSE LN	2617	218	73%

### Percentage Approved Date of Final **Gross Site** Unit # Approved Units in Maximum of Building Building General Approved Product Acreage of Per Dwelling / Certificate Tract # Allowable APN Approved Description Address Maximum Unit Per Permit # Plan Land Zoning Approved of Sq. Ft. Type Listed Project Units Allowable Use Project Address Acre Occupancy **Units Built** MODEL HOME CONVERSION and CofO for KB Bella 28614 BFT20-Tract 478452018 R5 43.5 159 1 R5 4 du/acre 36436 08/31/2020 Cortina TRACT 36436, TUBEROSE 3061 218 73% 0136 Home Lot 156, Plan 5BR LN (Original Permit #BFT17-0232) MODEL HOME CONVERSION and CofO for KB Bella 28615 BFT20-Tract 478452019 R5 R5 43.5 159 1 08/27/2020 TRACT 36436, Lot TUBEROSE 1722 218 73% 4 du/acre 36436 0137 Home 157, Plan 7AR LN (Original Permit #BFT19-0151) TR 36436 KB-Bella Cortina PH 12, Plan 28477 BFT19-8BR, Lot 16 - SFD Tract 478450003 R5 R5 43.5 159 1 4 du/acre 36436 11/24/2020 LARKSONG 2237 218 73% 0318 Home 2237 SF, Gar 418 SF, WAY Porch 160 SF - MVU Release TR 36436 KB-Bella Cortina; PH 12, Plan 28467 BFT19-Tract 478450004 R5 R5 43.5 159 1 11/24/2020 3C, Lot 17 - SFD 2128 LARKSONG 2128 73% 4 du/acre 36436 218 0314 Home WAY sf, Gar 417 sf, Porch 32 sf - MVU Release TR 36436 KB-Bella Cortina; PH 12, Plan 28497 3DR, Lot 14 - SFD BFT19-Tract 478450001 R5 R5 43.5 159 1 36436 11/24/2020 LARKSONG 2128 218 73% 4 du/acre 0313 Home 2128 sf, Gar 417 sf, WAY Porch 89 sf - MVU Release

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
478450002	BFT19- 0316	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/24/2020	TR 36436 KB-Bella Cortina; PH 12, Plan 6A, Lot 15, Lot 41 - SFD 1477 SF, Gar 422 SF, Porch 47 SF - MVU Release	28487 LARKSONG WAY	1477	218	73%
264192013	BFR19- 0031	R5	R5	Attached ADU	0.17	1	2	5 du/acre	NA	03/03/2020	ADU - Convert the single car garage and add 52 SF for a 308 SF for new Accessory Dwelling Unit	11704 HUMMIN GBIRD PL	308	1	118%
304590033	BFT17- 0073	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	06/06/2018	TR 30268, Lot 80, Phase 11, SFD 2836, Gar 426, Porch 12	27275 HAMMETT CT	2836	115	72%
304590030	BFT17- 0078	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	07/16/2018	PAC COMM TR 30268, Lot 77, Ph 11, SFD 3773, Gar 420, Porch 84	27305 HAMMETT CT	3773	115	72%
304590008	BFT17- 0079	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	03/07/2018	PAC COMM TR 30268, Lot 55, Ph 11, SFD 3773, Gar 420, Porch 84	27310 HAMMETT CT	3773	115	72%
304590003	BFT17- 0080	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	03/07/2018	PAC COMM TR 30268, Lot 50, Ph 11, SFD 3773, Gar 420, Porch 84	27260 HAMMETT CT	3773	115	72%
304590032	BFT17- 0081	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	06/05/2018	PAC COMM TR 30268, Lot 79, Ph 11, SFD 4381, Gar 619, Porch 110	27285 HAMMETT CT	4381	115	72%
304590004	BFT17- 0083	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	03/07/2018	PAC COMM TR 30268, Lot 51, Ph 11, SFD 4381, Gar 619, Porch 133	27270 HAMMETT CT	4381	115	72%

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304590002	BFT17- 0084	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	03/07/2018	PAC COMM TR 30268, Lot 49, Ph 11, SFD 4381, Gar 619, Porch 36	27250 HAMMETT CT	4381	115	72%
304582010	BFT17- 0085	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	03/07/2018	PAC COMM TR 30268, Lot 47, Ph 11, SFD 4381, Gar 619, Porch 133	27230 HAMMETT CT	4381	115	72%
304590029	BFT17- 0086	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	04/19/2018	PAC COMM TR 30268, Lot 76, PH 11, SFD 2630, Gar 421, Porch 172	27315 HAMMETT CT	2630	115	72%
304590007	BFT17- 0087	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	03/07/2018	PAC COMM TR 30268, Lot 54, PH 11, SFD 2630, Gar 421, Porch 98	27300 HAMMETT CT	2630	115	72%
304590001	BFT17- 0089	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	03/07/2018	PAC COMM TR 30268, Lot 48, PH 11, SFD 2630, Gar 421, Porch 22	27240 HAMMETT CT	2630	115	72%
260480020	BFT17- 0119	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 20 SFD 1794, Gar 467, Porch 50	10479 NIGHTHA WK CT	1794	194	76%
260480018	BFT17- 0120	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 18 SFD 1794, Gar 467, Porch 50	10490 NIGHTHA WK CT	1794	194	76%
260480019	BFT17- 0121	R5		Detached Condos/ PUD		148	1	3 du/acre	32515		Lennar TR 32515, Lot 19, SFD 2206, Gar 467, Porch 50		2206	194	76%
260480016	BFT17- 0122	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 16, SFD 2203, Gar 417, Porch 33	10470 NIGHTHA WK CT	2203	194	76%

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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
260480023	BFT17- 0123	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 23, SFD 2232, Gar 428, Porch 54	10449 NIGHTHA WK CT	2322	194	76%
260480022	BFT17- 0126	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 22 SFD 2419, Gar 417, Porch 36	10459 NIGHTHA WK CT	2419	194	76%
260480014	BFT17- 0127	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 14, SFD 2583, Gar 421, Porch 57	10450 NIGHTHA WK CT	2583	194	76%
260480021	BFT17- 0128	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/20/2018	Lennar TR 32515, Lot 21 SFD 2590, Gar 417, Porch 35	10469 NIGHTHA WK CT	2590	194	76%
260480017	BFT17- 0129	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/19/2018	Lennar TR 32515, Lot 17 SFD 2590, Gar 623, Porch 35	10480 NIGHTHA WK CT	2590	194	76%
260480015	BFT17- 0130	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/22/2018	Lennar TR 32515, Lot 15 SFD 2590, Gar 623, Porch 35	10460 NIGHTHA WK CT	2590	194	76%
304590015	BFT17- 0140	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	06/25/2018	TR 30268, Lot 64 Ph 12, SFD 2836, Gar 426, Porch 80	27335 HAMMETT CT	2836	115	72%
304590013	BFT17- 0141	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	08/09/2018	PAC COMM TR 30268, Lot 60, Ph 12, SFD 3773, Gar 420, Porch 84	27360 HAMMETT CT	3773	115	72%
304590015	BFT17- 0142	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	06/25/2018	PAC COMM TR 30268, Lot 62, Ph 12, SFD 3773, Gar 420, Porch 84	27355 HAMMETT CT	3773	115	72%

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304590014	BFT17- 0143	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	07/05/2018	PAC COMM TR 30268, Lot 61, Ph 12, SFD 4381, Gar 619, Porch 133	27370 HAMMETT CT	4381	115	72%
304590011	BFT17- 0144	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	06/25/2018	PAC COMM TR 30268, Lot 58, Ph 12, SFD 4381, Gar 619, Porch 36	27340 HAMMETT CT	4381	115	72%
304590009	BFT17- 0145	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	07/03/2018	PAC COMM TR 30268, Lot 56, Ph 12, SFD 4381, Gar 619, Porch 110	27320 HAMMETT CT	4381	115	72%
304590016	BFT17- 0149	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	06/25/2018	TR 30268 Pac Comm. Lot 63 SFD 2630, Gar 421, Porch 172	27345 HAMMETT CT	2630	115	72%
304590012	BFT17- 0150	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	10/11/2018	TR 30268 Pac Comm. Lot 59 SFD 2630, Gar 421, Porch 98	27350 HAMMETT CT	2630	115	72%
304590010	BFT17- 0151	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	06/25/2018	TR 30268 Pac Comm. Lot 57 SFD 2630, Gar 421, Porch 22	27330 HAMMETT CT	2630	115	72%
486250007	BFT17- 0189	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	02/07/2018	FRONTIER TR 36882 Lot 16, SFD 3524, Gar 703, Porch 126	27842 SAND DOLLAR WAY	3524	47	85%
486250007	BFT17- 0190	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	02/07/2018	FRONTIER TR 36882 Lot 18, SFD 3524, Gar 703, Porch 126	14330 LANDSDO WNE LN	3524	47	85%
486542031	BFT17- 0191	R5	DE	Tract Home	9.4	40		4.5 du/acre	36882	02/07/2018	FRONTIER TR 36882, Lot 19, SFD 3052, Gar 808, Porch 160	14344 LANDSDO WNE 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 LANDSDO WNE 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 LANDSDO WNE 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		27817 BAHAMA BAY ST	3052	47	85%

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486250007	BFT17- 0217	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	FRONTIER TR 36882, Lot 21, SFD 3052, Gar 808, Porch 160	14372 LANDSDO WNE LN	3052	47	85%
486250007	BFT17- 0218	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	FRONTIER TR 36882 Lot 24, SFD 3524, Gar 703, Porch 126	27803 BAHAMA BAY ST	3524	47	85%
486250007	BFT17- 0219	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	FRONTIER TR 36882 Lot 20, SFD 3524, Gar 703, Porch 126	14358 LANDSDO WNE LN	3524	47	85%
478100034	BFT17- 0230	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	02/21/2018	KB Home TR 36436 Model Home Lot 154, Plan 3 SFD 2128, Gar 417, Porch 89	28594 TUBEROSE LN	2128	218	73%
478100034	BFT17- 0231	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	02/21/2018	KB Home TR 36436 Model Home Lot 155, Plan 4 SFD 2617, Gar 478, Porch 132, Patio 120	28604 TUBEROSE LN	2617	218	73%
478100034	BFT17- 0232	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/06/2018	KB Home TR 36436 Model Home Lot 156, Plan 5 SFD 3061, Gar 417, Porch 175, Patio 260	28614 TUBEROSE LN	3061	218	73%
304590027	BFT17- 0241	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/05/2018	TR 30268, Lot 74 Ph 13, SFD 2836, Gar 426, Porch 12	15963 SAND HILLS CT	2836	115	72%
304590022	BFT17- 0242	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/06/2018	PAC COMM TR 30268, Lot 69, Ph 13, SFD 3773, Gar 420, Porch 84	15982 SAND HILLS CT	3773	115	72%
304590025	BFT17- 0244	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/05/2018	PAC COMM TR 30268, Lot 72, Ph 13, SFD 4381, Gar 619, Porch 36	15979 SAND HILLS CT	4381	115	72%

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304590018	BFT17- 0246	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	10/11/2018	PAC COMM TR 30268, Lot 65, Ph 13, SFD 4381, Gar 619, Porch 133	15950 SAND HILLS CT	4381	115	72%
304590028	BFT17- 0247	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/05/2018	PAC COMM TR 30268, Lot 75, PH 11, SFD 2630, Gar 421, Porch 172	15955 SAND HILLS CT	2630	115	72%
304590026	BFT17- 0248	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/05/2018	PAC COMM TR 30268, Lot 73, PH 13, SFD 2630, Gar 421, Porch 98	15971 SAND HILLS CT	2630	115	72%
304590023	BFT17- 0249	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/05/2018	PAC COMM TR 30268, Lot 70, PH 13, SFD 2630, Gar 421, Porch 22	15990 SAND HILLS CT	2630	115	72%
304590021	BFT17- 0250	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/05/2018	PAC COMM TR 30268, Lot 68, PH 13, SFD 2630, Gar 421, Porch 172	15974 SAND HILLS CT	2630	115	72%
304590019	BFT17- 0251	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/27/2018	PAC COMM TR 30268, Lot 66, PH 13, SFD 2630, Gar 421, Porch 22	15958 SAND HILLS CT	2630	115	72%
308620011	BFT17- 0252	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	09/06/2018	PAC COMM TR 30268 / 29920 PH 13B Lot 11 Plan 5A, SFD 2630, Gar 421, Porch 22	15911 SULPHUR SPRINGS RD	2630	115	72%
486250007	BFT17- 0256	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018		27775 BAHAMA BAY ST	2708	47	85%
486250007	BFT17- 0257	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	FRONTIER TR 36882, Lot 25, SFD 3052, Gar 808, Porch 160	27789 BAHAMA BAY ST	3052	47	85%

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486250007	BFT17- 0258	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	FRONTIER TR 36882, Lot 32, SFD 3052, Gar 808, Porch 160	27782 BAHAMA BAY ST	3052	47	85%
486250007	BFT17- 0259	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/26/2018	FRONTIER TR 36882 Lot 33, SFD 3524, Gar 703, Porch 126	27796 BAHAMA BAY ST	3524	47	85%
486250007	BFT17- 0261	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/27/2018	FRONTIER TR 36882, Ph 8 Plan 2 Lot 27, SFD 3052, Gar 808, Porch 160	27761 BAHAMA BAY ST	3052	47	85%
486250007	BFT17- 0262	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/27/2018	FRONTIER TR 36882, Ph 8 Plan 2 Lot 30, SFD 3052, Gar 808, Porch 160	27754 BAHAMA BAY ST	3052	47	85%
486250007	BFT17- 0263	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/27/2018	Frontier TR 36882 PH 8 Plan 1 Lot 28, SFD 2708, Gar 417, Porch 38	27747 BAHAMA BAY ST	2708	47	85%
486250007	BFT17- 0264	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/27/2018	FRONTIER TR 36882 Plan 3 Lot 29, SFD 3524, Gar 703, Porch 126	27740 BAHAMA BAY ST	3524	47	85%
486250007	BFT17- 0265	R5	R5	Tract Home	9.4	40	1	4.5 du/acre	36882	03/27/2018	FRONTIER TR 36882 PH 8 Plan 3 Lot 31, SFD 3524, Gar 703, Porch 126	27768 BAHAMA BAY ST	3524	47	85%
260480064	BFT17- 0287	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/08/2018	Lennar TR 32515, Lot 64, SFD 2162, Gar 467, Porch 45	23090 POPPY WAY	2162	194	76%
260480066	BFT17- 0289	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/08/2018	Lennar TR 32515, Lot 66, SFD 2162, Gar 467, Porch 45	23114 POPPY WAY	2162	194	76%

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260480067	BFT17- 0290	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/08/2018	Lennar TR 32515, Lot 67, SFD 2162, Gar 467, Porch 45	23126 POPPY WAY	2162	194	76%
260480065	BFT17- 0291	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/12/2018	Lennar TR 32515, Lot 65, SFD 1772, Gar 467, Porch 45	23102 POPPY WAY	1772	194	76%
260480068	BFT17- 0292	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/13/2018	Lennar TR 32515, Lot 68, SFD 2232, Gar 428, Porch 54	23138 POPPY WAY	2322	194	76%
260480070	BFT17- 0293	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/12/2018	Lennar TR 32515, Lot 70, SFD 2322, Gar 428, Porch 54	23162 POPPY WAY	2322	194	76%
260480069	BFT17- 0294	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/12/2018		23150 POPPY WAY	1794	194	76%
485112005	BFT17- 0306	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	11/05/2018	RSI TR 22180-2 PH 6 Plan 2D Lot 23, SFD 2309, Gar 439, Porch 94	24829 QUENADA DR	2309	140	100%
485112006	BFT17- 0320	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	02/09/2018	RSI TR 22180-2 PH 7 Plan 5A Lot 24, SFD 2902, Gar 607, Porch 146	24817 QUENADA DR	2902	140	100%
185119099	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%
185113011	BFT17- 0322	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	02/09/2018	RSI TR 22180-2 PH 7 Plan 2C Lot 47, SFD 2309, Gar 439, Porch 77	24794 QUENADA DR	2309	140	100%

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485113011	BFT17- 0322	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	02/14/2018	RSI TR 22180-2 PH 7 Plan 2C Lot 47, SFD 2309, Gar 439, Porch 77	24794 QUENADA DR	2309	140	100%
485112007	BFT17- 0323	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	02/09/2018	RSI TR 22180-2 PH 7 Plan 3B Lot 25, SFD 2520, Gar 421 Porch 170	24805 QUENADA DR	2520	140	100%
485112023	BFT17- 0324	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	02/09/2018	RSI TR 22180-2 PH 7 Plan 3C Lot 28, SFD 2520, Gar 421 Porch 170	24769 QUENADA DR	2520	140	100%
485113010	BFT17- 0325	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	02/12/2018	RSI TR 22180-2 PH 7 Plan 3D Lot 46, SFD 2520, Gar 421 Porch 170	24782 QUENADA DR	2520	140	100%
485112008	BFT17- 0326	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	02/09/2018	RSI TR 22180-2 PH 7 Plan 4BX Lot 26, SFD 2601, Gar 612, Porch 59	24793 QUENADA DR	2601	140	100%
485113009	BFT17- 0327	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	02/12/2018	RSI TR 22180-2 PH 7 Plan 4BX Lot 45, SFD 2601, Gar 612, Porch 49	24770 QUENADA DR	2601	140	100%
487250012	BFT17- 0329	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/21/2018	RSI TR 31305 Ph 1 Lot 31, SFD 3266, Gar 678, Porch 66	26833 REGENCY WAY	3266	129	67%
487250012	BFT17- 0330	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/22/2018	RSI TR 31305 Lot 38, SFD 2401, Gar 459, Porch 56	26832 REGENCY WAY	2401	129	67%
487250012	BFT17- 0331	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/15/2018	RSI TR 31305 Lot 30, SFD 2401, Gar 459, Porch 56	26847 REGENCY WAY	2401	129	67%
487250012	BFT17- 0332	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/21/2018	RSI TR 31305 Lot 41, SFD 2401, Gar 459, Porch 56	26874 REGENCY WAY	2401	129	67%

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487250012	BFT17- 0333	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/15/2018	RSI TR 31305 Lot 27, SFD 2401, Gar 459, Porch 56	26889 REGENCY WAY	2401	129	67%
487590009	BFT17- 0334	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/15/2018	RSI TR 31305 Ph 1 Lot 25, SFD 2401, Gar 459, Porch 56	26917 REGENCY WAY	2401	129	67%
487250012	BFT17- 0335	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/21/2018	RSI TR 31305 Lot 39, SFD 3004, Gar 657, Porch 97	26846 REGENCY WAY	3004	129	67%
487250012	BFT17- 0336	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/15/2018	RSI TR 31305 Lot 26, SFD 3004, Gar 657, Porch 97	26903 REGENCY WAY	3004	129	67%
487250012	BFT17- 0337	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/21/2018	RSI TR 31305 Lot 29, SFD 2730, Gar 451, Porch 49	26861 REGENCY WAY	2730	129	67%
487250012	BFT17- 0338	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/21/2018	RSI TR 31305 Ph 1 Lot 40, Plan 4B/C, SFD 3267, Gar 678, Porch 68	26860 REGENCY WAY	3267	129	67%
487250012	BFT17- 0339	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/15/2018	RSI TR 31305 Lot 28, SFD 3267, Gar 678, Porch 68	26875 REGENCY WAY	3267	129	67%
260480034	BFT17- 0361	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/26/2018	Lennar TR 32515, Lot 34, SFD 2232, Gar 428, Porch 54	10446 SPARROW CT	2232	194	76%
260480038	BFT17- 0362	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/14/2018	Lennar TR 32515, Lot 38 SFD 1794, Gar 467, Porch 50	10486 SPARROW CT	1794	194	76%
260480039	BFT17- 0363	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/14/2018	Lennar TR 32515, Lot 39, SFD 2206, Gar 467, Porch 50	10485 SPARROW CT	2206	194	76%

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260480042	BFT17- 0364	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/14/2018	Lennar TR 32515, Lot 42, SFD 2203, Gar 417, Porch 33	10455 SPARROW CT	2203	194	76%
260480036	BFT17- 0365	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/26/2018	Lennar TR 32515, Lot 36 SFD 2419, Gar 417, Porch 36	10466 SPARROW CT	2419	194	76%
260480040	BFT17- 0366	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/14/2018	Lennar TR 32515, Lot 40 SFD 2419, Gar 623, Porch 36	10475 SPARROW CT	2419	194	76%
260480043	BFT17- 0367	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/27/2018	Lennar TR 32515, Lot 43 SFD 2419, Gar 623, Porch 36	10445 SPARROW CT	2419	194	76%
260480037	BFT17- 0369	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/14/2018	Lennar TR 32515, Lot 37 SFD 2590, Gar 623, Porch 35	10476 SPARROW CT	2590	194	76%
260480041	BFT17- 0370	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	03/14/2018	Lennar TR 32515, Lot 41 SFD 2590, Gar 417, Porch 35	10465 SPARROW CT	2590	194	76%
260480056	BFT17- 0395	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/10/2018	Lennar TR 32515, PH 6 Plan 3A Lot 56, SFD 2232, Gar 428, Porch 54	10427 PEREGRINE PL	2232	194	76%
260480059	BFT17- 0396	R5	R5	Detached Condos/ PUD		148	1	3 du/acre	32515	04/10/2018	Lennar TR 32515, PH 6 Plan 3X-A Lot 59, SFD 2640, Gar 428, Porch 54	10397 PEREGRINE PL	2640	194	76%
260480057	BFT17- 0397	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/10/2018	Lennar TR 32515, PH 6 Plan 6B Lot 57, SFD 2590, Gar 417, Porch 35	10417 PEREGRINE PL	2590	194	76%

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260480058	BFT17- 0398	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/26/2018	Lennar TR 32515, PH 6 Plan 4C Lot 58, SFD 2419, Gar 417, Porch 36	10407 PEREGRINE PL	2419	194	76%
260480061	BFT17- 0399	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/13/2018	Lennar TR 32515, PH 6 Plan 4X-B Lot 61, SFD 2419, Gar 623, Porch 36	10408 PEREGRINE PL	2419	194	76%
260480062	BFT17- 0400	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/24/2018	Lennar TR 32515, PH 6 Plan 4A Lot 62, SFD 2419, Gar 417, Porch 36	10418 PEREGRINE PL	2419	194	76%
260480060	BFT17- 0401	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/10/2018	Lennar TR 32515, PH 6 Plan 1Y-B Lot 60, SFD 2162, Gar 467, Porch 45	10387 PEREGRINE PL	2162	194	76%
260480063	BFT17- 0402	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/13/2018	Lennar TR 32515, PH 6 Plan 5B Lot 63, SFD 2583, Gar 421, Porch 57	10428 PEREGRINE PL	2583	194	76%
487561009	BFT17- 0406	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	08/16/2018	PAC COMM TR 33256, PLAN 2, LOT 65, SFD 2981, GAR 419, PORCH 145	26798 BUCKEYE TER	2981	143	70%
487560010	BFT17- 0408	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	08/16/2018	PAC COMM TR 33256, PLAN 2, LOT 15, SFD 2981, GAR 419, PORCH 145	26775 BUCKEYE TER	2981	143	70%
487560009	BFT17- 0409	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	08/23/2018		26763	4163	143	70%
487560011	BFT17- 0410	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	08/23/2018	PAC COMM TR 33256, PLAN 4, LOT 16, SFD 4163, GAR 580, PORCH 136	26787 BUCKEYE TER	4163	143	70%

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487560012	BFT17- 0411	R5	R3	Tract Home	28.6	100	1	4 du/acre	33256	08/23/2018	TR 33256, PLAN 3, LOT 17, SFD 3454, GAR 625, PORCH 131	26799 BUCKEYE TER	3454	143	70%
487561006	BFT17- 0412	R5	R3	Tract Home	28.6	100	1	4 du/acre	33256	08/23/2018	TR 33256, PLAN 3, LOT 62, SFD 3454, GAR 625, PORCH 131	26762 BUCKEYE TER	3454	143	70%
487250012	BFT17- 0417	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	04/16/2018	RSI TR 31305 Ph 2 Lot 60, SFD 3266, Gar 678, Porch 66	26926 SUGARCA NE 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		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		26912 SUGARCA NE 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 SUGARCA NE DR	2730	129	67%
487250012	BFT17- 0425	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	04/16/2018		12888 LARKDALE LN	3008	129	67%
485121014	BFT17- 0428	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/23/2018	RSI TR 22180-2 PH 8 Plan 2A Lot 29 SFD 2309, Gar 439, Porch 101	24757 QUENADA DR	2309	140	100%

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485121015	BFT17- 0429	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/23/2018	RSI TR 22180-2 PH 8 Plan 5D Lot 30 SFD 2902, Gar 607, Porch 118	24745 QUENADA DR	2902	140	100%
485121016	BFT17- 0431	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/23/2018	RSI TR 22180-2 PH 8 Plan 4BX Lot 31 - SFD 2601, Gar 612, Porch 49	24733 QUENADA DR	2601	140	100%
485121025	BFT17- 0433	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/23/2018	RSI TR 22180-2 PH 7 Plan 1D Lot 37, SFD 2106, Gar 422, Porch 59	24734 QUENADA DR	2106	140	100%
485121017	BFT17- 0435	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/23/2018	RSI TR 22180-2 PH 8 Plan 3A Lot 32 SFD 2520, Gar 421 Porch 170	24721 QUENADA DR	2520	140	100%
485121020	BFT17- 0436	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/23/2018	RSI TR 22180-2 PH 8 Plan 3B Lot 35 SFD 2520, Gar 421 Porch 170	24710 QUENADA DR	2520	140	100%
485113003	BFT17- 0438	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/23/2018	RSI TR 22180-2 PH 8 Plan 3B Lot 39 SFD 2520, Gar 421 Porch 170	15385 OBAN CIR	2520	140	100%
485113005	BFT17- 0439	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/23/2018	RSI TR 22180-2 PH 8 Plan 3C Lot 41 SFD 2520, Gar 421 Porch 170	15374 OBAN CIR	2520	140	100%
//25112/122	BFT17- 0440	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/23/2018	RSI TR 22180-2 PH 9 Plan 4CX Lot 38 - SFD 2601, Gar 612, Porch 49	15379 OBAN CIR	2601	140	100%
485113007	BFT17- 0441	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/23/2018	RSI TR 22180-2 PH 9 Plan 5C Lot 43 SFD 2902, Gar 607, Porch 105	15398 OBAN CIR	2902	140	100%

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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	of Maximum Allowable Units Built
485113004	BFT17- 0442	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/23/2018	RSI TR 22180-2 PH 9 Plan 5D Lot 40 SFD 2902, Gar 607, Porch 105	15373 OBAN CIR	2902	140	100%
485113006	BFT17- 0443	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/24/2018	RSI TR 22180-2 PH 9 Plan 2B Lot 42 SFD 2309, Gar 439, Porch 101	15386 OBAN CIR	2309	140	100%
260480055	BFT17- 0444	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	06/01/2018	Lennar TR 32515, PH 7 Plan 5C Lot 55, SFD 2583, Gar 421, Porch 57	10426 SPARROW CT	2583	194	76%
260480053	BFT17- 0445	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/16/2018	Lennar TR 32515, PH 7 Plan 2A Lot 53, SFD 2203, Gar 417, Porch 33	10406 SPARROW CT	2203	194	76%
260480047	BFT17- 0446	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/10/2018	Lennar TR 32515, PH 7 Plan 2A Lot 47, SFD 2203, Gar 417, Porch 33	10395 SPARROW CT	2203	194	76%
260480048	BFT17- 0447	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/14/2018	Lennar TR 32515, PH 7 Plan 6X-B Lot 49, SFD 2590 Gar 623 Porch 35	10375 SPARROW CT	2590	194	76%
260480054	BFT17- 0448	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/24/2018	Lennar TR 32515, PH 7 Plan 4A Lot 54, SFD 2419, Gar 417, Porch 36	10416 SPARROW CT	2419	194	76%
260480045	BFT17- 0449	R5		Detached Condos/ PUD		148	1	3 du/acre	32515	05/14/2018	Lennar TR 32515, PH 7 Plan 4B Lot 44, SFD 2419, Gar 417, Porch 36	10425 SPARROW CT	2419	194	76%
260480044	BFT17- 0450	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/14/2018	Lennar TR 32515, PH 7 Plan 4B Lot 46, SFD 2419, Gar 417, Porch 36	10405 SPARROW CT	2419	194	76%

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260480051	BFT17- 0451	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/16/2018	Lennar TR 32515, PH 7 Plan 4X-C Lot 51, SFD 2419, Gar 623, Porch 36	10386 SPARROW CT	2419	194	76%
260480052	BFT17- 0452	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/16/2018	Lennar TR 32515, PH 7 Plan 6B Lot 52, SFD 2590, Gar 417, Porch 35	10396 SPARROW CT	2590	194	76%
260480048	BFT17- 0453	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/24/2018	Lennar TR 32515, PH 7 Plan 6B Lot 48, SFD 2590, Gar 417, Porch 35	10385 SPARROW CT	2590	194	76%
260480050	BFT17- 0454	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/14/2018	Lennar TR 32515, PH 7 Plan 6B Lot 50, SFD 2590, Gar 417, Porch 35	10365 SPARROW CT	2590	194	76%
260480049	BFT17- 0455	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/10/2018	Lennar TR 32515, PH 7 Plan 6C Lot 45, SFD 2590, Gar 417, Porch 35	10415 SPARROW CT	2590	194	76%
478100034	BFT17- 0458	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/02/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 3B Lot 46: SFD 2128 GARAGE 657 PORCH 71	14453 BOTTLEBR USH WAY	2128	218	73%
478100034	BFT17- 0459	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/26/2018	1 Plan 3B Lot 144: SFD	28612 BUTTERCU P WAY	2128	218	73%
478100034	BFT17- 0460	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/17/2018	1 Plan 3B Lot 142: SFD	28592 BUTTERCU P WAY	2128	218	73%

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478100034	BFT17- 0461	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/26/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 3D Lot 51: SFD 2128 GARAGE 417 PORCH 89	14403 BOTTLEBR USH 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 BUTTERCU P 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 BOTTLEBR USH 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 BUTTERCU P WAY	1772	218	73%
478100034	BFT17- 0465	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/02/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 1C Lot 149: SFD 1772 GARAGE 421 PORCH 120	14404 BOTTLEBR USH WAY	1772	218	73%
478100034	BFT17- 0466	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/17/2018		14413 BOTTLEBR USH 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 BOTTLEBR USH WAY	1905	218	73%

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478100034	BFT17- 0468	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/26/2018	KB Homes-Bella Cortina TR 36436 PH 1 Plan 2D Lot 140: SFD 1905 GARAGE 418 PORCH 103	28572 BUTTERCU P 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 BOTTLEBR USH 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 BOTTLEBR USH WAY	2617	218	73%
485113013	BFT17- 0475	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/30/2018	RSI TR 22180-2 PH 10 Plan 3B Lot 49 SFD 2520, Gar 421 Porch 170	15424 EL BRASO DR	2520	140	100%
485113018	BFT17- 0476	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	05/07/2018	RSI TR 22180-2 PH 10 Plan 3A Lot 54 SFD 2520, Gar 421 Porch 170	24848 EL BRASO DR	2520	140	100%
485113014	BFT17- 0478	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	05/01/2018	RSI TR 22180-2 PH 10 Plan 5C Lot 50 SFD 2902, Gar 607, Porch 105	15412 EL BRASO DR	2902	140	100%
485113017	BFT17- 0479	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	05/02/2018	RSI TR 22180-2 PH 10 Plan 5D Lot 53 SFD 2902, Gar 607, Porch 105	15376 EL BRASO DR	2902	140	100%
485113019	BFT17- 0480	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	05/07/2018		24860 EL BRASO DR	2601	140	100%

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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%
125111002	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%
185113021	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%

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485113020	BFT17- 0490	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	06/26/2018	RSI TR 22180-2 PH 11 Plan 4BX Lot 56, SFD 2601, Gar 612, Porch 49	24872 EL BRASO DR	2601	140	100%
485114007	BFT17- 0491	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	06/28/2018	RSI TR 22180-2 PH 11 Plan 4DX Lot 72, SFD 2601, Gar 612, Porch 59	24913 EL BRASO DR	2601	140	100%
485114009	BFT17- 0492	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	06/26/2018	RSI TR 22180-2 PH 11 Plan 1C Lot 74, SFD 2106, Gar 422, Porch 59	24889 EL BRASO DR	2106	140	100%
487250012	BFT17- 0493	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/10/2018	RSI (Athens) TR 31305 PH 3 Lot 46, SFD 3266, Gar 678, Porch 66	26887 TWIN HILLS CIR	3266	129	67%
487250012	BFT17- 0494	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/10/2018	RSI (Athens) TR 31305 PH 3 Plan 3A Lot 48, SFD 3004, Gar 657, Porch 97	26859 TWIN HILLS CIR	3004	129	67%
487250012	BFT17- 0495	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/10/2018	RSI (Athens) TR 31305 PH 3 Plan 2BX Lot 55, SFD 2730, Gar 451, Porch 49	26858 TWIN HILLS CIR	2730	129	67%
487250012	BFT17- 0496	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/10/2018	RSI (Athens) TR 31305 PH 3 Plan 2B Lot 57, SFD 3008, Gar 653, Porch 15	26886 TWIN HILLS CIR	3008	129	67%
487250012	BFT17- 0497	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/10/2018	RSI (Athens) TR 31305 PH 3 Plan 1AX Lot 56, SFD 2401, Gar 459, Porch 56	26872 TWIN HILLS CIR	2401	129	67%
487250012	BFT17- 0498	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/10/2018	RSI (Athens) TR 31305 PH 3 Plan 1CX Lot 47, SFD 2401, Gar 459, Porch 56	26873 TWIN HILLS CIR	2401	129	67%

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487250012	BFT17- 0499	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/10/2018	RSI (Athens) TR 31305 PH 3 Plan 1CX Lot 58, SFD 2401, Gar 459, Porch 56	26900 TWIN HILLS CIR	2401	129	67%
475150056	BFT18- 0006	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	10/29/2018	Metric Homes, TR 35606, PH 2, Lot 13, Plan 3 w/2 car - SFD 2452, Gar 576, Porch 30	11612 SABLE WAY	2452	24	66%
475150058	BFT18- 0009	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	11/29/2018	Metric Homes, TR 35606, PH 2 Lot 15, Plan 2 w/3 car SFD 2356, Gar 576, Porch 120	24893 METRIC DR	2356	24	66%
487250012	BFT18- 0010	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	06/12/2018	RSI (Athens) TR 31305 PH 4 Plan 2BX Lot 49, SFD 2730, Gar 451, Porch 49	26845 TWIN HILLS CIR	2730	129	67%
487250012	BFT18- 0011	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	06/12/2018	RSI (Athens) TR 31305 PH 4 Plan 2AX Lot 52, SFD 2730, Gar 451, Porch 49	26816 TWIN HILLS CIR	2730	129	67%
487250012	BFT18- 0012	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	06/12/2018	RSI (Athens) TR 31305 PH 4 Plan 1AX Lot 50, SFD 2401, Gar 459, Porch 56	26831 TWIN HILLS CIR	2401	129	67%
487250012	BFT18- 0013	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	06/12/2018	RSI (Athens) TR 31305 PH 4 Plan 4C Lot 51, SFD 3267, Gar 678, Porch 56	26817 TWIN HILLS CIR	3267	129	67%
487250012	BFT18- 0014	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	06/12/2018	RSI (Athens) TR 31305 PH 4 Plan 4B Lot 53, SFD 3267, Gar 678, Porch 68	26830 TWIN HILLS CIR	3267	129	67%

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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
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	Plan 1XA Lot #72, SFD	10414 GRAY PARTRIDG E PL	1794	194	76%
260490008	BFT18- 0022	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/29/2018	LENNAR TR 32515 Ph 8 Plan 1XB Lot #78 ,SFD 1794, Gar 467, Porch 50	10400 SNOWY PLOVER CT	1794	194	76%
260490007	BFT18- 0024	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/20/2018	Lennar TR 32515, PH 8, Plan 4X-A Lot 77, SFD 2419, Gar 623, Porch 36	10392 SNOWY PLOVER CT	2419	194	76%
260490003	BFT18- 0025	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/14/2018	Lennar TR 32515 Ph 8, Lot 73 Plan 1ZB, SFD 2206, Gar 467, Porch 50	10413 GRAY PARTRIDG E 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 PARTRIDG E 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 PARTRIDG E PL	2204	194	76%

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260490001	BFT18- 0030	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/21/2018	LOT 71 Plan 3B, SFD	10406 GRAY PARTRIDG E PL	2232	194	76%
260490006	BFT18- 0031	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	08/20/2018	Lennar TR 32515 PH 8 LOT 76 Plan 3B, SFD 2232, Gar 428, Porch 54	10384 SNOWY PLOVER CT	2232	194	76%
485113024	BFT18- 0032	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	07/30/2018	RSI TR 22180-2 PH 12 Plan 3B Lot 60, SFD 2520, Gar 412, Porch 170 - MVU RELEASE	24920 EL BRASO DR	2520	140	100%
485114005	BFT18- 0033	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	07/31/2018	RSI TR 22180-2 PH 12 Plan 3D Lot 70, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	24937 EL BRASO DR	2520	140	100%
485113026	BFT18- 0034	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	07/31/2018	RSI TR 22180-2 PH 12 Plan 2B Lot 62, SFD 2309, Gar 439, Porch 77 - MVU RELEASE	24944 EL BRASO DR	2309	140	100%
485114006	BFT18- 0035	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	07/30/2018	RSI TR 22180-2 PH 12 Plan 2A Lot 71, SFD 2309, Gar 439, Porch 101 - MVU RELEASE	24925 EL BRASO DR	2309	140	100%
485113027	BFT18- 0036	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	07/30/2018	RSI TR 22180-2 PH 12 Plan 5D Lot 63, SFD 2902, Gar 607, Porch 118 - MVU RELEASE	24956 EL BRASO DR	2902	140	100%
185111000	BFT18- 0037	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	07/30/2018		24949 EL BRASO DR	2902	140	100%
485113025	BFT18- 0038	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	07/31/2018	RSI TR 22180-2 PH 12 Plan 4X Lot 61, SFD 2601, Gar 612, Porch 59 - MVU RELEASE	24932 EL BRASO DR	2601	140	100%

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485114003	BFT18- 0039	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	07/31/2018	RSI TR 22180-2 PH 12 Plan 1B Lot 68, SFD 2106, Gar 422, Porch 59 - MVU RELEASE	24961 EL BRASO DR	2106	140	100%
487250012	BFT18- 0082	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/17/2018	RSI (ATHENS) TR 31305 PH 5 LOT 43 PLAN 4A SFD 3266, GAR 678, PORCH 66 - MVU RELEASE	12943 LARKDALE LN	3266	129	67%
487250012	BFT18- 0083	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/17/2018	RSI (ATHENS) TR 31305 PH 5 LOT 45 PLAN 4B SFD 3267, GAR 678, PORCH 68 - MVU RELEASE	12915 LARKDALE LN	3267	129	67%
487250012	BFT18- 0084	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/17/2018	RSI (ATHENS) TR 31305 PH 5 LOT 66 PLAN 4C SFD 3267, GAR 678, PORCH 56 - MVU RELEASE	12916 LARKDALE LN	3267	129	67%
487250012	BFT18- 0085	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/17/2018	RSI (ATHENS) TR 31305 PH 5 LOT 67 PLAN 1A SFD 2401, GAR 459, PORCH 56 - MVU RELEASE	12930 LARKDALE LN	2401	129	67%
487250012	BFT18- 0086	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/17/2018	RSI (ATHENS) TR 31305 PH 5 LOT 42 PLAN 1B SFD 2401, GAR 459, PORCH 56 - MVU RELEASE	12957 LARKDALE LN	2401	129	67%
487250012	BFT18- 0087	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/17/2018	RSI (ATHENS) TR 31305 PH 5 LOT 68 PLAN 2B SFD 2730, GAR 451, PORCH 49 - MVU RELEASE	12944 LARKDALE LN	2730	129	67%

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487250012	BFT18- 0088	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/17/2018	RSI (ATHENS) TR 31305 PH 5 LOT 44 PLAN 3C SFD 3008, GAR 653, PORCH 15 - MVU RELEASE	12929 LARKDALE LN	3008	129	67%
478100034	BFT18- 0128	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	06/07/2018	KB Homes-Bella Cortina TR 36436 PH 5 Plan 4C Lot 52: SFD 2617 GARAGE 478 PORCH 132	14393 BOTTLEBR USH 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 BOTTLEBR USH WAY	3061	218	73%
478100034	BFT18- 0130	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2018	KB Homes-Bella Cortina TR 36436 PH 5 Plan 1D Lot 54: SFD 1772 GARAGE 425 PORCH 143	14373 BOTTLEBR USH 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 BOTTLEBR USH WAY	1905	218	73%
478100010	BFT18- 0132	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2018		14353 BOTTLEBR USH 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 BOTTLEBR USH WAY	1772	218	73%

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478100010	BFT18- 0134	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2018	KB Homes-Bella Cortina TR 36436 PH 5 Plan 3D Lot 70: SFD 2128 GARAGE 417 PORCH 89	14324 BOTTLEBR USH 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 BUTTERCU P 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 BOTTLEBR USH 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 BOTTLEBR USH WAY	3061	218	73%
478100010	BFT18- 0138	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/11/2018	KB Homes-Bella Cortina TR 36436 PH 6 Plan 2C Lot 60: SFD 1905 GARAGE 418 PORCH 55	14313 BOTTLEBR USH WAY	1905	218	73%
478100010	BFT18- 0139	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/18/2018		14303 BOTTLEBR USH 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 BOTTLEBR USH WAY	2128	218	73%

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478100010	BFT18- 0141	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/28/2018	KB Homes-Bella Cortina TR 36436 PH 6 Plan 5C Lot 65: SFD 3061 GARAGE 657 PORCH 175	14274 BOTTLEBR USH 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 BOTTLEBR USH 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 BOTTLEBR USH WAY	2617	218	73%
485111001	BFT18- 0161	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	09/05/2018	Plan 2B Lot 1, SFD	15378 BLACK SHADOW DR	2309	140	100%
485111002	BFT18- 0162	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	09/05/2018	RSI TR 22180-2 PH 13 Plan 3A Lot 2, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	15390 BLACK SHADOW DR	2520	140	100%
485111003	BFT18- 0163	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	09/05/2018	Plan 5C Lot 3, SFD	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	Plan 2A Lot 4, SFD	15414 BLACK SHADOW DR	2309	140	100%
185113028	BFT18- 0165	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	09/11/2018	RSI TR 22180-2 PH 13 Plan 3C Lot 64, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	24968 EL BRASO DR	2520	140	100%

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485113029	BFT18- 0166	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	09/11/2018	RSI TR 22180-2 PH 13 Plan 1A Lot 65, SFD 2106, Gar 422, Porch 59 - MVU RELEASE	24980 EL BRASO DR	2106	140	100%
485114001	BFT18- 0167	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	09/11/2018	RSI TR 22180-2 PH 13 Plan 4AX Lot 66, SFD 2601, Gar 612, Porch 49 - MVU RELEASE	24985 EL BRASO DR	2601	140	100%
485114002	BFT18- 0168	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	09/11/2018	RSI TR 22180-2 PH 13 Plan 2D Lot 67, SFD 2309, Gar 439, Porch 94 - MVU RELEASE	24973 EL BRASO DR	2309	140	100%
260490028	BFT18- 0181	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/17/2018	Lennar TR 32515 PH 9 LOT 103 Plan 4XA, SFD 2419, Gar 623, Porch 36 - SCE RELEASE	10347 SNOWY PLOVER CT	2419	194	76%
260490029	BFT18- 0182	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/17/2018	Lennar TR 32515 PH 9 LOT 104 Plan 4C, SFD 2419, Gar 417, Porch 36 - SCE RELEASE	10339 SNOWY PLOVER CT	2419	194	76%
260490030	BFT18- 0183	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/17/2018	Lennar TR 32515 PH 9 LOT 105 Plan 2XC, SFD 2204, Gar 621, Porch 33 - SCE RELEASE	10331 SNOWY PLOVER CT	2204	194	76%
260490031	BFT18- 0184	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/17/2018	Lennar TR 32515 PH 9 LOT 106 Plan 6XB, SFD 2590, Gar 623, Porch 35 - SCE RELEASE	10332 SNOWY PLOVER CT	2590	194	76%

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260490032	BFT18- 0185	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/23/2018	Lennar TR 32515 PH 9 LOT 107 Plan 1YA, SFD 2162, Gar 467, Porch 45 - SCE RELEASE	10340 SNOWY PLOVER CT	2162	194	76%
260490033	BFT18- 0186	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/23/2018	Lennar TR 32515 PH 9 LOT 108 Plan 1C, SFD 1772, Gar 467, Porch 45 - SCE RELEASE	10348 SNOWY PLOVER CT	1772	194	76%
260490034	BFT18- 0187	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/23/2018	Lennar TR 32515 PH 9 LOT 109 Plan 1YB, SFD 2162, Gar 467, Porch 45 - SCE RELEASE	10356 SNOWY PLOVER CT	2162	194	76%
260490035	BFT18- 0188	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/23/2018	Lennar TR 32515 PH 9 LOT 110 Plan 3C, SFD 2232, Gar 428, Porch 54 - SCE RELEASE	10368 SNOWY PLOVER CT	2232	194	76%
260490012	BFT18- 0207	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/16/2018	Lennar TR 32515 PH 10 LOT 82 Plan 3XA, SFD 2640, Gar 428, Porch 54 - SCE RELEASE	10370 NIGHTING ALE CT	2640	194	76%
260490013	BFT18- 0208	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/16/2018	Lennar TR 32515 PH 10 LOT 83 Plan 2XA, SFD 2204, Gar 621, Porch 33 - SCE RELEASE	10378 NIGHTING ALE CT	2204	194	76%
260490014	BFT18- 0209	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/27/2018	Lennar TR 32515 PH 10 LOT 84 Plan 1XC, SFD 1794, Gar 621, Porch 50 - SCE RELEASE	10386 NIGHTING ALE CT	1794	194	76%

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260490015	BFT18- 0210	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/27/2018	Lennar TR 32515 PH 10 LOT 85 Plan 1ZB, SFD 2206, Gar 467, Porch 50 - SCE RELEASE	10385 NIGHTING ALE CT	2206	194	76%
260490016	BFT18- 0211	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/21/2018	Lennar TR 32515 PH 10 LOT 86 Plan 6XA, SFD 2590, Gar 623, Porch 35 - SCE RELEASE	10377 NIGHTING ALE CT	2590	194	76%
260490017	BFT18- 0212	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/20/2018	Lennar TR 32515 PH 10 LOT 87 Plan 5C, SFD 2583, Gar 421, Porch 57 - SCE RELEASE	10369 NIGHTING ALE CT	2583	194	76%
260490024	BFT18- 0213	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/21/2018	Lennar TR 32515 PH 10 LOT 99 Plan 5C, SFD 2583, Gar 421, Porch 57 - SCE RELEASE	10335 SANDERLI NG CT	2583	194	76%
260490025	BFT18- 0214	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/21/2018	Lennar TR 32515 PH 10 LOT 100 Plan 1ZC, SFD 2206, Gar 467, Porch 50 - SCE RELEASE	10328 SANDERLI NG CT	2206	194	76%
260490026	BFT18- 0215	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/21/2018	Lennar TR 32515 PH 10 LOT 101 Plan 4B, SFD 2419, Gar 417, Porch 36 - SCE RELEASE	10336 SANDERLI NG CT	2419	194	76%
260490027	BFT18- 0216	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/27/2018	Lennar TR 32515 PH 10 LOT 102 Plan 1XB, SFD 1794, Gar 467, Porch 50 - SCE RELEASE	10344 SANDERLI NG CT	1794	194	76%

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478440021	BFT18- 0222	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/05/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 1C Lot 62: SFD 1772 GARAGE 421 PORCH 120 - MVU RELEASE	14293 BOTTLEBR USH 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 BOTTLEBR USH 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 BOTTLEBR USH 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 BOTTLEBR USH WAY	1905	218	73%
478440030	BFT18- 0226	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 2B Lot 71: SFD 1905 GARAGE 418 PORCH 33 - MVU RELEASE	28560 YAROW WAY	1905	218	73%
478440031	BFT18- 0227	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/27/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 5A Lot 72: SFD 3061 GARAGE 417 PORCH 158 - MVU RELEASE	28570 YAROW WAY	3061	218	73%

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478441018	BFT18- 0230	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/05/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 2A Lot 135: SFD 1905 GARAGE 418 PORCH 39 - MVU RELEASE	28591 YAROW WAY	1905	218	73%
478441019	BFT18- 0231	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/05/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 4C Lot 136: SFD 2617 GARAGE 478 PORCH 132 - MVU RELEASE	28581 YAROW WAY	2617	218	73%
478441020	BFT18- 0232	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	09/05/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 3D Lot 137: SFD 2128 GARAGE 417 PORCH 89 - MVU RELEASE	28571 YAROW WAY	2128	218	73%
478441021	BFT18- 0233	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/04/2018	KB Homes-Bella Cortina TR 36436 PH 7 Plan 1C Lot 138: SFD 1772 GARAGE 421 PORCH 120 - MVU RELEASE	28561 YAROW WAY	1772	218	73%
485111005	BFT18- 0266	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	10/02/2018	Plan 4CX Lot 5, SFD	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	Plan 2 Plat 6 SED	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	Plan 1A Lot 7, SFD	15450 BLACK SHADOW DR	2106	140	100%

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485111008	BFT18- 0269	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	10/10/2018	RSI TR 22180-2 PH 14 Plan 4DX Lot 8, SFD 2601, Gar 612, Porch 59 - MVU RELEASE	15462 BLACK SHADOW DR	2601	140	100%
485111009	BFT18- 0270	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	10/15/2018	Plan 5C Lot 9, SFD	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%
187580002	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%
127522016	BFT18- 0289	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/19/2018	RSI TR 31305 PH 6 Plan 4B Lot 83, SFD 3267, Gar 678, Porch 68 - MVU RELEASE	26939 CLAYSTON E DR	3267	129	67%

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487582017	BFT18- 0290	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/19/2018	RSI TR 31305 PH 6 Plan 3A Lot 84, SFD 3004, Gar 657, Porch 97 - MVU RELEASE	26925 CLAYSTON E DR	3004	129	67%
487582018	BFT18- 0291	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/19/2018	RSI TR 31305 PH 6 Plan 4C Lot 85, SFD 3267, Gar 678, Porch 56 - MVU RELEASE	26911 CLAYSTON E DR	3267	129	67%
487580004	BFT18- 0295	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/27/2018	RSI TR 31305 PH 7 Plan 4A Lot 4, SFD 3266, Gar 678, Porch 66 - MVU RELEASE	26952 CLAYSTON E DR	3266	129	67%
487580005	BFT18- 0296	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/27/2018	RSI TR 31305 PH 7 Plan 3B Lot 5, SFD 3008, Gar 653, Porch 15 - MVU RELEASE	26966 CLAYSTON E DR	3008	129	67%
487580006	BFT18- 0297	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	09/27/2018	RSI TR 31305 PH 7 Plan 2A Lot 6, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	26980 CLAYSTON E DR	2730	129	67%
487580007	BFT18- 0298	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	10/05/2018	RSI TR 31305 PH 7 Plan 2B Lot 7, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	26994 CLAYSTON E DR	2730	129	67%
487580008	BFT18- 0299	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	10/05/2018	RSI TR 31305 PH 7 Plan 3C Lot 8, SFD 3008, Gar 653, Porch 15 - MVU RELEASE	12806 WAINWRI GHT 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 WAINWRI GHT LN	3004	129	67%

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308620012	BFT18- 0301	R5	SP193 L	Tract Home	23	83	1	4 du/acre	29920	09/19/2018	MODEL HOME CONVERSION AND CofO - TRACT 29920, LOT 12, PLAN 4C (ORIGINAL PERMIT #B0504249)	15923 SULPHUR SPRINGS RD	4193	115	72%
308620013	BFT18- 0302	R5	SP193 L	Tract Home	23	83	1	4 du/acre	29920	08/16/2018	MODEL HOME CONVERSION AND CofO- TRACT 29920, LOT 13, PLAN 2RA (ORIGINAL PERMIT #B0504247)	15942 SULPHUR SPRINGS RD	3638	115	72%
308620015	BFT18- 0304	R5	SP193 L	Tract Home	23	83	1	4 du/acre	29920	08/16/2018	MODEL HOME CONVERSION AND CofO - TRACT 29920, LOT 15, PLAN 5B (ORIGINAL PERMIT #B0703374)	15918 SULPHUR SPRINGS RD	2630	115	72%
485111012	BFT18- 0309	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	11/07/2018	RSI TR 22180-2 PH 15 Plan 2C Lot 12, SFD 2309, Gar 439, Porch 77 - MVU RELEASE	24973 QUENADA DR	2309	140	100%
485111013	BFT18- 0310	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	11/06/2018	RSI TR 22180-2 PH 15 Plan 3C Lot 13, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	24961 QUENADA DR	2520	140	100%
485111014	BFT18- 0311	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	11/06/2018	RSI TR 22180-2 PH 15 Plan 5B Lot 14, SFD 2902, Gar 607, Porch 146 - MVU RELEASE	24949 QUENADA DR	2902	140	100%
485111015	BFT18- 0312	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	11/07/2018	RSI TR 22180-2 PH 15 Plan 2C Lot 15, SFD 2309, Gar 439, Porch 77 - MVU RELEASE	24937 QUENADA DR	2309	140	100%

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485114018	BFT18- 0313	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	11/07/2018	RSI TR 22180-2 PH 15 Plan 3A Lot 83, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	24932 QUENADA DR	2520	140	100%
485114019	BFT18- 0314	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	11/07/2018	RSI TR 22180-2 PH 15 Plan 4BX Lot 84, SFD 2601, Gar 612, Porch 49 - MVU RELEASE	24944 QUENADA DR	2601	140	100%
485114020	BFT18- 0315	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	11/08/2018	RSI TR 22180-2 PH 15 Plan 2D Lot 85, SFD 2309, Gar 439, Porch 94 - MVU RELEASE	24956 QUENADA DR	2309	140	100%
485114021	BFT18- 0316	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	11/08/2018	RSI TR 22180-2 PH 15 Plan 1B Lot 86, SFD 2106, Gar 422, Porch 59 - MVU RELEASE	24968 QUENADA DR	2106	140	100%
487580009	BFT18- 0365	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	10/30/2018	RSI TR 31305 PH 8 Plan 4A Lot 9, SFD 3266, Gar 678, Porch 66 - MVU RELEASE	12820 WAINWRI GHT 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 WAINWRI GHT 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 WAINWRI GHT LN	3267	129	67%
187587017	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 WAINWRI GHT LN	2730	129	67%
127522012	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 WAINWRI GHT LN	2401	129	67%

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487582014	BFT18- 0370	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	11/19/2018	RSI TR 31305 PH 8 Plan 4B Lot 81, SFD 3267, Gar 678, Porch 68 - MVU RELEASE	12819 WAINWRI GHT LN	3267	129	67%
485111016	BFT18- 0371	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	12/03/2018	RSI TR 22180-2 PH 16 Lot 16 Plan 1D, SFD 2106, Gar 422, Porch 59 - MVU RELEASE	24925 QUENADA DR	2106	140	100%
485111017	BFT18- 0372	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	11/21/2018	RSI TR 22180-2 PH 16 Lot 17 Plan 4AX, SFD 2601, Gar 612, Porch 49 - MVU RELEASE	24913 QUENADA DR	2601	140	100%
485111018	BFT18- 0373	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	11/27/2018	RSI TR 22180-2 PH 16 Plan 3D Lot 18, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	24901 QUENADA DR	2520	140	100%
485114014	BFT18- 0374	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	11/27/2018	RSI TR 22180-2 PH 16 Plan 5A Lot 79, SFD 2902, Gar 607, Porch 146 - MVU RELEASE	24884 QUENADA DR	2902	140	100%
485114015	BFT18- 0375	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	12/03/2018	RSI TR 22180-2 PH 16 Plan 2C Lot 80, SFD 2309, Gar 439, Porch 77 - MVU RELEASE	24896 QUENADA DR	2309	140	100%
485114016	BFT18- 0376	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	12/10/2018	RSI TR 22180-2 PH 16 Plan 3C Lot 81, SFD 2520, Gar 421, Porch 170 - MVU RELEASE	24908 QUENADA DR	2520	140	100%
485114017	BFT18- 0377	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	11/21/2018	RSI TR 22180-2 PH 16 Plan 5B Lot 82, SFD 2902, Gar 607, Porch 146 - MVU RELEASE	24920 QUENADA DR	2902	140	100%

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487561007	BFT18- 0378	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	06/26/2018	(Pacific Communities) MODEL HOME CONVERSION AND CofO - TRACT 33256, LOT 63, PLAN 2 (ORIGINAL PERMIT #B1402904)	26774 BUCKEYE TER		143	70%
478440034	BFT18- 0380	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/29/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 3D Lot 75: SFD 2128 GARAGE 417 PORCH 89 - MVU RELEASE	14325 BEGONIA LN	2128	218	73%
478440035	BFT18- 0381	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 1B Lot 76: SFD 1772 GARAGE 421 PORCH 73 - MVU RELEASE	14315 BEGONIA LN	1772	218	73%
478440036	BFT18- 0382	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 3AR Lot 77: SFD 2128 GARAGE 417 PORCH 57 - MVU RELEASE	14305 BEGONIA LN	2128	218	73%
478440043	BFT18- 0383	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 1C Lot 84: SFD 1772 GARAGE 421 PORCH 120 - MVU RELEASE	14306 BEGONIA LN	1772	218	73%

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478440044	BFT18- 0384	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	12/04/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 5B Lot 85: SFD 3061 GARAGE 417 PORCH 175 - MVU RELEASE	14316 BEGONIA LN	3061	218	73%
478440045	BFT18- 0385	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/29/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 4C Lot 86: SFD 2617 GARAGE 478 PORCH 132 - MVU RELEASE	14326 BEGONIA LN	2617	218	73%
478440046	BFT18- 0386	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/29/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 2B Lot 87: SFD 1905 GARAGE 418 PORCH 33 - MVU RELEASE	14336 BEGONIA LN	1905	218	73%
478441015	BFT18- 0387	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/06/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 2A Lot 132: SFD 1905 GARAGE 418 PORCH 39 - MVU RELEASE	28621 YAROW WAY	1905	218	73%
478441017	BFT18- 0389	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/06/2018	KB Homes-Bella Cortina TR 36436 PH 8A Plan 3C Lot 134: SFD 2128 GARAGE 417 PORCH 32 - MVU RELEASE	28601 YAROW WAY	2128	218	73%
487582009	BFT18- 0440	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	12/31/2018	RSI TR 31305 PH 9 Plan 4A Lot 76, SFD 3266, Gar 678, Porch 66 - MVU RELEASE	12889 WAINWRI GHT LN	3266	129	67%

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478440037	BFT18- 0455	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2018	KB Homes-Bella Cortina TR 36436 PH PH 8B Plan 2BR Lot 78: SFD 1905 GARAGE 418 PORCH 39 - MVU RELEASE	14295 BEGONIA LN	1905	218	73%
478440041	BFT18- 0456	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 2CR Lot 82: SFD 1905 GARAGE 417 PORCH 55 - MVU RELEASE	14286 BEGONIA LN	1905	218	73%
478440038	BFT18- 0457	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 3D Lot 79: SFD 2128 GARAGE 417 PORCH 89 - MVU RELEASE	14285 BEGONIA LN	2128	218	73%
478440042	BFT18- 0458	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 3AR Lot 83: SFD 2128 GARAGE 417 PORCH 57 - MVU RELEASE	14296 BEGONIA LN	2128	218	73%
478462013	BFT18- 0459	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/06/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 3CR Lot 130: SFD 2128 GARAGE 417 PORCH 32 - MVU RELEASE	28641 YAROW WAY	2128	218	73%
478440039	BFT18- 0460	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 4BR Lot 80: SFD 2617 GARAGE 478 PORCH 192 - MVU RELEASE	14275 BEGONIA LN	2617	218	73%

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478462014	BFT18- 0461	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/06/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 4B Lot 131: SFD 2617 GARAGE 478 PORCH 195 - MVU RELEASE	28631 YAROW WAY	2617	218	73%
478440040	BFT18- 0462	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 5AR Lot 81: SFD 3061 GARAGE 417 PORCH 156 - MVU RELEASE	14276 BEGONIA LN	3061	218	73%
478462011	BFT18- 0463	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/06/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 5DR Lot 128: SFD 3061 GARAGE 417 PORCH 50 - MVU RELEASE	28661 YAROW WAY	3061	218	73%
478462012	BFT18- 0464	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/06/2018	KB Homes-Bella Cortina TR 36436 PH 8B Plan 1AR Lot 129: SFD 1772 GARAGE 421 PORCH 55 - MVU RELEASE	28651 YAROW WAY	1772	218	73%
478462005	BFT18- 0502	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2018	8C Plan 2AR Lot 122: SFD 1905 GARAGE	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 MOUNTAI N 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 MOUNTAI N 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		RSI TR 22180-3 Lot 52 SFD 2902, Gar 607, Porch 146	24693 LA BARCA WAY	2902	140	100%
304590020	BFT17- 0240	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	02/07/2019	TR 30268, Lot 67 Ph 13, SFD 2836, Gar 426, Porch 80	15966 SAND HILLS CT	2836	115	72%

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304590024	BFT17- 0245	R5	SP193 L	Tract Home	23	83	1	4 du/acre	30268	01/10/2019	PAC COMM TR 30268, Lot 71, Ph 13, SFD 4381, Gar 619, Porch 110	15998 SAND HILLS CT	4381	115	72%
485114013	BFT17- 0308	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	07/02/2019	RSI TR 22180-2 PH 6 Plan 3A Lot 78, SFD 2520, Gar 421 Porch 170	24872 QUENADA DR	2520	140	100%
485112004	BFT17- 0310	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	07/02/2019	RSI TR 22180-2 PH 6 Plan 4BX Lot 22, SFD 2601, Gar 612, Porch 49	24841 QUENADA DR	2601	140	100%
487560008	BFT17- 0407	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	01/02/2019	PAC COMM TR 33256, PLAN 2, LOT 13, SFD 2981, GAR 419, PORCH 145	26751 BUCKEYE TER	2981	143	70%
487561005	BFT17- 0413	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	04/08/2019	PAC COMM TR 33256, PLAN 1, LOT 61, SFD 2733, GAR 419, PORCH 47	26750 BUCKEYE TER	2733	143	70%
485121018	BFT17- 0432	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	07/02/2019	RSI TR 22180-2 PH 8 Plan 4BX Lot 33 - SFD 2601, Gar 612, Porch 49	24709 QUENADA DR	2601	140	100%
475150057	BFT18- 0007	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	03/13/2019	Metric Homes, TR 35606, PH 2 Lot 14, Plan 1 w/2 car - SFD 2457, Gar 576, Porch 25	11622 SABLE WAY	2457	24	66%
475150059	BFT18- 0008	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	01/22/2019	Metric Homes, TR 35606, PH 2 Lot 16, Plan 1 w/3 car - SFD 2457, Gar 816, Porch 25	24881 METRIC DR	2457	24	66%

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308620014	BFT18- 0303	R5	SP193 L	Tract Home	23	83	1	4 du/acre	29920	05/14/2019	MODEL HOME CONVERSION AND CofO - TRACT 29920, LOT 14, PLAN 3XA (ORIGINAL PERMIT #B0504248)	15930 SULPHUR SPRINGS RD	4242	115	72%
308620016	BFT18- 0305	R5	SP193 L	Tract Home	23	83	1	4 du/acre	29920	02/19/2019		15906 SULPHUR SPRINGS RD	2836	115	72%
487561008	BFT18- 0379	R5	R5	Tract Home	28.6	100	1	4 du/acre	33256	04/15/2019	(Pacific Communities) MODEL HOME CONVERSION AND CofO - TRACT 33256, LOT 64, PLAN 4 (ORIGINAL PERMIT #B1402905/BFT16- 0095)	26786 BUCKEYE TER	4163	143	70%
260490018	BFT18- 0425	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/24/2019	Lennar TR 32515 PH 11 LOT 88 Plan 3XA, SFD 2640, Gar 428, Porch 54 - SCE RELEASE	10342 MOCKING BIRD CT	2640	194	76%
260490019	BFT18- 0426	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/05/2019	Lennar TR 32515 PH 11 LOT 89 Plan 4XB, SFD 2419, Gar 623, Porch 36 - SCE RELEASE	10350 MOCKING BIRD CT	2419	194	76%
260490020	BFT18- 0427	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/05/2019	Lennar TR 32515 PH 11 LOT 90 Plan 1XA, SFD 1794, Gar 467, Porch 50 - SCE RELEASE	10358 MOCKING BIRD CT	1794	194	76%

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260490021	BFT18- 0428	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/05/2019	Lennar TR 32515 PH 11 LOT 91 Plan 1ZC, SFD 2206, Gar 467, Porch 50 - SCE RELEASE	10357 MOCKING BIRD CT	2206	194	76%
260490022	BFT18- 0429	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/28/2019	SFD 2590, Gar 623,	10349 MOCKING BIRD CT	2590	194	76%
260490023	BFT18- 0430	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/24/2019	Lennar TR 32515 PH 11 LOT 93 Plan 5B, SFD 2583, Gar 421, Porch 57 - SCE RELEASE	10341 MOCKING BIRD CT	2419	194	76%
260500001	BFT18- 0431	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/24/2019	Lennar TR 32515 PH 11 LOT 94 Plan 6C, SFD 2590, Gar 417, Porch 35 - SCE RELEASE	10328 EMU CT	2590	194	76%
260500002	BFT18- 0432	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/28/2019	Lennar TR 32515 PH 11 LOT 95 Plan 2XA, SFD 2204, Gar 621, Porch 33 - SCE RELEASE	10338 EMU CT	2204	194	76%
260500003	BFT18- 0433	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	01/24/2019	Lennar TR 32515 PH 11 LOT 96 Plan 5A, SFD 2583, Gar 421, Porch 57 - SCE RELEASE	10348 EMU CT	2583	194	76%
260500004	BFT18- 0434	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/12/2019	Lennar TR 32515 PH 11 LOT 97 Plan 1ZA, SFD 2206, Gar 467, Porch 50 - SCE RELEASE	10347 EMU CT	2206	194	76%

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260500005	BFT18- 0435	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	02/21/2019	Lennar TR 32515 PH 11 LOT 98 Plan 4XC, SFD 2419, Gar 623, Porch 36 - SCE RELEASE	10337 EMU CT	2419	194	76%
487580013	BFT18- 0436	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	01/02/2019	RSI TR 31305 PH 9 Plan 1B Lot 13, SFD 2401, Gar 459, Porch 56 - MVU RELEASE	12876 WAINWRI GHT 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 WAINWRI GHT 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 WAINWRI GHT 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 WAINWRI GHT LN	3008	129	67%
487582011	BFT18- 0441	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	01/02/2019	RSI TR 31305 PH 9 Plan 4C Lot 78, SFD 3267, Gar 678, Porch 56 - MVU RELEASE	12861 WAINWRI GHT LN	3267	129	67%
260500006	BFT18- 0442	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/18/2019	SFD 2590, Gar 417,	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	SFD 2203, Gar 417,	10305 ALBATROS S PL	2203	194	76%

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260500008	BFT18- 0444	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/18/2019	SFD 2419, Gar 623,	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	SFD 1794, Gar 467,	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	SFD 2206, Gar 467,	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	SFD 2590, Gar 623,	10296 ALBATROS S PL	2590	194	76%
260500013	BFT18- 0448	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/01/2019	Lennar TR 32515 PH 12 LOT 135 Plan 5A, SFD 2583, Gar 421, Porch 57 - SCE RELEASE	10316 ALBATROS S PL	2583	194	76%
260500012	BFT18- 0450	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	04/18/2019	SFD 2419, Gar 417,	10306 ALBATROS S PL	2419	194	76%
478460001	BFT18- 0491	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8C Plan 2CR Lot 88: SFD 1905 GARAGE 417 PORCH 55 - MVU RELEASE	14337 TANSY RD	1905	218	73%

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478461006	BFT18- 0503	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/27/2019		14328 TANSY RD	3061	218	73%
478461007	BFT18- 0505	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/27/2019	KB Homes-Bella Cortina TR 36436 PH 8C Plan 3B Lot 101: SFD 2128 GARAGE 417 PORCH 71 - MVU RELEASE	14338 TANSY RD	2128	218	73%
478460002	BFT18- 0507	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8C Plan 4AR Lot 89: SFD 2617 GARAGE 478 PORCH 65 - MVU RELEASE	14327 TANSY RD	2617	218	73%
478460003	BFT18- 0510	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 3CR Lot 90: SFD 2128 GARAGE 417 PORCH 32 - MVU RELEASE	14317 TANSY RD	2128	218	73%
478460006	BFT18- 0511	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/18/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 3DR Lot 93: SFD 2128 GARAGE 417 PORCH 89 - MVU RELEASE	14287 TANSY RD	2128	218	73%
478461003	BFT18- 0512	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/07/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 3B Lot 97: SFD 2128 GARAGE 417 PORCH 32 - MVU RELEASE	14298 TANSY RD	2128	218	73%

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478460005	BFT18- 0513	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/18/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 5AR Lot 92: SFD 3061 sf, GARAGE 417 sf; PORCH 156 sf - MVU RELEASE	14297 TANSY RD	3061	218	73%
478461001	BFT18- 0514	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/07/2019		14278 TANSY RD	3061	218	73%
478461005	BFT18- 0515	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/08/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 2B Lot 99: SFD 1905 GARAGE 418 PORCH 33 - MVU RELEASE	14318 TANSY RD	1905	218	73%
478460007	BFT18- 0516	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/18/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 2A Lot 94: SFD 1905 GARAGE 418 PORCH 39 - MVU RELEASE	14277 TANSY RD	1905	218	73%
478460004	BFT18- 0517	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 2DR Lot 91: SFD 1905 GARAGE 418 PORCH 103 - MVU RELEASE	14307 TANSY RD	1905	218	73%
478461002	BFT18- 0518	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/07/2019	KB Homes-Bella Cortina TR 36436 PH 8D Plan 4C Lot 96: SFD 2617 GARAGE 478 PORCH 132 - MVU RELEASE	14288 TANSY RD	2617	218	73%

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478461008	BFT18- 0525	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	04/05/2019		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	8E Plan 1A Lot 104: SFD 1772 GARAGE	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	8E Plan 2B Lot 107: SFD 1905 GARAGE	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		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		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	8E Plan 3AR Lot 109: SFD 2128 GARAGE	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	8E Plan 3AR Lot 106: SFD 2128 GARAGE	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	8E Plan 3DR Lot 103: SFD 2128 GARAGE	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	8E Plan 5D Lot 108: SFD 3061 GARAGE	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	8F Plan 3D Lot 117:	14281 WILMOT ST	2128	218	73%

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478462003	BFT18- 0537	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 3A Lot 120: SFD 2128 GARAGE 417 PORCH 57 - MVU RELEASE	14351 WILMOT ST	2128	218	73%
478461019	BFT18- 0538	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/28/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 4DR Lot 113: SFD 2617 GARAGE 478 PORCH 151 - MVU RELEASE	28712 ROSE ANGEL ST	2617	218	73%
478461021	BFT18- 0539	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 4AR Lot 115: SFD 2617 GARAGE 478 PORCH 65 - MVU RELEASE	14301 WILMOT ST	2617	218	73%
478461020	BFT18- 0540	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/28/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 2C Lot 114: SFD 1905 GARAGE 417 PORCH 55 - MVU RELEASE	28722 ROSE ANGEL ST	1905	218	73%
478462002	BFT18- 0541	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 2BR Lot 119: SFD 1905 GARAGE 418 PORCH 33 - MVU RELEASE	14361 WILMOT ST	1905	218	73%
478461022	BFT18- 0542	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 5CR Lot 116: SFD 3061 sf, GARAGE 417 sf, PORCH 175 sf - MVU RELEASE	14291 WILMOT ST	3061	218	73%

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478462004	BFT18- 0543	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 5D Lot 121: SFD 3061 sf, GARAGE 417 sf, PORCH 50 sf - MVU RELEASE	14341 WILMOT ST	3061	218	73%
478462001	BFT18- 0544	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	10/31/2019	KB Homes-Bella Cortina TR 36436 PH 8F Plan 5CR Lot 118: SFD 3061 GARAGE 417 PORCH 175 - MVU RELEASE	14371 WILMOT ST	3061	218	73%
485123011	BFT18- 0545	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	05/01/2019	RSI TR 22180-3 PH 17 Lot 33 Plan 1A; SFD 2106, Gar 422, Porch 59 - MVU RELEASE	24568 FANITA CT	2106	140	100%
485123014	BFT18- 0546	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/29/2019	RSI TR 22180-3PH 17 Lot 36 Plan 1B; SFD 2106, Gar 422, Porch 59 - MVU RELEASE	24532 FANITA CT	2106	140	100%
485123012	BFT18- 0547	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/23/2019	RSI TR 22180-3 PH 17 Lot 34 Plan 4B; SFD 2601, Gar 612, Porch 49 - MVU RELEASE	24556 FANITA CT	2601	140	100%
485123013	BFT18- 0550	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/29/2019	RSI TR 22180-3 PH 17 Lot 35 Plan 2A; SFD 2309, Gar 439, Porch 101 - MVU RELEASE	24544 FANITA CT	2309	140	100%
485123015	BFT18- 0551	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	04/29/2019	RSI TR 22180-3 PH 17 Lot 37 Plan 5B; SFD 2902, Gar 607, Porch 101 - MVU RELEASE	24520 FANITA CT	2902	140	100%

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487580015	BFT18- 0572	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/06/2019	10 Plan 4A Lot 15, SFD	12904 WAINWRI GHT LN	3266	129	67%
487592008	BFT18- 0573	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/06/2019	10 Plan 4B Lot 73, SFD	12931 WAINWRI GHT LN	3267	129	67%
487592009	BFT18- 0574	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/07/2019	10 Plan 2A Lot 74, SFD	12917 WAINWRI GHT LN	2730	129	67%
487590001	BFT18- 0575	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	02/26/2019	10 Plan 2C Lot 17, SFD	12932 WAINWRI GHT LN	2730	129	67%
487580016	BFT18- 0576	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/07/2019	10 Plan 1B Lot 16, SFD	12918 WAINWRI GHT LN	2401	129	67%
487582008	BFT18- 0577	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/07/2019		12903 WAINWRI GHT LN	3008	129	67%

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475150052	BFT18- 0632	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	07/09/2019	Metric Homes, TR 35606, PH 3, Lot 9, Plan 2 w/3 car - SFD 2356, Gar 816, Porch 120	24965 METRIC DR	2356	24	66%
475150053	BFT18- 0633	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	07/09/2019	Metric Homes, TR 35606, PH 3, Lot 10, Plan 3 w/3 car - SFD 2452, Gar 816, Porch 30	24953 METRIC DR	2452	24	66%
487590002	BFT18- 0636	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	04/10/2019	William Lyon (RSI) Athens TR 31305 PH 11 Plan 1A Lot 18, SFD 2401, Gar 459, Porch 56 - MVU RELEASE	12946 WAINWRI GHT LN	2401	129	67%
487590003	BFT18- 0637	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	04/10/2019	William Lyon (RSI) Athens TR 31305 PH 11 Plan 2B Lot 19, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	12960 WAINWRI GHT 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 WAINWRI GHT LN	2730	129	67%

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487590004	BFT18- 0640	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/27/2019	William Lyon (RSI) Athens TR 31305 PH 11 Plan 3C Lot 20, SFD 3008, Gar 653, Porch 15 - MVU RELEASE	12974 WAINWRI GHT LN	3008	129	67%
487592006	BFT18- 0641	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/27/2019	11 Plan 3A Lot 71, SFD	26952 REGENCY WAY	3004	129	67%
487590006	BFT18- 0642	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	03/27/2019	William Lyon (RSI) Athens TR 31305 PH 11 Plan 4B Lot 22, SFD 3267, Gar 678, Porch 68 - MVU RELEASE	26973 REGENCY WAY	3267	129	67%
260500014	BFT18- 0659	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	06/03/2019	Lennar TR 32515 PH 13 LOT 136 Plan 3B; SFD 2232, Gar 428, Porch 54 - SCE RELEASE	10317 CONURE CT	2232	194	76%
260500015	BFT18- 0660	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/23/2019	Lennar TR 32515 PH 13 LOT 137 Plan 6C; SFD 2590, Gar 417, Porch 35 - SCE RELEASE	10307 CONURE CT	2590	194	76%
260500016	BFT18- 0661	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	06/03/2019	Lennar TR 32515 PH 13 LOT 138 Plan 4XB; SFD 2419, Gar 623, Porch 36 - SCE RELEASE	10297 CONURE CT	2419	194	76%

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260500017	BFT18- 0662	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/20/2019	Lennar TR 32515 PH 13 LOT 139 Plan 1XA; SFD 1794, Gar 467, Porch 50 - SCE RELEASE	10287 CONURE CT	1794	194	76%
260500018	BFT18- 0663	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/20/2019	Lennar TR 32515 PH 13 LOT 140 Plan 1ZC; SFD 2206, Gar 467, Porch 50 - SCE RELEASE	10288 CONURE CT	2206	194	76%
260500019	BFT18- 0664	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/20/2019	Lennar TR 32515 PH 13 LOT 141 Plan 6XB; SFD 2590, Gar 623, Porch 35 - SCE RELEASE	10298 CONURE CT	2590	194	76%
260500020	BFT18- 0665	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	05/20/2019	Lennar TR 32515 PH 13 LOT 142 Plan 2C; SFD 2203, Gar 417, Porch 33 - SCE RELEASE	10308 CONURE CT	2203	194	76%
260500021	BFT18- 0666	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	06/03/2019	Lennar TR 32515 PH 13 LOT 143 Plan 3XA; SFD 2640, Gar 428, Porch 54 - SCE RELEASE	10318 CONURE CT	2640	194	76%
487590007	BFT18- 0690	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/03/2019	12 Plan 1A Lot 23, SFD	26945 REGENCY WAY	2401	129	67%

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487590008	BFT18- 0691	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/03/2019	William Lyon (RSI) Athens TR 31305 PH 12 Plan 2B Lot 24, SFD 2730, Gar 451, Porch 49 - MVU RELEASE	26931 REGENCY WAY	2730	129	67%
487592004	BFT18- 0692	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/03/2019	12 Plan 1C Lot 69, SFD	26924 REGENCY WAY	2401	129	67%
487592005	BFT18- 0693	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	05/03/2019	12 Plan 4B Lot 70, SFD	26938 REGENCY WAY	3267	129	67%
475150050	BFT18- 0739	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	09/16/2019	Metric Homes, TR 35606 PH 4 (Build Out) Lot 7, Plan 3 w/2 car - SFD 2452sf, Gar 576sf, Porch 30sf	24952 METRIC DR	2452	24	66%
475150051	BFT18- 0740	R5	R5	Tract Home	4.88	16	1	3.5 du/acre	35606	09/16/2019	Metric Homes, TR 35606 PH 4 (Build Out) Lot 8, Plan 1 w/2 car - SFD 2457sf, Gar 576sf, Porch 25sf	24964 METRIC DR	2457	24	66%
260490036	BFT19- 0001	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/18/2019	Lennar TR 32515 PH 14 LOT 111 Plan 4B; SFD 2419 SF, Gar 417 SF, Porch 36 SF - SCE RELEASE	10373 MEADOW LARK AVE	2419	194	76%

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260490038	BFT19- 0002	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/18/2019	· · ·	10357 MEADOW LARK AVE	2162	194	76%
260490040	BFT19- 0003	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/18/2019	Lennar TR 32515 PH 14 LOT 115 Plan 1YB; SFD 2162 SF, Gar 467 SF, Porch 45 SF - SCE RELEASE	10341 MEADOW LARK AVE	2162	194	76%
260490055	BFT19- 0004	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/26/2019	,	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	, ·	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	, ·	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	SFD 1772 SF, Gar 467	10370 MEADOW LARK AVE	2419	194	76%
260490041	BFT19- 0008	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	07/26/2019	Lennar TR 32515 PH 14 LOT 116 Plan 2A; SFD 2203 SF, Gar 417 SF, Porch 33 SF - SCE RELEASE	10333 MEADOW LARK AVE	2203	194	76%

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260490042	BFT19- 0009	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	,	10360 MEADOW LARK AVE	2640	194	76%
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%

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260500041	BFT19- 0069	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/01/2019	Lennar TR 32515 PH 15 LOT 163 Plan 3C; SFD 2232 SF, Gar 428 SF, Porch 54 SF - SCE RELEASE	10324 STELLA CT	2232	194	76%
260500038	BFT19- 0070	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/01/2019	Lennar TR 32515 PH 15 LOT 160 Plan 3XB; SFD 2640 SF, Gar 428 SF, Porch 54 SF - SCE RELEASE	10323 STELLA CT	2640	194	76%
260500039	BFT19- 0071	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	10/01/2019	Lennar TR 32515 PH 15 LOT 161 Plan 6XB; SFD 2590 SF, Gar 623 SF, Porch 35 SF - SCE RELEASE	10313 STELLA CT	2590	194	76%
485122006	BFT19- 0082	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	07/18/2019	RSI TR 22180-3 PH Model Build Out Plan 3C Lot 16, SFD 2520 SF, Gar 421 SF, Porch 170 SF - MVU RELEASE	15498 HERNE CT	2520	140	100%
485122007	BFT19- 0083	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	07/18/2019	RSI TR 22180-3 PH Model Build Out Plan 4B Lot 17, SFD 2601 SF, Gar 612 SF, Porch 49 SF - MVU RELEASE	15499 HERNE CT	2601	140	100%
485122008	BFT19- 0084	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	07/18/2019	RSI TR 22180-3 PH Model Build Out Plan 5C Lot 18, SFD 2601 SF, Gar 607 SF, Porch 105 SF - MVU RELEASE	24513 FANITA CT	2601	140	100%

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487590016	BFT19- 0096	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	08/06/2019	William Lyon (RSI) Athens TR 31305 PH MBO Plan 2B Lot 32, SFD 2730 sf, Gar 451 sf, Porch 49 sf - MVU RELEASE	26819 REGENCY WAY	2730	129	67%
487591004	BFT19- 0097	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	08/06/2019	William Lyon (RSI) Athens TR 31305 PH MBOPlan 1B Lot 36, SFD 2401 sf, Gar 459 sf, Porch 56 sf - MVU RELEASE	26804 REGENCY WAY	2401	129	67%
487591005	BFT19- 0098	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	08/06/2019	William Lyon (RSI) Athens TR 31305 PH MBO Plan 3A Lot 37, SFD 3004 sf, Gar 657 sf, Porch 97 sf - MVU RELEASE	26818 REGENCY WAY	2730	129	67%
487591020	BFT19- 0099	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	08/27/2019		12928 AZALEA ST	3004	129	67%
485122012	BFT19- 0100	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	06/18/2019	MODEL HOME CONVERSION and CofO for TRACT 22180- 3, Lot 22, PLAN 5A (Original Permit #BFT16-0111)	24561 FANITA CT	2902	140	100%
485122011	BFT19- 0101	R5	R5	Tract Home	28	140	1	5 du/acre	22180- 2	06/18/2019	MODEL HOME CONVERSION and CofO for TRACT 22180- 3, Lot 21, PLAN 4C (Original Permit #BFT16-0110)	24549 FANITA CT	2601	140	100%

#### Percentage Approved Date of Final Approved **Gross Site** Unit # Units in Maximum of Building Building General Approved Product Acreage of Per Dwelling / Certificate Approved APN Tract # Description Address Allowable Maximum Permit # Plan Land Approved Unit Per of Sq. Ft. Zoning Type Listed Project Allowable Units Use Project Address Acre Occupancy **Units Built** MODEL HOME CONVERSION and BFT19-Tract 22180-CofO for TRACT 22180-24537 1 06/19/2019 485122010 R5 R5 28 140 5 du/acre 2508 140 100% 2 FANITA CT 0102 Home 3, Lot 20, PLAN 3B (ORIGINAL PERMIT #BFT16-0109) MODEL HOME CONVERSION; GARAGE SALES OFFICE CONVERSION and BFT19-22180-24525 Tract 485122009 R5 R5 28 140 1 5 du/acre 06/18/2019 CofO for TRACT 22180-2107 140 100% FANITA CT Home 0103 2 3, Lot 19 PLAN 1D (Original Permits #BFT16-0107/BFT17-0099) Lennar TR 32515 PH 16 LOT 126 Plan 1B; Detached BFT19-23125 260490051 R5 38.7 148 11/15/2019 SFD 1772 SF, Gar 467 194 R5 Condos/ 1 3 du/acre 32515 1772 76% 0124 FREESIA PL PUD SF, Porch 45 SF - SCE RELEASE Lennar TR 32515 PH Detached 16 LOT 147 Plan 1XB; BFT19-10289 260500025 R5 38.7 148 11/18/2019 SFD 1794 SF, Gar 467 1794 194 R5 Condos/ 1 3 du/acre 32515 76% 0125 KITE CT PUD SF, Porch 50 SF - SCE RELEASE Lennar TR 32515 PH Detached 16 LOT 148 Plan 1ZA; BFT19-10290 260500026 R5 R5 Condos/ 38.7 148 1 3 du/acre 32515 11/18/2019 SFD 2206 SF, Gar 467 2206 194 76% 0126 KITE CT PUD SF, Porch 50 SF - SCE RELEASE Lennar TR 32515 PH Detached 16 LOT 127 Plan 4B; BFT19-23113 260490052 R5 R5 Condos/ 38.7 148 1 3 du/acre 32515 11/15/2019 SFD 2419 SF, Gar 417 2419 194 76% 0127 FREESIA PL PUD SF, Porch 36 SF - SCE RELEASE

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260500028	BFT19- 0128	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/18/2019	Lennar TR 32515 PH 16 LOT 150 Plan 4B; SFD 2419 SF, Gar 417 SF, Porch 36 SF - SCE RELEASE	10310 KITE CT	2419	194	76%
260500028	BFT19- 0128	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/18/2019	Lennar TR 32515 PH 16 LOT 150 Plan 4B; SFD 2419 SF, Gar 417 SF, Porch 36 SF - SCE RELEASE	10310 KITE CT	2419	194	76%
260500024	BFT19- 0129	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/21/2019	Lennar TR 32515 PH 16 LOT 146 Plan 4XB; SFD 2419 SF, Gar 623 SF, Porch 36 SF - SCE RELEASE	10299 KITE CT	2419	194	76%
260500027	BFT19- 0130	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/18/2019	Lennar TR 32515 PH 16 LOT 149 Plan 4XC; SFD 2419 SF, Gar 623 SF, Porch 36 SF - SCE RELEASE	10300 KITE CT	2419	194	76%
260500022	BFT19- 0131	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/19/2019	Lennar TR 32515 PH 16 LOT 144 Plan 5A; SFD 2583 SF, Gar 421 SF, Porch 57 SF - SCE RELEASE	10319 KITE CT	2583	194	76%
260500029	BFT19- 0132	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/19/2019	Lennar TR 32515 PH 16 LOT 151 Plan 5C; SFD 2583 SF, Gar 421 SF, Porch 57 SF - SCE RELEASE	10320 KITE CT	2583	194	76%
260500023	BFT19- 0133	R5	R5	Detached Condos/ PUD	38.7	148	1	3 du/acre	32515	11/18/2019	Lennar TR 32515 PH 16 LOT 145 Plan 6C; SFD 2590 SF, Gar 417 SF, Porch 35 SF - SCE RELEASE	10309 KITE CT	2590	194	76%

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478452019	BFT19- 0151	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	08/27/2019	KB-Bella Cortina TR 36436; Plan 7AR, Model Home, Lot 157: SFD 1722 sf, Garage 420 sf, Porch 32 sf - MVU Release	28615 TUBEROSE LN	1722	218	73%
478450021	BFT19- 0153	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2019	KB-Bella Cortina; TR 36436 PH 9A, Plan 3A, Lot 34 - SFD 2128 sf, Gar 417 sf, Porch 57 sf - MVU Release	28492 PEAR BLOSSOM LN	2128	218	73%
478450023	BFT19- 0156	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/21/2019	KB-Bella Cortina TR 36436 PH 9A, Plan 5C, Lot 36 - SFD 3061 sf, Gar 417 sf, Porch 175 sf - MVU Release	28472 PEAR BLOSSOM LN	3061	218	73%
478450022	BFT19- 0158	R5	R5	Tract Home	43.5	159	1	4 du/acre	36436	11/19/2019	KB-Bella Cortina TR 36436 PH 9B, Plan 6BR, Lot 35 - SFD 1477 SF, Gar 422 SF, Porch 78 SF - MVU Release	28482 PEAR BLOSSOM LN	1477	218	73%
487591001	BFT19- 0164	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/26/2019	RSI / William Lyon Athens TR 31305 Model Conversion & COFO Plan 1CX, Lot 33 - SFD 2401 SF, Gar 459 SF, Covered Entry 56 SF - MVU Release	26762 REGENCY WAY	2401	129	67%
487591002	BFT19- 0165	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/26/2019	RSI / William Lyon Athens TR 31305 Model Conversion Plan 3B, Lot 34 - SFD 3008 SF, Gar 653 SF, Covered Entry 15 SF - MVU Release	26776 REGENCY WAY	3008	129	67%

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487591003	BFT19- 0166	R5	R5	Tract Home	25.8	87	1	4 du/acre	31305	07/26/2019	RSI / William Lyon Athens TR 31305 Model Conversion Plan 4A, Lot 35 - SFD 3266 SF, Gar 678 SF, Covered Entry 66 SF - MVU Release	26790 REGENCY WAY	3266	129	67%
488440053	BFT19- 0237	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	02/12/2020	Beazer - TR 36933 PH 14 Lot 212 Plan 1DR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27366 BASALT WAY	1542	480	57%
488440054	BFT19- 0236	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	02/11/2020	Beazer - TR 36933 PH 14 Lot 213 Plan 2BR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27372 BASALT WAY	1733	480	57%
488440055	BFT19- 0235	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	02/11/2020	Beazer - TR 36933 PH 14 Lot 214 Plan 3C - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27380 BASALT WAY	1818	480	57%
488450011	BFT19- 0238	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	02/07/2020	Beazer - TR 36933 PH 14 Lot 237 Plan 1AR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27385 BASALT WAY	1542	480	57%
488450012	BFT19- 0239	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	02/07/2020	Beazer - TR 36933 PH 14 Lot 238 Plan 2CR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27377 BASALT WAY	1733	480	57%

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488450013	BFT19- 0240	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	02/07/2020	SFD 1982 SF, Garage	27369 BASALT WAY	1982	480	57%
488450014	BFT19- 0359	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	02/11/2020	Beazer - TR 36933 PH 14B Lot 240 Plan 1AR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27361 BASALT WAY	1542	480	57%
488420043	BFT19- 0281	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/06/2020	Beazer - TR 36933 PH 15 Lot 211 Plan 1C - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27350 BASALT WAY	1542	480	57%
488440018	BFT19- 0372	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/20/2020	SFD 1542 SF, Garage	27352 RED ROCK RD	1542	480	57%
488440019	BFT19- 0373	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/20/2020	SFD 1733 SF, Garage	27360 RED ROCK RD	1733	480	57%
488440020	BFT19- 0374	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/20/2020	SFD 1818 SF, Garage	27368 RED ROCK RD	1818	480	57%
488440050	BFT19- 0375	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/20/2020	SFD 1818 SF, Garage	27371 RED ROCK RD	1818	480	57%

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488440051	BFT19- 0376	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/20/2020	Beazer - TR 36933 PH 16 Lot 202 Plan 2B - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27363 RED ROCK RD	1733	480	57%
488440052	BFT19- 0377	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/20/2020	Beazer - TR 36933 PH 16 Lot 203 Plan 1A - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27355 RED ROCK RD	1542	480	57%
488420032	BFT19- 0390	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/14/2020	Beazer - TR 36933 PH 17 Lot 165 Plan 4BR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27320 RED ROCK RD	1982	480	57%
488420033	BFT19- 0391	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/14/2020	Beazer - TR 36933 PH 17 Lot 166 Plan 3AR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27328 RED ROCK RD	1818	480	57%
488420034	BFT19- 0392	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/15/2020		27336 RED ROCK RD	1733	480	57%
488420035	BFT19- 0393	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/15/2020	SFD 1542 SF, Garage	27344 RED ROCK RD	1542	480	57%
488420039	BFT19- 0394	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/13/2020	SFD 1542 SF, Garage	27347 RED ROCK RD	1542	480	57%

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488420039	BFT19- 0394	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/13/2020	SFD 1542 SF, Garage	27347 RED ROCK RD	1542	480	57%
488420038	BFT19- 0395	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/13/2020	SFD 1733 SF, Garage	27339 RED ROCK RD	1733	480	57%
488420037	BFT19- 0396	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/13/2020	SFD 1818 SF, Garage	27331 RED ROCK RD	1818	480	57%
488420036	BFT19- 0397	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	05/14/2020	Beazer - TR 36933 PH 17 Lot 207 Plan 4DR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27323 RED ROCK RD	1982	480	57%
488420021	BFT19- 0414	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/30/2020	Beazer - TR 36933 PH 18 Lot 154 Plan 1DR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27337 CAPROCK WAY	1542	480	57%
488420022	BFT19- 0416	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/30/2020	Beazer - TR 36933 PH 18 Lot 155 Plan 2CR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27329 CAPROCK WAY	1733	480	57%
488420023	BFT19- 0418	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/30/2020	SFD 1818 SF, Garage	27321 CAPROCK WAY	1818	480	57%

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488420024	BFT19- 0420	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/30/2020		27319 CAPROCK WAY	1982	480	57%
488420025	BFT19- 0415	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/30/2020	Beazer - TR 36933 PH 18 Lot 158 Plan 1CR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27305 CAPROCK WAY	1542	480	57%
488420027	BFT19- 0419	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/30/2020	Beazer - TR 36933 PH 18 Lot 160 Plan 3AR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27289 CAPROCK WAY	1818	480	57%
488420028	BFT19- 0421	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/30/2020	Beazer - TR 36933 PH 18 Lot 161 Plan 4DR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27281 CAPROCK WAY	1982	480	57%
488430008	BFT19- 0422	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/21/2020	Beazer - TR 36933 PH 19 Lot 85 Plan 3CR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12737 MICA PL	1818	480	57%
488430009	BFT19- 0427	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/15/2020	Beazer - TR 36933 PH 19 Lot 86 Plan 4BR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12729 MICA PL	1982	480	57%
488430010	BFT19- 0423	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/21/2020	Beazer - TR 36933 PH 19 Lot 87 Plan 3DR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12721 MICA PL	1818	480	57%

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488430011	BFT19- 0430	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/15/2020	Beazer - TR 36933 PH 19 Lot 88 Plan 1AR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12713 MICA PL	1542	480	57%
488430012	BFT19- 0428	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/15/2020	Beazer - TR 36933 PH 19 Lot 89 Plan 2B - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	12705 MICA PL	1733	480	57%
488430014	BFT19- 0431	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/15/2020	Beazer - TR 36933 PH 19 Lot 91 Plan 1B - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12710 MICA PL	1542	480	57%
488430015	BFT19- 0429	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/10/2020	Beazer - TR 36933 PH 19 Lot 92 Plan 2D - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	12718 MICA PL	1733	480	57%
488430016	BFT19- 0425	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/01/2020	Beazer - TR 36933 PH 19 Lot 93 Plan 3C - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12726 MICA PL	1818	480	57%
488430017	BFT19- 0426	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/01/2020	Beazer - TR 36933 PH 19 Lot 94 Plan 4A - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12734 MICA PL	1982	480	57%
488420029	BFT19- 0443	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/02/2020	Beazer Hyde Park - TR 36933 PH 20 Lot 162 Plan 1AR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12752 GREENSTO NE WAY	1542	480	57%

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488420030	BFT19- 0439	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/05/2020	Beazer Hyde Park - TR 36933 PH 20 Lot 163 Plan 4BR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12760 GREENSTO NE WAY	1982	480	57%
488420031	BFT19- 0437	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/05/2020	Beazer Hyde Park - TR 36933 PH 20 Lot 164 Plan 3D - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12768 GREENSTO NE WAY	1818	480	57%
488430003	BFT19- 0436	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/02/2020	Beazer Hyde Park - TR 36933 PH 20 Lot 80 Plan 3CR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12712 GREENSTO NE WAY	1818	480	57%
488430004	BFT19- 0441	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/02/2020	Beazer Hyde Park - TR 36933 PH 20 Lot 81 Plan 1D - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12720 GREENSTO NE WAY	1542	480	57%
488430005	BFT19- 0440	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/09/2020	Beazer Hyde Park - TR 36933 PH 20 Lot 82 Plan 2A - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	12728 GREENSTO NE WAY	1733	480	57%
488430006	BFT19- 0438	R15	R15	Detached Condos/ PUD		274	1	9 du/acre	36933	11/02/2020		12736 GREENSTO NE WAY	1982	480	57%

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488430007	BFT19- 0442	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/02/2020	Plan 1B - SFD 1542 SF,	12744 GREENSTO NE WAY	1542	480	57%
488420040	BFT19- 0288	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/04/2020		27326 BASALT WAY	1982	480	57%
488420041	BFT19- 0285	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/04/2020	Plan 3A - SFD 1818 SF,	27334	1818	480	57%
488420042	BFT19- 0283	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/06/2020	DIAN 20 CED 1722	27342 BASALT WAY	1733	480	57%
488450015	BFT19- 0287	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/04/2020	Dinn 200 CEN 1919	27353 BASALT WAY	1818	480	57%
488450016	BFT19- 0289	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/05/2020	Plan 4C - SFD 1982	27345 BASALT WAY	1982	480	57%

APN	Building Permit #	Approved General Plan Land Use	Approved Zoning		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
488450017	BFT19- 0282	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/05/2020		27337 BASALT WAY	1542	480	57%
488450018	BFT19- 0284	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/05/2020	Plan 2C - SFD 1733 SF,	27329	1733	480	57%
488450019	BFT19- 0286	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	03/04/2020	Plan 3B - SFD 1818 SF,	27321	1818	480	57%
481200040	BFR17- 0001	R15	SP204 VR	ADU	0.45	1	2	4 du/acre	NA	09/25/2018	New second unit, 1240 sf with 200 sf porch	24890 MYERS AVE	1240	7	15%
488090078	BFT18- 0062	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/09/2018	Beazer - TR 36933 PH 1 Lot 153 Plan 1D; SFD 1542 sf, Garage 429, sf Porch 24 sf - MVU Release	27369 CAPROCK WAY	1542	480	57%
488091025	BFT18- 0063	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/13/2018	· •	27401 CAPROCK WAY	1542	480	57%
488091025	BFT18- 0064	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/13/2018	· •		1982	480	57%

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488090078	BFT18- 0065	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/13/2018	Beazer - TR 36933 PH 1 Lot 150 Plan 4C; SFD 1982 sf, Garage 428, sf Porch 15 sf - MVU Release	27393 CAPROCK WAY	1982	480	57%
488091025	BFT18- 0066	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/13/2018	Beazer - TR 36933 PH 1 Lot 147 Plan 3D; SFD 1818 sf, Garage 428, sf Porch 22 sf - MVU Release	27417 CAPROCK WAY	1818	480	57%
488090078	BFT18- 0067	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/09/2018	Beazer - TR 36933 PH 1 Lot 151 Plan 3A; SFD 1818 sf, Garage 428, sf Porch 22 sf - MVU Release	27385 CAPROCK WAY	1818	480	57%
488090078	BFT18- 0068	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/13/2018	Beazer - TR 36933 PH 1 Lot 152 Plan 2B; SFD 1733 sf, Garage 428, sf Porch 15 sf - MVU Release	27377 CAPROCK WAY	1733	480	57%
488090061	BFT18- 0069	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/24/2018	Beazer - TR 36933 PH 2 Lot 116 Plan 1AR; SFD 1542 sf, Garage 429, sf Porch 24 sf - MVU Release	12699 TIGERS EYE WAY	1542	480	57%
488090061	BFT18- 0070	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2018	Beazer - TR 36933 PH 2 Lot 119 Plan 1A; SFD 1542 sf, Garage 429, sf Porch 24 sf - MVU Release	12675 TIGERS EYE WAY	1542	480	57%
488091025	BFT18- 0071	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/28/2018	Beazer - TR 36933 PH 2 Lot 124 Plan 1D; SFD 1542 sf, Garage 492, sf Porch 24 sf - MVU Release	12702 TIGERS EYE WAY	1542	480	57%

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488091025	BFT18- 0072	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/24/2018	Beazer - TR 36933 PH 2 Lot 115 Plan CR ; SFD 1733 sf, Garage 428, sf Porch 15 sf - MVU Release	12707 TIGERS EYE WAY	1733	480	57%
488090061	BFT18- 0073	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/28/2018	Beazer - TR 36933 PH 2 Lot 123 Plan 2A; SFD 1733 sf, Garage 428, sf Porch 15 sf - MVU Release	12694 TIGERS EYE WAY	1733	480	57%
488090061	BFT18- 0074	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/24/2018	Beazer - TR 36933 PH 2 Lot 117 Plan 3BR; SFD 1818 sf, Garage 428, sf Porch 22 sf - MVU Release	12691 TIGERS EYE WAY	1818	480	57%
488090061	BFT18- 0075	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2018	Beazer - TR 36933 PH 2 Lot 121 Plan 3A; SFD 1818 sf, Garage 428, sf Porch 22 sf - MVU Release	12678 TIGERS EYE WAY	1818	480	57%
488090061	BFT18- 0076	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2018	Beazer - TR 36933 PH 2 Lot 118 Plan 4DR; SFD 1982 sf, Garage 428, sf Porch 15 sf - MVU Release	12683 TIGERS EYE WAY	1982	480	57%
488090061	BFT18- 0077	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2018	Beazer - TR 36933 PH 2 Lot 120 Plan 4DR; SFD 1982 sf, Garage 428, sf Porch 15 sf - MVU Release	12670 TIGERS EYE WAY	1982	480	57%
488090061	BFT18- 0078	R15	R15	Detached Condos/ PUD		274	1	9 du/acre	36933	08/27/2018	Beazer - TR 36933 PH 2 Lot 122 Plan 4B - 12686 Tigers Eye; SFD 1982 sf, Garage 428, sf Porch 15 sf - MVU Release	12686 TIGERS EYE WAY	1982	480	57%

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488091025	BFT18- 0191	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/12/2018	Beazer - TR 36933 PH 3 Lot 141 Plan 1R - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27463 CAPROCK WAY	1542	480	57%
488091025	BFT18- 0192	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/12/2018	Beazer - TR 36933 PH 3 Lot 142 Plan 2R - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27457 CAPROCK WAY	1733	480	57%
488091025	BFT18- 0193	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/12/2018	Beazer - TR 36933 PH 3 Lot 143 Plan 3R - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27449 CAPROCK WAY	1818	480	57%
488091025	BFT18- 0194	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/12/2018	Beazer - TR 36933 PH 3 Lot 144 Plan 4R - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27441 CAPROCK WAY	1982	480	57%
488091025	BFT18- 0195	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/12/2018	Beazer - TR 36933 PH 3 Lot 145 Plan 1L - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27433 CAPROCK WAY	1542	480	57%
488091025	BFT18- 0196	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/12/2018	Beazer - TR 36933 PH 3 Lot 146 Plan 2L - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27425 CAPROCK WAY	1733	480	57%
488091025	BFT18- 0197	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/24/2018		12697 HORFELS CT	1733	480	57%

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488091025	BFT18- 0198	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/24/2018	, 0	12689 HORFELS CT	1542	480	57%
488091025	BFT18- 0199	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/24/2018	Beazer - TR 36933 PH 4 Lot 127 Plan 4R - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12681 HORFELS CT	1982	480	57%
488091025	BFT18- 0200	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/25/2018	Beazer - TR 36933 PH 4 Lot 128 Plan 3R - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12673 HORFELS CT	1818	480	57%
488091025	BFT18- 0201	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/25/2018	Beazer - TR 36933 PH 4 Lot 129 Plan 4L - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12665 HORFELS CT	1982	480	57%
488091025	BFT18- 0202	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/27/2018	Beazer - TR 36933 PH 4 Lot 130 Plan 1R - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12662 HORFELS CT	1542	480	57%
488091025	BFT18- 0203	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/27/2018	SFD 1733 SF, Garage	12670 HORFELS CT	1733	480	57%
488091025	BFT18- 0204	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/26/2018	, 0	12678 HORFELS CT	1542	480	57%

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488091025	BFT18- 0205	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/26/2018	Beazer - TR 36933 PH 4 Lot 133 Plan 2L - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	12686 HORFELS CT	1733	480	57%
488091025	BFT18- 0206	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/26/2018	Beazer - TR 36933 PH 4 Lot 134 Plan 1L - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12694 HORFELS CT	1542	480	57%
481210002	BFR16- 0049	R15	SP204VR	Custom Home	0.45	1	2	2.5 du/acre	NA	03/22/2019	Custom Home 1,710 SQ FT with attached 2- car garage 441 SQ FT and porch 35 SQ FT (there is an existing home on the site for a total to 2 SF homes)	24775 MYERS AVE	1710	7	15%
488430058	BFT18- 0722	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/10/2019	Beazer - TR 36933 PH 5 Lot 135 Plan 1CR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27476 CAPROCK WAY	1542	480	57%
488440002	BFT18- 0723	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/15/2019	Beazer - TR 36933 PH 5 Lot 138 Plan 1DL - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27485 CAPROCK WAY	1542	480	57%
488430060	BFT18- 0724	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/11/2019	Beazer - TR 36933 PH 5 Lot 274 Plan 1DR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27492 CAPROCK WAY	1542	480	57%

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488440001	BFT18- 0725	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/10/2019	Beazer - TR 36933 PH 5 Lot 137 Plan 3AL - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27493 CAPROCK WAY	1818	480	57%
488430061	BFT18- 0726	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/10/2019	Beazer - TR 36933 PH 5 Lot 275 Plan 2CR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27498 CAPROCK WAY	1733	480	57%
488440004	BFT18- 0727	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/09/2019	Beazer - TR 36933 PH 5 Lot 140 Plan 2AL - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27471 CAPROCK WAY	1733	480	57%
488430059	BFT18- 0728	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/10/2019	SFD 1733 SF, Garage	27484 CAPROCK WAY	1733	480	57%
488430059	BFT18- 0728	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/15/2019	Beazer - TR 36933 PH 5 Lot 136 Plan 2BR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27484 CAPROCK WAY	1733	480	57%
488440003	BFT18- 0729	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	04/11/2019	Beazer - TR 36933 PH 5 Lot 139 Plan 4CL - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27477 CAPROCK WAY	1982	480	57%
488440027	BFT18- 0744	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/19/2019	SFD 1542 SF, Garage	27424 RED ROCK RD	1542	480	57%

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488440031	BFT18- 0745	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/24/2019	SFD 1542 SF, Garage	27456 RED ROCK RD	1542	480	57%
488440040	BFT18- 0746	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/20/2019	Beazer - TR 36933 PH 6 Lot 191 Plan 1A - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27459 RED ROCK RD	1542	480	57%
488440044	BFT18- 0747	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/24/2019	Beazer - TR 36933 PH 6 Lot 195 Plan 1C - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27427 RED ROCK RD	1542	480	57%
488440041	BFT18- 0748	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/20/2019	SFD 1733 SF, Garage	27451 RED ROCK RD	1733	480	57%
488440030	BFT18- 0749	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/18/2019	SFD 1733 SF, Garage	27448 RED ROCK RD	1733	480	57%
488440042	BFT18- 0750	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/20/2019	Beazer - TR 36933 PH 6 Lot 193 Plan 3D - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27443 RED ROCK RD	1818	480	57%
488440029	BFT18- 0751	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/18/2019	SFD 1818 SF, Garage	27440 RED ROCK RD	1818	480	57%

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488440043	BFT18- 0752	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/24/2019	Beazer - TR 36933 PH 6 Lot 194 Plan 4A - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27435 RED ROCK RD	1982	480	57%
488440028	BFT18- 0753	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/19/2019	Beazer - TR 36933 PH 6 Lot 179 Plan 4B - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27432 RED ROCK RD	1982	480	57%
488440021	BFT19- 0011	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	SFD 1818 SF, Garage	27376 RED ROCK RD	1818	480	57%
488440025	BFT19- 0032	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 176 Plan 3BR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27408 RED ROCK RD	1818	480	57%
488440046	BFT19- 0033	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 197 Plan 3A - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27401 RED ROCK RD	1818	480	57%
488440048	BFT19- 0034	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	SFD 1542 SF, Garage	27387 RED ROCK RD	1542	480	57%
488440023	BFT19- 0035	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	SFD 1542 SF, Garage	27392 RED ROCK RD	1542	480	57%

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488440049	BFT19- 0036	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/01/2019	Beazer - TR 36933 PH 7 Lot 200 Plan 2C - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27379 RED ROCK RD	1733	480	57%
488440045	BFT19- 0037	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 196 Plan 2B - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27415 RED ROCK RD	1733	480	57%
488440026	BFT19- 0038	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 177 Plan 2DR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27416 RED ROCK RD	1733	480	57%
488440022	BFT19- 0039	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	Beazer - TR 36933 PH 7 Lot 173 Plan 2CR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27384 RED ROCK RD	1733	480	57%
488440047	BFT19- 0040	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	SFD 1982 SF, Garage	27393 RED ROCK RD	1982	480	57%
488440024	BFT19- 0041	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	06/28/2019	SFD 1982 SF, Garage	27400 RED ROCK RD	1982	480	57%
488440032	BFT19- 0048	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/15/2019	SFD 1818 SF, Garage	27472 RED ROCK RD	1818	480	57%

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488440034	BFT19- 0049	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/25/2019	Beazer - TR 36933 PH 8 Lot 185 Plan 3CR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27488 RED ROCK RD	1818	480	57%
488440036	BFT19- 0050	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/15/2019	Beazer - TR 36933 PH 8 Lot 187 Plan 3D - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27495 RED ROCK RD	1818	480	57%
488440035	BFT19- 0051	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/15/2019	SFD 1982 SF, Garage	27496 RED ROCK RD	1982	480	57%
488440038	BFT19- 0052	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/15/2019	Beazer - TR 36933 PH 8 Lot 189 Plan 4A - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27483 RED ROCK RD	1982	480	57%
488440033	BFT19- 0053	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/15/2019	Beazer - TR 36933 PH 8 Lot 184 Plan 2AR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27480 RED ROCK RD	1733	480	57%
488440037	BFT19- 0054	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/15/2019	SFD 1733 SF, Garage	27491 RED ROCK RD	1733	480	57%
488440039	BFT19- 0055	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	07/25/2019	Beazer - TR 36933 PH 8 Lot 190 Plan 1B - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27475 RED ROCK RD	1542	480	57%

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488440064	BFT19- 0056	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 223 Plan 3A - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27474 BASALT WAY	1818	480	57%
488440065	BFT19- 0057	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 224 Plan 4DR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27482 BASALT WAY	1982	480	57%
488440066	BFT19- 0058	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 225 Plan 1CR - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27490 BASALT WAY	1542	480	57%
488440067	BFT19- 0059	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 226 Plan 4AR - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27496 BASALT WAY	1982	480	57%
488450001	BFT19- 0060	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 227 Plan 2B - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27497 BASALT WAY	1733	480	57%
488450002	BFT19- 0061	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 228 Plan 3D - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27489 BASALT WAY	1818	480	57%
488450003	BFT19- 0062	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 229 Plan 2A - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27481 BASALT WAY	1733	480	57%

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488450004	BFT19- 0063	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	08/27/2019	Beazer - TR 36933 PH 9 Lot 230 Plan 1C - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27473 BASALT WAY	1542	480	57%
488440058	BFT19- 0085	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/07/2019	Beazer - TR 36933 PH 10 Lot 217 Plan 3BR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27404 BASALT WAY	1818	480	57%
488450005	BFT19- 0086	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/16/2019	Beazer - TR 36933 PH 10 Lot 231 Plan 3D - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27447 BASALT WAY	1818	480	57%
488440061	BFT19- 0087	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/16/2019	Beazer - TR 36933 PH 10 Lot 220 Plan 3D - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27428 BASALT WAY	1818	480	57%
488450008	BFT19- 0088	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/19/2019	Beazer - TR 36933 PH 10 Lot 234 Plan 1A - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27415 BASALT WAY	1542	480	57%
488440063	BFT19- 0089	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/16/2019	Beazer - TR 36933 PH 10 Lot 222 Plan 1C - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27444 BASALT WAY	1542	480	57%
488440059	BFT19- 0090	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/16/2019	SFD 1733 SF, Garage	27412 BASALT WAY	1733	480	57%

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488450009	BFT19- 0091	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/07/2019	Beazer - TR 36933 PH 10 Lot 235 Plan 2D - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27409 BASALT WAY	1733	480	57%
488450006	BFT19- 0092	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/17/2019	Beazer - TR 36933 PH 10 Lot 232 Plan 2CR - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27439 BASALT WAY	1733	480	57%
488440062	BFT19- 0093	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/16/2019	Beazer - TR 36933 PH 10 Lot 221 Plan 2B - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27436 BASALT WAY	1733	480	57%
488450007	BFT19- 0094	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/17/2019	SFD 1982 SF, Garage	27423 BASALT WAY	1982	480	57%
488440060	BFT19- 0095	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	09/16/2019	Beazer - TR 36933 PH 10 Lot 219 Plan 4A - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27420 BASALT WAY	1982	480	57%
488450027	BFT19- 0108	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/04/2019	SFD 1818 SF, Garage	12853 SOVITE WAY	1818	480	57%
488450045	BFT19- 0109	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/22/2019	Beazer - TR 36933 PH 11 Lot 271 Plan 3B - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12804 SOVITE WAY	1818	480	57%

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488450040	BFT19- 0110	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/23/2019	Beazer - TR 36933 PH 11 Lot 266 Plan 3C - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	12844 SOVITE WAY	1818	480	57%
488450044	BFT19- 0111	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/22/2019	Beazer - TR 36933 PH 11 Lot 270 Plan 1C - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12812 SOVITE WAY	1542	480	57%
488450041	BFT19- 0112	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/21/2019	Beazer - TR 36933 PH 11 Lot 267 Plan 1A - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	12836 SOVITE WAY	1542	480	57%
488450043	BFT19- 0113	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/21/2019	SFD 1733 SF, Garage	12820 SOVITE WAY	1733	480	57%
488450046	BFT19- 0114	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/21/2019	Beazer - TR 36933 PH 11 Lot 272 Plan 4A - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12796 SOVITE WAY	1982	480	57%
488450042	BFT19- 0115	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/22/2019	Beazer - TR 36933 PH 11 Lot 268 Plan 4B - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	12828 SOVITE WAY	1982	480	57%
488450028	BFT19- 0116	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	10/23/2019	SFD 1982 SF, Garage	12861 SOVITE WAY	1982	480	57%

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488450020	BFT19- 0134	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/25/2019	SFD 1542 SF, Garage	27436 GOSSAN WAY	1542	480	57%
488450026	BFT19- 0135	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/02/2019	Beazer - TR 36933 PH 12 Lot 252 Plan 1B - SFD 1542 SF, Garage 429 SF, Porch 24 SF - MVU Release	27449 GOSSAN WAY	1542	480	57%
488450023	BFT19- 0136	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/19/2019	Beazer - TR 36933 PH 12 Lot 249 Plan 2A - SFD 1733 SF, Garage 428 SF, Porch 15 SF - MVU Release	27460 GOSSAN WAY	1733	480	57%
488450022	BFT19- 0137	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/25/2019	Beazer - TR 36933 PH 12 Lot 248 Plan 3B - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27452 GOSSAN WAY	1818	480	57%
488450024	BFT19- 0138	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/25/2019	Beazer - TR 36933 PH 12 Lot 250 Plan 3CR - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27463 GOSSAN WAY	1818	480	57%
488450025	BFT19- 0139	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/25/2019	SFD 1982 SF, Garage	27457 GOSSAN WAY	1982	480	57%
488450021	BFT19- 0140	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	11/25/2019	Beazer - TR 36933 PH 12 Lot 247 Plan 4C - SFD 1982 SF, Garage 428 SF, Porch 15 SF - MVU Release	27444 GOSSAN WAY	1982	480	57%

APN	Building Permit #	Approved			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
488450033	BFT19- 0222	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/23/2019	SFD 1733 SF, Garage	27469 MOONSTO NE PL	1733	480	57%
488450036	BFT19- 0223	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/26/2019	SFD 1733 SF, Garage	27491 MOONSTO NE PL	1733	480	57%
488450039	BFT19- 0224	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/30/2019	SFD 1733 SF, Garage	27476 MOONSTO NE PL	1733	480	57%
488450030	BFT19- 0225	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/23/2019	SFD 1542 SF, Garage	27452 MOONSTO NE PL	1542	480	57%
488450031	BFT19- 0226	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/30/2019	SFD 1542 SF, Garage	27455 MOONSTO NE PL	1542	480	57%
488450037	BFT19- 0227	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/26/2019		27494 MOONSTO NE PL	1542	480	57%
488450035	BFT19- 0228	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/26/2019	SFD 1982 SF, Garage	27483 MOONSTO NE PL	1982	480	57%

APN	Building Permit #	Approved	Approved Zoning		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
488450032	BFT19- 0229	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/23/2019	SFD 1818 SF, Garage	27463 MOONSTO NE PL	1818	480	57%
488450034	BFT19- 0230	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/30/2019	SFD 1818 SF, Garage	27475 MOONSTO NE PL	1818	480	57%
488450038	BFT19- 0231	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/30/2019	SFD 1818 SF, Garage	27484 MOONSTO NE PL	1818	480	57%
488450010	BFT19- 0232	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/17/2019	Beazer - TR 36933 PH 14 Lot 236 Plan 3C - SFD 1818 SF, Garage 428 SF, Porch 22 SF - MVU Release	27389 BASALT WAY	1818	480	57%
488440057	BFT19- 0233	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/17/2019	SFD 1733 SF, Garage	27396 BASALT WAY	1733	480	57%
488440056	BFT19- 0234	R15	R15	Detached Condos/ PUD	32	274	1	9 du/acre	36933	12/17/2019		27388 BASALT WAY	1542	480	57%
263120028	BFR16- 0108	R20	R20	Apartmen ts	5.67	112	8	20 du/acre	NA	05/25/2018	8 UNIT APT BLDG TYPE 2 9952 SF, PATIO COVERS 472 SF, COVERED ENTRIES 288 SF, STORAGE 136 SF, DECKS 272 SF	13076 EDGEMON T ST	9952	113	99%

APN	Building Permit #	Approved	Approved Zoning		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
291291003	BFR16- 0132	R20	R20	MF- Duplex	0.2	2	1	10 du/acre	NA	03/27/2018	New 2-story duplex - Unit "A" - 1,357 living square footage and 490 square foot attached garage	13921 COURAGE ST A	1357	4	50%
291291003	BFR16- 0133	R20	R20	MF- Duplex	0.2	2	1	10 du/acre	NA	03/27/2018	New 2-story duplex - Unit "B" - 1,535 living square footage and 483 square foot attached garage	13941 COURAGE ST B	1535	4	50%
291050013	BFR17- 0095	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	01/21/2020	Oak Parc Apts - BLDG # 14 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12074 CLARK ST	14105	365	73%
291050013	BFR17- 0094	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	01/21/2020	Oak Parc Apts - BLDG # 19 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12050 CLARK ST	14105	365	73%
291050004	BFR17- 0077	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	07/01/2019	BLDG 1 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12010 CLARK ST	14105	365	73%

#### Percentage Approved Date of Final **Gross Site** Unit # Approved Units in Maximum of Building Dwelling Building General Approved Product Acreage of Per / Certificate Approved Tract # Description Address Allowable APN Maximum Plan Land Approved Unit Per Sq. Ft. Permit # Zoning Type Listed of Project Units Allowable Use Project Address Acre Occupancy **Units Built** BLDG #4 MF 14 unit. three story apartment buildingMF 14 unit, BFR17-12022 NA three story apartment 291050004 R30 R30 MF - Apts 12.15 14 22 du/acre 07/10/2019 365 73% 266 14105 MF CLARK ST 0078 building 14,105 sfwith deck/patio area 1828 sf and first floor garages 3095 sf BLDG #2 MF 14 unit, three story apartment BFR17-NA building 14,105 sf-12014 291050003 MF - Apts 12.15 14 R30 R30 266 22 du/acre 07/23/2019 14105 365 73% MF 0079 with deck/patio area CLARK ST 1828 sf and first floor garages 3095 sf BLDG #8 MF 14 unit, three story apartment buildingMF 14 unit, BFR17-NA three story apartment 12026 291050003 14 R30 R30 MF - Apts 12.15 266 22 du/acre 10/31/2019 14105 365 73% MF CLARK ST 0080 building 14,105 sfwith deck/patio area 1828 sf and first floor garages 3095 sf BLDG #9 MF 14 unit, three story apartment BFR17building 14,105 sf-12042 NA -291050003 22 du/acre R30 R30 MF - Apts 12.15 266 14 11/14/2019 14105 365 73% MF 0081 CLARK ST with deck/patio area 1828 sf and first floor garages 3095 sf BLDG #7 MF 14 unit, three story apartment BFR17building 14,105 sf-12038 NA -22 du/acre 291050003 R30 R30 MF - Apts 12.15 14 10/31/2019 365 73% 266 14105 MF 0082 with deck/patio area CLARK ST 1828 sf and first floor garages 3095 sf

APN	Building Permit #	Approved	Approved Zoning		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
291050004	BFR17- 0083	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	06/28/2019	<b>U</b> ,	12018 CLARK ST	14105	365	73%
291050004	BFR17- 0084	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	07/16/2019	BLDG # 5 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12030 CLARK ST	14105	365	73%
291050003	BFR17- 0085	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	10/24/2019	BLDG #6 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12034 CLARK ST	14105	365	73%
291050013	BFR17- 0086	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	09/26/2019	BLDG # 18 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12054 CLARK ST	14105	365	73%
291050013	BFR17- 0087	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	12/13/2019	BLDG #10 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12062 CLARK ST	14105	365	73%

#### Percentage Approved Date of Final **Gross Site** Unit # Approved Units in Maximum of Building Dwelling Building General Approved Product Acreage of Per / Certificate Approved Tract # Address Allowable APN Description Maximum Plan Land Approved Unit Per Sq. Ft. Permit # Zoning Type Listed of Project Units Allowable Use Project Address Acre Occupancy **Units Built** BLDG #11 MF 14 unit, three story apartment BFR17building 14,105 sf-12086 NA -291050013 R30 R30 266 14 12/13/2019 MF - Apts 12.15 22 du/acre 14105 365 73% MF 0088 with deck/patio area CLARK ST 1828 sf and first floor garages 3095 sf BLDG #17 MF 14 unit. three story apartment BFR17-NA building 14,105 sf-12070 291050013 R30 R30 MF - Apts 12.15 266 14 22 du/acre 11/21/2019 14105 365 73% 0089 MF with deck/patio area CLARK ST 1828 sf and first floor garages 3095 sf BLDG #16 MF 14 unit, three story apartment BFR17-NA building 14,105 sf-12058 291050013 10/01/2019 R30 R30 MF - Apts 12.15 266 14 22 du/acre 14105 365 73% MF 0090 CLARK ST with deck/patio area 1828 sf and first floor garages 3095 sf BLDG #12 MF 14 unit, three story apartment BFR17building 14,105 sf-12082 NA -291050013 R30 R30 MF - Apts 12.15 266 14 22 du/acre 12/13/2019 365 73% 14105 0091 MF CLARK ST with deck/patio area 1828 sf and first floor garages 3095 sf BLDG #15 MF 14 unit. three story apartment BFR17-NA building 14,105 sf-12066 291050013 R30 R30 MF - Apts 12.15 266 14 10/01/2019 73% 22 du/acre 14105 365 CLARK ST 0092 MF with deck/patio area 1828 sf and first floor garages 3095 sf

2018-20 Moreno Valley Residential Projects

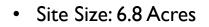
APN	Building Permit #	Approved General Plan Land Use	Approved	Product Type	Gross Site Acreage of Approved Project	Units in	Unit # Per Listed Address	Approved Dwelling Unit Per Acre		Date of Final / Certificate of Occupancy	Description	Address	Building Sq. Ft.	Maximum Allowable Units	Percentage of Maximum Allowable Units Built
291050013	BFR17- 0093	R30	R30	MF - Apts	12.15	266	14	22 du/acre	NA - MF	12/13/2019	BLDG # 13 MF 14 unit, three story apartment building 14,105 sf- with deck/patio area 1828 sf and first floor garages 3095 sf	12078	14105	365	73%

## **APPENDIX C:**

## REFERENCE AFFORDABLE HOUSING PROJECTS IN THE INLAND EMPIRE

## **Courtyards at Cottonwood**

Northeast Corner of Cottonwood Ave. and Indian St., Moreno Valley, CA



- Total Units: 80
- Density: 11.8 Units Per Acre
- Year Built: Approved
- Product Type: Stacked Flats

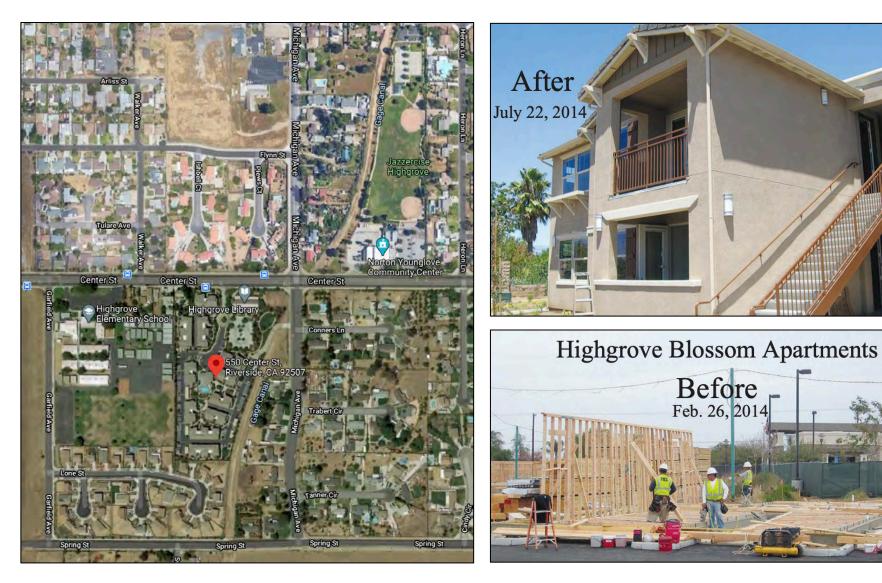








# Highgrove Blossom 550 W. Center St., Riverside, CA



#### • Site Size: 6.7 Acres

- Total Units: 89
- Density: 13.3 Units Per Acre
- Year Built: 2014
- Product Type: Stacked Flats ٠





T GAMAN



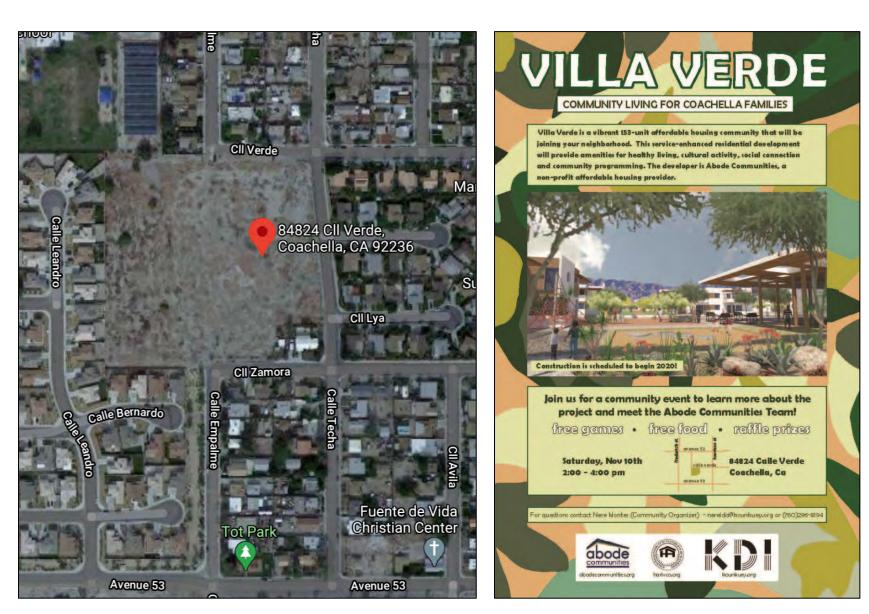
# Hemlock Family Apartments

24889-24919 Hemlock Ave., Moreno Valley, CA

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



## Villa Verde 84824 Calle Verde, Coachella, CA



- Site Size: 9.3 Acres
- Total Units: 153
- Density: 16.5 Units Per Acre
- Year Built: Approved
- Product Type: Stacked Flats

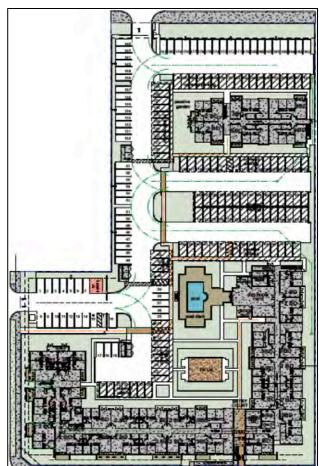




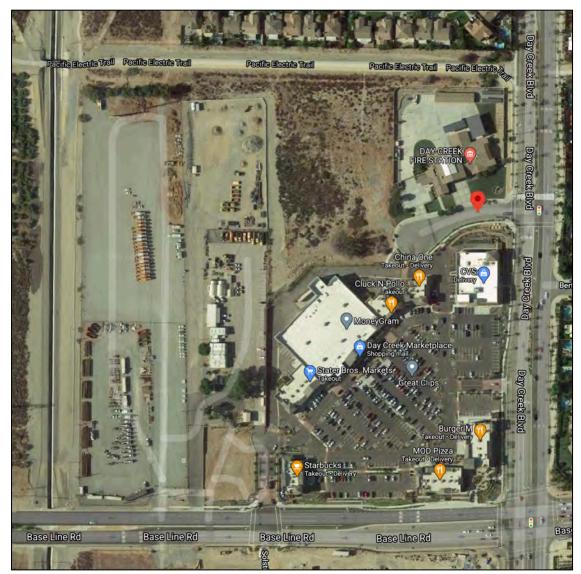
## Vista Verde Northeast Corner of Virginia Ave. and Holt Blvd., Ontario, CA



- Site Size: 3.8 Acres
- Total Units: 101
- Density: 26.6 Units Per Acre
- Year Built: Under Construction
- Product Type: Stacked Flats



## Day Creek Villas 12250 Fire House Ct., Rancho Cucamonga, CA



- Site Size: 4.0 Acres
- Total Units: 140
- Density: 35.0 Units Per Acre
- Year Built: 2020
- Product Type: Stacked Flats







#### **APPENDIX D:**

#### LIST OF SITES TO BE REZONED

The City of Moreno Valley's 2021-29 Housing Element has been prepared concurrently with a comprehensive update to the City's General Plan. A key focus of the General Plan Update is to promote infill development along major transit corridors and to facilitate development of a broad range of housing types in proximity to transit, jobs, shopping, and services. To achieve this, the 2040 General Plan introduces two new land use designations, Center Mixed Use and Corridor Mixed Use, both of which will require an update to Title 9 (Planning and Zoning, commonly referred to as the Zoning Ordinance) of the Moreno Valley Municipal Code, including an update to the City's Zoning Map and a rezoning of parcels identified in the Housing Element Sites Inventory with a view to ensuring residential density development standards are consistent with adopted planning documents. The updated Zoning Ordinance and Zoning Map are anticipated for adoption concurrently with the 2040 General Plan in May 2021.

This Appendix includes a list of Housing Element Opportunity Sites located within the new Center Mixed Use and Corridor Mixed Use land use designations, or in adjacent areas where densification is proposed, which will require updated zoning for implementation. Overall, the list includes 254 sites covering 648 acres of land and represents a small subset of the overall Housing Element Sites Inventory (1,644 sites/2,530 acres). The vast majority of sites (1,390 sites/1,883 acres) within the Housing Element Sites Inventory do not require rezoning for consistency with the 2040 General Plan and are presently available for the development of a diverse array of housing options at various price points suited to the needs of current and future residents.

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
312360003	IRIS AVE	92551	C Commercial	СС	Corridor Mixed Use	0.504006	Vacant	IRIS PARTNERS
312360004	CLOVER AVE	92551	R15 Residential	R15	R15 Residential	0.1774991	Vacant	MARGARITA ISABEL ORTEGA
312360005	NE OF PERRIS BLVD AND DELPHINIUM AVE	92553	R/O Residential Office	R15	Corridor Mixed Use	2.1180958	Vacant	AMAN CO INC
312360006	24513 FANITA CT	92551	R5 Residential	R5	R5 Residential	0.2846338	Vacant	RSI COMMUNITIES CALIF
312360008	NE OF PERRIS BLVD AND DELPHINIUM AVE	92553	R/O Residential Office	R15	Corridor Mixed Use	2.1441455	Vacant	AMAN CO INC
312360009	SE OF GENTIAN AVE AND INDIAN ST	92551	R5 Residential	R5	R5 Residential	19.46342	Vacant	MPLC LEGACY 75 ASSOC
312360010	SW OF GENTIAN AVE AND PERRIS BLVD	92551	R5 Residential	R5	R5 Residential	14.911797	Vacant	MPLC LEGACY 75 ASSOC
312360011	SW OF GENTIAN AVE AND PERRIS BLVD	92551	C Commercial	СС	Corridor Mixed Use	22.22784	Vacant	WAL ART REAL ESTATE BUSINESS TRUST
487090006	VISTA DE CERROS DR	92555	R5 Residential	RA2	R5 Residential	0.8049569	Vacant	JESUS DURAN
487060006	MORRISON ST	92555	R5 Residential	RA2	R5 Residential	0.8526838	Vacant	ROSSER DAVID H REVOCABLE TRUST
485220026	PERRIS BLVD	92551	R30 Residential	R30	Corridor Mixed Use	0.519499	Vacant	PERRIS AT PENTECOSTAL

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
487551001	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5503466	Vacant	SANTA RITA INV
487551002	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.6094955	Vacant	SANTA RITA INV
487551005	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5122641	Vacant	SANTA RITA INV
487550003	SW OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5244883	Vacant	SANTA RITA INV
487550002	SW OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5221097	Vacant	SANTA RITA INV
487550004	SW OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5181732	Vacant	ANTHONY HALE
487551003	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5877157	Vacant	JUAN HERNANDEZ
487551004	SE OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5695295	Vacant	SANTA RITA INV
488080010	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.8474639	Vacant	JACOB LOGAR
488080011	OLIVER ST	92555	R2 Residential	R2	R10 Residential	8.9956295	Vacant	LCTH INV
488080008	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.5409358	Vacant	LCTH INV

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
488080009	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.8620425	Vacant	RICHSTAR INV CORP
488080005	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.5750112	Vacant	LCTH INV
488080006	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.3536081	Vacant	LCTH INV
487550001	SW OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	0.5546189	Vacant	SANTA RITA INV
487551006	COLLIE CT	92555	R5 Residential	RA2	R5 Residential	0.5457163	Vacant	SANTA RITA INV
487551008	COLLIE CT	92555	R5 Residential	RA2	R5 Residential	0.5674361	Vacant	SANTA RITA INV
488080007	SE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	8.5511822	Vacant	BORIS PIRIH
479131012	SE OF DRACAEA AVE AND PERRIS BLVD	92553	R/O Residential Office	ос	Corridor Mixed Use	3.5636573	Vacant	YUM YUM DONUT SHOPS INC
479140024	SE OF DRACAEA AVE AND PERRIS BLVD	92553	R/O Residential Office	ос	Corridor Mixed Use	2.0144684	Vacant	YUM YUM DONUT SHOPS INC
479230011	ALESSANDRO BLVD	92553	R/O Residential Office	R15	Corridor Mixed Use	2.2464363	Vacant	L A LIFE
479140022	COTTONWOOD AVE	92553	R10 Residential	R10	Corridor Mixed Use	9.0889714	Vacant	COTTONWOOD 939

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
479190002	PERRIS BLVD	92553	R/O Residential Office	0	Corridor Mixed Use	4.759312	Vacant	EASTERN MUNICIPAL WATER DIST
479230012	ALESSANDRO BLVD	92553	R/O Residential Office	R15	Corridor Mixed Use	2.3224113	Vacant	L A LIFE
479230027	ALESSANDRO BLVD	92553	R5 Residential	R15	R5 Residential	0.5022123	Vacant	L A LIFE
481112041	POSTAL AVE	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.5706978	General/Retail Commercial	WARREN L VANCE
481120014	SUNNYMEAD BLVD	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.9051945	Vacant	24255 SUNNYMEAD BLV
481070047	INDIAN ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.807701	Vacant	ANTONIO FUENTES
482540023	ALESSANDRO BLVD	92553	C Commercial	СС	Corridor Mixed Use	0.9125043	General/Retail Commercial	BHULLAR INV
482582040	NW OF PERRIS BLVD AND DELPHINIUM AVE	92553	R/O Residential Office	R10	Corridor Mixed Use	1.9187391	Vacant	PERRIS CACTUS DEV
481120020	WEBSTER AVE	92553	R/O Residential Office	VOR, SP 204	R20 Residential	0.5921806	Vacant	PI OPZ FUND 1 LP
481171039	FIRAVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.7772194	Vacant	M J RAHMANI NEJAD
481230053	EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.1432862	Vacant	RIVERA ABEL & FERNANDEZ CECILIA L 2016 REVOCABLE

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
481230055	EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.1404213	Vacant	LA TORRE PENA BEATRIZ DE
481230052	EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.1526111	Vacant	SAUL MENA
479090024	ATWOOD AVE	92553	R/O Residential Office	0	Corridor Mixed Use	0.5954329	Vacant	CHOW WENG LOH
481140024	WEBSTER AVE	92553	R/O Residential Office	VOR, SP 204	R20 Residential	0.9099969	Vacant	MARTIN COBIAN
481200033	MYERS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.9159281	Vacant	MYERS PROP TASON
481240001	FIRAVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.9081916	Vacant	HEINLEIN WILLIAM ESTATE OF
481270060	EUCALYPTUS AVE	92553	R/O Residential Office	VOR, SP 204	Corridor Mixed Use	0.932385	Vacant	ELYAMANY INV GROUP
482161023	COTTONWOOD AVE	92553	R5 Residential	R5	R10 Residential	1.1265806	Vacant	MORENO VALLEY HOUSING AUTHORITY
482210095	NW OF PERRIS BLVD AND BRODIAEA AVE	92553	R5 Residential	R5/CC	Corridor Mixed Use	12.902788	Vacant	WEAVER PARK
482020064	24176 ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	1.3181291	Vacant	MORENO VALLEY HOUSING AUTHORITY
482080014	ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.6119535	Vacant	PACIFIC PLUS INV

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
482161021	24540 COTTONWOOD AVE	92553	R5 Residential	R5	R10 Residential	4.0125766	Vacant	MORENO VALLEY HOUSING AUTHORITY
482190020	NE OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	NC	Corridor Mixed Use	0.9181688	General/Retail Commercial	JOHN C TAYLOR
482020019	ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.5044929	Vacant	KAREN PURCELL
481270058	EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	1.3987335	Vacant	MORENO VALLEY HOUSING AUTHORITY
481270053	MYERS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.6123931	Vacant	TZENREN TARO HSU
482161024	24520 COTTONWOOD AVE	92553	R5 Residential	R5	R10 Residential	2.295037	Vacant	MORENO VALLEY HOUSING AUTHORITY
482020014	ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.5746797	Vacant	KAREN PURCELL
481140004	24325 SUNNYMEAD BLVD	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.8865144	Vacant	ISAAC ZAHARONI
481230054	EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.1432909	Vacant	BEATRIZ DE LA TORRE PENA
482700005	NW OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	СС	Corridor Mixed Use	1.6029262	Vacant	OPT MORENO VALLEY
484020006	NE OF PERRIS BLVD AND BRODIAEA AVE	92553	R15 Residential	R15	Corridor Mixed Use	4.1775376	Vacant	SPRINGS ON ALESSANDRO APARTMENTS

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
484020025	ALESSANDRO BLVD	92553	R15 Residential	R15	Corridor Mixed Use	6.7603023	Vacant	SPRINGS ON ALESSANDRO APARTMENTS
484030025	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	R/O Residential Office	0	Corridor Mixed Use	2.7199017	Vacant	JACOB LOGAR
484020018	25421 RENOIR AVE	92553	R15 Residential	R15	Corridor Mixed Use	9.2203102	Vacant	SPRINGS ON ALESSANDRO APARTMENTS
484030003	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	R/O Residential Office	0	Corridor Mixed Use	4.5153511	Vacant	PIRTH BORIS
481270055	MYERS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.5992564	Vacant	TZENREN TARO HSU
482161022	24580 COTTONWOOD AVE	92553	R5 Residential	R5	R10 Residential	1.183406	Vacant	MORENO VALLEY HOUSING AUTHORITY
482700002	NW OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	СС	Corridor Mixed Use	1.5042954	Vacant	OPT MORENO VALLEY
484030020	COPPER COVE LN	92553	R15 Residential	R15	Corridor Mixed Use	1.5612082	Vacant	M J RAHMANI NEJAD
316030014	SW OF IRIS AVE AND PERRIS BLVD	92551	C Commercial	NC	Corridor Mixed Use	8.5588459	Vacant	UNITED FAMILY LTD PARTNERSHIP
316110006	SW OF KRAMERIA AVE and PERRIS BLVD	92551	R5 Residential	R5	R15 Residential	3.7797896	Vacant	PI PROPERTIES NO 67
316110005	SW OF KRAMERIA AVE and PERRIS BLVD	92551	R5 Residential	R5	R15 Residential	4.2876364	Vacant	PI PROPERTIES NO 67

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296300007	ROCKCREST DR	92553	C Commercial	NC	Corridor Mixed Use	1.0182916	General/Retail Commercial	OASIS COMMUNITY CHURCH
308610010	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	0.9308377	Vacant	GID MORENO VALLEY
308610013	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	1.7070974	Vacant	GID MORENO VALLEY
308610039	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	0.5119391	Vacant	GID MORENO VALLEY
308610009	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	1.2837022	Vacant	GID MORENO VALLEY
308610014	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	2.0106519	Vacant	GID MORENO VALLEY
308610015	IRIS AVE AND LASSELLE ST	92555	R20 Residential	MH, SP 193	R20 Residential	0.8253274	Vacant	GID MORENO VALLEY
292250013	SUNNYMEAD BLVD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	3.0465141	Vacant	MICHAEL R PASHLEY
292241015	OLIVE WOOD PLAZA DR	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.9600446	Vacant	ALLIANCE OLIVEWOOD
292230052	SUNNYMEAD BLVD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.0866968	Vacant	THEODORE JAMES BOECKER
292250012	SUNNYMEAD BLVD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.4139003	Vacant	SUNNYMEAD INV INC

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263132033	13191 EDGEMONT ST	92553	R/O Residential Office	R10	Residential Office	0.6483936	Vacant	APOLLO III DEV GROUP
259371009	FEATHERBROOK CT	92557	R10 Residential	PRD, SP 195	R10 Residential	0.1632171	Vacant	AARON GARCIA RODRIGUEZ
259371006	FEATHERBROOK CT	92557	R10 Residential	PRD, SP 195	R10 Residential	0.154195	Vacant	TRENTON MILLER
259371007	FEATHERBROOK CT	92557	R10 Residential	PRD, SP 195	R10 Residential	0.1606927	Vacant	JOHN FABRIS
474250017	IRONWOOD AVE	92555	R5 Residential	RA2	R5 Residential	0.5258515	Vacant	HASSAN KHANSARI
474130034	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.4709239	Vacant	KATHRYN Y HALL
474250011	IRONWOOD AVE	92555	R5 Residential	RA2	R5 Residential	1.028984	Vacant	HASSAN KHANSARI
474180012	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	0.7397268	Vacant	RICARDO SANCHEZ
474250020	MORRISON ST	92555	R5 Residential	RA2	R5 Residential	0.3756891	Vacant	RAVINDRA SHARMA
474590036	VENETIAN DR	92557	R5 Residential	RA2	R5 Residential	1.4972017	Vacant	MARYLOUISE ZUPPARDO
474590037	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.8938601	Vacant	MARYLOUISE ZUPPARDO

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474590039	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.9728852	Vacant	SUPARNIE CANFIELD
474180030	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	0.4791701	Vacant	FRANCISCO J SANDOVAL
474180032	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	1.2118359	Vacant	COLEMAN STEVEN J
474130014	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	1.7846081	Vacant	FEDERICO PINEDA ROSAS
474130003	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.4709915	Vacant	NORBERTA R MONTERO
474170008	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	1.7020246	Vacant	ΗΑΟ Η ΤΑ
474180031	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	0.4878118	Vacant	A&A PROP GROUP
474161035	MATHEWS RD	92557	R5 Residential	RA2	R5 Residential	1.1514836	Vacant	MARIA J LUNA
474590034	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.9954998	Vacant	TARDY KENNETH R
474250015	MORRISON ST	92555	R5 Residential	RA2	R5 Residential	13.335198	Vacant	JOHN FREDERICK FLUCK
474250058	IRONWOOD AVE	92555	R5 Residential	RA2	R5 Residential	0.4167531	Vacant	HASSAN KHANSARI

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292100015	GRAHAM ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.5854939	Vacant	KATYUSKA PAREDES LOPEZ
484030028	NW OF COPPER COVE LN AND LASSELLE ST	92553	C Commercial	NC	Corridor Mixed Use	8.6290095	Vacant	GLENN A SERRE
487461006	SW OF COTTONWOOD AVE AND DARWIN DR	92555	R5 Residential	RA2	R5 Residential	9.4338225	Vacant	MACJONES HOLDINGS
292100016	23805 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	17.636668	General/Retail Commercial	MORENO VALLEY PLAZA
316110022	SW OF KRAMERIA AVE and PERRIS BLVD	92551	R5 Residential	R5	R15 Residential	1.6811592	Vacant	PI PROPERTIES NO 67
316110024	SW OF KRAMERIA AVE and PERRIS BLVD	92551	R5 Residential	R5	R15 Residential	4.6222286	Vacant	PI PROPERTIES NO 67
488080024	SW OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R10 Residential	18.783018	Vacant	REGIONAL PROPERTIES
292100019	HEACOCK ST	92553	C Commercial	СС	Corridor Mixed Use	5.0381633	Vacant	KEVIN T DOAN
485081043	24897 JOHN F KENNEDY DR	92551	C Commercial	NC	Corridor Mixed Use	3.9079218	Vacant	GOSSETT FAMILY TRUST DATED 6/16/2000
316110023	SW OF KRAMERIA AVE and PERRIS BLVD	92551	R5 Residential	R5	R15 Residential	4.70513	Vacant	PI PROPERTIES NO 67
259550007	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.9467897	Vacant	KB HOME COASTAL INC

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259550012	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.6329531	Vacant	KB HOME COASTAL INC
259550013	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.6489645	Vacant	KB HOME COASTAL INC
259550010	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.6492541	Vacant	KB HOME COASTAL INC
259550014	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.6231013	Vacant	KB HOME COASTAL INC
259550015	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.6260458	Vacant	KB HOME COASTAL INC
259550009	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.6336883	Vacant	KB HOME COASTAL INC
259550006	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.8702683	Vacant	KB HOME COASTAL INC
259550008	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.7090268	Vacant	KB HOME COASTAL INC
259550011	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.6333637	Vacant	KB HOME COASTAL INC
259550016	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.5860901	Vacant	KB HOME COASTAL INC
259550017	EAST OF PIGEON PASS RD AT LAWLESS RD	92557	R3 Residential	HR	R3 Residential	0.7910529	Vacant	KB HOME COASTAL INC

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474741011	ROCKY HEIGHTS LN	92557	R3 Residential	OS	R3 Residential	0.3954464	Greenways/Open Space	DAYBREAK COMMUNITY ASSN
488080023	OLIVER ST	92555	R2 Residential	R2	R10 Residential	7.5329198	Vacant	LCTH INV
488080022	OLIVER ST	92555	R2 Residential	R2	R10 Residential	16.912297	Vacant	LCTH INV
485081037	24897 JOHN F KENNEDY	92551	C Commercial	NC	Corridor Mixed Use	0.5871809	Vacant	GOSSETT FAMILY TRUST DATED 6/16/2000
485081039	PERRIS BLVD	92551	C Commercial	NC	Corridor Mixed Use	0.6019182	General/Retail Commercial	OREILLY AUTO ENTERPRISES
482230024	NW OF PERRIS BLVD AND DELPHINIUM AVE	92553	R/O Residential Office	R10	Corridor Mixed Use	8.0205768	Vacant	PERRIS CACTUS DEV
308040054	LASSELLE ST AND KRAMERIA ST	92555	R20 Residential	MH, SP 193	R20 Residential	5.0956313	Vacant	CONTINENTAL EAST FUND III
482190022	NE OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	NC	Corridor Mixed Use	2.9842123	Vacant	VINOD KARDANI
484030026	25843 ALESSANDRO BLVD	92553	R/O Residential Office	R15	Corridor Mixed Use	2.2261533	Vacant	AMERICAN CHINESE DING CHEN DEV INC
474142006	11681 KITCHING ST	92557	R5 Residential	RA2	R5 Residential	4.6791295	Vacant	JOHNSON LIAO
292160041	12451 HEACOCK ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.6381929	General/Retail Commercial	KWAK KYUNG JA

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481120036	12578 HEACOCK ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.6205481	General/Retail Commercial	JOHN DAVID MONJAZI
481120027	12596 HEACOCK ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.5412841	General/Retail Commercial	WILLIAM H RAHE
481260048	12800 HEACOCK ST	92553	R/O Residential Office	VOR, SP 204	Corridor Mixed Use	1.4964922	Office	ARMANDO FRANCO
482030018	13055 INDIAN ST	92553	MU Mixed Use	VCR, SP 204	R20 Residential	0.6500132	Vacant	ALLCITY R E INC
482050038	13121 PERRIS BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.0744535	General/Retail Commercial	ATHANASIOS ZOUNATIOTIS
482080023	13147 INDIAN ST	92553	R15 Residential	VR, SP 204	R20 Residential	0.5404211	Vacant	MARCELO CO
263132030	13171 EDGEMONT ST	92553	R/O Residential Office	R10	Residential Office	1.2979843	Vacant	APOLLO III DEV GROUP
482141033	13373 PERRIS BLV	92553	C Commercial	СС	Corridor Mixed Use	2.6408731	General/Retail Commercial	FORMOSA RENTALS
482152047	13373 PERRIS BLV	92553	C Commercial	СС	Corridor Mixed Use	2.9405507	General/Retail Commercial	FORMOSA RENTALS
482501032	14051 INDIAN ST	92553	C Commercial	NC	Corridor Mixed Use	1.9134522	General/Retail Commercial	MORENO WON CENTER
482501031	14125 INDIAN ST	92553	C Commercial	NC	Corridor Mixed Use	2.7368053	Light Industrial	SUNNYMEAD SELF STORAGE

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484253031	14910 PERRIS BLV K	92553	C Commercial	NC	Corridor Mixed Use	1.5371868	General/Retail Commercial	JFK PLAZA
484253035	14940 PERRIS BLV D	92553	C Commercial	NC	Corridor Mixed Use	0.7304201	General/Retail Commercial	JFK PLAZA
486070010	15030 PERRIS BLV	92551	C Commercial	NC	Corridor Mixed Use	0.8619329	General/Retail Commercial	YAEL ZUR
485081041	15135 PERRIS BLV	92551	C Commercial	NC	Corridor Mixed Use	0.6730039	General/Retail Commercial	MEI KIU LING
304260007	15551 VIA DEL LAGO	92555	R10 Residential	M, SP 193	R10 Residential	10.196976	Vacant	VIA DEL LAGO HOMES
485220019	15975 PERRIS BLV	92551	R30 Residential	R30	Corridor Mixed Use	2.0718999	Vacant	PERRIS AT PENTECOSTAL
486211022	15928 PERRIS BLV	92551	C Commercial	СС	Corridor Mixed Use	2.9906868	General/Retail Commercial	HOMAYOON SHAMOLIAN
485220031	15991 PERRIS BLV	92551	C Commercial	СС	Corridor Mixed Use	0.8406743	General/Retail Commercial	NEMCINC
312360002	16040 PERRIS BLV	92551	C Commercial	СС	Corridor Mixed Use	0.7344828	General/Retail Commercial	GREAT AMERICAN CHICKEN CORP INC
312360004	16080 PERRIS BLV	92551	C Commercial	СС	Corridor Mixed Use	1.7554425	General/Retail Commercial	IRIS PARTNERS
312360005	16100 PERRIS BLV	92551	C Commercial	CC	Corridor Mixed Use	1.3649991	General/Retail Commercial	ΥΟΡΟΟ

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312360006	16100 PERRIS BLV E	92551	C Commercial	СС	Corridor Mixed Use	2.2291251	General/Retail Commercial	IRIS PARTNERS
312360008	16150 PERRIS BLV	92551	C Commercial	СС	Corridor Mixed Use	0.8259467	General/Retail Commercial	DEL TACO
312360009	16170 PERRIS BLV	92551	C Commercial	сс	Corridor Mixed Use	0.9239949	General/Retail Commercial	IRIS PARTNERS
312360010	16190 PERRIS BLV	92551	C Commercial	СС	Corridor Mixed Use	0.9131857	General/Retail Commercial	J P D INLAND PROP
312360011	16210 PERRIS BLV	92551	C Commercial	СС	Corridor Mixed Use	0.6914156	General/Retail Commercial	VELIMIR PETAKOVICH
312020018	16340 PERRIS BLV	92551	C Commercial	СС	Corridor Mixed Use	4.4090318	Light Industrial	RED HAT PROP MORENO VALLEY
485081038	15075 PERRIS BLVD	92551	C Commercial	NC	Corridor Mixed Use	1.1105476	General/Retail Commercial	FAMILY DOLLAR INC
263132016	21644 DRACAEA AVE	92553	R/O Residential Office	R15	R3 Residential	2.3459977	Vacant	APOLLO IV DEV GROUP
291110032	22500 TOWN CIR	92553	C Commercial	MUC, SP 200	Center Mixed Use	31.664648	General/Retail Commercial	MORENO VALLEY MALL HOLDING
291110035	22550 TOWN CIR	92553	C Commercial	MUC, SP 200	Center Mixed Use	10.513489	General/Retail Commercial	SERITAGE SRC FINANCE
291110034	22650 TOWN CIR	92553	C Commercial	MUC, SP 200	Center Mixed Use	9.7337939	General/Retail Commercial	MORENO VALLEY MALL HOLDINGS

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296200003	23020 ALESSANDRO BLV	92553	C Commercial	NC	Corridor Mixed Use	0.724999	General/Retail Commercial	EVANGELOS KARPOUZIS
292241001	23260 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.8032877	General/Retail Commercial	BRANDONS DINER INC
292241003	23278 OLIVEWOOD PLAZA DR	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.0619108	Vacant	HITEK DEV
292242008	23346 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.8433011	General/Retail Commercial	HAROLD A VEUM
292230007	23550 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.0428837	General/Retail Commercial	ZIBA INDUSTRIES INC
296280020	23550 ALESSANDRO BLV 100	92553	C Commercial	NC	Corridor Mixed Use	2.246908	General/Retail Commercial	GRAHAM SQUARE
292100003	23579 SUNNYMEAD RANCH RD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	7.0714143	General/Retail Commercial	MORENO VALLEY PLAZA
292230046	23670 TOWER ST	92553	C Commercial	CC, SP 204	Corridor Mixed Use	2.0221153	General/Retail Commercial	JUAN P RENTERIA
296280016	23750 ALESSANDRO BLV	92553	C Commercial	NC	Corridor Mixed Use	2.9468926	General/Retail Commercial	MORENO BOWLING GROUP
296280010	23750 ALESSANDRO BLV B101	92553	C Commercial	NC	Corridor Mixed Use	2.243575	General/Retail Commercial	ALESSANDRO GROUP
296300005	23750 ALESSANDRO BLV C	92553	C Commercial	NC	Corridor Mixed Use	3.9994004	General/Retail Commercial	OASIS COMMUNITY CHURCH

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292160003	23846 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.4707806	General/Retail Commercial	SUNNYMEAD INVESTMENTS
292160038	23848 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.668022	General/Retail Commercial	PASHLEY PROP
292160009	23874 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.6271548	General/Retail Commercial	EDDY HSIEH
292160040	23918 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.6874637	General/Retail Commercial	0292160010 - NO ASSESSEE FOR RECONVEY
292100011	23935 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	7.0279451	General/Retail Commercial	MORENO VALLEY PLAZA
482481034	24021 ALESSANDRO BLV	92553	C Commercial	NC	Corridor Mixed Use	4.4379809	General/Retail Commercial	SOUTHPOINTE CENTRE LTD
482180034	24050 ALESSANDRO BLV	92553	C Commercial	NC	Corridor Mixed Use	2.0460195	General/Retail Commercial	JEFFREY J STANSFIELD
481120004	24085 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.6790119	Vacant	MOVAL PROP
482020029	24087 EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.6414018	Vacant	ANTHONY ALMEIDA
481120006	24135 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.6951218	General/Retail Commercial	SUNNYMEAD BLV TRUST
481112014	24150 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.8094986	General/Retail Commercial	HO JEONG KIM

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
481112013	24170 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.798855	General/Retail Commercial	COMMERCIAL ESSA INV
481111013	24210 POSTAL AVE	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	1.1978408	General/Retail Commercial	RAMIN BRAL
481120012	24231 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.5503139	Office	STEVEN R KAY
481112008	24240 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.8121849	Vacant	J M J HUANG ENTERPRISES INC
481130030	24244 FIR AVE	92553	R15 Residential	VR, SP 204	R20 Residential	1.2316327	Vacant	HSIAO JEN LEE
481140025	24298 WEBSTER AVE	92553	R/O Residential Office	VOR, SP 204	R20 Residential	0.9058123	Vacant	CALCHOICE INV INC
481102016	24300 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	1.927243	General/Retail Commercial	HMP PROP
481240035	24300 MYERS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.5816782	Vacant	YUET LING LEE
481150027	24320 FIR AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.9075175	Vacant	DRESCH CHAN & ZHOU
482080011	24365 ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.8442388	Vacant	PACIFIC PLUS INV
481140022	24378 WEBSTER AVE	92553	R/O Residential Office	VOR, SP 204	R20 Residential	0.9130011	Vacant	LUVIE CORP

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
481150024	24384 FIR AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.9154911	Vacant	DRESCH CHAN & ZHOU PARTNERSHIP
481140009	24405 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.8861803	General/Retail Commercial	SAMIR SADIK
482700001	24430 ALESSANDRO BLV	92553	C Commercial	22	Corridor Mixed Use	1.9645133	General/Retail Commercial	PERRY COOPER
481140031	24437 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	2.6275879	General/Retail Commercial	SUNDANCE PLAZA
482700004	24440 ALESSANDRO BLV A	92553	C Commercial	СС	Corridor Mixed Use	0.7906428	General/Retail Commercial	ERIC D COMER
481101038	24456 SUNNYMEAD BLV	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.8009431	General/Retail Commercial	CHARLES MALCOM JAMES
481070046	24524 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	2.1545972	General/Retail Commercial	TEMPLE DE MILAGROS INTERNATIONAL
482520006	24525 ALESSANDRO BLV	92553	C Commercial	СС	Corridor Mixed Use	0.7069753	General/Retail Commercial	KRISTIE M PABST
482520003	24525 ALESSANDRO BLV	92553	C Commercial	СС	Corridor Mixed Use	0.5312844	General/Retail Commercial	EDUARDO SALAS
482520001	24561 ALESSANDRO BLV	92553	C Commercial	22	Corridor Mixed Use	1.3446594	General/Retail Commercial	AN TANG DAO
482070028	24564 DRACAEA AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.9265391	Vacant	PACIFIC SOUTHWEST DIST OF WESLEYAN CHURCH

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
481161009	24595 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.8711529	General/Retail Commercial	VICTOR N HERRERA
482520004	24595 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	2.6755308	General/Retail Commercial	K & R INV
481161010	24619 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.8883522	General/Retail Commercial	MARIO N HERRERA
481070044	24626 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.8362735	General/Retail Commercial	BRANDONS DINER INC
482520005	24641 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	1.091414	General/Retail Commercial	AN TANG DAO
482520012	24685 ALESSANDRO BLV	92553	C Commercial	СС	Corridor Mixed Use	1.789678	General/Retail Commercial	THONG VAN TRAN
482520013	24725 ALESSANDRO BLV 138	92553	C Commercial	CC	Corridor Mixed Use	6.1376204	General/Retail Commercial	EUNG CHEOL BAE
482540021	24757 ALESSANDRO BLV	92553	C Commercial	СС	Corridor Mixed Use	0.6931809	General/Retail Commercial	BHULLAR INV
481180045	24759 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.1956647	General/Retail Commercial	NADER INV INC
481082005	24760 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.0036201	General/Retail Commercial	MICHELLE I SIDNEY
482050025	24768 ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.8939036	Vacant	ANJJ

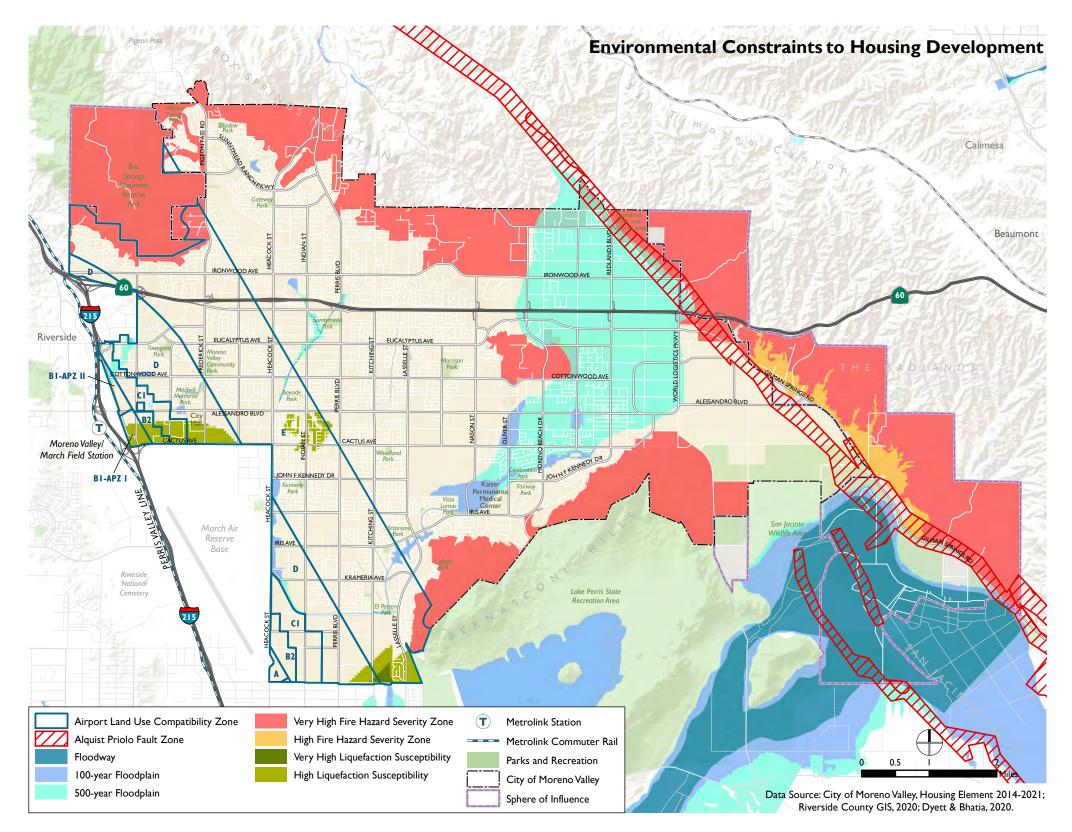
Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
482540020	24775 ALESSANDRO BLV	92553	C Commercial	CC	Corridor Mixed Use	0.6840011	General/Retail Commercial	BHULLAR INV
481082006	24800 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.8866969	General/Retail Commercial	MORENO RESTAURANT SERVICES
481180048	24801 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.9164945	General/Retail Commercial	NADER INV INC
482060041	24804 DRACAEA AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.8865811	Vacant	HARNETHIA N MANSELL
482540028	24805 ALESSANDRO BLV	92553	C Commercial	СС	Corridor Mixed Use	3.3945784	General/Retail Commercial	FORMOSA RENTALS
482540022	24825 ALESSANDRO BLV	92553	C Commercial	СС	Corridor Mixed Use	0.6466426	General/Retail Commercial	BHULLAR INV
482540024	24831 ALESSANDRO BLV	92553	C Commercial	СС	Corridor Mixed Use	0.7585422	General/Retail Commercial	BHULLAR INV
482050005	24849 EUCALYPTUS AVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.8903603	Vacant	LINA
482540004	24853 ALESSANDRO BLV	92553	C Commercial	СС	Corridor Mixed Use	0.6481434	General/Retail Commercial	BHULLAR INV
482540025	24875 ALESSANDRO BLV	92553	C Commercial	СС	Corridor Mixed Use	1.7682096	General/Retail Commercial	BHULLAR INV
481180030	24933 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.1719855	General/Retail Commercial	TALAT RADWAN

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
482582038	24939 CACTUS AVE	92553	R/O Residential Office	R10	Corridor Mixed Use	0.1878872	Vacant	PERRIS CACTUS DEV
482582039	24939 CACTUS AVE	92553	R/O Residential Office	R10	Corridor Mixed Use	5.4651006	Vacant	PERRIS CACTUS DEV
481083001	24952 SUNNYMEAD BLV	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.9752411	General/Retail Commercial	JAMES M JERPBAK
481200039	24961 FIR AVE	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.5658299	Vacant	HAYAT HADDAD
482540029	24991 ALESSANDRO BLV	92553	C Commercial	СС	Corridor Mixed Use	1.6573587	General/Retail Commercial	VALERI KAROGLANOV
484020019	25011 ALESSANDRO BLV	92553	C Commercial	СС	Corridor Mixed Use	2.2067785	General/Retail Commercial	WALGREEN CO
486081002	25020 FILAREE AVE	92551	C Commercial	сс	Corridor Mixed Use	0.5433596	General/Retail Commercial	CLARENCE ROMERO
312020020	25025 RED MAPLE LN	92551	C Commercial	сс	Corridor Mixed Use	1.0440533	General/Retail Commercial	RED MAPLE TOWERS
479200002	25141 COTTONWOOD AVE	92553	R5 Residential	R5	Corridor Mixed Use	2.7814982	Vacant	ROY A BLECKERT
484030002	25539 ALESSANDRO BLV	92553	R/O Residential Office	0	Corridor Mixed Use	0.7725031	Vacant	BORIS PIRIH
484030022	25767 ALESSANDRO BLV	92553	R15 Residential	R15	Corridor Mixed Use	0.5399849	Vacant	M J RAHMANI NEJAD

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use/Vacancy	Ownership
484030013	25817 ALESSANDRO BLV	92553	R/O Residential Office	R15	Corridor Mixed Use	1.6673656		AMERICAN CHINESE DING CHEN DEV INC

### **APPENDIX E:**

## ENVIRONMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT



### **APPENDIX F:**

### SITES APPROPRIATELY ZONED AND AVAILABLE FOR MOBILE HOME PARKS

# Sites Appropriately Zoned and Available for Mobile Home Parks

Zoning in the City of Moreno Valley allows mobile home parks in any residential zone with a Conditional Use Permit. This allows for maximum design flexibility. There are no established standards for the design of mobile home spaces.

Currently, mobile home parks must be large enough to allow for professional management and a decent living environment and each mobile home park must include a minimum of 5 acres and recreational amenities for the tenants. It would not be financially advantageous to develop mobile home parks on land zoned for multiple-family housing since higher density could not be achieved given the single-story nature of the units. Accordingly, it would not be financially feasible to develop mobile home parks in residential designations lower than Residential 5 (R5).

This Appendix includes a list of vacant Housing Element Opportunity Sites that are five acres and larger, without environmental constraints, and are adequate in both size and zoning for development of new mobile home parks (84 total vacant acres). It is assumed that no more than 10 percent of the available acreage could potentially develop as mobile homes during the planning period, resulting in a possible 33 units. Units are calculated at 80 percent of total density capacity and reflect typical historical development patterns in the City (refer to Table 6-4).

### Sites Appropriately Zoned and Available for Mobile Home Parks

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
486310014	OLIVER ST	92555	R5 Residential	R5	R5 Residential	8.50	Vacant	T CAL REALTY II	3
478090011	BRADSHAW CIR	92555	R5 Residential	R5	R5 Residential	8.10	Vacant	ANDREWS STEPHEN V	3
316020025	SE OF INDIAN ST and GOYA AVE	92551	R5 Residential	R5	R5 Residential	5.08	Vacant	ALEXANDER TO	2
316020026	SE OF INDIAN ST and GOYA AVE	92551	R5 Residential	R5	R5 Residential	5.03	Vacant	CHRISTINA SIEW	2
316100024	NE OF MARIPOSA AVE AND INDIAN ST	92551	R5 Residential	R5	R5 Residential	6.60	Vacant	ZECHARIA HOVAV	3
474250015	MORRISON ST	92555	R5 Residential	RA2	R5 Residential	13.34	Vacant	JOHN FREDERICK FLUCK	5
488330051	ENCELIA AVE	92555	R5 Residential; R2 Residential; BP Business Park/Light Industrial	R5	R5 Residential	36.94	Vacant	PROLOGIS PARK MORENO VALLEY EUCALYPTUS	15

### **APPENDIX G:**

## SITES APPROPRIATELY ZONED AND AVAILABLE FOR MANUFACTURED HOMES

# Sites Appropriately Zoned and Available for Manufactured Homes

Zoning in the City of Moreno Valley allows for the placement of manufactured homes on individual lots of 7,200 square feet or more in area. Manufactured homes on individual lots are subject to the same design guidelines as conventional homes.

This Appendix includes a list of vacant Housing Element Opportunity Sites that could potentially develop as manufactured housing (1,375 total vacant acres). It is assumed that no more than 10 percent of the available acreage would develop as manufactured housing during the planning period, resulting in a possible 640 units. Units are calculated at 80 percent of total density capacity and reflect typical historical development patterns in the City (refer to Table 6-5).

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	СС	Corridor Mixed Use	22.23	Vacant	WAL ART REAL ESTATE BUSINESS TRUST	44
312360013	FIRAVE	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

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	FIRAVE	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

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

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	ос	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	PAULSMITH	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	0	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

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	0	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

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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	0	Corridor Mixed Use	2.72	Vacant	JACOB LOGAR	5
484030003	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	R/O Residential Office	0	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

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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	СС	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

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478080011	NW OF BRODIAEA AVE	92555	R3 Residential	R3	R3 Residential	0.59	Vacant	JAMES S	0
	AND QUNCY ST							STAVROPOULOS	
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

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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

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316030018	GOYA AVE	92551	R5 Residential	R5	R5 Residential	2.46	Vacant	APOSTOLIC ASSEMBLY FAITH CHRIST JESUS INC	1
316030021	EMMA LN SOUTH OF IRIS AVE	92551	R5 Residential	R5	R5 Residential	1.36	Vacant	JOHN OOTEN	1
292222036	HEMLOCK AVE	92557	R15 Residential	R15	R15 Residential	0.20	Vacant	BLANCA ESTELLA HERNANDEZ	0
292170017	HEMLOCK AVE	92557	R15 Residential	R15	R15 Residential	0.91	Vacant	GTE CALIF	1
316100024	NE OF MARIPOSA AVE AND INDIAN ST	92551	R5 Residential	R5	R5 Residential	6.60	Vacant	ZECHARIA HOVAV	3
316100026	NE OF MARIPOSA AVE AND INDIAN ST	92551	R5 Residential	R5	R5 Residential	3.05	Vacant	ZECHARIA HOVAV	1
316020021	SE OF INDIAN ST and GOYA AVE	92551	R5 Residential	R5	R5 Residential	1.29	Vacant	YOUSSEF LAND NINE	1
316020022	SE OF INDIAN ST and GOYA AVE	92551	R5 Residential	R5	R5 Residential	0.90	Vacant	YOUSSEF LAND NINE	0
291181027	BAY AVE	92553	R5 Residential	R5	R5 Residential	0.40	Vacant	FERNANDO MIRANDA CASAS	0
292222015	HEMLOCK AVE	92557	R15 Residential	R15	R15 Residential	0.20	Vacant	BLANCA ESTELLA HERNANDEZ	0
292181004	HEMLOCK AVE	92557	R15 Residential	R15	R15 Residential	0.89	Vacant	JOHN CHARLES SMITH	1
292181015	KRISTEN CT	92557	R15 Residential	R15	R15 Residential	0.16	Vacant	ALBINE TRINIDAD MENDOZA	0
256150034	PENUNURI WAY	92557	R5 Residential	R5	R5 Residential	0.44	Vacant	DENNIS L COLEMAN	0
264236001	MARKTWAIN	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

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256222012	WINDING RD	92557	R5 Residential	R5	R5 Residential	0.36	Vacant	CAROL DOBSON	0
474250017	IRONWOOD AVE	92555	R5 Residential	RA2	R5 Residential	0.53	Vacant	HASSAN KHANSARI	0
474120010	VENETIAN DR	92557	R5 Residential	R5	R5 Residential	0.60	Vacant	YONA NIR	0
474130034	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.47	Vacant	KATHRYN Y HALL	0
474250011	IRONWOOD AVE	92555	R5 Residential	RA2	R5 Residential	1.03	Vacant	HASSAN KHANSARI	0
474180012	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	0.74	Vacant	RICARDO SANCHEZ	0
475090003	DAYBREAK TRL	92557	R5 Residential	R5	R5 Residential	0.98	Vacant	ROBERT MEDINA	0
474250020	MORRISON ST	92555	R5 Residential	RA2	R5 Residential	0.38	Vacant	RAVINDRA SHARMA	0
474590036	VENETIAN DR	92557	R5 Residential	RA2	R5 Residential	1.50	Vacant	MARYLOUISE ZUPPARDO	1
475050040	PERRIS BLVD	92557	R5 Residential	R5	R5 Residential	2.65	Vacant	ZECHARIA HOVAV	1
474590037	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.89	Vacant	MARYLOUISE ZUPPARDO	0
474590039	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.97	Vacant	SUPARNIE CANFIELD	0
474180030	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	0.48	Vacant	FRANCISCO J SANDOVAL	0
474180032	OVERLOOK CIR	92557	R5 Residential	RA2	R5 Residential	1.21	Vacant	COLEMAN STEVEN J	0
474130014	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	1.78	Vacant	FEDERICO PINEDA ROSAS	1
473290013	NE OF JUNIPER AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.34	Vacant	LCTH INV	1
473300002	NW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.30	Vacant	PELICAN LANDING LP	1
473300008	NW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.48	Vacant	IRONWOOD JUNIPER PARTNERSHIP	2
473220072	IRONWOOD AVE	92555	R1 Residential	R1	R1 Residential	1.42	Vacant	IL NAM OH	0
473160008	NE OF IRONWOOD AVE AND MORENO BEACH DR	92555	R2 Residential	RA2	R2 Residential	28.07	Vacant	CA MILANO LTD PARTNERSHIP	4

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473401021	LOCUST AVE	92555	R2 Residential	R2	R2 Residential	5.71	Vacant	NICHOLAS VICTOR BRUNO	1
473290007	NE OF JUNIPER AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	4.76	Vacant	CHRIS M RICE	0
473174002	NE OF KALMIA AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.46	Vacant	MARCELLO CO	1
473174003	NE OF KALMIA AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.45	Vacant	CHIU HUA CHANG	1
473174005	NE OF KALMIA AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.00	Vacant	FURNITUREWALA LTD PARTNERSHIP	1
488180028	COTTONWOOD AVE	92555	R2 Residential	RA2	R2 Residential	18.39	Vacant	LIANG CHYR CHANG	3
488190031	BAY AVE	92555	HR Hillside Residential	HR/R3	HR Hillside Residential	1.74	Vacant	WILLIAM RASMUSSEN	0
488220014	SE OF BAY AVE AND OLIVER ST	92555	R3 Residential	R3	R3 Residential	8.94	Vacant	MORENO VALLEY INV ASSOC	2
474130003	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	0.47	Vacant	NORBERTA R MONTERO	0
488250014	SW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.49	Vacant	CHIU HUA CHANG	2
488260002	IRONWOOD AVE	92555	R1 Residential	R1	R1 Residential	2.12	Vacant	ROMAN CATHOLIC BISHOP OF SAN BERNARDINO	0
488260008	NW OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	4.72	Vacant	BC MV LAND	0
473300004	NW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	4.68	Vacant	CHRISTINE YANG	1
473300005	NW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	4.05	Vacant	CHRISTINE YANG	1
473220009	JUNIPER AVE	92555	R1 Residential	R1	R1 Residential	9.50	Vacant	RICHARD CHADO	1
473220075	JUNIPER AVE	92555	R1 Residential	R1	R1 Residential	2.82	Vacant	EFREN Z LUCENA	0

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473280013	NW OF JUNIPER AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	8.94	Vacant	CHRISTINE YANG	1
473280014	NW OF JUNIPER AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.39	Vacant	TOWNE AVENUE PROP	2
473290015	NE OF JUNIPER AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	8.50	Vacant	LCTH INV	1
473300003	NW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.38	Vacant	IRONWOOD JUNIPER PARTNERSHIP	2
473220010	JUNIPER AVE	92555	R1 Residential	R1	R1 Residential	7.81	Vacant	RICHARD CHADO	1
473220044	HIGHLAND BLVD	92555	R1 Residential	R1	R1 Residential	12.42	Vacant	PROFESSORS HIGHLANDERSON PROP PARTNERS	1
488220012	NE OF ALESSANDRO BLVD AND OLIVER ST	92555	R3 Residential	R3	R3 Residential	1.06	Vacant	GRACE LINK	0
488250013	SW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	8.89	Vacant	CHIU HUA CHANG	1
488260005	NW OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	9.45	Vacant	TRINITY BAPTIST CHURCH OF SUNNYMEAD	1
488260023	NE OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	9.24	Vacant	IRONWOOD PROP PARTNERS	1
488260024	NE OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	9.21	Vacant	IRONWOOD PROP PARTNERS	1
473220076	JUNIPER AVE	92555	R1 Residential	R1	R1 Residential	2.81	Vacant	EFREN Z LUCENA	0
473174004	NE OF KALMIA AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.07	Vacant	CHIU HUA CHANG	1
473174008	NE OF KALMIA AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	8.46	Vacant	MARCELLO CO	1
473174010	NE OF KALMIA AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	2.14	Vacant	WILLIAM VITO BRUNO	0

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

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
488200023	NE OF BAY AVE AND OLIVER ST	92555	R3 Residential	R3	R3 Residential	1.45	Vacant	JUAN RAMIRO HERNANDEZ	0
488200025	NE OF BAY AVE AND MORENO BEACH DR	92555	R3 Residential	R3	R3 Residential	27.63	Vacant	CHARLES F MOOTHART	7
488250002	SW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.01	Vacant	CHIU HUA CHANG	1
488250010	SE OF IRONWOOD AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.45	Vacant	LINDA CHANG	1
488200024	NE OF BAY AVE AND OLIVER ST	92555	R3 Residential	R3	R3 Residential	3.29	Vacant	MORENO VALLEY CHURCH OF CHRIST	1
488250009	SE OF IRONWOOD AVE AND QUNCY ST	92555	R1 Residential	R1	R1 Residential	9.50	Vacant	REDLANDS 8 PROP	1
488260001	IRONWOOD AVE	92555	R1 Residential	R1	R1 Residential	2.10	Vacant	ROMAN CATHOLIC BISHOP OF SAN BERNARDINO	0
488250001	SW OF IRONWOOD AVE AND QUNCY ST	92555	R2 Residential	RA2	R2 Residential	9.61	Vacant	CHIU HUA CHANG	2
488260025	NE OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	9.23	Vacant	IRONWOOD PROP PARTNERS	1
488260027	NE OF HEMLOCK AVE AND SINCLAIR ST	92555	R1 Residential	R1	R1 Residential	19.26	Vacant	LCTH INV	2
475160065	INDIAN ST	92557	R5 Residential	R5	R5 Residential	1.59	Vacant	CAMPUS REALTY	1
475100006	SANDY GLADE AVE	92557	R5 Residential	R5	R5 Residential	0.32	Vacant	SOUTH 66 TRUST	0
474590034	KALMIA ST	92557	R5 Residential	RA2	R5 Residential	1.00	Vacant	TARDY KENNETH R	0
474250015	MORRISON ST	92555	R5 Residential	RA2	R5 Residential	13.34	Vacant	JOHN FREDERICK FLUCK	5
474250058	IRONWOOD AVE	92555	R5 Residential	RA2	R5 Residential	0.42	Vacant	HASSAN KHANSARI	0
474120046	VIA VON BATSCH	92557	R5 Residential	R5	R5 Residential	0.37	Vacant	GKC TRADING	0
475111036	SANDY GLADE AVE	92557	R5 Residential	R5	R5 Residential	0.37	Vacant	RAFAELZARATE	0
473220011	JUNIPER AVE	92555	R1 Residential	R1	R1 Residential	1.71	Vacant	EFREN Z LUCENA	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)
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

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code	General Plan Designation (Current)	Zoning Designation (Current)	Proposed General Plan (GP) Designation	Parcel Size (Acres)	Existing Use / Vacancy	Ownership	Capacity (Units)
485081043	24897 JOHN F KENNEDY DR	92551	C Commercial	NC	Corridor Mixed Use	3.91	Vacant	GOSSETT FAMILY TRUST DATED 6/16/2000	8
488330052	ENCELIA AVE	92555	R5 Residential	R5	R5 Residential	2.96	Vacant	PROLOGIS PARK MORENO VALLEY EUCALYPTUS	1
488330051	ENCELIA AVE	92555	R5 Residential; R2 Residential; BP Business Park/Light Industrial	R5	R5 Residential	36.94	Vacant	PROLOGIS PARK MORENO VALLEY EUCALYPTUS	15
488080023	OLIVER ST	92555	R2 Residential	R2	R10 Residential	7.53	Vacant	LCTH INV	6
488080022	OLIVER ST	92555	R2 Residential	R2	R10 Residential	16.91	Vacant	LCTH INV	14
485081037	24897 JOHN F KENNEDY	92551	C Commercial	NC	Corridor Mixed Use	0.59	Vacant	GOSSETT FAMILY TRUST DATED 6/16/2000	1
482190022	NE OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	NC	Corridor Mixed Use	2.98	Vacant	VINOD KARDANI	6
474142006	11681 KITCHING ST	92557	R5 Residential	RA2	R5 Residential	4.68	Vacant	JOHNSON LIAO	2
488250008	12181 REDLANDS BLV	92555	R1 Residential	R1	R1 Residential	8.42	Vacant	REDLANDS 8 PROP	1
488260003	12212 REDLANDS BLV	92555	R1 Residential	R1	R1 Residential	12.85	Vacant	ROMAN CATHOLIC BISHOP OF SAN BERNARDINO	1
482121001	13245 INDIAN ST	92553	R5 Residential	R5	R5 Residential	4.19	Vacant	JACOB LOGAR	2
485220019	15975 PERRIS BLV	92551	R30 Residential	R30	Corridor Mixed Use	2.07	Vacant	PERRIS AT PENTECOSTAL	4
485220007	15924 EMMA LN	92551	R30 Residential	R30	R30 Residential	2.23	Vacant	PERRIS AT PENTECOSTAL	5
316160014	16958 INDIAN ST	92551	R5 Residential	R5	R5 Residential	0.58	Vacant	EDUARDO MARQUEZ	0
256150035	21143 JENNINGS CT	92557	R5 Residential	R5	R5 Residential	0.37	Vacant	ROY C EASLEY	0
256150025	21159 JENNINGS CT	92557	R5 Residential	R5	R5 Residential	0.36	Vacant	ROY C EASLEY	0

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	0	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).

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	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	СС	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

497261070		02555	P10 Decidential	RS10	D10 Desidential	0.02	Vacant		0
487361070	DRACAEA AVE	92555	R10 Residential		R10 Residential	0.03	Vacant	DALE RICHARD BEAN	
486240013		92555	R/O Residential Office	00	Residential Office	6.79	Vacant	POZGAJINV	8
486240003		92555	R/O Residential Office	ос	Residential Office	5.45	Vacant	TOM JAMES DORLIS	7
486240004		92555	R/O Residential Office	ос	Residential Office	1.06	Vacant	JOHN T KLAEB	1
486240005		92555	R/O Residential Office	ОС	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	00	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	ос	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	0	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	ос	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	ос	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	0	Corridor Mixed Use	4.76	Vacant	EASTERN MUNICIPAL WATER DIST	11
479140023		92553	C Commercial	СС	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	0
								ONTIVEROS	
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	0
								GARCIA	
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	0
								RAMOS	
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	5
								LTD PARTNERSHIP	
479090024	ATWOOD AVE	92553	R/O Residential Office	0	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	0	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	<b>RUBEN MONTES</b>	1
481161005		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.22	Vacant	HEATHER NOEL	1
								ONTIVEROS	
481171011		92553	R15 Residential	SP 204 VR	R20 Residential	0.35	Vacant	FREDERICK HOMES	1
								INC	
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	0
								ADAMS	
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	FIRAVE	92553	R15 Residential	VR, SP 204	R20 Residential	0.91	Vacant	HEINLEIN WILLIAM	1
								ESTATE OF	
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	2
401270000		52555	ny o hesidentiar office	V O N, 31 204		0.55	Vucunt	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	0
								INV	
482060027		92553	R15 Residential	SP 204 VR	R20 Residential	0.23	Vacant	ALMA ROSA G	0
								DELOPEZ	
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	0	Corridor Mixed Use	1.13	Vacant	SBCK CAPITAL	3
								GROUP INC	
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	92553	R5 Residential	R5/CC	Corridor Mixed Use	12.90	Vacant	WEAVER PARK	31
	AND BRODIAEA AVE								
482020064	24176 ATWOOD AVE	92553	R15 Residential	VR, SP 204	R20 Residential	1.32	Vacant	MORENO VALLEY	2
								HOUSING	
								AUTHORITY	
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	2
								HOUSING	
								AUTHORITY	
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	0
								GROUP	
478120006	NE OF RICHARDS AVE	92555	R10 Residential	RS10	R10 Residential	2.26	Vacant	MULTI VAC INC	2
	AND WILMOT ST								
478120010	NE OF RICHARDS AVE	92555	R10 Residential	RS10	R10 Residential	1.91	Vacant	MULTI VAC INC	2
	AND REDLANDS BLVD								
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	0
								PRODUCTIONS INC	
482040008		92553	R15 Residential	SP 204 VR	R20 Residential	0.05	Vacant	GENOVEVA U	0
								САМРА	
482040010		92553	MU Mixed Use	SP 204 VCR	R20 Residential	0.01	Vacant	MARGARET MILI	0
								SHENG	
481101003		92553	MU Mixed Use	SP 204 VCR	Corridor Mixed Use	0.17	Vacant	ANJJ	0
481140004	24325 SUNNYMEAD	92553	MU Mixed Use	VCR, SP 204	Corridor Mixed Use	0.89	Vacant	ISAAC ZAHARONI	2
	BLVD								
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	0
								MCKNIGHT	
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	SP 205 RMU	Center Mixed Use	0.98	Vacant	LCG MVD	2
10500010		00554	Industrial	222		0.07			
485220043	PERRIS BLVD	92551	R30 Residential	R30	R30 Residential	9.87	Vacant	PERRIS AT	24
								PENTECOSTAL	
482700005	NW OF ALESSANDRO	92553	C Commercial	CC	Corridor Mixed Use	1.60	Vacant	OPT MORENO	4
	BLVD AND INDIAN ST			-				VALLEY	_
484030025		92553	R/O Residential Office	0	Corridor Mixed Use	2.72	Vacant	JACOB LOGAR	7
	BLVD AND KITCHING ST								
484030003	SE OF ALESSANDRO	92553	R/O Residential Office	0	Corridor Mixed Use	4.52	Vacant	PIRTH BORIS	11
	BLVD AND KITCHING ST								
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	92555	R20 Residential	R20	R20 Residential	0.36	Vacant	SP CCI	1
	AND REDLANDS BLVD								
478110001	NW OFCACTUS AVE	92555	R15 Residential	R15	R15 Residential	8.52	Vacant	SP CCI	10
	AND REDLANDS BLVD								
478110004	NW OFCACTUS AVE	92555	R20 Residential	R20	R20 Residential	1.34	Vacant	SP CCI	2
	AND REDLANDS BLVD								
478090028	MC CLOUD DR	92555	R10 Residential	R10	R10 Residential	1.83	Vacant	STEVE SHIH TENG	1
								TSAI	
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	1
								TSAI	
478110007	NW OFCACTUS AVE	92555	R20 Residential	R20	R20 Residential	2.21	Vacant	MULTI VACINC	4
	AND REDLANDS BLVD								
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	2
								TSAI	

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	СС	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	92555	R20 Residential	MH, SP 193	R20 Residential	2.01	Vacant	GID MORENO	3
	ST							VALLEY	
308610015	IRIS AVE AND LASSELLE	92555	R20 Residential	MH, SP 193	R20 Residential	0.83	Vacant	GID MORENO	1
	ST						_	VALLEY	
308610041		92555	R20 Residential	SP 193 MH	R20 Residential	1.24	Vacant	GID MORENO	2
								VALLEY	-
292230041		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.04	Vacant	WILLIAM ROBERT	0
								STEVENSON	_
292250013	SUNNYMEAD BLVD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	3.05	Vacant	MICHAEL R PASHLEY	
292160011		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.17	Vacant	SAMUELANDREW	0
							_	REED	
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	0
								HERNANDEZ	
292100012		92553	C Commercial	SP 204 CC	Corridor Mixed Use	2.18	Vacant	GO FRESH	5
292241015	OLIVE WOOD PLAZA	92553	C Commercial	CC, SP 204	Corridor Mixed Use	0.96	Vacant	ALLIANCE	2
	DR							OLIVEWOOD	
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	3
								BOECKER	
292241006		92553	C Commercial	SP 204 CC	Corridor Mixed Use	0.45	Vacant	GAYLE W WICKERD	1
291130021		92553	R/O Residential Office	R15	<b>Residential Office</b>	2.11	Vacant	GENESIS CHRISTIAN	3
								FELLOWSHIP C O G I	
								С	
291130005		92553	R/O Residential Office	R15	<b>Residential Office</b>	0.28	Vacant	MAURO DELGADO	0
291130013		92553	R/O Residential Office	R15	<b>Residential Office</b>	0.35	Vacant	RENE A RODRIGUEZ	0
304300067		92555	R10 Residential	SP 193 ML	R10 Residential	0.42	Vacant	<b>MOUNTAIN VIEW</b>	0
								COMMUNITY ASSN	
304310063		92555	R10 Residential	SP 193 ML	R10 Residential	0.16	Vacant	MOUNTAIN VIEW	0
								COMMUNITY ASSN	
291281006		92553	R20 Residential	R20	R20 Residential	0.48	Vacant	MEHDI BEHZAD	1
								SHAHOSSINI	
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	2
200610016		02555	D20 Desidential	CD 102 MU	D20 Desidential	0.11	) (a aa iat	& SPA GID MORENO	0
308610016		92555	R20 Residential	SP 193 MH	R20 Residential	0.11	Vacant	VALLEY	0
308610016		92555	R20 Residential	SP 193 MH	R20 Residential	0.11	Vacant	GID MORENO	0
202010010		92555	R20 Residential	25 192 MIL	R20 Residential	0.11	Vacant	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	-
291370013		92333	C Commercial	5F 200 C	Center Mixed Ose	0.20	vacant	& 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	1
1012/0000		52555		51 201 71	neo neo neo neo neo	0.15	Vacant	GROUP	-
292250012	SUNNYMEAD BLVD	92553	C Commercial	CC, SP 204	Corridor Mixed Use	1.41	Vacant	SUNNYMEAD INV	3
								INC	-
292222015	HEMLOCK AVE	92557	R15 Residential	R15	R15 Residential	0.20	Vacant	BLANCA ESTELLA	0
								HERNANDEZ	
292181004	HEMLOCK AVE	92557	R15 Residential	R15	R15 Residential	0.89	Vacant	JOHN CHARLES	1
								SMITH	
292181015	KRISTEN CT	92557	R15 Residential	R15	R15 Residential	0.16	Vacant	ALBINE TRINIDAD	0
								MENDOZA	
263170017		92553	R/O Residential Office	R10	<b>Residential Office</b>	0.24	Vacant	ALLEN ROGER W	0
263180013		92553	R/O Residential Office	OC	<b>Residential Office</b>	0.28	Vacant	JOE HOWARD	0
								TEAGUE	
263140017		92553	R/O Residential Office	R15	<b>Residential Office</b>	0.28	Vacant	ECL FOUR LP	0
263132028		92553	R/O Residential Office	R10	<b>Residential Office</b>	0.24	Vacant	COSME PACILLAS	0
263170032		92553	R/O Residential Office	R15	<b>Residential Office</b>	0.09	Vacant	GUADALUPE ARENAS	0
								LOPEZ	
263170003		92553	R/O Residential Office	R15	<b>Residential Office</b>	1.07	Vacant	KEVIN HSU	1
263180012		92553	R/O Residential Office	OC	<b>Residential Office</b>	0.22	Vacant	JOE HOWARD	0
								TEAGUE	
263140028		92553	R/O Residential Office	R15	<b>Residential Office</b>	1.40	Vacant	NIRANJAN J SHAH	2
264236001	MARKTWAIN	92557	R10 Residential	RS10	R10 Residential	2.14	Vacant	A 1 PROP	2
								MANAGEMENT	

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	<b>Residential Office</b>	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	ос	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	ос	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	0	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	9
								6/16/2000	
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	СС	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	0	<b>Residential Office</b>	4.73	Vacant	BEL AIR MURRIETA	6
475190005	11680 HEACOCK ST	92557	R/O Residential Office	0	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	<b>Residential Office</b>	0.12	Vacant	ROBERTO ACEVEDO	0
291140017	13611 ELSWORTH ST	92553	R/O Residential Office	R15	<b>Residential Office</b>	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	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	1
481171008	24585 WEBSTER AVE	92553	R15 Residential	SP 204 VR	R20 Residential	0.79	Vacant	FREDERICK HOMES	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	СС	Corridor Mixed Use	0.36	Vacant	SUSAN R REAL	1
479090004	25057 EUCALYPTUS AVE	92553	R/O Residential Office	0	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	0	Corridor Mixed Use	0.77	Vacant	BORIS PIRIH	2
484030022	25767 ALESSANDRO BLV	92553	R15 Residential	R15	Corridor Mixed Use	0.54	Vacant	M J RAHMANI NEJAD	1
479631009	25876 ALESSANDRO BLV	92553	C Commercial	NC	Corridor Mixed Use	0.23	Vacant	SU CHIN WU	1

### **APPENDIX I:**

# VACANT SITES AVAILABLE FOR EMERGENCY SHELTERS WITH CONDITIONAL USE PERMIT

# Vacant Sites Available for Emergency Shelters with Conditional Use Permit

The City of Moreno Valley General Plan allows emergency homeless shelters with Conditional Use Permits in the following zones: Community Commercial (CC), Office Commercial (OC), Office (O), Public (P), Industrial (I), and Business Park-Mixed Use (BPX).

This Appendix includes a list of vacant sites citywide on which emergency shelters could be developed with a Conditional Use Permit. In total, the City of Moreno Valley has 439 vacant acres within 141 sites available for shelters with a Conditional Use Permit (refer to Table 6-7).

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	СС	C Commercial	7.58	Vacant	CROSSWORD CHRISTIAN FELLOWSHIP CHURCH
486081021		92551	C Commercial	СС	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	СС	C Commercial	7.18	Vacant	HF EDUCATIONAL PARTNERS
488350049		92555	C Commercial	сс	C Commercial	0.23	Vacant	HF EDUCATIONAL PARTNERS
488350048		92555	C Commercial	сс	C Commercial	0.33	Vacant	HF EDUCATIONAL PARTNERS
485220041	SW OF GENTIAN AVE AND PERRIS BLVD	92551	C Commercial	СС	Corridor Mixed Use	22.23	Vacant	WAL ART REAL ESTATE BUSINESS TRUST
487250006		92555	C Commercial	СС	C Commercial	3.29	Vacant	RANCHO PACIFIC COMMERCIAL INC
487250005		92555	C Commercial	СС	C Commercial	0.31	Vacant	RANCHO PACIFIC COMMERCIAL INC
487250010		92555	C Commercial	СС	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	00	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	0	Downtown Center	18.68	Vacant	CHIN CHU CHEN CHANG

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	8.86	Vacant	EQUITABLE MORENO
					Office/Commercial			VALLEY II PARTNERSHIP
475190002		92557	R/O Residential Office	0	R/O Residential Office	0.95	Vacant	KFPMZ REAL ESTATE
479131012	SE OF DRACAEA AVE AND PERRIS BLVD	92553	R/O Residential Office	ос	Corridor Mixed Use	3.56	Vacant	YUM YUM DONUT SHOPS
479140024	SE OF DRACAEA AVE AND PERRIS BLVD	92553	R/O Residential Office	ос	Corridor Mixed Use	2.01	Vacant	YUM YUM DONUT SHOPS
479190002	PERRIS BLVD	92553	R/O Residential Office	0	Corridor Mixed Use	4.76	Vacant	EASTERN MUNICIPAL WATER DIST
479140023		92553	C Commercial	СС	Corridor Mixed Use	1.56	Vacant	YUM YUM DONUT SHOPS
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	0	Corridor Mixed Use	0.60	Vacant	CHOW WENG LOH
479090003		92553	R/O Residential Office	0	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	0	Corridor Mixed Use	1.13	Vacant	SBCK CAPITAL GROUP INC
482180074		92553	O Office	0	Office	2.57	Vacant	HEACOCK BUSINESS CENTER
488210031		92555	R/O Residential Office	0	Downtown Center	2.41	Vacant	SOUTHWEST BIBLE COLLEGE
487250011		92555	C Commercial	СС	C Commercial	3.59	Vacant	PELICAN LANDING
479050009		92553	C Commercial	СС	C Commercial	1.90	Vacant	SIXM MORENO VALLEY
482700005	NW OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	СС	Corridor Mixed Use	1.60	Vacant	OPT MORENO VALLEY
484030025	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	R/O Residential Office	0	Corridor Mixed Use	2.72	Vacant	JACOB LOGAR
484030003	SE OF ALESSANDRO BLVD AND KITCHING ST	92553	R/O Residential Office	0	Corridor Mixed Use	4.52	Vacant	PIRTH BORIS
478070004		92555	C Commercial	CC	Commercial	0.83	Vacant	CARLOS B MARTINEZ

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	Ρ	Public	8.71	Vacant	MORENO VALLEY UNI SCHL DIST SCHL FAC CORP
478070029		92555	C Commercial	СС	Commercial	1.85	Vacant	MORENO BEACH HOLDINGS
478070027		92555	C Commercial	СС	Commercial	1.04	Vacant	GRANITE CAPITAL
482700002	NW OF ALESSANDRO BLVD AND INDIAN ST	92553	C Commercial	СС	Corridor Mixed Use	1.50	Vacant	OPT MORENO VALLEY
478070026		92555	C Commercial	СС	Commercial	1.29	Vacant	GRANITE CAPITAL
478100035		92555	P Public Facilities	Ρ	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	СС	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	1	BP Business Park/Light Industrial	8.00	Vacant	SUNNYMEAD CACTUS INDUSTRIAL ASSOC
297170002		92553	C Commercial	СС	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	СС	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

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	СС	C Commercial	0.19	Vacant	CANYON SPRINGS
								MARKETPLACE CORP
291090046		92553	C Commercial	СС	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	ос	Residential Office	0.12	Vacant	CANYON SPRINGS MARKETPLACE CORP
291050061		92557	C Commercial	СС	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	ОС	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	0	Residential Office	2.22	Vacant	CRESTMONT HOMEOWNERS ASSN
488220008		92555	C Commercial	СС	Commercial	8.32	Vacant	MORENO BEACH INV
488260022		92555	O Office	0	Freeway Office/Commercial	2.28	Vacant	LCTH INV
488260018		92555	O Office	0	Freeway Office/Commercial	1.88	Vacant	LCTH INV
488260033		92555	O Office	0	Freeway Office/Commercial	7.88	Vacant	LCTH INV

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	0	Freeway Office/Commercial	3.49	Vacant	DYE ELIZABETH ANN GST EXEMPT TRUT SHARE UNDER THE ALBERT AVOIAN
488320009		92555	O Office	0	Freeway Office/Commercial	0.74	Vacant	DYE ELIZABETH ANN GST EXEMPT TRUT SHARE UNDER THE ALBERT AVOIAN
488260012		92555	O Office	0	Freeway Office/Commercial	7.87	Vacant	DYE ELIZABETH ANN GST EXEMPT TRUT SHARE UNDER THE ALBERT AVOIAN
488260014		92555	O Office	0	Freeway Office/Commercial	8.19	Vacant	DYE ELIZABETH ANN GST EXEMPT TRUT SHARE UNDER THE ALBERT AVOIAN
488310005		92555	O Office	0	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	0	Freeway Office/Commercial	2.15	Vacant	LCTH INV
488310006		92555	O Office	0	Freeway Office/Commercial	2.97	Vacant	MORENO VALLEY SP
488260035		92555	O Office	0	Freeway Office/Commercial	7.85	Vacant	LCTH INV
488260037		92555	O Office	0	Freeway Office/Commercial	7.10	Vacant	SONG RAMBOLDT
488260017		92555	O Office	0	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	СС	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	KEVINT DOAN

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	СС	Commercial	0.88	Vacant	MORENO VALLEY HAMNER PROP
478060019		92555	C Commercial	СС	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	ос	Freeway Office/Commercial	5.27	Vacant	EQUITABLE MORENO VALLEY II PARTNERSHIP
488080028		92555	O Office	ос	Freeway Office/Commercial	8.32	Vacant	EQUITABLE MORENO VALLEY II PARTNERSHIP
478060020		92555	C Commercial	СС	Commercial	0.15	Vacant	MORENO VALLEY HAMNER PROP
478060021		92555	C Commercial	СС	Commercial	0.99	Vacant	MORENO VALLEY HAMNER PROP
478060024		92555	C Commercial	СС	Commercial	2.33	Vacant	MORENO VALLEY HAMNER PROP
488080026		92555	O Office	ос	Freeway Office/Commercial	0.64	Vacant	THOMAS J CHEN
488080025		92555	O Office	ос	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	СС	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

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	0	Downtown Center	1.17	Vacant	GALAXY MANAGEMENT INC
486270020		92555	R/O Residential Office	ос	Downtown Center	2.23	Vacant	COUNTRY SQUIRE MOBILE ESTATES
486310041		92555	O Office	0	Downtown Center	2.82	Vacant	INLAND LAND GROUP
486310042		92555	O Office	0	Downtown Center	6.52	Vacant	INLAND LAND GROUP
486290037		92555	R/O Residential Office	0	Downtown Center	16.82	Vacant	GALAXY MANAGEMENT INC
475190022	11636 HEACOCK ST	92557	R/O Residential Office	0	R/O Residential Office	4.73	Vacant	BEL AIR MURRIETA
475190005	11680 HEACOCK ST	92557	R/O Residential Office	0	R/O Residential Office	2.89	Vacant	KFPMZ REAL ESTATE
291050048	21725 BOX SPRINGS RD	92557	C Commercial	СС	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	СС	Business Flex	0.49	Vacant	MONTHER ALQUZAH
263220026	21806 ALESSANDRO BLV	92553	C Commercial	СС	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	СС	Business Flex	1.43	Vacant	THUY VAN NGUYEN TRUNG
263230013	21958 ALESSANDRO BLV	92553	C Commercial	сс	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	СС	Corridor Mixed Use	0.36	Vacant	SUSAN R REAL
479090004	25057 EUCALYPTUS AVE	92553	R/O Residential Office	0	Corridor Mixed Use	0.46	Vacant	WHITE MAPPLE
479050008	25285 SUNNYMEAD BLV	92553	C Commercial	СС	C Commercial	0.87	Vacant	SIXM MORENO VALLEY
484030002	25539 ALESSANDRO BLV	92553	R/O Residential Office	0	Corridor Mixed Use	0.77	Vacant	BORIS PIRIH
486270021		92555	R/O Residential Office	ОС	Downtown Center	7.92	Vacant	SPYRIDON RADOS

# **APPENDIX J:**

# VACANT SITES AVAILABLE FOR EMERGENCY SHELTERS BY-RIGHT

# Vacant Sites Available for Emergency Shelters By-Right

Every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a Conditional Use Permit or other discretionary permit (Government Code Section 65583.(a)(4)). Emergency shelters are a permitted use in the public zone. However, there are no longer publicly zoned sites in the city that are available and/or appropriate for housing and shelter uses. The City of Moreno Valley amended the Moreno Valley Industrial Area Specific Plan (SP 208) to add emergency homeless shelters as a permitted use and adopted development standards for that use in May 2013 (Moreno Valley Municipal Code Chapter 9.09.170).

This Appendix includes a list of 37 vacant acres over 17 parcels in the Specific Plan 208 area that could permit a year-round emergency shelter without a Conditional Use Permit or any discretionary permit requirements. All shelters would be required to develop their site in accordance with their approved plans, the Development Code, Landscape Development Guidelines and Specifications, and the General Plan (refer to Table 6-8).

Vacant Sites Available for Emergency Shelters By-Right

Assessor Parcel Number	Site Address / Intersection	5 Digit ZIP Code		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		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		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





DYETT & BHATIA Urban and Regional Planners