

Appendix P. Draft Relocation Impact Report



RIVERSIDE
COUNTY
TRANSPORTATION
COMMISSION

Riverside-Downtown STATION IMPROVEMENTS

Riverside-Downtown Station Improvements Draft Relocation Impact Report



March 2021

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ACRONYMS AND ABBREVIATIONS

Acronym	Definition
ADA	American with Disability Act
APN	Assessor's Parcel Number
BNSF	Burlington Northern & Santa Fe
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
City	City of Riverside
County	County of Riverside
CT	Census Tract
DRIR	Draft Relocation Impact Report
DS&S	Decent, Safe, and Sanitary
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EO	Executive Order
FTA	Federal Transit Administration
GIN	General Information Notice
IEOC	Inland Empire Orange County
ION	Initiation of Negotiations
MP	Mile Post
NEPA	National Environmental Policy Act
NOE	Notice of Eligibility
RCTC	Riverside County Transportation Commission
RDS	Riverside – Downtown Station
RHP	Replacement Housing Payment
ROW	Right of Way
SF	Square Feet
SR	State Route
Uniform Relocation Act	Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970
91/PV	91/Perris Valley

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1.0 Introduction

This Draft Relocation Impact Report (DRIR) analyzes the potential displacement impacts resulting from implementation of the proposed Riverside-Downtown Station (RDS) Improvements Project (proposed project). The objectives of this analysis are to identify potential problems the project may cause by displacing existing structures and their occupants, and if required, mitigation measures that would reduce these impacts.

The Riverside County Transportation Commission (RCTC) and Metrolink propose construction of the project, which involves improvements to the RDS located at Mile Post (MP) 9.9 to MP 10.2 on the Burlington Northern Santa Fe (BNSF) San Bernardino Subdivision. Proposed improvements include additional passenger loading, enhanced pedestrian and vehicular access, and additional parking. The purpose of the project is to improve capacity, efficiency, and connectivity near the RDS.

The project is subject to state and federal environmental review requirements because it involves the use of federal funds from the Federal Transit Administration (FTA). An Environmental Impact Report (EIR) and an Environmental Assessment (EA) will be prepared for the project in compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). RCTC is the CEQA lead agency, and FTA is the NEPA lead agency. This DRIR has been prepared as part of the technical analysis required to support the EIR/EA.

1.1. Project Location and Setting

The proposed project is located at the existing RDS in the City and County of Riverside. Specifically, the project is located at 4066 Vine Street, Riverside, CA 92507, at approximately MP 9.9 to 10.2 on the BNSF Railway San Bernardino Subdivision (Figure 1-1, *Regional and Project Location Map*). The project study area is highly developed with residential, commercial, industrial, public facilities, and parks, as well as a railroad corridor owned by RCTC and used by passenger and freight rail. Residential uses are concentrated to the east while commercial and industrial uses are interspersed amongst one another on the west side of the study area. State Route (SR) 91 is located approximately 0.1 mile to the west, and SR 60 is located approximately 1.3 miles to the north. Other notable uses in the vicinity include the University of California Riverside campus located approximately two miles to the east and Riverside Community College located approximately 0.75 mile to the southwest.

1.2. Purpose and Need

The purpose of the proposed project is to expand capacity and improve operations, efficiency, connectivity, and the passenger experience at the RDS. In June 2016, the new Perris Valley Line opened, and most of the Metrolink 91 Service was extended to South Perris and rebranded

as the 91/Perris Valley (91/PV) Line. Currently, four of the 91/PV Line morning trains originate from the Perris South Station and four of the afternoon or evening trains terminate there. Additionally, new “local” service currently operates between the RDS and Perris-South Station. This new local service terminates in downtown Riverside, increasing the need for improved connectivity from these trains to other trains in the Metrolink system. This would create more transfers and passenger traffic at the RDS, adding to the approximately 1,000 trips that currently originate there each weekday. The proposed project would increase rail capacity and service reliability at the RDS and would improve connectivity between local trains.

The basic project objectives supporting the purpose of the project are:

- Expand platform capacity to meet passenger train storage needs;
- Allow for train meets off the BNSF mainline and minimize impacts to BNSF operations;
- Improve train connectivity and passenger accessibility while minimizing impacts on other improvement projects near the RDS that are already designed or in construction;
- Facilitate more efficient passenger flow and reduce dwell times;
- Enhance safety and access for RDS users; and
- Accommodate projected future demand.

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2.0 Project Description

2.1. Proposed Project

The RCTC and Metrolink propose to improve the RDS located at MP 9.9 to MP 10.2 on the BNSF San Bernardino Subdivision located just east of SR 91 and a short distance from the SR 60 in the City and County of Riverside, California.

Proposed improvements include construction of an additional passenger loading platform, the extension of the existing pedestrian overcrossing and additional elevator and associated tracks which would allow for two trains to service the station off the BNSF mainline. The proposed track would be required to connect and integrate into the existing station layover tracks on the east side to improve train meet times without impacting BNSF operations. The project would also provide additional parking and improved vehicular traffic circulation on the east side of the station.

2.2. Project Alternatives

Descriptions of a No Project Alternative and one Build Alternative (also referred to as proposed project) are provided below. The No Project Alternative is included to provide a baseline for comparison with the Build Alternative. The Build Alternative, or proposed project, is analyzed in this DRIR.

2.2.1. No Project Alternative

Under the No Project Alternative, implementation of improvements at the RDS would not be constructed, and the current configuration of the RDS would remain the same. The No Project Alternative would not meet the project objectives or improve operations to accommodate the 91/PV Line and the Inland Empire Orange County (IEOC) Lines. Train capacity and storage would be limited to the existing platforms. This alternative does not meet the purpose and need for station improvements and additional passenger service. The No Project Alternative provides insight on future conditions with no improvements and serves as a baseline for comparison with the Build Alternative.

2.2.2. Build Alternative

RCTC and Metrolink propose improvements to the following elements of the RDS: (1) Station Platform and Tracks; (2) Pedestrian Access; and (3) Parking, Circulation and Streetscape. A summary of the proposed Build Alternative improvements is presented in Table 2-1. The Build Alternative includes several design options related to the pedestrian overcrossing and parking and circulation improvements.

Table 2-1. Summary of Proposed Build Alternative Improvements

Element	Description
1. Station Platform and Track Improvements	<ul style="list-style-type: none"> • Add new center platform (Platform 3) • Add new tracks (Station Tracks 5 and 6) • Modification of railroad signal system
2. Pedestrian Overpass Access Improvements	<ul style="list-style-type: none"> • Extend pedestrian access to new Platform 3 • Emergency egress would be provided at three locations
3. Traffic Circulation Options, Parking and Streetscape Improvements	<ul style="list-style-type: none"> • Traffic Circulation Options and Howard Avenue Extension • Relocate ADA parking • Add sidewalks and trees • Add up to 560 additional parking spaces

The proposed improvements would enhance Metrolink train connections without affecting BNSF services. The improvements would be designed in accordance with the most recent applicable codes, Southern California Regional Rail Authority (SCRRA), BNSF, Americans with Disabilities Act (ADA), American Railway Engineering and Maintenance-of-Way Association (AREMA), Federal Rail Administration (FRA), and California Public Utilities Commission (CPUC), standards and guidelines.

1. Station Platform and Tracks

The Build Alternative, includes the following station platform and track improvements as part of the proposed project (see Figure 2-1, *Build Alternative Elements*):

- Add new center platform (Platform 3) that is approximately 680 feet in length and 30 feet in width with direct access from the new parking area to the east and access from the west using the at-grade crossings from Platform 2;
- Add new tracks (Station Tracks 5 and 6) and other track improvements; and
- Modification of the railroad signal system.

Platform 3 would be located between Station Tracks 5 and 6. Platform 3 would be able to service seven 85-foot passenger cars. The centerline to centerline spacing of the parallel tracks at the platform would be approximately 40 feet. Demolition of existing structures and other ancillary improvements would be required to facilitate construction of the station platform and track improvements.

2. Pedestrian Overpass Access

The Build Alternative includes the following pedestrian access improvements as part of the proposed project:

- Extend the existing pedestrian overpass access (see Figure 2-1).

- Add pedestrian at-grade access from the proposed surface parking lot on the east side of proposed station improvements to Platforms 2 and 3 through an extension of the existing pedestrian at-grade crossing on the north end of the platforms and a new pedestrian at-grade rail crossing on the south end of the platforms. The pedestrian at-grade crossings would include safety enhancements such as proper channelization, automated gates and flashers.
- Emergency egress would be provided at three locations from Platform 3:
 - North end pedestrian at-grade crossing (existing at-grade crossing to be extended);
 - Pedestrian Access; and
 - South end pedestrian at-grade crossing (new).

3. Parking, Circulation and Streetscape

The Build Alternative includes the following parking, circulation and streetscape improvements as part of the proposed project:

- Relocate ADA parking;
- Modify the bus drop-off area;
- Add sidewalks and landscaping; and
- Add up to 560 additional parking spaces (proposed surface parking lot) with access to the east side of the station via at-grade pedestrian crossings.

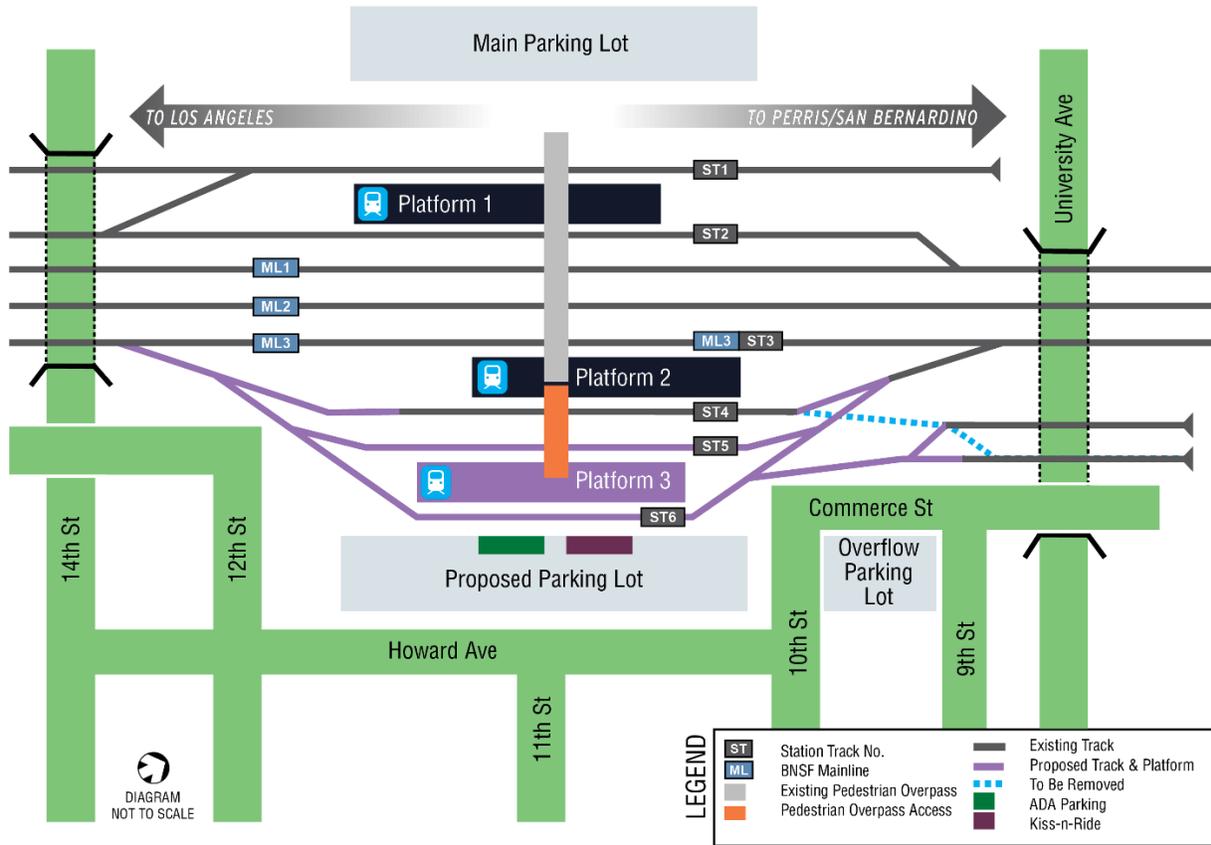


Figure 2-1. Build Alternative Elements

Design Options

As part of the Build Alternative, there is a design option related to a longer extension of the pedestrian overpass access from the new proposed platform to the new surface parking lot. Another design option is associated with the new surface parking lot and combining this new parking lot with the existing overflow parking lot on the east side of the station. This parking option includes traffic circulation improvements along Howard Avenue, 9th Street, 10th Street, and Commerce Street. A summary of the proposed design options is presented in Table 2-2.

Table 2-2. Summary of Proposed Build Alternative with Design Options

Build + Design Option	Description
<i>Pedestrian Overpass Access Improvements</i>	
Pedestrian Overpass Access Design Option 1	Extend pedestrian overpass access to the new platform 3 and to the new surface parking lot
<i>Parking, Circulation and Streetscape Improvements</i>	
Parking Design Option 1A	New surface parking lot east of station. <i>Requires acquisition and demolition of existing structures and other ancillary structures and residential parcels on the corner of 12th Street and Howard Avenue to facilitate construction of the proposed improvements</i>
Parking Design Option 1B	<i>Same as Parking Design Option 1A but avoids relocation impacts to residential parcels on the corner of 12th Street and Howard Avenue</i>
Parking Design Option 2A	New surface parking lot east of station combined with existing overflow parking lot with the extension of Howard Avenue through to 9 th Street. <i>Requires acquisition and demolition of existing structures and other ancillary structures and residential parcels on the corner of 12th Street and Howard and requires acquisition of additional parcels directly east of the existing overflow parking lot</i>
Parking Design Option 2B	<i>Same as Parking Design Option 2A but avoids relocation impacts to residential parcels on the corner of 12th Street and Howard Avenue</i>
Parking Design Option 3A	<i>Same as Parking Design Option 1A/2A but avoids impacts to additional parcels east of the existing overflow parking lot by routing Howard Avenue around the parcels.</i>
Parking Design Option 3B	<i>Same as Parking Design Option 1B/2B but avoids relocation impacts to additional parcels east of the existing overflow parking lot.</i>

Pedestrian Overpass Access Improvements Design Option 1

Access from the existing station area would be provided by the proposed extension of the pedestrian overpass (see Figure 2-2, *Build Alternative with Pedestrian Overpass Access Design Option 1*). The Build Alternative with Pedestrian Overpass Access Design Option 1 would extend the pedestrian overpass beyond Platform 3 to new surface parking lot (two spans, two towers/elevators).

The new pedestrian overpass elevator tower would be located 14 feet clear of both Track 5 and Track 6 on Platform 3. Access from the proposed surface parking lot would be provided by two 10-foot wide at-grade pedestrian crossings at the north and south end of Platform 3.

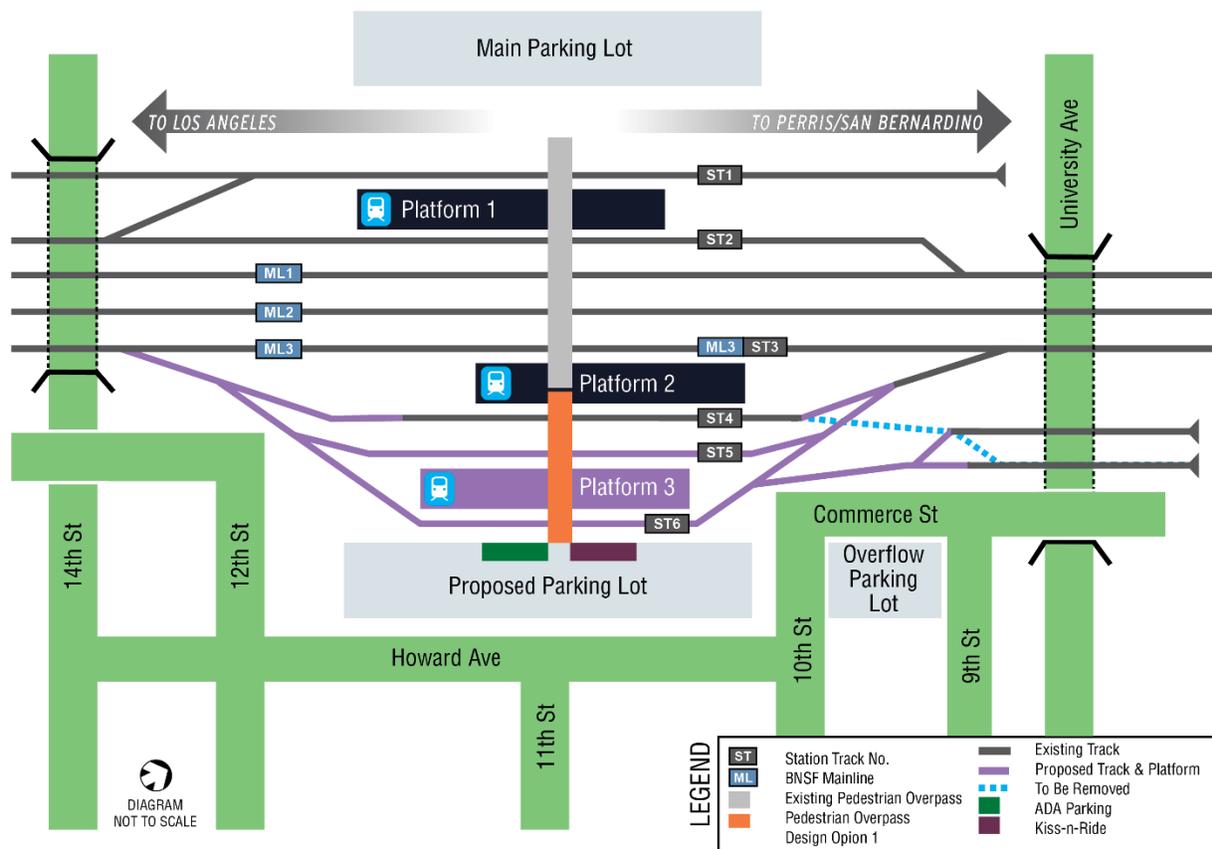


Figure 2-2. Build Alternative with Pedestrian Overpass Access Design Option 1

Parking, Circulation and Streetscape Improvements

The Build Alternative includes a study of six traffic circulation and parking design options to accommodate up to 560 additional parking spaces (surface parking) and address pedestrian and vehicle circulation. Table 2-2 provides an overview of the traffic circulation and parking design options. Figures 2-3 through 2-8 illustrate these options and show the displacement impacts associated with each option.

All parking design options would require the acquisition of parcels directly east of the station and demolition of existing structures and other ancillary structures to facilitate construction of the proposed Build Alternative improvements:

- Parking Design Option 1A would require the acquisition of residential parcels on the corner of 12th Street and Howard Avenue. Parking Option 1B would avoid the residential properties.
- Parking Design Option 2A and 2B would have similar ROW impacts as Options 1A and 1B but would require acquisition of additional parcels directly east of the existing overflow parking lot.

- Parking Design Option 3A and 3B would have similar ROW impacts as Options 2A and 2B but would avoid parcel acquisitions directly east of the overflow parking lot.
- Parking Design Option 1A/1B adds a new surface parking lot and maintains separation from the existing overflow parking lot on the eastside of the station (Figure 2-3, *Build Alternative with Traffic Circulation and Parking Option 1A* and Figure 2-4, *Build Alternative with Traffic Circulation and Parking Option 1B*).¹
 - Parking Design Option 1A – Add new surface parking lot and maintain separation from existing overflow parking lot on the east side of the station. Acquisition and demolition of residential parcels on the corner of 12th Street and Howard Avenue would be required (see Figure 2-3).
 - Parking Design Option 1B – Add proposed surface parking lot and maintain separation from existing overflow parking lot on the east side of the station and avoid impacts to residential parcels at the corner of 12th Street and Howard Avenue (see Figure 2-4).
- Parking Design Options 2A/2B proposes a new surface parking lot directly east of the station combined with the existing overflow parking lot.
 - Parking Design Option 2A – Combine proposed surface parking lot with existing overflow parking lot on the east side of the station which would require acquisition and demolition of residential parcels on the corner of 12th Street and Howard Avenue. This option would also include extending Howard Avenue through to 9th Street and would require additional acquisition of parcels directly east of the existing overflow parking lot as well as partial street vacations for 10th Street and Commerce Street (see Figure 2-5, *Build Alternative with Traffic Circulation and Parking Option 2A*).
 - Parking Design Option 2B – Combine proposed surface parking lot with existing overflow parking lot on the east side of the station and avoid impacts to residential parcels at the corner of 12th Street and Howard Avenue. This option would also include extending Howard Avenue through to 9th Street and would require additional acquisition of parcels directly east of the existing overflow parking lot as well as partial street vacations for 10th Street and Commerce Street (see Figure 2-6, *Build Alternative with Traffic Circulation and Parking Option 2B*).
- Parking Design Options 3A and 3B propose a new surface parking lot directly east of the station combined with the existing overflow parking lot and extension of Howard Street through to 9th Street.
 - Parking Design Option 3A – Combine proposed surface parking lot with existing overflow parking lot on the east side of the station which would require and demolition of residential parcels on the corner of 12th Street and Howard Avenue. This option would also include extending Howard Avenue through to 9th Street as well as partial street vacations for 10th Street and Commerce Street while avoiding additional acquisition of parcels directly east of the existing overflow

¹ Figures 2-3 through 2-8 are located at the end of this chapter.

parking lot (see Figure 2-7, *Build Alternative with Traffic Circulation and Parking Option 3A*).

- Parking Design Option 3B - Combine proposed surface parking lot with existing overflow parking lot on the east side of the station and avoid impacts to residential parcels at the corner of 12th Street and Howard Avenue. This option would also include extending Howard Avenue through to 9th Street as well as partial street vacations for 10th Street and Commerce Street while avoiding additional acquisition of parcels directly east of the existing overflow parking lot (see Figure 2-8, *Build Alternative with Traffic Circulation and Parking Option 3B*).

2.3. Construction Activities and Phasing

Project construction is anticipated to begin in 2023 and be completed in 2025. Construction activities would include demolition, site preparation, grading, paving, track construction, bridge/platform construction, and architectural coatings.

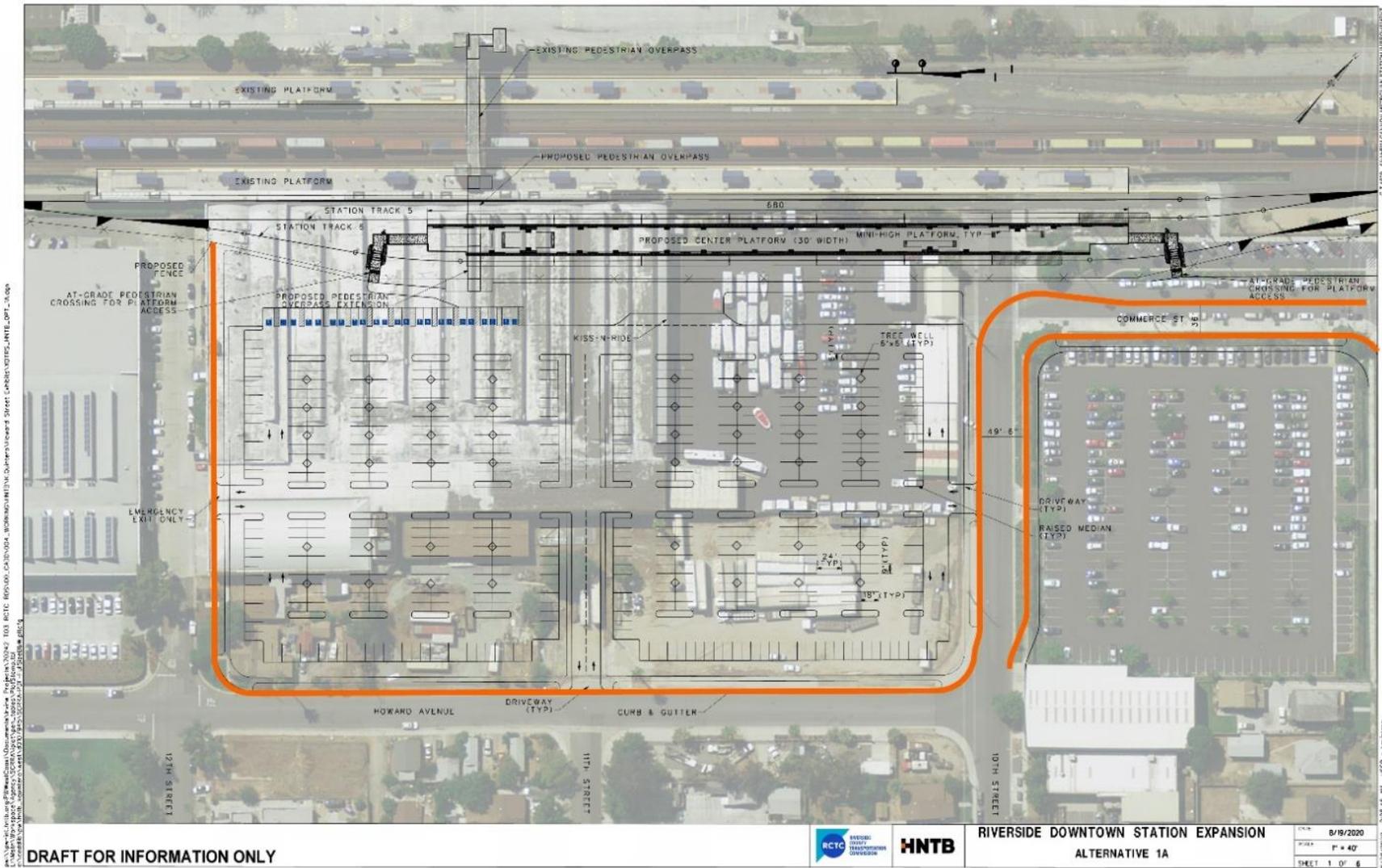


Figure 2-3. Build Alternative with Traffic Circulation and Parking Option 1A

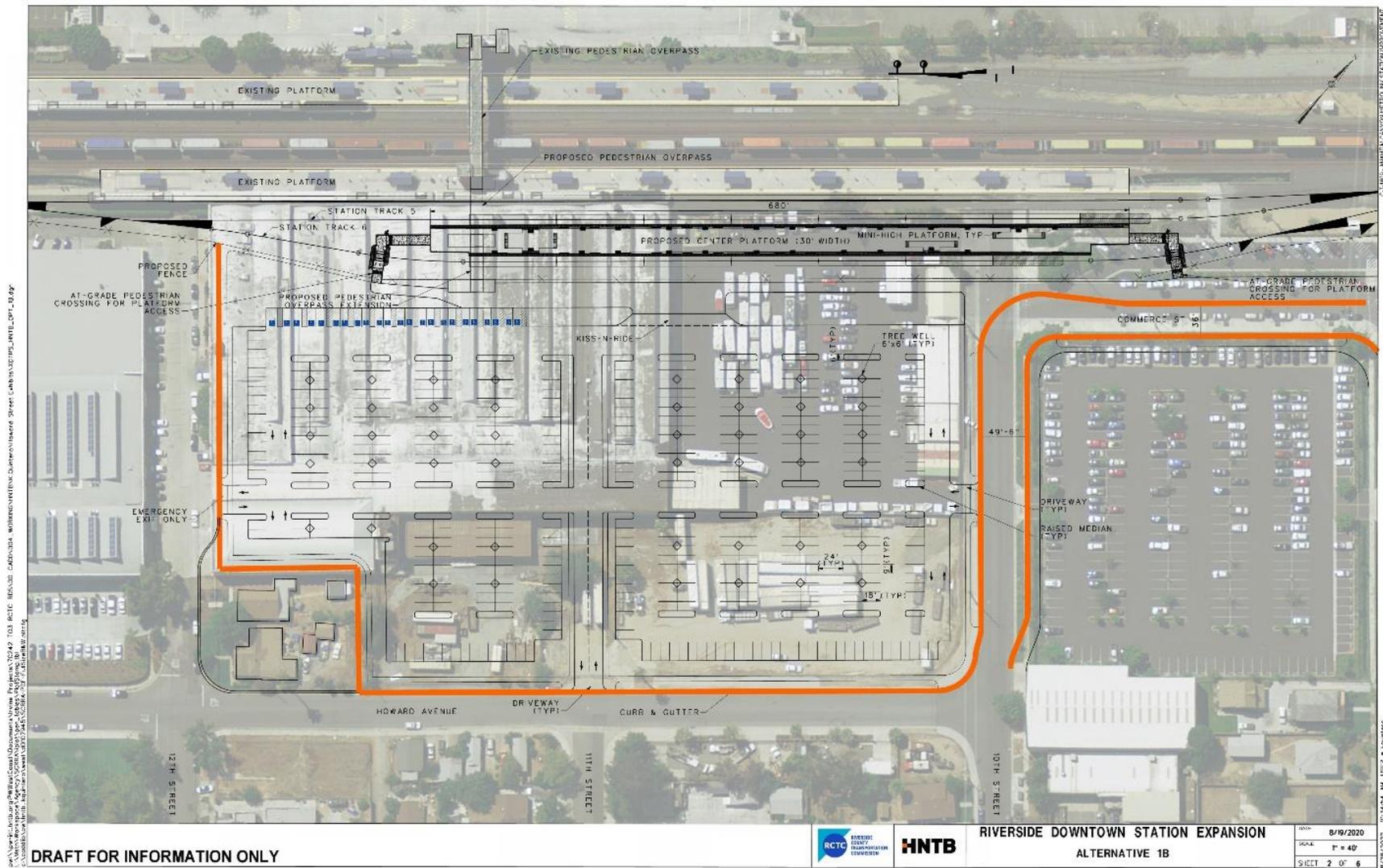


Figure 2-4. Build Alternative with Traffic Circulation and Parking Option 1B

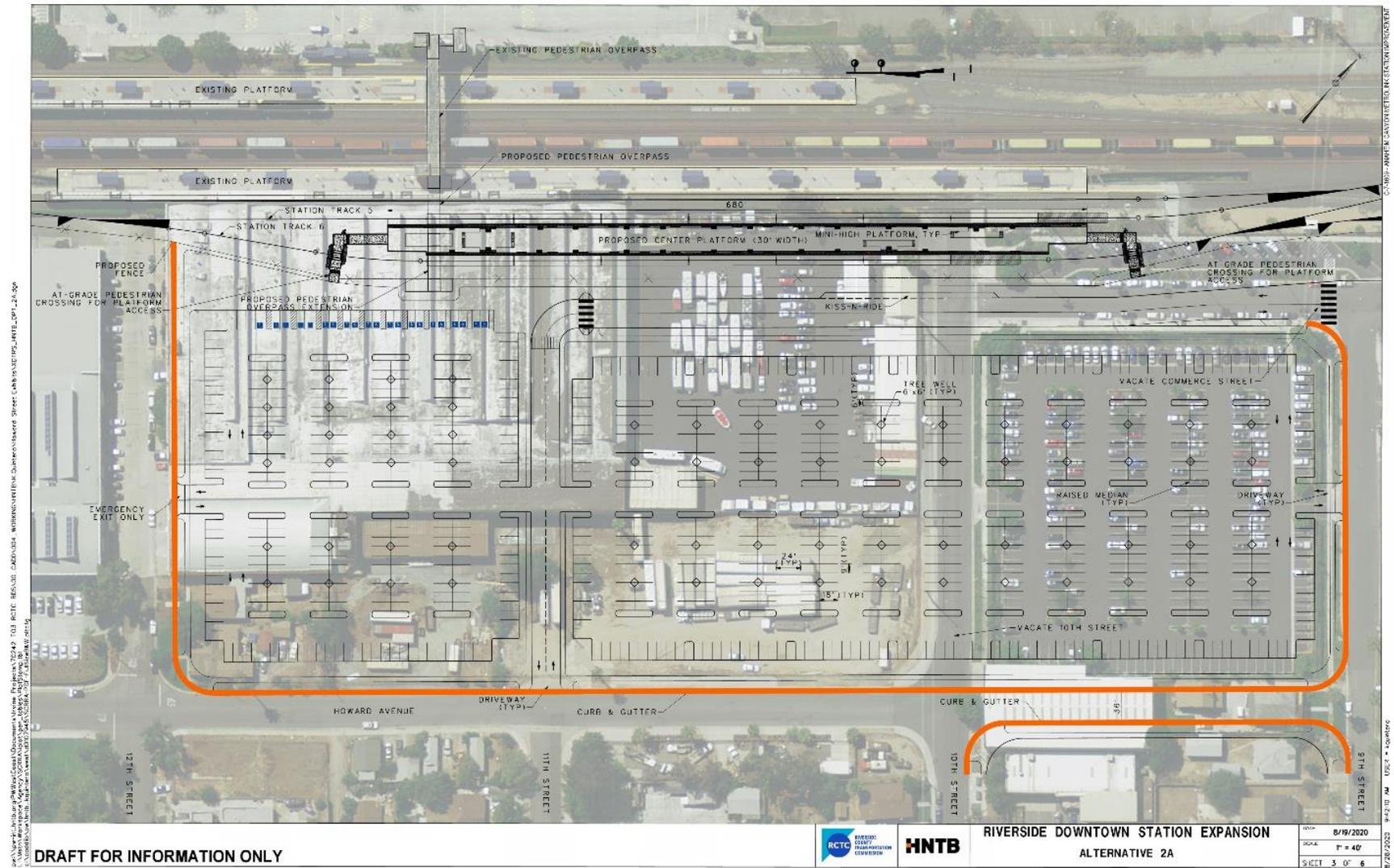


Figure 2-5. Build Alternative with Traffic Circulation and Parking Option 2A

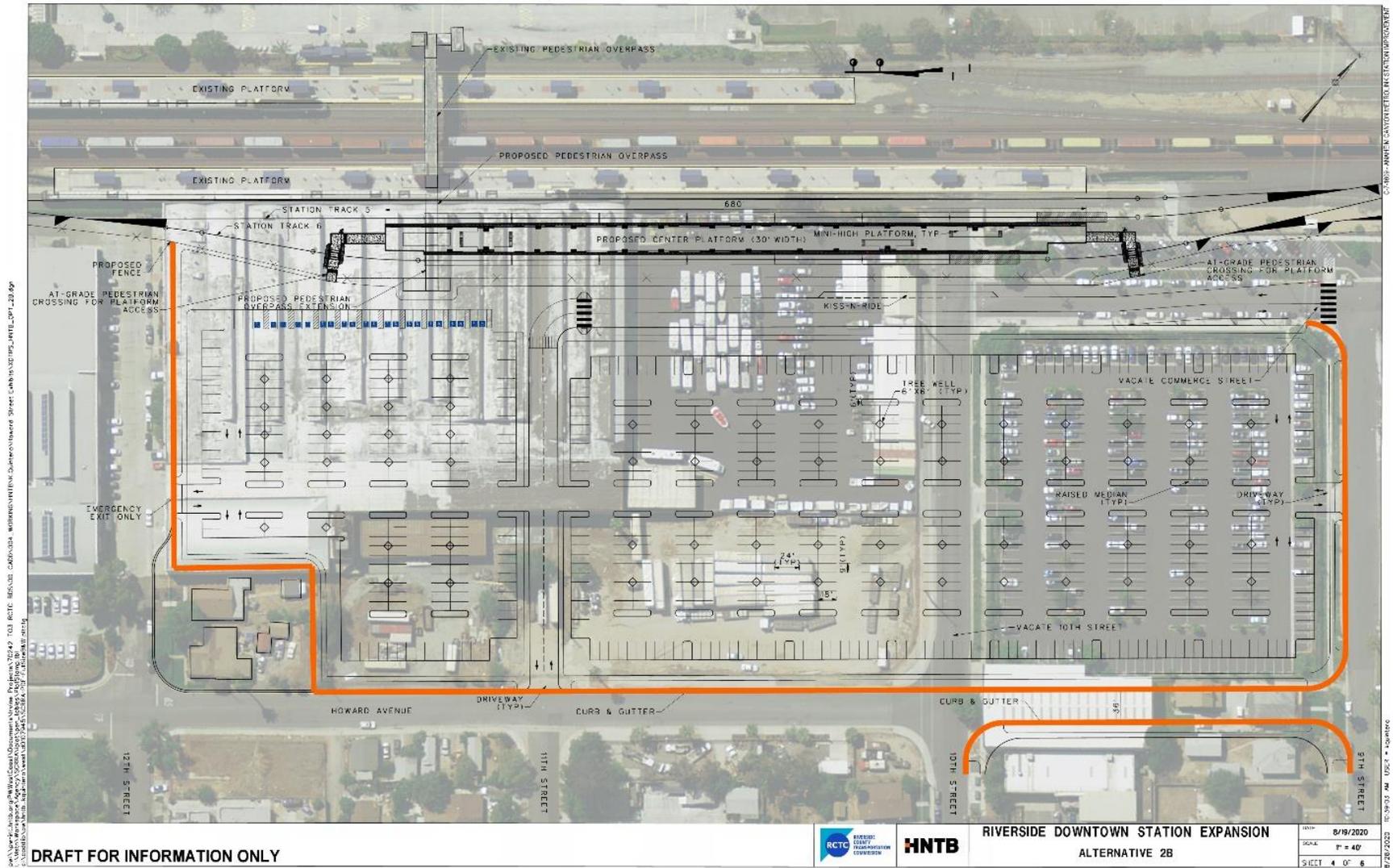


Figure 2-6. Build Alternative with Traffic Circulation and Parking Option 2B

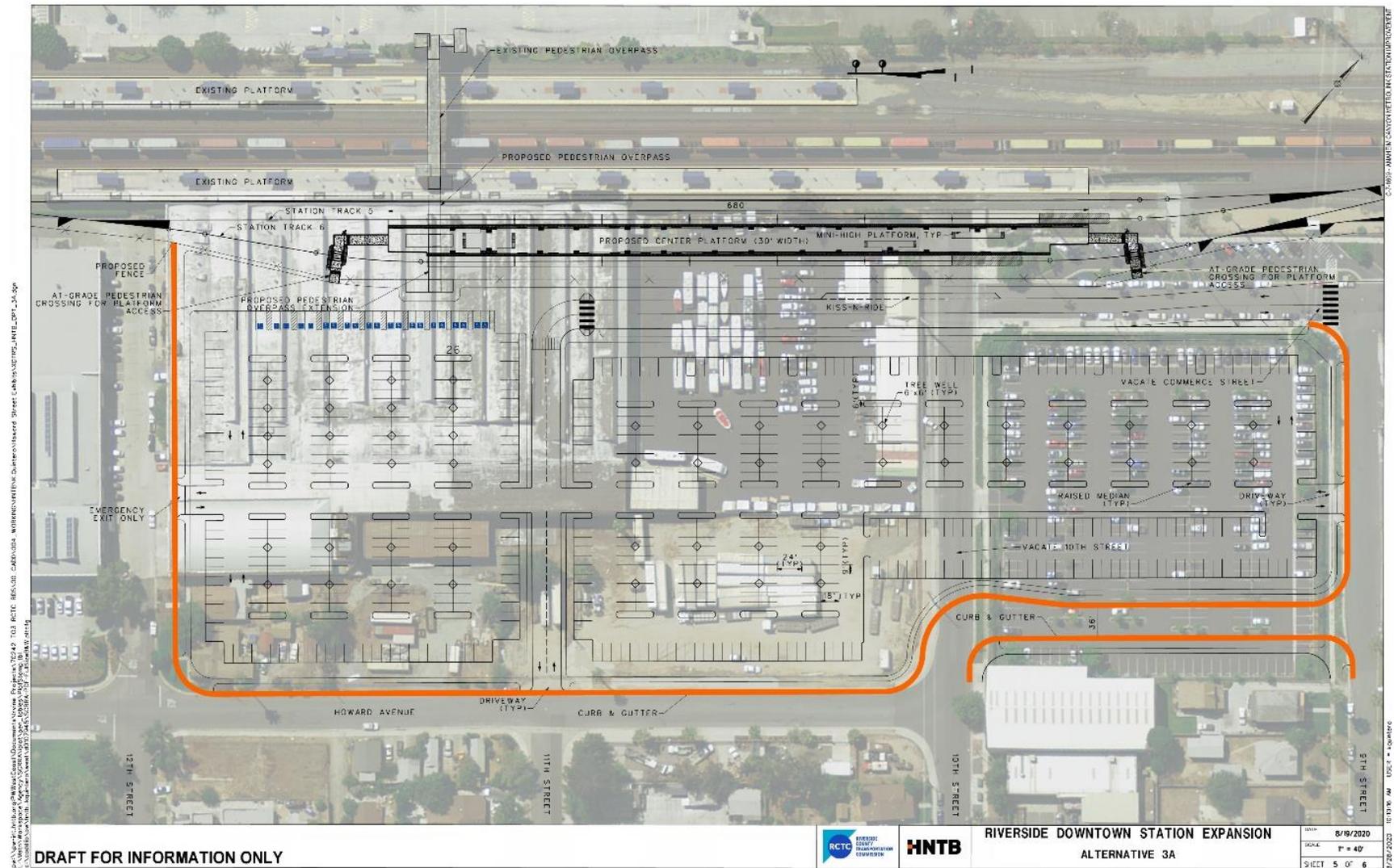


Figure 2-7. Build Alternative with Traffic Circulation and Parking Option 3A

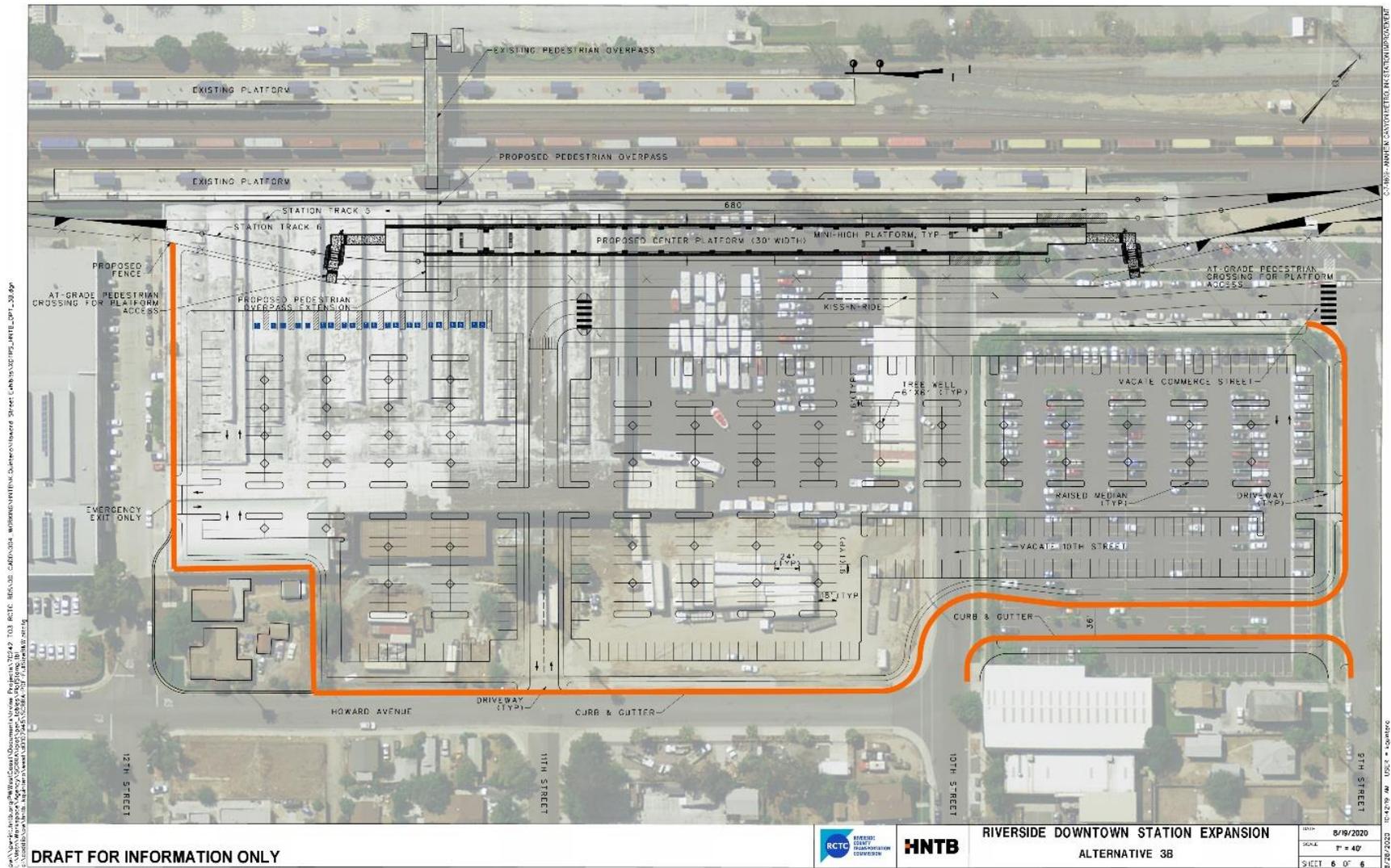


Figure 2-8. Build Alternative with Traffic Circulation and Parking Option 3B

3.0 Regulatory Framework

3.1. Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970

The Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), also known as the Uniform Relocation Act, requires that relocation assistance be provided to any person, business, farm, or non-profit operation displaced because of the acquisition of real property by a public entity for public use. Compliance with the Uniform Relocation Act is required by any public agency when federal funds are to be used in the acquisition or construction of a proposed project.

The purpose of the Uniform Relocation Act is to provide for uniform and equitable treatment of persons displaced from their business, farm, or non-profit organization, by federal and federally assisted programs and to establish uniform and equitable land acquisition policies for federal and federally assisted programs. Title 49, Part 24 of the Code of Federal Regulations (CFR) implements the Uniform Relocation Act in accordance with the following relocation assistance objective:

To ensure that persons displaced as a direct result of federal or federally assisted projects are treated fairly, consistently, and equitably so that such persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole.

The Uniform Relocation Act provides measures to minimize the hardships of relocation for occupants of acquired real property. For example, individuals cannot be displaced from their residence unless a comparable replacement residence is available, and individuals cannot be required to move less than 90 days after an offer to purchase has been made. Homeowners and tenants may receive payments for moving expenses and, if necessary, the increased cost of replacement housing. Businesses are also eligible for moving expenses and certain costs to reestablish their business. In addition, displaced individuals are offered advisory services to help them successfully relocate. This includes assistance in determining relocation needs, information concerning replacement properties, and timely written notifications of payment eligibility.

Guidance on the Uniform Act as it pertains to FTA programs and projects is contained in Chapter II, Management of Real Property, Equipment and Supplies, of the FTA Circular 5010.1C, Grant Management Guidelines, dated October 1, 1998.

3.2. Title VI of the Civil Rights Act of 1964

Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d, et seq.) prohibits discrimination on the basis of race, color, and national origin in programs and activities receiving federal financial assistance, including relocation services.

3.3. Fair Housing Law (Title VIII of the Civil Rights Act of 1968)

The Fair Housing Law sets forth the policy of the United States to provide, within constitutional limitations, for fair housing. This Act, as amended, makes discriminatory practices in the purchase and rental of most residential units illegal. Whenever possible, minority persons shall be given reasonable opportunities to relocate to any available housing regardless of neighborhood, as long as the replacement dwellings are decent, safe, and sanitary and are within their financial means.

3.4. Last Resort Housing

Federal regulations (49 CFR 24.401-404) contain the policy and procedure for implementing the Last Resort Housing Program on federal-aid projects. Last Resort Housing has been designed primarily to cover situations where a displacee cannot be relocated because of lack of available comparable replacement housing, or when the anticipated replacement housing payments exceed the limits of the standard relocation procedure, because either the displacee lacks the financial ability or other valid circumstances.

3.5. Executive Order 12898 – Environmental Justice

Executive Order (EO) 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, signed by (former) President Clinton on February 11, 1994. This EO directs federal agencies to take the appropriate and necessary steps to identify and address disproportionately high and adverse effects of federal projects on the health or environment of minority and low-income populations to the greatest extent practicable and permitted by law.

4.0 Displacement Area Analysis

This chapter of the DRIR identifies the displacement area and analyzes the potential for residential and non-residential displacement impacts of the proposed project, including for each Design Option of the Build Alternative.

4.1. Description of Displacement Area

The displacement area encompasses privately owned parcels and portions of road right-of-way (ROW) on the east side of the railroad tracks at the RDS in the City of Riverside. The displacement area is comprised of industrial and residential land uses along with transportation facilities. Displacements potentially would occur to privately owned parcels on the north side of 12th Street, the west side of Howard Avenue, the north side of 10th Street, and the south side of 9th Street. Anticipated displacements could include the following and vary by Design Option as parenthetically indicated below:

- Industrial facilities north of 12th Street, west of Howard Avenue, and south of 10th Street (all Design Options)
- Single-family residential units at the northwest corner of 12th Street and Howard Avenue (Design Options 1A, 2A, and 3A)
- Industrial facilities north of 10th Street (Design Options 2A and 2B)
- Multi-family residential units south of 9th Street (Design Options 2A and 2B)

Additionally, acquisition of roadway ROW under the City of Riverside's jurisdiction would be required along segments of 9th Street, 10th Street, and Commerce Street for all Design Options.

It should be noted that ROW acquisitions, permanent and/or temporary construction easement and relocation requirements identified in this DRIR are considered preliminary and are subject to change as additional information and design plans are further developed in subsequent phases of the project development process.

4.1.1. Pedestrian Overpass Access Design Option 1

This Option would necessitate the acquisition of eight individual parcels. Design Option 1 would require the full acquisition and relocation of seven parcel owners and/or tenants developed with an industrial manufacturing facility (Prism Aerospace, Inc.) bound by 12th Street, Howard Avenue, and 10th Street, as well as a full acquisition of one vacant industrial property. It should be noted that the seven parcels of the industrial manufacturing facility are all under the same ownership, Mad Atom LLC. While these parcels are primarily developed with Prism Aerospace,

there could be other industrial businesses within the Mad Atom LLC property since there are several structures within the property that could be rented as separate units. Information relative to other on-site businesses is not known at the time of this DRIR but will be determined as the project progresses through design and entitlements. Other identified businesses would be displaced and may be relocated as a result of the Mad Atom LLC property acquisition.

Extending the pedestrian overcrossing access to the proposed parking lot would not result in additional parcel acquisitions, relocations, or displacements. The pedestrian overpass requirements would be the same whether or not it is extended beyond the new Platform 3 because it would not affect the configuration of the proposed parking lot on the east side of the tracks. Table 4-1 summarizes parcel acquisitions under Design Option 1.

Table 4-1. Parcel Acquisitions – Pedestrian Overpass Access Design Option 1

Parcel Owner	APN	Parcel Size (acres)	Existing Land Use	Parcel Acquisition Type	Parcel Acquisition (acres)
Mad Atom LLC	211-201-004	1.16	Industrial: warehouse/manufacturing with office mezzanine (Prism Aerospace, Inc.)	Full	1.16
Mad Atom LLC	211-201-006	0.62	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.62
Mad Atom LLC	211-201-007	0.83	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.83
Mad Atom LLC	211-201-008	0.44	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.44
Mad Atom LLC	211-201-026	0.30	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.30
Mad Atom LLC	211-201-037	0.01	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.01
Mad Atom LLC	211-201-039	3.18	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	3.18
3010 Street LLC	211-201-030	0.36	Vacant industrial	Full	0.36
				TOTAL	6.90

4.1.2. Traffic Circulation and Parking Design Option 1A

This Option would necessitate the acquisition of 10 individual parcels. Traffic Circulation and Parking Design Option 1A would entail the full acquisition and relocation of seven parcel owners and/or tenants that comprise an industrial manufacturing facility (Prism Aerospace, Inc.) bound by 12th Street, Howard Avenue, and 10th Street; one full acquisition of a parcel that contains vacant industrial land along Howard Avenue; and two full acquisitions and relocations of parcel owners and/or tenants that contain single-family residences at the northwest corner of the 12th Street/Howard Avenue intersection. As noted above in Section 4.1.1, there could be other

industrial businesses within the Mad Atom LLC property (in addition to Prism Aerospace, Inc.) since there are several structures within the property that could be rented as separate units. Information relative to other on-site businesses is not known at the time of this DRIR but will be determined as the project progresses through design and entitlements. Other identified businesses would be displaced and may be relocated as a result of the Mad Atom LLC property acquisition.

Details on parcel acquisitions under Design Option 1A are presented in Table 4-2 and the corresponding displacement area is shown on Figure 4-1, *Displacement Area – Design Option 1A*.

Table 4-2. Parcel Acquisitions – Pedestrian Overpass Access Design Option 1A

Parcel Owner	APN	Parcel Size (acres)	Existing Land Use	Parcel Acquisition Type	Parcel Acquisition (acres)
Mad Atom LLC	211-201-004	1.16	Industrial: warehouse/ manufacturing with office mezzanine (Prism Aerospace, Inc.)	Full	1.16
Mad Atom LLC	211-201-006	0.62	Industrial: warehouse/ manufacturing (Prism Aerospace, Inc.)	Full	0.62
Mad Atom LLC	211-201-007	0.83	Industrial: warehouse/ manufacturing (Prism Aerospace, Inc.)	Full	0.83
Mad Atom LLC	211-201-008	0.44	Industrial: warehouse/ manufacturing (Prism Aerospace, Inc.)	Full	0.44
Mad Atom LLC	211-201-026	0.30	Industrial: warehouse/ manufacturing (Prism Aerospace, Inc.)	Full	0.30
Mad Atom LLC	211-201-037	0.01	Industrial: warehouse/ manufacturing (Prism Aerospace, Inc.)	Full	0.01
Mad Atom LLC	211-201-039	3.18	Industrial: warehouse/ manufacturing (Prism Aerospace, Inc.)	Full	3.18
3010 Street LLC	211-201-030	0.36	Vacant industrial	Full	0.36
Abraham and Angela Agosta	211-201-027	0.16	Single-family residential	Full	0.16
Jack Raymond Ballesteros	211-201-028	0.21	Single-family residential	Full	0.21
				TOTAL	7.27

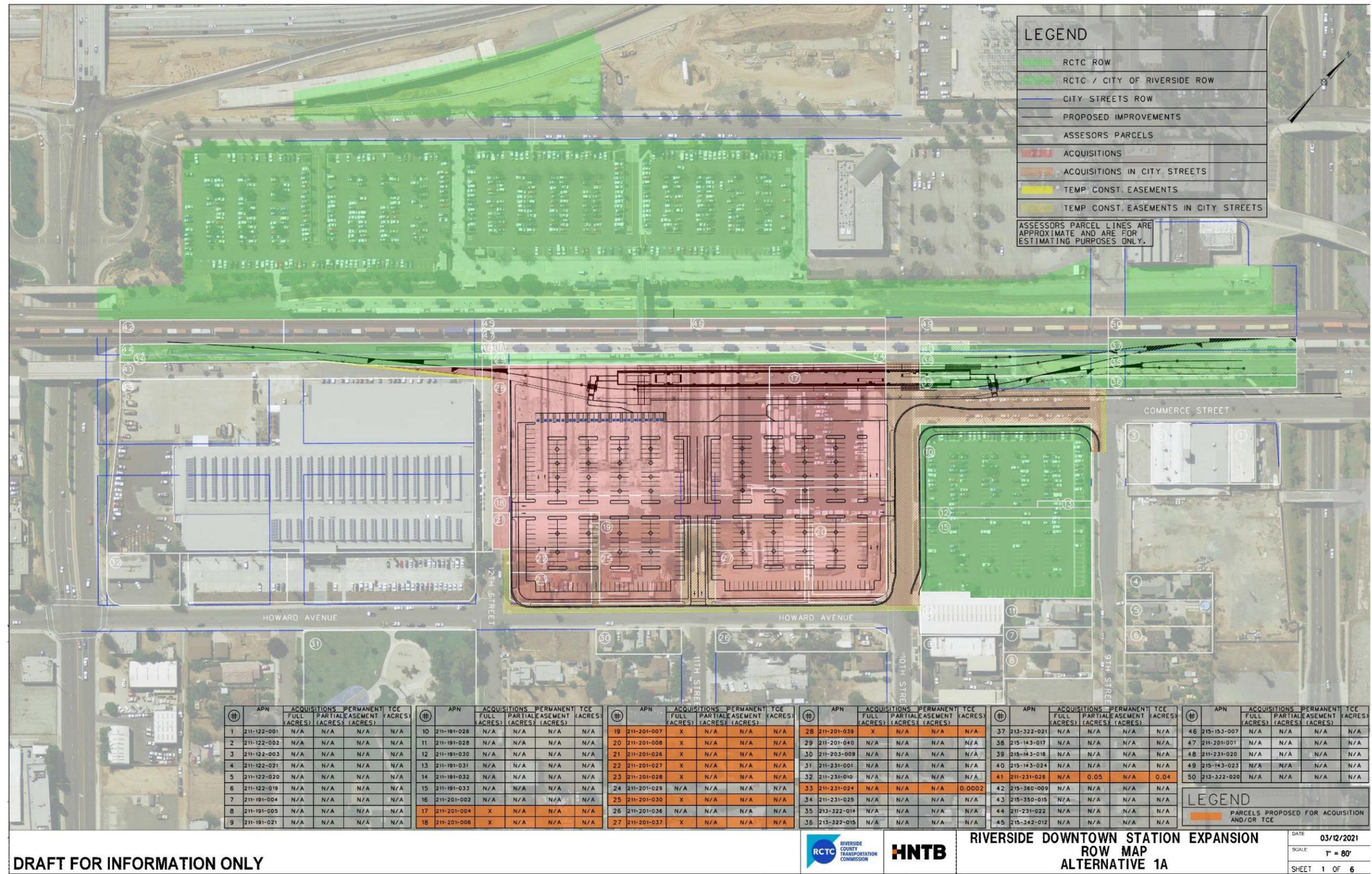


Figure 4-1. Displacement Area – Design Option 1A

4.1.3. Traffic Circulation and Parking Design Option 1B

This Option would necessitate the acquisition of ten individual parcels. Traffic Circulation and Parking Design Option 1B would include the full acquisition and relocation of seven parcel owners and/or tenants developed with an industrial manufacturing facility (Prism Aerospace, Inc.) and a full acquisition of one parcel with vacant industrial land, as well as partial acquisition of two parcels that contain single-family residences at the northwest corner of the 12th Street/Howard Avenue intersection. The partial acquisitions would not result in displacement of the houses or residents. The acquisition areas of these two properties would occur at the northern edge of both parcels within the very back portion of the back yards and would not preclude the continued use as residential properties. As previously noted, there could be other industrial businesses within the Mad Atom LLC property (in addition to Prism Aerospace, Inc.) since there are several structures within the property that could be rented as separate units. Information relative to other on-site businesses is not known at the time of this DRIR but will be determined as the project progresses through design and entitlements. Other identified businesses would be displaced and may be relocated as a result of the Mad Atom LLC property acquisition.

Table 4-3 summarizes parcel acquisitions under Design Option 1B, and the displacement area is shown in Figure 4-2, *Displacement Area – Design Option 1B*.

Table 4-3. Parcel Acquisitions – Pedestrian Overpass Access Design Option 1B

Parcel Owner	APN	Parcel Size (acres)	Existing Land Use	Parcel Acquisition Type	Parcel Acquisition (acre)
Mad Atom LLC	211-201-004	1.16	Industrial: warehouse/manufacturing with office mezzanine (Prism Aerospace, Inc.)	Full	1.16
Mad Atom LLC	211-201-006	0.62	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.62
Mad Atom LLC	211-201-007	0.83	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.83
Mad Atom LLC	211-201-008	0.44	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.44
Mad Atom LLC	211-201-026	0.30	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.30
Mad Atom LLC	211-201-037	0.01	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.01
Mad Atom LLC	211-201-039	3.18	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	3.18
3010 Street LLC	211-201-030	0.36	Vacant industrial	Full	0.36
Abraham and Angela Agosta	211-201-027	0.16	Single-family residential	Partial	0.02
Jack Raymond Ballesteros	211-201-028	0.21	Single-family residential	Partial	0.03
				TOTAL	6.95

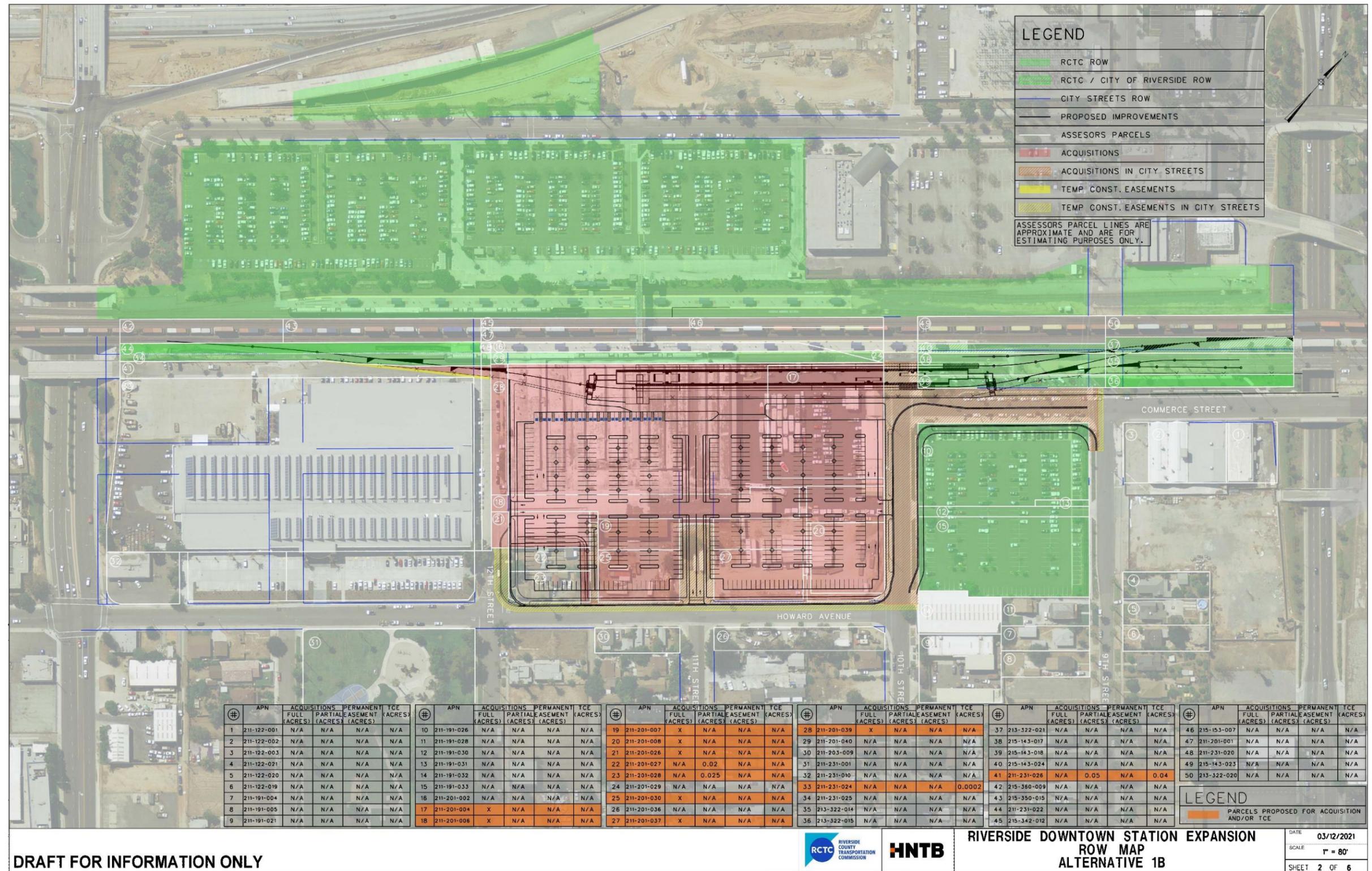


Figure 4-2. Displacement Area – Design Option 1B

4.1.4. Traffic Circulation and Parking Design Option 2A

This Option would necessitate the acquisition of 14 individual parcels. Traffic Circulation and Parking Design Option 2A would require the full acquisition and relocation needs of the same parcels as Design Option 1A, including seven parcel owners and/or tenants developed with an industrial manufacturing facility (Prism Aerospace, Inc.), one full acquisition of a parcel containing vacant industrial land, and full acquisition and relocation of two parcel owners and/or tenants containing single-family residences. Additionally, this option would require full acquisition and relocation of two additional parcel owners and/or tenants developed with an industrial warehouse business (West Coast Standards, Inc.) located north of 10th Street, and the full acquisition and relocation of two parcel owners and/or tenants containing multi-family residential units south of 9th Street. As previously noted, there could be other industrial businesses within the Mad Atom LLC property (in addition to Prism Aerospace, Inc.) since there are several structures within the property that could be rented as separate units. Information relative to other on-site businesses is not known at the time of this DRIR but will be determined as the project progresses through design and entitlements. Other identified businesses would be displaced and may be relocated as a result of the Mad Atom LLC property acquisition.

Table 4-4 summarizes parcel acquisitions under Design Option 2A, and the displacement area is shown in Figure 4-3, *Displacement Area – Design Option 2A*.

Table 4-4. Parcel Acquisitions – Pedestrian Overpass Access Design Option 2A

Parcel Owner	APN	Parcel Size (acres)	Existing Land Use	Parcel Acquisition Type	Parcel Acquisition (acre)
Mad Atom LLC	211-201-004	1.16	Industrial: warehouse/manufacturing with office mezzanine (Prism Aerospace, Inc.)	Full	1.16
Mad Atom LLC	211-201-006	0.62	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.62
Mad Atom LLC	211-201-007	0.83	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.83
Mad Atom LLC	211-201-008	0.44	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.44
Mad Atom LLC	211-201-026	0.30	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.30
Mad Atom LLC	211-201-037	0.01	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.01
Mad Atom LLC	211-201-039	3.18	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	3.18
3010 Street LLC	211-201-030	0.36	Vacant industrial	Full	0.36
Abraham and Angela Agosta	211-201-027	0.16	Single-family residential	Full	0.16

Parcel Owner	APN	Parcel Size (acres)	Existing Land Use	Parcel Acquisition Type	Parcel Acquisition (acre)
Jack Raymond Ballesteros	211-201-028	0.21	Single-family residential	Full	0.21
CATJWTJXT LLC	211-191-021	0.50	Industrial: warehouse (West Coast Standards, Inc.)	Full	0.50
CATJWTJXT LLC	211-191-032	0.27	Industrial: warehouse (West Coast Standards, Inc.)	Full	0.27
Alfredo and Jimmy Martinez	211-191-028	0.18	Multi-family residential	Full	0.18
Simon Tekelian	211-191-004	0.19	Multi-family residential	Full	0.19
				TOTAL	8.41

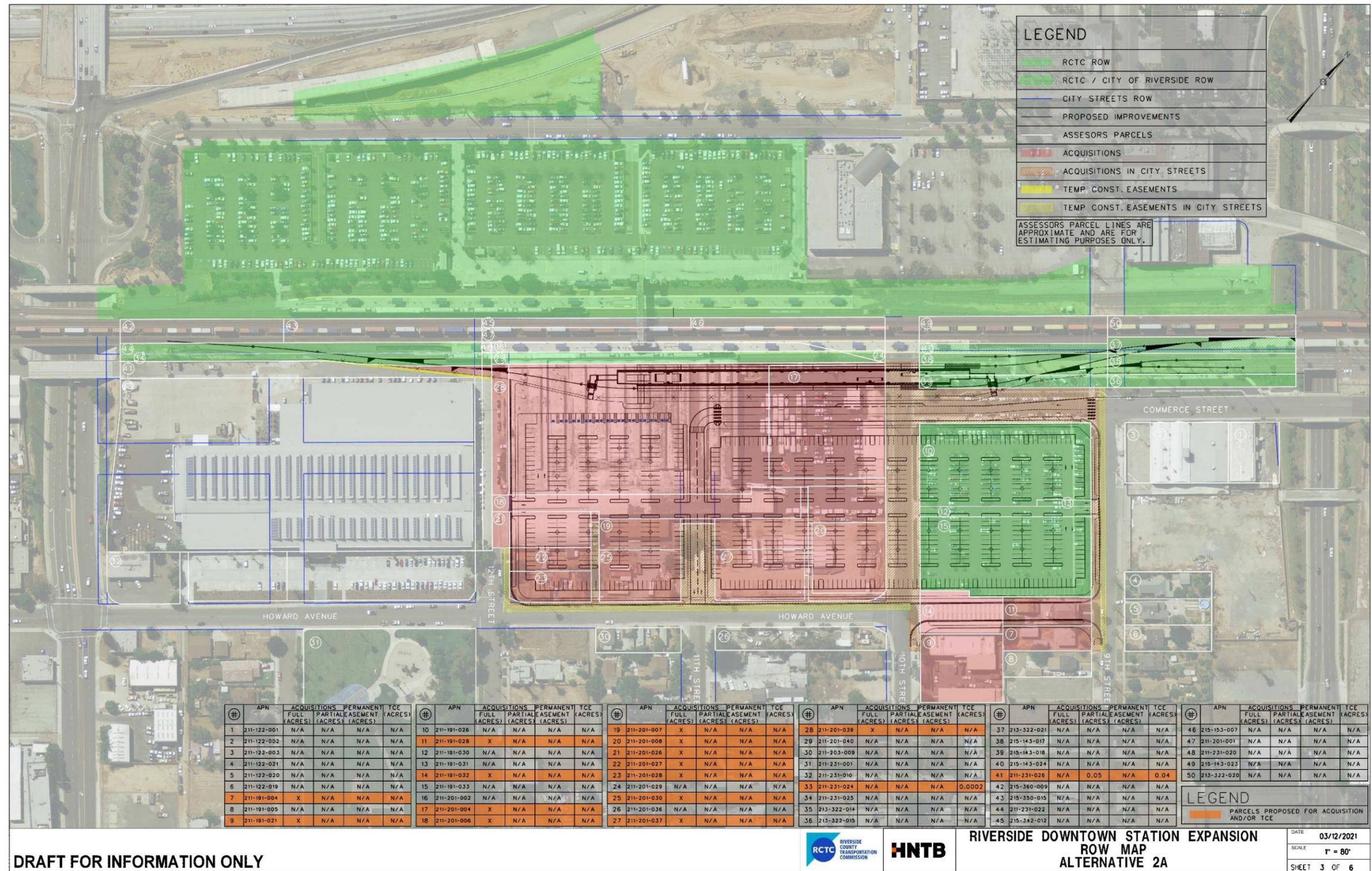


Figure 4-3. Displacement Area – Design Option 2A

4.1.5. Traffic Circulation and Parking Design Option 2B

This Option would necessitate the acquisition of 14 individual parcels. Traffic Circulation and Parking Design Option 2B would include the full acquisition and relocation needs of the same parcels as Option 2A with the exception of the two parcels containing single-family residences at the northwest corner of the 12th Street/Howard Avenue intersection. These parcels would only require partial acquisition and would not result in the displacement of the residents. The acquisition areas of these two properties would occur at the northern edge of both parcels within the very back portion of the back yards and would not preclude the continued use as residential properties.

Details on parcel acquisitions under Design Option 2B are presented in Table 4-5 and the corresponding displacement area is shown on Figure 4-4, *Displacement Area – Design Option 2B*.

Table 4-5. Parcel Acquisitions – Pedestrian Overpass Access Design Option 2B

Parcel Owner	APN	Parcel Size (acres)	Existing Land Use	Parcel Acquisition Type	Parcel Acquisition (acre)
Mad Atom LLC	211-201-004	1.16	Industrial: warehouse/manufacturing with office mezzanine (Prism Aerospace, Inc.)	Full	1.16
Mad Atom LLC	211-201-006	0.62	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.62
Mad Atom LLC	211-201-007	0.83	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.83
Mad Atom LLC	211-201-008	0.44	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.44
Mad Atom LLC	211-201-026	0.30	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.30
Mad Atom LLC	211-201-037	0.01	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	0.01
Mad Atom LLC	211-201-039	3.18	Industrial: warehouse/manufacturing (Prism Aerospace, Inc.)	Full	3.18
3010 Street LLC	211-201-030	0.36	Vacant industrial	Full	0.36
Abraham and Angela Agosta	211-201-027	0.16	Single-family residential	Partial	0.02
Jack Raymond Ballesteros	211-201-028	0.21	Single-family residential	Partial	0.03
CATJWJXT LLC	211-191-021	0.50	Industrial: warehouse (West Coast Standards, Inc.)	Full	0.50

Parcel Owner	APN	Parcel Size (acres)	Existing Land Use	Parcel Acquisition Type	Parcel Acquisition (acre)
CATJWTJXT LLC	211-191-032	0.27	Industrial: warehouse (West Coast Standards, Inc.)	Full	0.27
Alfredo and Jimmy Martinez	211-191-028	0.18	Multi-family residential	Full	0.18
Simon Tekelian	211-191-004	0.19	Multi-family residential	Full	0.19
				TOTAL	8.09

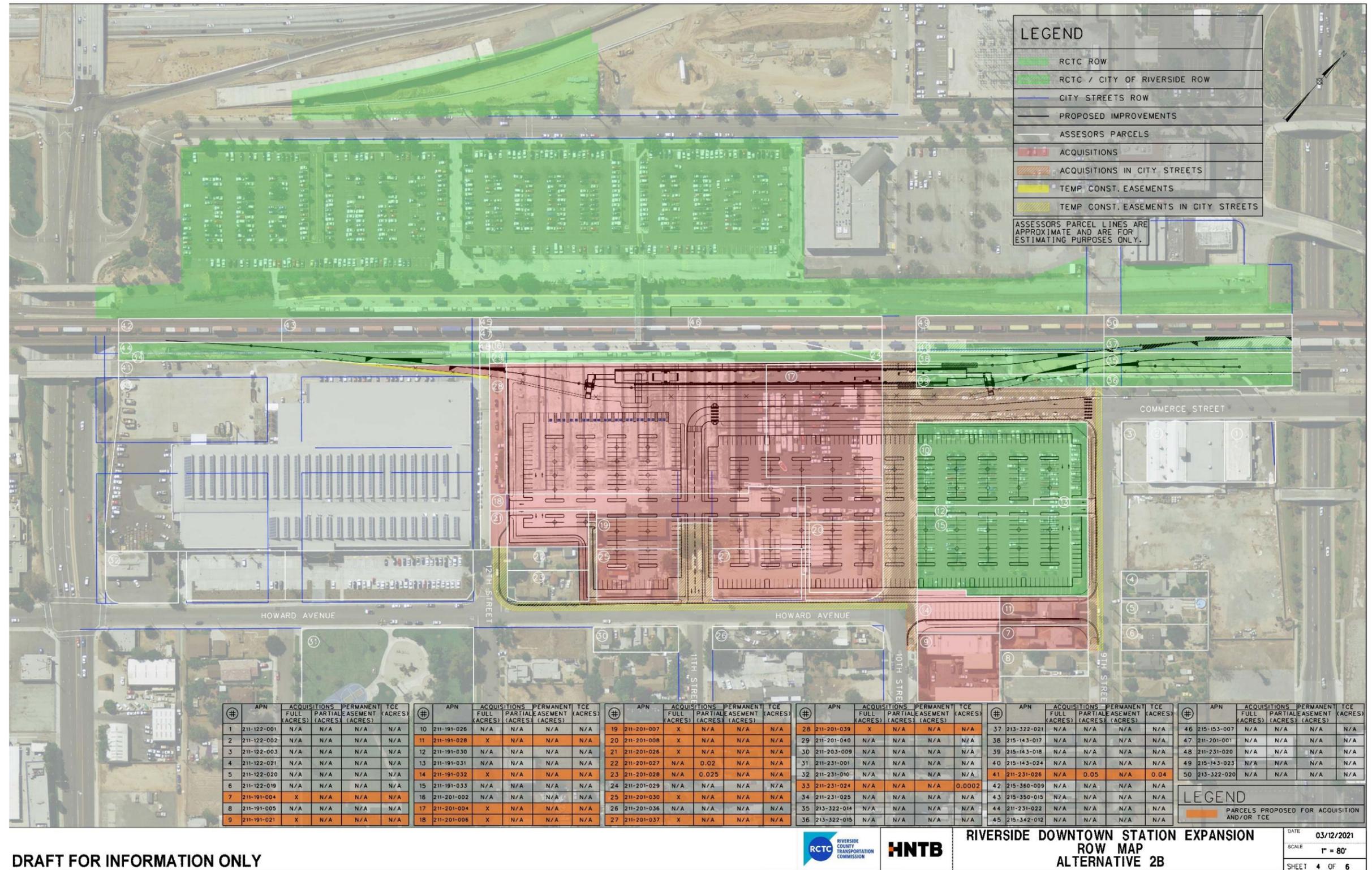


Figure 4-4. Displacement Area – Design Option 2B

4.1.6. Traffic Circulation and Parking Design Option 3A

This Option would necessitate the acquisition of ten individual parcels. Traffic Circulation and Parking Design Option 3A would require the same full parcel acquisition and relocation needs as Design Option 1A even though the parking configurations are different. Full acquisition and relocation needs would include seven parcel owners and/or tenants that comprise an industrial manufacturing facility (Prism Aerospace, Inc.) bound by 12th Street, Howard Avenue, and 10th Street; one full acquisition of a parcel that contains vacant industrial land along Howard Avenue; and two full acquisition and relocation of the parcel owners and/or tenants that contain single-family residences at the northwest corner of the 12th Street/Howard Avenue intersection. As previously noted, there could be other industrial businesses within the Mad Atom LLC property (in addition to Prism Aerospace, Inc.) since there are several structures within the property that could be rented as separate units. Information relative to other on-site businesses is not known at the time of this DRIR but will be determined as the project progresses through design and entitlements. Other identified businesses would be displaced and may be relocated as a result of the Mad Atom LLC property acquisition.

See Table 4-2 for specifics on parcel acquisitions under Design Option 3A. The displacement area of Design Option 3A is shown on Figure 4-5, *Displacement Area – Design Option 3A*.

4.1.7. Traffic Circulation and Parking Design Option 3B

This Option would necessitate the acquisition of ten individual parcels. Traffic Circulation and Parking Design Option 3B would require the same full acquisition, relocation, and partial parcel acquisition needs as Design Option 1B despite the different parking configurations. Full acquisition and relocation needs would include seven parcel owners and/or tenants that comprise an industrial manufacturing facility (Prism Aerospace, Inc.) and one full acquisition of a parcel that contains vacant industrial land along Howard Avenue. Partial acquisitions would include two parcels that contain single-family residences at the northwest corner of the 12th Street/Howard Avenue intersection. The partial acquisitions would not result in displacement of residents. The acquisition areas of these two properties would occur at the northern edge of both parcels within the very back portion of the back yards and would not preclude the continued use as residential properties. As previously noted, there could be other industrial businesses within the Mad Atom LLC property (in addition to Prism Aerospace, Inc.) since there are several structures within the property that could be rented as separate units. Information relative to other on-site businesses is not known at the time of this DRIR but will be determined as the project progresses through design and entitlements. Other identified businesses would be displaced and may be relocated as a result of the Mad Atom LLC property acquisition. See Table 4-3 for details on parcel acquisitions under Design Option 3B. Figure 4-6, *Displacement Area – Design Option 3B*, shows the displacement area of Design Option 3B.

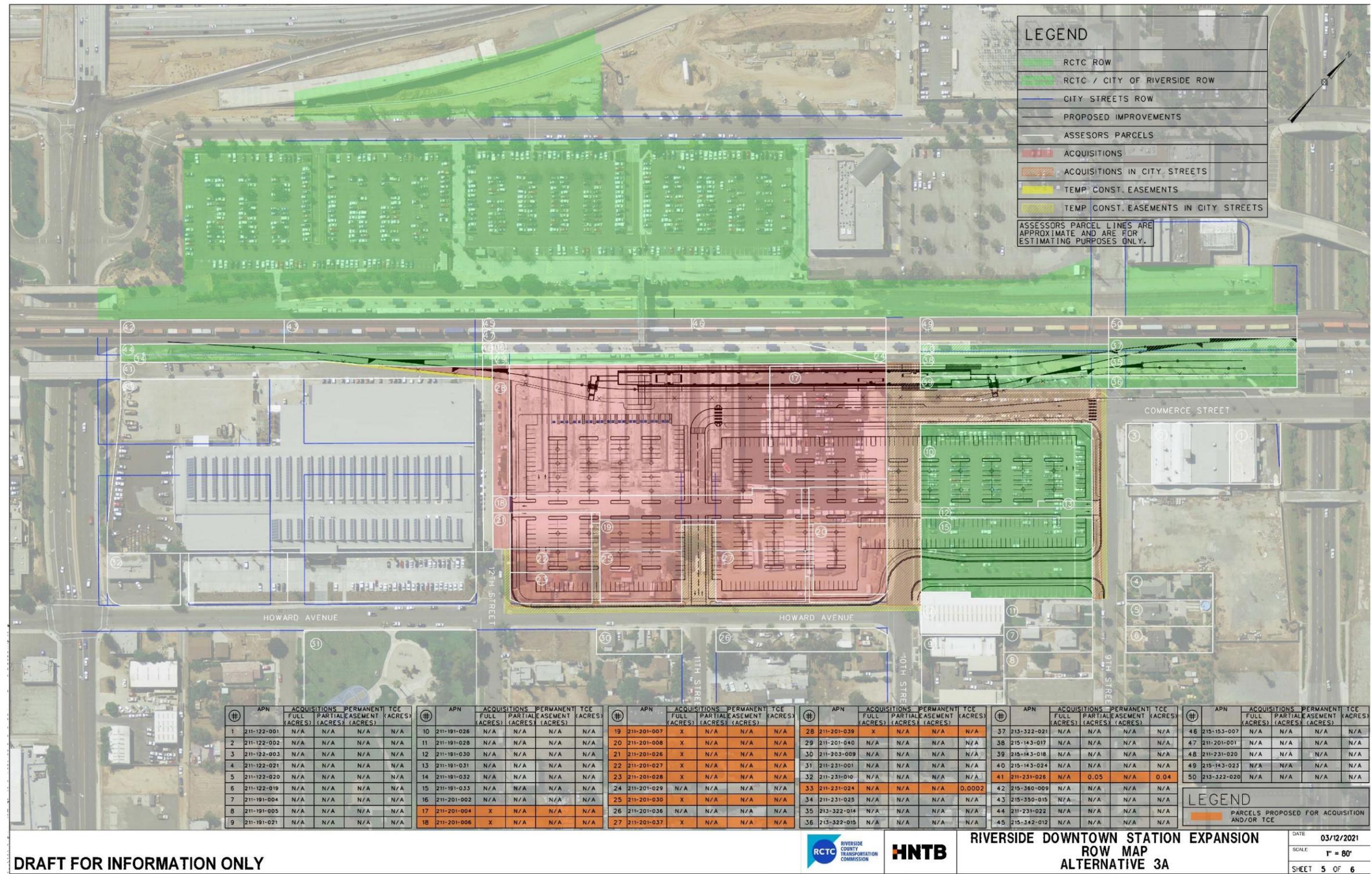


Figure 4-5. Displacement Area – Design Option 3A

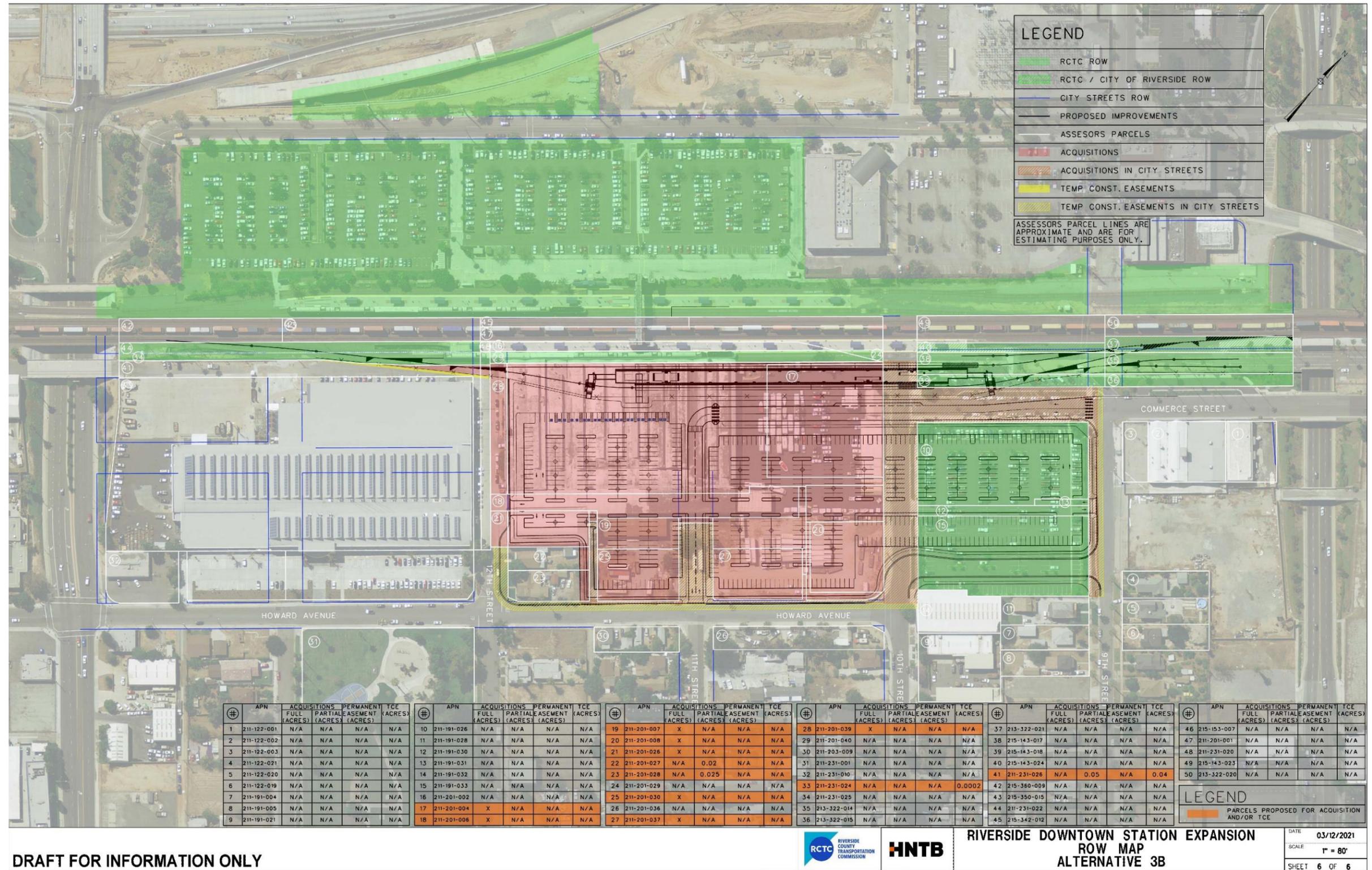


Figure 4-6. Displacement Area – Design Option 3B

4.2. Residential Displacements

Table 4-6 below summarizes the number of residential units and total residential displacement by type (i.e., single-family and multi-family) within the displacement area for each Design Option of the Build Alternative. The average age of housing impacted by the proposed project is 97 years. The general condition of housing impacted by the project is average with some deferred maintenance.

The types of housing impacted by the proposed project, including the various Design Options, consist of single-family residences and multi-family residences. Single-family residences include stand-alone, detached homes that typically accommodate one family or one household. Multi-family residences include more than one unit within one building or a group of buildings within one unified complex. Multi-family units are attached and may be next to each other (side-by-side) or stacked on top of each other (top and bottom units). Typical multi-family residential types include apartments, condominiums, and duplexes. Housing types within the displacement area include single-family homes, a duplex, and apartments. No other residential types occur, such as mobile homes or shared quarters. Furthermore, no known Section 8 housing units would be affected by the proposed project.

No confirmed Section 8 housing units have been identified in the displacement area. As it is possible that some displaced tenants may be receiving subsidized housing vouchers, a survey of available Section 8 rental housing was conducted. If interviews are conducted with residential displacees, more information regarding the Section 8 housing will be determined during the claimant interviews stage of the relocation process.

Table 4-6 also provides the estimated total persons that could be displaced for each Design Option. The statistics for the number of persons per household are based on the estimated average household size of 5.0 persons identified within the census tract block the displacees are located in per U.S. Census American Community Survey 2014 – 2018 data.

The actual numbers of affected residential units would be identified at the time of residential interviews, if conducted. Rental rates for displacement properties would be gathered during or immediately after the claimant interviews. Additionally, the estimated value, rental rates, and other special considerations (i.e., impacts to minorities, the elderly, and the handicapped) of properties to be acquired would be determined during the interview stage of the relocation process.

Table 4-6. Residential Displacements

Residential Type/Metric	Design Option 1	Design Option 1A	Design Option 1B	Design Option 2A	Design Option 2B	Design Option 3A	Design Option 3B
Single-family – Owner Occupied	0	2	0 ¹	2	0 ¹	2	0 ¹
Single-family – Tenant Occupied	0	0	0	0	0	0	0
Multi-family – Owner Occupied	0	0	0	0	0	0	0
Multi-family – Tenant Occupied	0	0	0	8	8	0	0
Total Residential Units	0	2	0	10	8	2	0
Total Persons²	0	10	0	50	40	10	0

¹Design Options 1B, 2B, and 3B would require minor acquisition of two single-family residential parcels but would not result in displacement.

²Total persons is based on the average household size of 5.0 within Census Tract 304 Block 5 per the U.S. Census American Community Survey 2014-2018.

Residential displacements would potentially occur on four parcels depending on the Design Option. Each potentially affected parcel is described below.

4.2.1. 3021 12th Street (Design Options 1A, 2A, 3A)

This 0.16-acre property (Assessor's Parcel Number [APN] 211-201-027) is located near the northwest corner of the 12th Street/Howard Avenue intersection and is developed with a single-family residence. The house encompasses 952 square feet (sf) and includes three bedrooms and one bathroom. A detached garage is located in the rear portion of the lot. This property is immediately adjacent to the industrial manufacturing facility (Prism Aerospace) on the west that occupies the remainder of the block. The house fronts 12th Street and vehicular access is provided from a driveway along 12th Street.

The residential structures were constructed circa 1900 and are considered a legally non-conforming use within the Riverside Marketplace Specific Plan (City of Riverside 1991), Industrial Sub-Area zoning designation. The buildings are of average quality construction and are in average condition. No deferred maintenance is apparent based on property inspections (Integra Realty Resources 2018a).

Implementation of Options 1A, 2A, and 3A of the Build Alternative would result in full acquisition of this parcel and displacement of an estimated five residents. Design Options 1B, 2B, and 3B would require partial acquisition of the parcel, but would not result in displacement. The partial acquisition area would occur at the northern edge of the parcel within the very back portion of the back yard and would not preclude the continued use as a residential property.

4.2.2. 3009 12th Street (Design Options 1A, 2A, 3A)

This residential property (APN 211-201-028) encompasses 0.21 acre and is located at the northwest corner of the 12th Street/Howard Avenue intersection. It is developed with one single-family residence that consists of 1,198 sf and includes three bedrooms and one bathroom.

A detached garage is located adjacent to the house, which fronts both Howard Avenue and 12th Street. This property abuts the residential property described above to the west, vacant industrial land to the north, Howard Avenue to the east, and 12th Street to the south. Like the adjacent residential property, it is situated on the block primarily occupied by the industrial manufactory facility (Prism Aerospace).

The buildings were constructed in 1928 and represent a legally non-conforming use within the Riverside Marketplace Specific Plan (City of Riverside 1991), Industrial Sub-Area zoning designation. The buildings are of average quality construction and are in average condition. No deferred maintenance is apparent based on property inspections (Integra Realty Resources 2018b).

Implementation of Options 1A, 2A, and 3A of the Build Alternative would result in full acquisition of this parcel and displacement of an estimated five residents. Design Options 1B, 2B, and 3B would require partial acquisition of the parcel, but would not result in displacement. The partial acquisition area would occur at the northern edge of the parcel within the very back portion of the back yard and would not preclude the continued use as a residential property.

4.2.3. 3006 – 3016 9th Street (Design Options 2A and 2B)

This 0.18-acre parcel (APN 211-191-028) is located at the south side of 9th Street and immediately adjacent to the existing RDS parking lot. It is developed with two multi-family structures encompassing a total of 3,751 sf within six units. The building closest to 9th Street is two stories and consists of 2,639 sf, and the rear building is also two stories and consists of 1,112 sf. An industrial business (West Coast Standards, Inc.) is located to the south, and residential uses are located to the east and north. Access to both buildings is provided via one driveway along 9th Street.

Both structures were constructed around 1930 and represent a legally non-conforming use within the Riverside Marketplace Specific Plan (City of Riverside 1991) General Industrial designation. The buildings are of average quality construction and are in average condition. No deferred maintenance is apparent based on property inspections (Integra Realty Resources 2020a).

Implementation of Options 2A and 2B of the Build Alternative would result in full acquisition of this parcel and displacement of an estimated 30 residents.

4.2.4. 2994 9th Street (Design Options 2A and 2B)

This residential property (APN 211-191-004) encompasses 0.24 acre and is located directly east of the residential property above. The parcel is developed with two detached residential units and a detached garage that encompasses a total area of 1,391 sf. The front unit consists of 1,011 sf and is configured similar to a single-family home. There is also a smaller rear unit that consists of approximately 380 sf and detached 270-sf, one-car garage. Access is provided along 9th Street.

The structures were built in approximately 1938 and represent a legally non-conforming use within the Riverside Marketplace Specific Plan (City of Riverside 1991) Business and Manufacturing Park designation. No deferred maintenance is apparent based on property inspections (Integra Realty Resources 2018b).

Implementation of Options 2A and 2B of the Build Alternative would result in full acquisition of this parcel and displacement of an estimated 10 residents.

4.3. Non-residential Displacements

Table 4-7 below summarizes the number of businesses by type within the displacement area that could potentially be displaced by the project for each Design Option of the Build Alternative. As shown, industrial businesses would represent the only non-residential type that would result in displacements. No other non-residential types would be affected such as commercial retail businesses, non-profit organizations, or agriculture.

Table 4-7. Non-residential Displacements

Non-residential Type	Design Option 1	Design Option 1A	Design Option 1B	Design Option 2A	Design Option 2B	Design Option 3A	Design Option 3B
Industrial: manufacturing businesses	1	1	1	1	1	1	1
Industrial: warehouse businesses	0	0	0	1	1	0	0
Industrial: vacant ¹	0	0	0	0	0	0	0
Total	1	1	1	2	2	1	1

¹As this property is vacant, the Build Alternative would require full acquisition of the property, but its acquisition would not displace any existing businesses.

4.3.1. 3087 12th Street (All Design Options)

This non-residential facility comprises seven parcels (APNs 211-201-004, 211-201-006, 211-201-007, 211-201-008, 211-201-026, 211-201-037, and 211-201-039) encompassing 6.87 acres that is developed with an industrial manufacturing business (Prism Aerospace) that contains a 155,006-sf manufacturing building in the southwest portion of the overall facility site that includes a main manufacturing area, breezeway, steel warehouse, machine room, and side warehouse. This facility also includes a 23,200-sf mezzanine that contains office space, a paved storage area, a 5,240-sf office/storage building along 10th Street, and an unpaved area for additional storage and parking in the northeast portion of the facility. The property comprises most of the block zoned for industrial use and is bounded by 12th Street on the south, Howard Avenue on the east, 10th Street on the north, and the RDS on the west. Access is provided from 12th Street and 10th Street. The property was originally constructed in 1940 and most recently renovated in 2017. The buildings are of average quality construction and are in fair condition. No deferred maintenance is apparent based on property inspections (Integra Realty Resources 2018c).

Prism Aerospace has been in business for almost seven years, employs approximately 50 employees, and has an annual revenue of approximately \$12,000,000 (Manta.com). Given

the number of years the business has been in operation and the annual revenues, this business is considered an established business. Additionally, this industrial property is owner occupied.

Implementation of all Design Options of the Build Alternative would result in full acquisition of this property and displacement of this business and its employees.

It should be noted that the seven parcels of the industrial manufacturing facility are all under the same ownership, Mad Atom LLC. While these parcels are primarily developed with Prism Aerospace, there could be other industrial businesses within the Mad Atom LLC property since there are several structures within the property that could be rented as separate units. Information relative to other on-site businesses is not known at the time of this DRIR but will be determined as the project progresses through design and entitlements. Other identified businesses would be displaced and may be relocated as a result of the Mad Atom LLC property acquisition.

4.3.2. 3010 11th Street (All Design Options)

This 0.36-acre parcel (APN 211-201-030) is located along Howard Avenue near the intersection of Howard Avenue and 11th Street. The property is vacant industrial land with no structural improvements and currently contains partial perimeter fencing in disrepair and a graded unpaved lot. The site is also sometimes used for storage of equipment and vehicles. The property is considered a legally non-conforming use within the Riverside Marketplace Specific Plan Industrial Park Sub-area designation because a site must be at least one acre in size to conform to zoning standards. The Prism Aerospace facility is located to the west and north, and two single-family parcels are located to the south. Access is provided along Howard Avenue.

Implementation of all Design Options of the Build Alternative would result in full acquisition of this property; however, no business displacements would occur due to its vacant condition.

4.3.3. 2989 – 3075 10th Street (Design Options 2A and 2B)

This property consists of two contiguous parcels (APNs 211-191-021 and 211-191-032) encompassing 0.77 acre located on the north side of 11th Street immediately southeast of the RDS parking lot. The property is developed with two attached warehouse buildings with a total area of 17,529 sf. An industrial business, West Coast Standards, Inc., currently occupies the property and operates an automotive supply business. Access is provided via 10th Street. The buildings were constructed between 1991 and 1993 and are in of average quality construction and in average condition. No deferred maintenance is apparent based on property inspections (Integra Realty Resources 2020c).

West Coast Standards has been in business for 14 years, employs six people, and has an annual revenue of approximately \$1,200,000 (Manta.com). Given the number of years the business has been in operation and the annual revenues, this business is considered an established business. While this industrial property is technically owned separately with a lease in place, property ownership and the tenant are related entities. Essentially, this results in an owner-user ownership structure (Integra Realty Resources 2020c).

Implementation of Options 2A and 2B of the Build Alternative would result in full acquisition of this property and displacement of this business and its employees.

4.4. Property Impacts Without Displacement

In some cases, displacement impacts do not occur to residents or occupants, but to their personal property only. A personal-property-only displacement involves a person who is not required to move from a dwelling but is required to move his/her personal property from real property due to the impact.

Examples of personal–property-only moves may be:

- Personal property that is located on a portion of property that is being acquired, but the business or residence will not be taken and can still operate after the acquisition.
- Personal property that is stored on vacant land that is to be acquired.

Design Options 1B, 2B, and 3B would require partial acquisition of two single-family residential parcels at the northwest corner of 12th Street and Howard Avenue but would not result in displacement of the existing houses or residents. In addition, all Design Options would require full acquisition of a parcel that contains vacant industrial land. No displacement impacts to any personal property resulting from the proposed project have been identified (Integra Realty Resources 2018a, 2018, 2018c, 2018d, 2020a, 2020b, and 2020c).

4.5. Summary of Residential and Business Displacements

A summary of the estimated number of residential and business displacements for each Design Option of the Build Alternative is provided in Table 4-8.

Table 4.8. Residential and Business Displacement Summary

Land Use	Design Option 1	Design Option 1A	Design Option 1B	Design Option 2A	Design Option 2B	Design Option 3A	Design Option 3B
Total Residential Displacements	0	2	0	10	8	2	0
Total Non-residential Displacements	1	1	1	2	2	1	1
Total Displacements	1	3	1	12	10	3	1

4.6. Displacement Area Demographic Characteristics

The displacement area is located within portions of three census block groups, as identified in Figure 4-7, *Displacement Area Land Use and Census Block Groups*, including census tract (CT) 304 Blocks 1, 3, and 5. This section includes a demographic profile of these CT block groups (individually and combined) compared with the City of Riverside and County of Riverside.

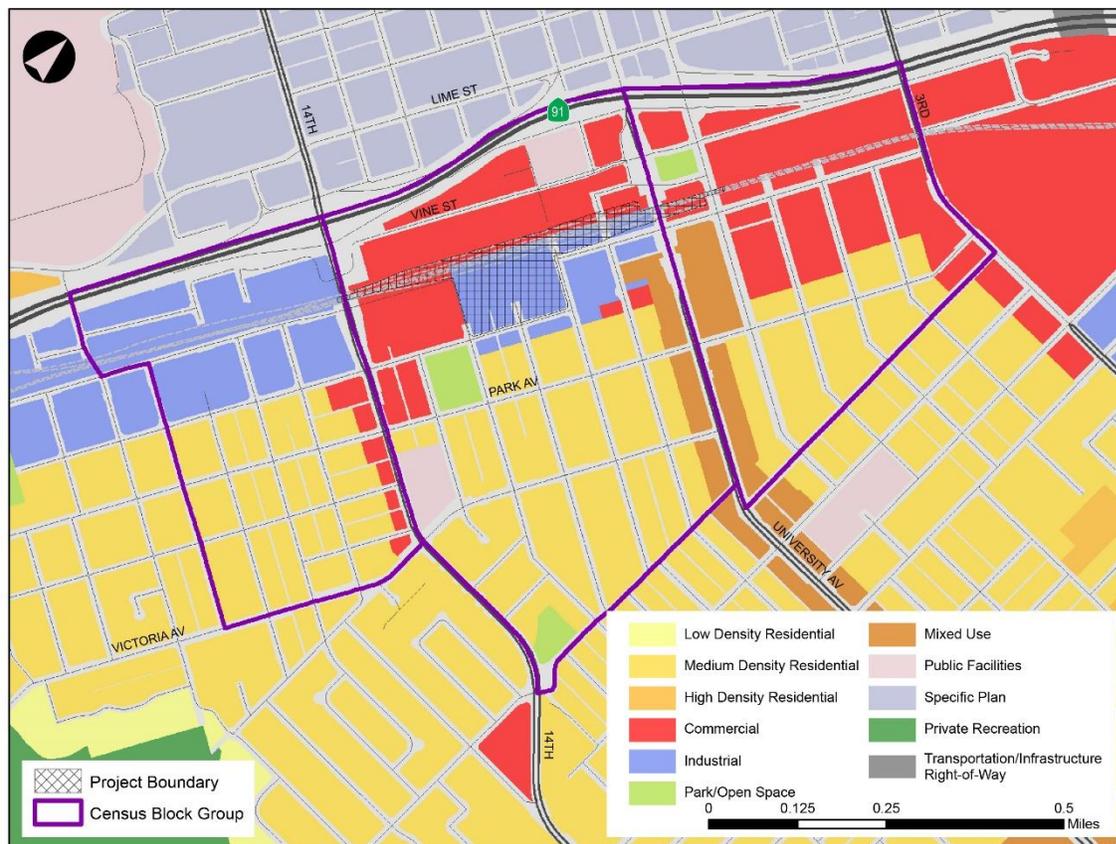


Figure 4-7. Displacement Area Land Use and Census Block Groups

4.6.1. Population, Race, and Ethnicity

Table 4-9 below compares the population, race, and ethnicity characteristics within the displacement area CT block groups, the City of Riverside, and the County of Riverside. For each geography, Hispanic/Latino people of any race make up the largest share of the population. The vast majority of the population within the CT block groups is Hispanic/Latino (91.5 percent), while a little over half of the City (53.3 percent), and a little under half of the County (48.4 percent) is Hispanic/Latino. Non-Hispanic/ Latino White and Black people each make up slightly less than three percent of the CT block groups population. While this figure does not vary greatly from the approximately six percent Black population of the City and County, a much smaller share of the CT block groups is Non-Hispanic/Latino White (2.7 percent) when compared to the City (30.3 percent) and County (35.9 percent). This is a similar condition with respect to Asians as the population within the CT block groups include 1.7 percent compared to 7.2 percent in the City and 6.2 percent in the County.

Table 4-10 summarizes and compares the population under 18 and over 65 within the CT block groups, City of Riverside, and County of Riverside. There is little discrepancy between geographies, with a range of 24 to 29 percent of the population under the age of 18, and 10 to 14 percent of the population aged 65 and over.

Table 4.9. Population, Race, and Ethnicity Characteristics

Geographic Area	Total Population	White		Black		Asian		Native American		Native Hawaiian/ Pacific Islander		Other Race		Two or More Races		Hispanic/Latino (of any race)	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
CT 304 Block 1	890	50	5.6%	22	2.5%	0	0.0%	0	0.0%	21	2.4%	0	0.0%	0	0.0%	797	89.6%
CT 304 Block 3	431	10	2.3%	32	7.4%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	389	90.3%
CT 304 Block 5	2,085	31	1.5%	41	2.0%	58	2.8%	11	0.5%	0	0.0%	0	0.0%	28	1.3%	1930	92.6%
All CT Blocks	3,406	91	2.7%	95	2.8%	58	1.7%	11	0.3%	21	0.6%	0	0.0%	28	0.8%	3116	91.5%
City of Riverside	323,935	98,193	30.3%	18,594	5.7%	23,279	7.2%	1,069	0.3%	704	0.2%	1,000	0.3%	8,434	2.6%	172,662	53.3%
Riverside County	2,383,286	856,468	35.9%	144,503	6.1%	147,706	6.2%	10,064	0.4%	5,846	0.2%	5,345	0.2%	58,837	2.5%	1,154,517	48.4%

Source: U.S. Census American Community Survey 2014-2018.

Table 4-10. Population Characteristics

Geographic Area	Total Population	Age			
		Under 18		65 and Over	
		#	%	#	%
CT 304 Block 1	890	210	24%	29	3%
CT 304 Block 3	431	108	25%	36	8%
CT 304 Block 5	2,085	663	32%	260	12%
All CT Blocks	3,406	981	29%	325	10%
City of Riverside	323,935	77,923	24%	33,695	10%
Riverside County	2,383,286	613,808	26%	328,609	14%

Source: U.S. Census American Community Survey 2014-2018.

4.6.2. Housing

Table 4-11 presents the housing characteristics within the CT block groups, City of Riverside, and County of Riverside. With an average household size of 4.3 persons, the CT block groups have a larger average household size than the City and the County by approximately one person. Approximately 11 percent of the housing units in the CT block groups are vacant, more than the City's six percent but less than the County's 14 percent. The ratio of owner- to renter-occupied housing units in the CT block groups differs from that of the City and County. While approximately 33 percent of housing units in the CT block groups are owner-occupied, more than half (54 percent) and two-thirds (66 percent) of housing units are owner-occupied in the City and County, respectively. The proportion of single-family homes to multi-family homes in the CT block groups is similar to that of the City. Both have a higher proportion of multi-family homes than the County. There are no non-traditional types of housing units (such as boats, recreational vehicles, vans, etc.) in the CT block groups.

4.6.3. Employment and Income

Table 4-12 presents employment and income characteristics within the CT block groups, City of Riverside, and County of Riverside. The median household incomes for the CT block groups population are for the most part, markedly lower than in either the City or County. In two of the three CT block groups, median household incomes are about 40 to 50 percent lower than in the City and County. Data on the numbers of persons below the poverty threshold in the CT block groups are similarly indicative of a low-income population. Two of the three CT block groups have proportions of persons below the poverty threshold and an unemployment rate that is greater than the proportions reported for either the City or County.

Table 4-11. Housing Characteristics

Geographic Area	Total Households	Average Household Size	Housing Units				Occupied Housing Units				Housing Type						
			Total	Occupied		Vacant		Owner Occupied		Renter Occupied		Single Family		Multi-family		Other ¹	
				#	%	#	%	#	%	#	%	#	%	#	%	#	%
CT 304 Block 1	280	3.2	319	280	88%	39	12%	35	13%	245	87%	153	48%	166	52%	0	0%
CT 304 Block 3	102	4.2	102	102	100%	0	0%	75	74%	27	26%	102	100%	0	0%	0	0%
CT 304 Block 5	418	5.0	482	418	87%	64	13%	163	39%	255	61%	350	73%	132	27%	0	0%
All CT Blocks	800	4.3	903	800	89%	103	11%	273	34%	527	66%	605	67%	298	33%	0	0%
City of Riverside	90,866	3.4	96,797	90,866	94%	5,931	6%	49,031	54%	41,835	46%	66,021	68%	28,568	30%	2,208	2%
Riverside County	718,349	3.3	833,602	718,349	86%	115,253	14%	472,401	66%	245,948	34%	613,965	74%	144,959	17%	74,678	9%

Source: U.S. Census American Community Survey 2014-2018.

¹ "Other" units include mobile homes, recreational vehicles, vans, boats, etc.

Table 4-12. Employment and Income Characteristics

Geographic Area	Total in Civilian Labor Force	Total Unemployed	Unemployment Rate	Median Household Income	Percent Below Poverty Level
CT 304 Block 1	482	55	11.4%	\$32,826	37.3%
CT 304 Block 3	213	16	7.5%	\$73,571	5.3%
CT 304 Block 5	1018	161	15.8%	\$37,049	24.7%
All CT Blocks	1713	232	13.5%	\$40,228	25.5%
City of Riverside	162,124	13,090	8.1%	\$65,313	15.6%
Riverside County	1,102,504	94,709	8.6%	\$63,948	14.7%

Source: U.S. Census American Community Survey 2014-2018.

5.0 Replacement Area Analysis

This chapter of the DRIR identifies and describes the replacement area used to analyze replacement resources for the residences and businesses that would potentially be displaced by the proposed project.

5.1. Description of the Replacement Area

Replacement areas are generally defined as the immediate local vicinities where residential and business displacees are likely to secure replacement sites. Generally, if the replacement resources of the immediate area permit, residential displacees prefer to remain within proximity to local schools and established familial and cultural settings, while businesses prefer to relocate as close as possible to existing customer bases or service areas.

Important criteria for determining the replacement area is homogeneity of type (single-family and/or multi-family) and price range of the housing and the availability of potential business relocation sites suitable for affected businesses. Other important factors to consider are characteristics of the resident population of an area, availability and accessibility to public amenities, public services, transportation, and public facilities.

The replacement area is defined as the geographic boundaries within a 10-mile radius of the project site. A radius of 10 miles was selected because it includes an adequate assemblage of land uses similar to those within the project area and would provide displacees a large enough area to consider for relocation within the same general area. It is also similar to the displacement area in terms of demographics, services, facilities, access, and amenities. The replacement area includes portions of the cities of Riverside, Rialto, Fontana, Ontario, Colton, San Bernardino, Loma Linda, Redlands, Grand Terrace, Jurupa Valley, Norco, Corona, Moreno Valley, and Perris, as well as portions of unincorporated areas within the counties of Riverside and San Bernardino as shown in Figure 5-1, *Replacement Area*, below.

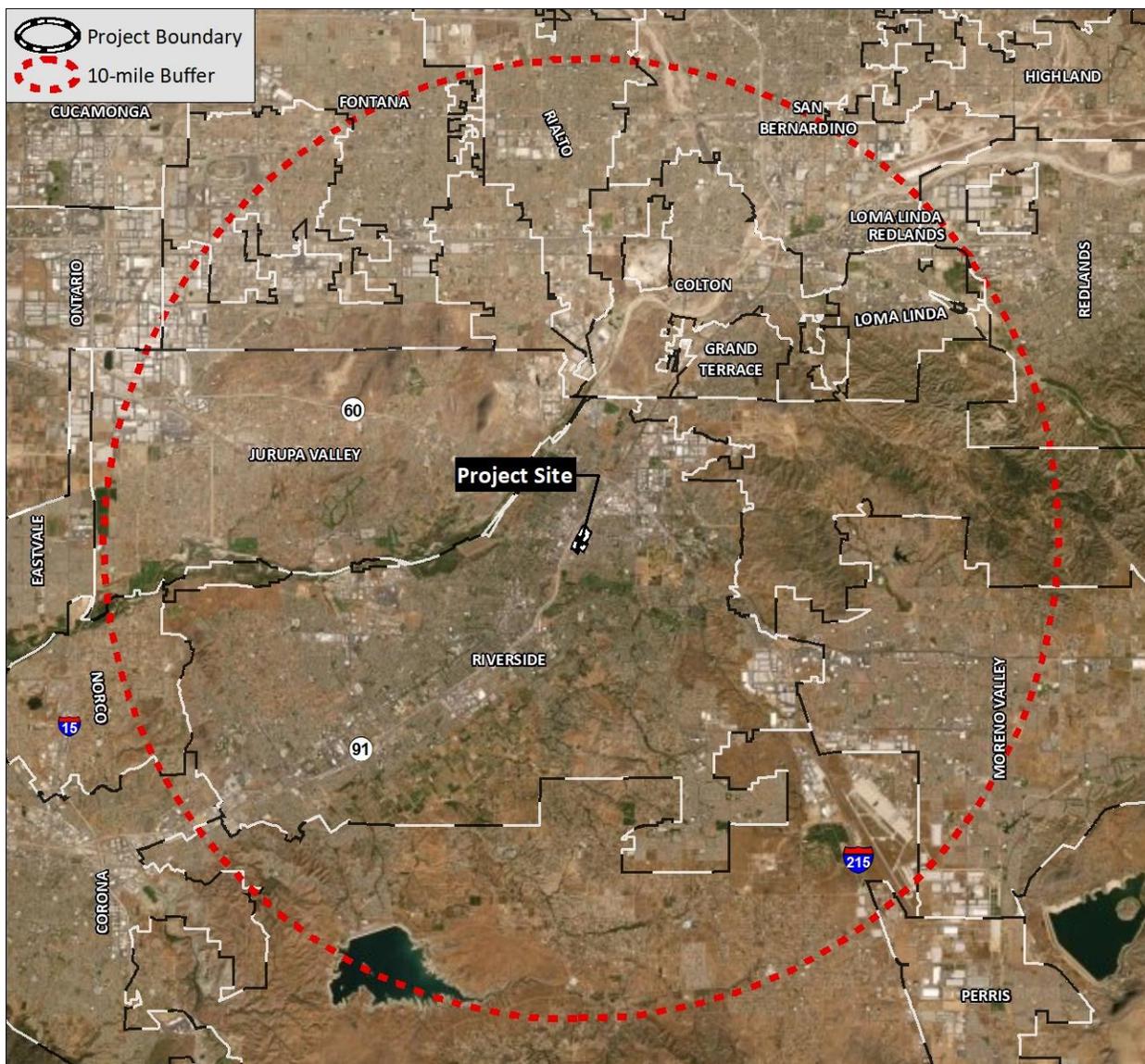


Figure 5-1. Replacement Area

5.2. Residential Replacement

5.2.1. Available Housing Inventory

A replacement housing research survey was completed in January 2021 to determine the market availability of “for sale” and “for rent” residential properties in the replacement area. Standard property-listing websites (Zillow.com, GoSection8.com, and LoopNet.com) were used to identify replacement sites for the types of residences that would potentially be displaced by the project. The results of research survey are presented below in Table 5-1. The quantities below reflect the types of properties available at the time of the search except for Section 8 units. While no known Section 8 housing would be affected by the proposed project, available Section 8 housing units are included for informational purposes. These numbers represent the

potential quantities of available replacement sites. They do not ensure future availability at the time of actual displacement.

Table 5-1. Available Housing within the Replacement Area

Housing Type	Available Stock (units)
Single-family residences (lease)	41
Single-family residences (purchase)	722
Multi-family units (lease)	114
Section 8 Units	3
TOTAL	880¹

Source: Appendices A, B, C, and D

¹ Replacement area encompasses a 10-mile radius of the project site.

The replacement housing survey indicates that an adequate supply of housing resources would be available to the displacees within the replacement area. Additional information regarding replacement characteristics is discussed in Chapter 7, *Relocation Problems and Programs*.

Single-Family Rental Housing

The replacement housing survey identified a total of 41 available studio, one-, two-, three-, four-, and five-bedroom single-family rental units located in the replacement area. The availability and cost of single-family rental housing are summarized in Table 5-2. Listing details, including the locations of the available units are shown in Appendix A.

Table 5-2. Availability and Cost of Single-Family Rental Housing

Number of Bedrooms	Available Units	Rent Range (\$)	Median Rent (\$)
Studio	1	\$1,600	\$1,600
One	3	\$950 - \$1,700	\$1,100
Two	5	\$1,600-\$3,000	\$2,595
Three	15	\$1,875-\$7,000	\$2,450
Four	16	\$1,995-\$7,000	\$2,650
Five	1	\$3,865	\$3,865
TOTAL	41	--	--

Source: Appendix A

Single-Family Homes for Sale

The replacement housing survey identified a total of 722 available detached single-family homes for sale in the replacement area. Survey details are shown in Table 5-3. A list of single-family homes for sale, including locations of the available homes, is shown in Appendix B.

Table 5-3. Availability and Cost of Single-Family Homes for Sale

Number of Bedrooms	Available Units	Purchase Price Range (\$)	Median Purchase Price (\$)
One	3	\$45,900-\$99,000	\$69,900
Two	68	\$33,000-\$2,000,000	\$349,900
Three	277	\$7,000-\$1,800,000	\$454,990
Four	248	\$95,000-\$2,300,000	\$573,990
Five or More	126	\$141,500-\$4,299,900	\$795,000
TOTAL	722	--	--

Source: Appendix B

Multi-Family Rental Housing

The replacement housing survey for multi-family rental housing identified a total of 114 available studio, one-, two-, and three-bedroom units located in the replacement area. The availability and cost of multi-family rental housing in the replacement area are summarized in Table 5-4. Listing details, including the locations of available units are shown in Appendix C.

Table 5-4. Availability and Cost of Multi-family Rental Housing

Number of Bedrooms	Available Units	Rent Range (\$)	Median Rent (\$)
Studio	7	\$950-\$2,165	\$1,320
One	46	\$1,040-\$2,070	\$1,730
Two	50	\$1,200-\$2,799	\$1,890
Three	11	\$1,800-\$2,955	\$2,425
TOTAL	114	--	--

Source: Appendix C

Section 8 Rental Housing

A summary of available Section 8² rental housing units is shown in Table 5-5. Based on the survey conducted, there are three available Section 8 housing units in the replacement area. A detailed list of available Section 8 units is provided in Appendix D.

Table 5-5. Availability and Cost of Section 8 Rental Housing

Number of Bedrooms	Available Units	Rent Range (\$)	Median Rent (\$)
One	1	\$1,100	\$1,100
Two	1	\$1,450	\$1,450
Three	1	\$1,900	\$1,900
TOTAL	3	--	--

Source: Appendix D

Residential Income Properties for Sale

As residential income properties (owner-occupied or non-owner occupied) would likely be affected by the proposed project, a survey of available residential income properties for sale

² Section 8 of the Housing Act of 1937 (42 U.S.C. Section 1437) provides rental housing assistance and is administered by the U.S. Department of Housing and Urban Development.

was conducted. A total of eight multi-family residential income properties were identified in the replacement area. Table 5-6 provides the availability and cost of residential income properties for sale. Appendix E provides a detailed list of residential income properties for sale.

Table 5-6. Availability and Cost of Residential Income Properties for Sale

Number of Units	Available Properties	Purchase Price Range (\$)	Median Purchase Price (\$)
Two	7	\$141,500-\$950,00	\$535,000
Four	1	\$799,00	\$799,000
TOTAL	8	--	--

Source: Appendix E

5.3. Business Replacement

5.3.1. Available Industrial Business Sites

A survey of the availability of industrial sites identified a total of 477 industrial properties available for rent or purchase within the replacement area. Table 5-7 details the availability of industrial units for lease and purchase in the replacement area. Available industrial facilities range from 144 sf to 1,118,460 sf for lease properties and 1,002 sf to 170,000 sf for purchase properties. Detailed lists of available industrial sites for lease and purchase are shown in Appendix F.

Table 5-7. Availability of Industrial Lease and For Purchase Properties

	Lease	Purchase	Total
Number Found	410	67	477

Source: Appendix F

5.3.2. Potential Business Replacement Property Challenges

Replacement Site Requirements

Displaced businesses have specific replacement site requirements depending upon the type of use and local, state, or federal laws governing the use. A business's use (restaurant, retail, industrial) would necessitate various specific replacement site requirements imposed by city planning and zoning requirement, as well as city services such as utilities and fire protection. Businesses may experience difficulties securing suitable replacement sites due to such factors as zoning requirements, land use ordinances, and requirements for variances and/or conditional use permits. Additionally, property size is a critical factor in finding a suitable replacement.

The Build Alternative would affect at least two industrial businesses, depending on the Design Option. One of the businesses (Prism Aerospace) is an industrial manufacturing facility that occupies a 6.87-acre site comprised of seven parcels all under the same ownership (Mad Atom LLC). This owner-occupied business, which would be affected by all the Design Options, would require a replacement site of comparable size, and likely require spacious buildings to accommodate their manufacturing and warehouse operations.

It should be noted that while the Mad Atom LLC property is primarily developed with Prism Aerospace, there could be other industrial businesses within the Mad Atom LLC property (in addition to Prism Aerospace, Inc.) since there are several structures within the property that could be rented as separate units. Information relative to other businesses on this property is not known at the time of this DRIR but will be determined as the project progresses through design and entitlements. Other identified businesses would be displaced and may be relocated as a result of the Mad Atom LLC property acquisition.

The other affected business (West Coast Standards) is a smaller industrial warehouse facility. This essentially owner-occupied business would be affected by Design Options 2A and 2B. It is anticipated this business would require a cost-effective replacement site within the same general area. As indicated in Section 5.3.1, available industrial properties were identified within the replacement area of comparable size to potentially accommodate these two industrial businesses.

One of the key elements of successful business relocations is the claimant interview. During the interview, relocation agents have the opportunity to learn a great deal about the claimants' potential special needs and or requirements for relocation. The business operations, replacement site requirements, concerns, and anticipated move challenges necessitate early planning with regard to business relocation. Effective coordination with the claimant and associated professionals (e.g., general contractors, real estate brokers, architects, space planners, and moving companies) is essential to assist with the relocation process.

Lease Rates or Purchase Price

Businesses can experience difficulties in securing suitable replacement sites due to lease rates or purchase prices. Lease rates and purchase prices are subject to market factors, and it is not uncommon for businesses to indicate that there are limited or no options for replacement sites due to inflated market prices, or concerns about overhead costs. Businesses may require the assistance of local brokers, who can assist in negotiating favorable lease terms. If the terms are not favorable, or if a business cannot continue due to said difficulties, claims for non-compensable losses, such as loss of goodwill, could result.

Financial Capacity of Business to Accomplish Move

Business relocations require early planning and close coordination with move contractors, as well as providing assistance in obtaining the services of the contractors to help a business accomplish a move. The two businesses that may be affected by the proposed project are industrial businesses, both of which could be classified as small businesses. The U.S. Small Business Administration has established size standards to qualify for a small business based on industry sector. For most manufacturing industries, including the category/sector most applicable to Prism Aerospace (fabricated metal product manufacturing), the standard is less than 500 employees. For many merchant industries, such as the West Coast Standards (motor vehicle supplies and parts) the standard is less than 200 employees.

Small businesses may not have the financial capacity to relocate. Early identification of a business's capacity to accomplish a move is important because it will impact the planning process for that business. In some cases, an advance relocation payment may be necessary to

facilitate a move. A business may not have the financial capacity to conduct modifications and/or replacement site modifications to meet the requirements of planning departments or other requirements. Relocation assistance payments can be provided to assist a business in conducting modifications and becoming re-established at a suitable and comparable replacement site.

Special Services That May Be Needed to Assist Businesses

In some cases, businesses may experience problems that require further consideration from a displacing agency. Such consideration may include granting additional time when possible to identify suitable replacement sites, completing modifications at a replacement site, or allowing a business to rent back from the acquiring agency until such time as a property is required.

In other cases, businesses may require referrals to contractors or other professionals to facilitate a move. Assistance may be provided in contacting specialists such as architects or space planners, or consultants who may represent businesses in applying for variances, or in obtaining conditional use permits and licenses that may be required by local, state, and federal agencies.

Moreover, contractors may be able to assist businesses in mitigating concerns such as number of available parking spaces, height clearances, availability, and number of dock high or ground-level roll up doors, and capacity of utilities. As some businesses may not have the financial capacity to accomplish a move, advance payments of eligible moving and related expenses may be necessary to facilitate a move.

Applications for variances and requests for rezoning are can be an arduous and time-consuming process. A lengthy relocation process could force a company out of business. While a business is not likely to receive zoning concessions from agency planning review boards, a business may be able to enter into new zones that allow for their particular use.

An extended downtime during relocation increases the probability that a business would sustain substantial losses of customers, employees, and income, forcing it to make claims for such things as loss of business goodwill against the displacing agency. Proper planning and the use of re-establishment and moving payments may decrease the likelihood of such events.

When relocating businesses, it is important to provide a business with timely, viable replacement site referrals, and provide effective and efficient relocation assistance in planning and executing its move. As discussed above, the project would result in impacts to up to two industrial businesses, both of which would be considered small businesses. Because small businesses can be more greatly impacted by moves and re-establishment compared to larger businesses, it is vital to provide small businesses with timely relocation assistance. It will be important to work with the appropriate services to assess the complexity of the move, identify steps necessary to mitigate negative effects of the move, and locate such planners, designers, movers, and general contractors to provide mitigation services that are reasonable and deemed necessary.

In some cases, a business may require construction of a replacement site. Some assistance may be provided for such improvement costs in the event that there are no replacement site options, although this report has identified sufficient replacement site resources available.

A business owner may require information regarding loans to help fund their business or modifications at the replacement location. Referrals to lenders or government agencies may be necessary to assist a move.

Potential Employee Issues if the Business Relocates as Planned

Even if a business is relocated as planned, some employees may encounter challenges commuting to a replacement location. Some employees could rely on public transportation to commute to and from the workplace and may need to adjust their schedules and routines depending upon transit routes and schedules.

Due to the challenges that people may face with unemployment and increased fuel and living costs, a major job relocation could prove challenging for some employees. A business may decide to relocate out a greater distance to support business operations. While this option may need to be considered, employees may experience greater financial strain as a result.

If there is a change in business operations, employees may need to be trained in other areas or may not have the ability to perform new work functions, forcing them to seek employment elsewhere. Alternative solutions and meetings with property and/or business owners may need to be considered to preserve the business operation onsite if possible.

Solutions to these challenges include early noticing and access during construction, if possible, to affected businesses, and incorporating advanced move planning strategies. To the extent possible, there will be efforts to relocate businesses within the same general area within a reasonable distance from the existing site. The purpose of the proposed project is to expand capacity, improve operations and efficiency, connectivity, and the passenger experience at the RDS. Additional relocation efforts will be considered for businesses that are relocated outside of the general area to still maintain locations accessible to the proposed transit system or other similar means of transportation. The proposed project will improve transportation connectivity, which will assist employees and potentially minimize these challenges. Upon implementation of field surveys and interviews prior to relocation assistance determination, these issues will be identified and addressed as appropriate. Attempts within acceptable means of the RCTC will be made to find suitable local replacement locations.

Potential Employee Issues if the Business Cannot Relocate as Planned

If a business is interrupted during project construction, its employees may experience temporary layoffs or decide to seek employment in a different industry or with a competitor. If the business cannot relocate and must close down as a result of not being able to identify and secure a suitable replacement site, its employees could experience job losses and may need to be trained in another industry.

The replacement area is similar to the displacement area in terms of demographics, services, facilities, access, amenities, and general physical condition of existing buildings.

6.0 Relocation Resources

6.1. Adequacy of Relocation Resources

Based on the research and analysis of the displacement and replacement area data provided in Sections 4 and 5, adequate relocation resources exist within the replacement area for all potential relocation displacements, including residential owners and tenants and non-residential (businesses) owners and tenants. This determination is based on several criteria, including:

- 1 Are the displacement neighborhood and relocation areas generally comparable in terms of amenities, public utilities, accessibility to public services, transportation, and public facilities?
- 2 Are the relocation resources affordable to displaces given the use of replacement housing and rental assistance payments?
- 3 Are there public or private projects in the proposed project area that will displace other families or create competing housing needs in the area?
- 4 Are there special relocation problems associated with the proposed project?
- 5 Will the Last Resort Housing Program be utilized to relocate residential households being displaced?
- 6 Will construction of replacement housing under the Last Resort Housing Program be utilized?

Each of these criteria relative to the proposed project is briefly discussed below.

6.1.1. Criterion 1: Comparable Displacement and Replacement Area Characteristics

The replacement area is located within a 10-mile-radius of the project site and displacement area. As discussed in Sections 5.1 and 6.2, the replacement area was selected because it includes an adequate assemblage of land uses similar to those within the project area and would provide displacees a large enough area to consider for relocation. Accordingly, the replacement area is similar to the displacement area in terms of demographics, and accessibility to public amenities, utilities, public services, public facilities, and transportation.

6.1.2. Criterion 2: Affordable Relocation Resources

Displacees who meet eligibility requirements would be provided with relocation assistance payments and advisory assistance in accordance with the Uniform Relocation Act. Relocation assistance may include replacement housing payments, payments for moving expenses, and non-recurring closing costs associated with purchasing replacement housing.

Advisory assistance and referrals are provided to comparable replacement sites that are Decent, Safe, and Sanitary (DS&S). Part of the DS&S requirements include providing replacement sites that are functionally equivalent to the displacement dwelling, and within the financial means of displacees.

A comparable replacement dwelling rented by a displaced person is considered to be within his/her financial means if, after receiving rental assistance, the person's monthly rent and estimated average monthly utility costs for the comparable replacement dwelling do not exceed the person's base monthly rental requirements.

A displaced residential tenant or owner occupant may be entitled to a replacement housing payment in the form of a rental assistance payment, or for owner-occupants, a replacement housing payment. Additional assistance may be provided under the provisions of the Last Resort Housing Program. Tenants may qualify for a rental assistance payment if the cost to rent a comparable replacement dwelling is greater than the displacement dwelling rent.

Homeowners may qualify to receive a purchase price differential payment, reimbursement for non-recurring costs incidental to the purchase of a replacement property, and an interest differential if the replacement dwelling loan interest rate is higher than the interest rate for the displacement dwelling, subject to eligibility requirements.

The average range of lease prices surveyed in the replacement area is estimated from \$950 to \$2,955 for multi-family residential housing units and from \$1,600 to \$3,865 for single-family residential units. It is anticipated that these replacement resources will be affordable and within the financial means of displaced persons, given the relocation assistance in the form of replacement housing payments.

Relocation assistance benefits and services are to be provided equitably to all residential and business displacees without regard to race, color, religion, age, national origins, and disability as specified under Title VI of the Civil Rights Act of 1964. The specific availability with regard to different types of residential and industrial properties is discussed in Table 5-1 through Table 5-7 and in Appendices E through F in this report.

6.1.3. Criterion 3: Other Project Pressures

Based on a review of land development trends in the project area, several new developments within a half mile of the project site are underway, generally seeking to increase density, mix residential and commercial uses, and accommodate parking for visitors. According to the City of Riverside's Community and Economic Development Department, the following projects are recently developed or currently in development within one half mile radius of the project site:

- At 3280 Vine Street, entitlements were requested to permit a 797-unit, three-story commercial storage facility.
- At 3393 Mission Inn Avenue, a conditional use permit was requested for the construction of a mixed-use project containing: 72 affordable housing units, 5,400 sf of office and meeting space, 3,700 sf of museum/exhibition space, and 77 parking spaces.
- At 3466 Mission Inn Avenue, construction of a 194,500-sf, eight-story hotel with 225 rooms was permitted.
- At 3550 Vine Street, the establishment of a vocational/technical school for a maximum of 252 students at any one time within an existing 40,060-sf, three-story office building was permitted.
- At 3750 Main Street, there is construction of a mixed-use project, consisting of 91 residential units, approximately 8,841 sf of commercial space, and a 115-stall parking garage, on three parcels totaling 0.62 acres, partially developed with an existing commercial building and a surface parking lot.
- At 3252 Mission Inn Avenue, a variance for parking for a banquet facility was requested.
- At 3050 Mission Inn Avenue, the Mission Lofts apartment complex, with 212 dwelling units, is being developed.
- At 3870 Main Street, development of a 42,974-sf, five-story mixed-use building containing 35 dwelling units, 5,684 sf of commercial space and 44 parking stalls on a 0.36-acre parcel developed with a public parking lot.
- At 2586 University Avenue, there is a proposal to convert an existing 2,500-sf 2-story residence to a bed and breakfast with an 1,118-sf addition.
- At 2719 Eleventh Street, entitlements have been requested to facilitate the future construction of an affordable housing development on a vacant 0.52-acre site.
- At 4334 Vine Street, a security operation building for the adjacent Downtown Metrolink station was recently built.
- At 4399 Main Street, entitlements are being considered for the establishment of a 1,425-square foot restaurant with 3,100 sf of outdoor dining on a 0.30-acre parcel, developed with an existing, abandoned vehicle fuel station.
- At 4508 Olivewood Avenue, there is ongoing design review to facilitate construction of a two-story, 27,000-sf medical office building.
- At 4665 Vine Street, there is a request to allow a metal processing facility to operate.

These land development projects could potentially displace other residences or businesses, or create competing housing needs in the area.

6.1.4. Criterion 4: Special Relocation Problems

Although relocations would occur due to the proposed project, there is no shortage of housing or non-residential resources (i.e., industrial properties) within the replacement area; therefore, no special or significant relocation problems are anticipated with the proposed project.

6.1.5. Criterion 5: Utilization of the Last Resort Housing Program for Relocation

The Uniform Relocation Act provides that no residential occupant would be displaced without being provided functionally equivalent replacement housing that is within one's financial means. Rates are unlikely to drop considerably within the next several months and the rising trend in real estate prices is projected to continue. It is anticipated that relocation payments could be made available under the provisions of the Last Resort Housing Program. Relocation payments under the provision of the Last Resort Housing Program may be less anticipated for owner occupants than for tenant occupants.

6.1.6. Criterion 6: Construction of Replacement Housing

The construction of replacement housing is considered when either: (1) there is an insufficient supply of adequate, decent, safe, sanitary, comparable, and functionally equivalent replacement housing available; or (2) it is expeditious from a program management perspective to do so. At this time, neither of these issues apply, and therefore the construction of replacement housing is not anticipated. Specifically, the construction of replacement housing is not warranted for the proposed project because sufficient resources exist to relocate residential displacees into comparable replacement housing within the replacement area. In addition, RCTC will comply with all applicable policies and procedures regarding relocation. Please refer to Chapter 5 for a detailed discussion of residential replacement resources.

6.1.7. Relocation Process Summary

The availability of replacement site resources is critical to the relocation process from planning to implementation. Displaced residential households must be assisted in relocating to comparable replacement housing, and displaced non-residential occupants must be provided assistance in relocating to suitable replacement sites.

The methods of relocating various types of residential and non-residential occupants, whether tenant- or owner-occupied, are similar in that all occupancy types are subject to the same relocation standards as provided by the Uniform Relocation Act. While the Uniform Relocation Act sets uniform standards for federally funded programs and projects that require the acquisition of real property or displace persons from their homes, businesses, or farms, various forms of advisory assistance are provided based on occupancy type, residential or commercial, tenant- or owner-occupied, and individual needs and preferences.

The advisory assistance program for individuals and businesses addresses the needs and preferences of displacees regarding the details of a move, explaining displacee rights and

assistance, and providing information regarding monetary benefits for which displaced individuals and businesses are eligible. Additionally, advisory assistance includes providing information on available replacement sites, including purchase and rental costs, and coordinating with landlords, property managers, and other real estate professionals in securing replacement properties.

As soon as feasible, a person scheduled to be displaced shall be furnished with a General Information Notice (GIN). This is a general written description of the displacing Agency's relocation program which does at least the following: Informs the person that he or she may be displaced for the project and generally describes the relocation payment(s) for which the person may be eligible, the basic conditions of eligibility, and the procedures for obtaining the payment(s); Informs the displaced person that he or she will be given reasonable relocation advisory services, including referrals to replacement properties, help in filing payment claims, and other necessary assistance to help the displaced person successfully relocate; Informs the displaced person that he or she will not be required to move without at least 90 days advance written notice and informs any person to be displaced from a dwelling that he or she cannot be required to move permanently unless at least one comparable replacement dwelling has been made available; Informs the displaced person that any person who is an alien not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child, as defined in §24.208(h); Describes the displaced person's right to appeal the Agency's determination as to a person's application for assistance for which a person may be eligible under this part.

Part of the advisory assistance program involves personal interviews. Personal interviews are instrumental in identifying residential household characteristics such as number of occupants, length of occupancy, any special needs or accommodations, language needs, and space requirements. In addition, personal interviews with non-residential displacees are instrumental in identifying such issues as the need for special permits, zoning requirements, replacement site requirements, and other move requirements depending upon the business use.

Information gathered from personal interviews is used in determining relocation needs and preferences, and in determining the scope of assistance provided. In the event it becomes necessary to make an offer to acquire property, known as Initiation of Negotiations (ION), occupants of property are provided a Notice of Eligibility (NOE) for Relocation Assistance. The NOE establishes relocation assistance eligibility and provides specific information on relocation assistance entitlements. Non-residential displacees are provided NOEs at the time of ION.

For residential displacees, based on information provided in occupant interviews and on individual needs and preferences, a Replacement Housing Valuation is performed to assess the scope of assistance necessary to obtain comparable replacement housing. This information is provided in the form of an NOE. The NOE would include referrals to available comparable replacement sites. Ongoing advisory services would be provided to residential displacees until comparable replacement housing is secured. Advisory services are provided to non-residential displacees until established at a suitable replacement site.

The monetary benefits of the program for residential occupants include three types of payments available to eligible individuals displaced from their primary place of residence: (1) a Replacement Housing Payment (RHP) to assist with the cost of purchasing or renting a replacement dwelling, (2) payment of closing or incidental costs associated with purchasing a replacement home (for owners); and (3) a moving payment to assist with the relocation of personal property.

For business displacements, the Uniform Relocation Act allows for two broad categories of payments: (1) an actual move payment derived from a commercial bid process for the disconnection, move, and reconnection of personal property, machinery, and equipment and a re-establishment payment; or (2) a fixed payment option in lieu of the actual move and re-establishment payments that is based upon tax returns or income statements.

6.2. Replacement Area Chosen

As discussed in Section 5.1, the replacement area was selected because it includes an adequate assemblage of land uses similar to those within the project area and would provide displacees a large enough area to consider for relocation within the same general area. It is also similar to the displacement area in terms of demographics, services, facilities, access, amenities, and general physical condition of existing buildings.

The replacement area selected and used as a basis for relocation resources includes portions of the cities of Riverside, Rialto, Fontana, Ontario, Colton, San Bernardino, Loma Linda, Redlands, Grand Terrace, Jurupa Valley, Norco, Corona, Moreno Valley, and Perris, as well as portions of unincorporated areas within the counties of Riverside and San Bernardino (refer to Figure 5-1).

6.3. Market Availability

Market availability for both housing and industrial properties is expected to remain adequate through the time of displacement. Market availability should also be expected throughout the relocation process.

6.3.1. Residential Market Analysis

Single-family Market

The Riverside residential market is viewed as a strong and desirable market. Home prices have gradually been increasing since the 2008 Great Recession and are anticipated to continue to increase. The median sales price for homes within the City of Riverside (2017) was \$385,000, with a slightly lower median sales price of \$362,000 (2018) within the project area. The average price per sf for this same period rose to \$241, an increase of 11 percent. Steady growth in the single-family residential market has been experienced; however, the project site is located in an area of Riverside that contains a large aggregation of industrial uses, which carries a lower demand for single-family homes compared to other parts of the City. Thus, while market trends indicate there has been an increase in single-family residential property values of 7.8 percent for

the overall Riverside market, the immediate project area has experienced a 1.4-percent increase in single-family residential property values (Integra Realty Resources 2018a).

Multi-family Market

The project site occurs within the San Bernardino/Riverside metro area market. The vacancy rate (as of Quarter 2 2020) within the market area is 3.8 percent, which has shown an increase over vacancy rates going back to 2013. It is projected that vacancy rates will continue to increase through 2024. Effective rent averages \$1,405 per unit and future rent values are expected to increase by four percent to \$1,461 by 2024 (Integra Realty Resources 2020a).

The project site is within the University City/Moreno Valley submarket of the San Bernardino/Riverside metro area market. The submarket contains 13.9 percent of the metro building inventory and 12.6 percent of the metro unit inventory. The vacancy rate within the submarket is 5.1 percent, which is higher than metro's rate of 3.8 percent. Additionally, rent averages of \$1,523 within the submarket area are slightly higher compared to the metro average of \$1,405. Overall, the submarket is considered to have an increasing market demand, stable vacancy trends, an average threat of new supply, and increasing rental trends (Integra Realty Resources 2020a).

6.3.2. Industrial Market Analysis

The project site is located within the San Bernardino/Riverside metro area industrial market. The overall local industrial market has experienced consistent growth over the past several years. Increasing rent, generally decreasing vacancy, and steady capitalization rates have led to increases in value over the past decade. This growth cycle continued entering into 2020 with similarly strong market indicators prior to COVID-19 conditions (Integra Realty Resources 2020c).

It now appears that the industrial market over the past decade is bookended by two economic events: the Great Recession of 2008 and the 2020 COVID-19 pandemic. The growth cycle in the local market came out of the wake of the Great Recession and it now appears that the COVID-19 pandemic is projected to have a significant short-term economic impact that will raise vacancy and decrease rents for industrial real estate throughout the local market.

It is important to note that one of the largest contributing factors to economic decline relating to the pandemic has been the stay-at-home orders, which effectively shut down the economy. While many real estate sectors, such as retail, have been hit hard by these events, the industrial sector has been relatively insulated by an increase in ecommerce activity and associated activity at the ports of Los Angeles and Long Beach, which feed into the Riverside/San Bernardino area.

Overall, there has been steady growth in the subject market since 2017. There has not been empirical evidence of market declines in fee simple real estate values in the subject market since the pandemic began. This could be due in part to a relative lack of transactional activity. However, interest rates have remained low, allowing pricing to remain strong. Market increases, nonetheless, ceased as of March 2020, when shelter-in-place orders and other economic restrictions due to the COVID-19 pandemic began. While declines are expected, recovery is also anticipated by 2022 (Integra Realty Resources 2020c).

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7.0 Relocation Problems and Programs

7.1. Relocation Problems and Special Problems

7.1.1. Elderly Households

Although a limited number of residential displacements would occur, ten percent of the population within the displacement area includes elderly persons (see Table 2-10). Thus, it is possible that elderly households (households with persons over 65 years of age) would potentially be affected by the proposed project. Information obtained during personal interviews would identify individual special needs and address such factors as medical conditions, access to local public transportation, and proximity to health care providers or public services.

Certain health conditions may require modification to replacement housing to comply with the Americans with Disabilities Act (ADA) of 1990. Partnering with local non-profit and governmental agencies such as specialized moving companies, relocation planners, senior housing agencies, and social services organizations can assist the move process. Often it is necessary to obtain assistance from extended family and/or social services during the relocation process. Communication with family members can provide a better understanding of the displacee's particular needs and preferences.

The cost of housing may be a burden for elderly occupants who may be on fixed incomes. A commitment to increased relocation advisory assistance services and relocation timelines should be provided for affected elderly households.

7.1.2. Families Living Below the Federal Poverty Level

According to the U.S. Census Bureau, the federal poverty threshold for 2019 (the most recent available data) for an average family size of four is \$26,172 (Census Bureau 2021). Based on data provided by the U.S. Census 2014-2018 American Community Survey 5-Year Estimates, approximately 26 percent of families within the displacement area are living below the federal poverty level (see Table 2-12). Low-income households typically require additional relocation assistance payments and assistance in locating replacement housing due to financial constraints. This could require consideration of low-income housing options as well as a thorough understanding of displacees' financial situations. A customized replacement housing payment policy may need to be utilized to encourage potential landlords to consider accepting displacees in light of financial challenges and/or qualification requirements.

7.1.3. Last Resort Housing Construction

Last Resort Housing guidelines are instituted at the federal and state levels to ensure that displacees who experience a hardship or unusual circumstances can successfully relocate from a public project. One of the means by which this goal is accomplished is when an agency constructs DS&S replacement housing where an insufficiency of such housing exists. As shown in Section 5, a sufficient inventory of replacement housing in the replacement area provides reasonable assurance that all residential displacees of the proposed project can be absorbed into the replacement area. Thus, the construction of replacement housing is not warranted for the proposed project.

7.1.4. Marginal Business

The two impacted businesses are considered small businesses based on the number of employees. Smaller businesses often have less financial and human resources with which to facilitate relocation than larger businesses, which could result in additional disruption of business operations during the relocation process. The duration and severity of business operation disruptions may be reduced by providing displacees with referrals to alternative financial resources beyond relocation benefits and advance payments.

7.1.5. Lack of Availability

The replacement analysis demonstrates the ample supply of residential and industrial availability in the replacement area. The replacement housing research indicates that 880 replacement housing units of various types are available. The large supply of available replacement housing should mitigate the competitive environment for displacees to find suitable replacement housing.

For industrial displacees, the national economic climate has created a surplus of available business sites in all sectors of the commercial market, including retail, office, and industrial products. This is apparent in the business research survey data conducted for the project which show that there are sufficient available replacement industrial properties in the replacement area that are anticipated to provide the space and operational needs of the affected businesses. As a result, there are no anticipated relocation problems associated with lack of available replacement properties (both residential and industrial).

7.1.6. Minorities

Based on data provided by the U.S. Census 2014-2018 American Community Survey 5-Year Estimates, approximately 97.2 percent of the displacement area are minority populations, with 91.5 percent of the population being Hispanic/Latino (see Table 2-10). As such, it will be imperative to provide high-quality translation services in the relocation program for property owner and tenant interactions. Additionally, translation of all relevant project documents will be required as part of the early stages of project implementation. This will likely require the services of a full-time translation consultant throughout the relocation phase of the proposed project.

Training of relocation agents in relevant cultural factors will assist displacees in understanding the relocation assistance and benefits.

7.1.7. Overcrowded Residences

Based on the number and type of affected residences, it is possible that overcrowded residences would be affected within the displacement area. Overcrowded residences are generally those that exceed more than one person per room (U.S. Department of Housing and Urban Development 2007). Overcrowded households have special replacement housing needs. Relocation agent must ensure that referrals to replacement housing have an adequate number of bedrooms per applicable occupancy codes. Overcrowded households may require larger replacement housing payments due to upgrades in the number of bedrooms to meet DS&S standards. Replacement dwellings are considered DS&S when they provide adequate space to accommodate all occupants. Appropriate budget considerations must be given to this issue to provide DS&S, comparable, and functionally equivalent replacement dwellings to displaced overcrowded households.

7.1.8. Handicapped Households

It is possible that handicapped individuals may be affected by the proposed project, but until claimant interviews are conducted, the number of potentially affected handicapped individuals is unknown. Working in compliance with the ADA is essential in providing and/or constructing appropriate living facilities that can accommodate functions of accessibility to and within the home, in addition to providing functional restrooms and other needed modifications.

Households with disabilities may need to be provided replacement housing options with proximity to public transportation, medical, and shopping facilities. This may require extensive planning and longer lead times to transition into replacement housing. The necessary accommodations may be covered under the provisions of the Last Resort Housing Program.

7.1.9. Minority Businesses

Minority-owned businesses may experience relocation challenges due a potential need to be located within proximity to specific customer bases. It is unknown if either of the two affected businesses are minority owned. This would be determined during the claimant interviews initially conducted as part of the relocation process. If required, advanced relocation payment policies may need to be implemented to facilitate the relocation of businesses that may require timely moves due to any replacement site considerations. To assist in the relocations of any minority-owned businesses, it would be essential to have a thorough understanding of the unique market factors in the area.

7.1.10. Other Relocation Factors

The administration of relocation services should include advanced relocation planning coordination, if needed. For senior citizens and disabled persons being displaced, an

adjustment to new neighborhoods could require additional care during the relocation process and longer lead times due to health constraints, structural retrofitting, and other factors.

Certain population groups such as senior citizens, low-income households, and non-English-speaking residents often have strong community ties and are dependent on primary social relationships and support networks that can be severed upon relocation. To prepare for this, advanced relocation planning prior to meeting with potential displacees can be of great assistance.

Additionally, coordination with the local Section 8 Housing Authority representatives and researching the availability of vouchers for displacees may provide viable replacement options for displacees facing immediate financial hardship.

7.2. Housing Impact

The proposed project would not significantly affect the local housing stock. The Build Alternative could potentially displace a maximum of only 10 residential units and there is comparable housing availability in the identified replacement area. Consequently, the total available housing stock would not be adversely affected as a result of the proposed project.

7.3. Conclusion

This DRIR takes the initial steps in identifying the displacement impacts of the proposed RDS Improvements Project in the City of Riverside. The displacement area encompasses privately owned parcels and portions of road ROW on the east side of the railroad tracks at the RDS. The displacement area is comprised of industrial and residential land uses along with transportation facilities.

The proposed project does pose substantial challenges or relocation problems to residential and non-residential displacees. The special needs of the displacee population, including potentially elderly households, low-income households, minority populations, potentially disabled households, and businesses, may present challenges that would require thorough planning and implementation of relocation assistance strategies to alleviate relocation problems associated with the proposed project.

The Build Alternative would result in displacement of 2 to 10 residential units (equates to 10 to 50 persons) and one to two industrial businesses, depending on the Design Option. Based on research conducted, it appears that sufficient replacement resources exist for all potential relocation displacements in the replacement area within portions of the cities of Riverside, Rialto, Fontana, Ontario, Colton, San Bernardino, Loma Linda, Redlands, Grand Terrace, Jurupa Valley, Norco, Corona, Moreno Valley, and Perris, as well as portions of unincorporated areas within the counties of Riverside and San Bernardino. Based on an analysis of the displacement and replacement data provided in Section 4 and Section 5, adequate relocation resources exist within the replacement area.

The implementation of the strategies outlined in this DRIR would be critical in the successful relocation of residents and businesses displaced by the proposed project.

7.4. Avoidance, Minimization and Mitigation Measures

The project has been designed to minimize impacts to residents and businesses while meeting the project objectives. Residential and industrial replacement properties similar to the impacted properties may be available for the small number of residents and businesses displaced relative to the available market for such properties. Where acquisition and/or relocation is unavoidable:

- Efforts would be made during design and construction to further avoid and minimize impacts; the footprint would be limited to only that which is necessary.
- Acquisition activities would follow all guidelines and regulations in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (as amended), Title 49 CFR, Part 24.
- Adequate time should be provided for the residential and business displacements to find suitable replacement properties at the actual time of displacement.
- A Relocation Agent would work with each displacee to ensure that they receive full relocation benefits and that all activities are conducted in accordance with the regulatory statute.
- Where applicable, the Last Resort Housing provisions would be utilized to ensure housing availability is within the financial means of the displacees.

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Riverside-Downtown STATION IMPROVEMENTS

Appendix A. Single-family Residential Rental Listings

Available Single-Family Rental Units - January 2021

No.	Address	City	Units/Type	Beds	Baths	Rent (\$)
1	8271 Briarwood Dr	Riverside	House	Studio	1	1600
2	19392 Fortunello Ave	Riverside	House	1	1	950
3	17047 Ridge Canyon Dr	Riverside	House	1	1	1100
4	3845 1st St	Riverside	House	1	1	1700
5	23823 Mark Twain	Moreno Valley	House	2	1	1600
6	Undisclosed	Fontana	House	2	1	1750
7	16944 Spaatz Cir	March Air Reserve Base	House	2	2	2595
8	3862 Ellis St	Corona	House	2	2	2700
9	3744 Stoddard Ave	Riverside	House	2	2	3000
10	8647 Stark St	Riverside	House	3	2	1875
11	3635 Locust St	Riverside	House	3	1	2100
12	9717 Oleander Ave	Fontana	House	3	2	2100
13	8651 Camelia Dr	Riverside	House	3	2	2200
14	433 N Arthur Cir	Corona	House	3	2.5	2200
15	1713 Express Cir	Colton	House	3	2	2275
16	14720 Shadow Dr	Fontana	House	3	2.5	2350
17	13173 Harlow Ave	Corona	House	3	2	2450
18	3375 Celeste Dr	Riverside	House	3	3	2600
19	9878 Almeria Ave	Fontana	House	3	2	2600
20	6864 Cucamonga St	Riverside	House	3	2	2625
21	11549 Trailrun Ct	Riverside	House	3	3	2900
22	Undisclosed	Riverside	House	3	2	2950
23	Undisclosed	Riverside	House	3	2	3000
24	Undisclosed	Riverside	House	3	2	7000
25	1456 S Lilac Ave	Bloomington	House	4	2	1995
26	5506 Willard Way	Riverside	House	4	2	2100
27	6581 Rathke Dr	Jurupa Valley	House	4	3	2100
28	2549 Cloudcrest Way	Riverside	House	4	2	2400
29	21170 Boccaccio Ct	Moreno Valley	House	4	3	2500
30	25231 Bristol Ave	Moreno Valley	House	4	2	2500
31	11944 Lewisia Ave	Moreno Valley	House	4	3	2500
32	2844 Fillmore St	Riverside	House	4	3	2600
33	1598 Stoneykirk Dr	Riverside	House	4	2.5	2700
34	11553 Brookrun Ct	Riverside	House	4	3	2700
35	17230 Waugh Ranch Rd	Riverside	House	4	2.5	2880
36	1402 Abernathy Dr	Riverside	House	4	2.5	2895
37	19462 Fortunello Ave	Riverside	House	4	3	2532
38	Undisclosed	Fontana	House	4	3	3100
39	8148 Big Range Dr	Jurupa Valley	House	4	3	3650
40	Undisclosed	Fontana	House	4	2	7000
41	7276 Wood Rd	Riverside	House	5	3	3865



Riverside-Downtown STATION IMPROVEMENTS

Appendix B. Single-family Residential Homes For Sale Listings

Available Single-Family Homes For Sale - January 2021

No.	Address	City	Units/Type	Beds	Baths	Cost (\$)
1	15069 Valley Blvd SPACE 44	Fontana	House	1	1	45900
2	3500 Buchanan St SPACE 110	Riverside	House	1	1	69900
3	23820 Ironwood Ave SPACE 22	Moreno Valley	House	1	2	99000
4	4520 Edgewood Pl	Riverside	House	2	1	399900
5	3700 Buchanan St #90	Riverside	House	2	2	33000
6	3500 Buchanan St SPACE 82	Riverside	House	2	2	55000
7	1025 S Riverside Ave SPACE 2	Rialto	House	2	1	55000
8	17455 Marygold Ave SPACE 53	Bloomington	House	2	2	65000
9	18219 Valley Spc Blvd #37	Bloomington	House	2	2	68000
10	3800 W Wilson St SPACE 311	Banning	House	2	2	79900
11	3800 W Wilson St SPACE 373	Banning	House	2	2	79900
12	13381 Magnolia Ave SPACE 58	Corona	House	2	2	80000
13	200 W San Bernardino Ave SPACE 8	Rialto	House	2	2	92900
14	8086 Mission Blvd #17	Riverside	House	2	1	94000
15	21775 Bay Ave	Moreno Valley	House	2	1	95000
16	3700 Quartz Canyon Rd SPACE 44	Riverside	House	2	2	98000
17	23820 Ironwood Ave SPACE 195	Moreno Valley	House	2	2	110000
18	3500 Buchanan St SPC 38	Riverside	House	2	2	139900
19	13081 Tonikan Dr	Moreno Valley	House	2	1	275000
20	3529 Douglass Ave	Riverside	House	2	1	279000
21	2590 Lime St	Riverside	House	2	2	285000
22	1955 De Carmen Dr	Colton	House	2	1	285000
23	24716 Dracaea Ave	Moreno Valley	House	2	1	290000
24	13592 Rockcrest Dr	Moreno Valley	House	2	2	295000
25	2227 12th St	Riverside	House	2	1	295000
26	4582 Howard Ave	Riverside	House	2	1	299000
27	7550 Freda Ave	Riverside	House	2	1	300000
28	13308 Cavandish Ln	Moreno Valley	House	2	1	315000
29	3877 Rubidoux Blvd	Jurupa Valley	House	2	1	318000
30	11388 Weinhart Ct	Moreno Valley	House	2	1	319000
31	3961 S Temescal St	Corona	House	2	1	327900
32	3475 Hewitt St	Riverside	House	2	1	329900
33	1680 Oxford St	Riverside	House	2	1	329900
34	25196 Dana Ln	Moreno Valley	House	2	1	330000
35	3434 Pontiac Ave	Jurupa Valley	House	2	1	335000
36	24559 Myers Ave	Moreno Valley	House	2	1	339900
37	1740 Golden Spike Dr	Colton	House	2	2	345000
38	23369 Woodlander Way	Moreno Valley	House	2	2	349900
39	7689 Lincoln Ave	Riverside	House	2	1	349900
40	3172 Maude St	Riverside	House	2	1	349900
41	11506 Anacapa Pl	Riverside	House	2	1	350000
42	18527 13th St	Bloomington	House	2	1	350000
43	5320 36th St	Jurupa Valley	House	2	1	350000
44	1606 Hillcrest Ave	Riverside	House	2	1	350000
45	9478 Laurel Ave	Fontana	House	2	1	359995

46	1144 Lugo Ln	Colton	House	2	2	360000
47	3779 Stoddard Ave	Riverside	House	2	1	364995
48	1604 Hillcrest Ave	Riverside	House	2	1	370000
49	8377 Cypress Ave	Riverside	House	2	2	379000
50	9813 Elm Ave	Fontana	House	2	1	385000
51	7565 Orchard St	Riverside	House	2	1	389000
52	22300 Barton Rd	Grand Terrace	House	2	1	389000
53	11195 Gramercy Pl	Riverside	House	2	1	399000
54	11776 Fernwood Ave	Fontana	House	2	2	399000
55	4190 Cover St	Riverside	House	2	1	399900
56	10563 Latour Ln	Mira Loma	House	2	2	399900
57	7156 Potomac St	Riverside	House	2	1	404900
58	4326 Jurupa Ave	Riverside	House	2	1	425000
59	3191 Cedar St	Riverside	House	2	2	425000
60	9234 Garfield St	Riverside	House	2	1	429900
61	6853 Weaver St	Riverside	House	2	1	439000
62	4121 Homewood Ct	Riverside	House	2	2	439900
63	4795 Luther St	Riverside	House	2	2	440000
64	4728 California Ave	Norco	House	2	2	449000
65	20320 Roads End Dr	Perris	House	2	2	449000
66	3968 Bandini Ave	Riverside	House	2	1	450000
67	4138 Strong St	Riverside	House	2	1	450000
68	4426 Elmwood Ct	Riverside	House	2	2	510000
69	3187 Pachappa Hl	Riverside	House	2	2	777777
70	6040 Hawarden Dr	Riverside	House	2	1	1075000
71	10803 Laurel Ave	Bloomington	House	2	2	2000000
72	17332 Via Fronteras	Riverside	House	3	2	165000
73	22870 Springmist Dr	Moreno Valley	House	3	2	399999
74	23868 Placid Ln	Grand Terrace	House	3	2	450000
75	24735 Valley Ranch Rd	Moreno Valley	House	3	2	549900
76	2725 Horace St	Riverside	House	3	2	589000
77	8302 Settlers Ct	Jurupa Valley	House	3	3	599990
78	4065 Hillside Ave	Norco	House	3	2	739000
79	17585 Mariposa Ave	Riverside	House	3	3	850000
80	607 6th St	Norco	House	3	2	959000
81	11097 Juniper Ave	Fontana	House	3	1	1500000
82	22113 Grand Terrace Rd	Grand Terrace	House	3	2	7000
83	3700 Buchanan St #32	Riverside	House	3	2	60000
84	3825CrestmoreRdSPACE464	Riverside	House	3	2	84950
85	3883 Buchanan St #154	Riverside	House	3	2	85000
86	3663 Buchanan St SPACE 33	Riverside	House	3	2	85000
87	6130 Camino Real SPACE 72	Riverside	House	3	2	89000
88	18219 Valley Blvd SPACE 42	Bloomington	House	3	2	89900
89	4080 Pedley Rd SPACE 169	Riverside	House	3	2	94800
90	17400 Valley Blvd SPACE 47	Fontana	House	3	2	94900
91	6130 Camino Real SPACE 195	Riverside	House	3	2	94900
92	6130 Camino Real SPACE 311	Riverside	House	3	2	99500

93	22111 Newport Ave SPACE 135	Grand Terrace	House	3	2	100000
94	8086 Mission Blvd SPACE 27	Riverside	House	3	2	108000
95	4080 Pedley Rd SPACE 52	Riverside	House	3	2	109950
96	6130 Camino Real SPACE 168	Riverside	House	3	2	109997
97	13455 Barbara St	Moreno Valley	House	3	1	125000
98	13465 Barbara St	Moreno Valley	House	3	2	125000
99	3663 Buchanan St SPACE 111	Riverside	House	3	2	125000
100	15181 Van Buren Blvd SPACE 32	Riverside	House	3	2	130000
101	3500 Buchanan St SPC 243	Riverside	House	3	2	134900
102	23820 Ironwood Ave SPACE 194	Moreno Valley	House	3	2	134900
103	3500 Buchanan St SPC 224	Riverside	House	3	2	134900
104	3500 Buchanan St SPC 223	Riverside	House	3	2	139900
105	3500 Buchanan St #50	Riverside	House	3	2	159900
106	23820 Ironwood Ave SPACE 135	Moreno Valley	House	3	2	215000
107	1104 W James St	Rialto	House	3	2	249000
108	20310 Myron St	Perris	House	3	2	256500
109	21960 Martin St	Perris	House	3	2	265000
110	11701 Perris Blvd	Moreno Valley	House	3	2	265000
111	15254 Pepper Ct	Moreno Valley	House	3	1	270000
112	19355 Seaton Ave	Perris	House	3	1	280000
113	9444 Cedar Ave	Bloomington	House	3	1	289000
114	9780 Birmingham Ave	Jurupa Valley	House	3	1	295000
115	24171 Poppystone Dr	Moreno Valley	House	3	3	299000
116	10721 Rock Rose Pl	Moreno Valley	House	3	2	325000
117	9357 Bellegrave Ave	Jurupa Valley	House	3	2	325000
118	24657 Eucalyptus Ave	Moreno Valley	House	3	1	335000
119	14947 Curry St	Moreno Valley	House	3	2	340000
120	11061 Sultan St	Moreno Valley	House	3		345000
121	128 E F St	Colton	House	3	2	349900
122	16438 Heather Glen Rd	Moreno Valley	House	3	3	349999
123	14605 Woodland Dr UNIT 2	Fontana	House	3	2	349999
124	3428 Jurupa Ave	Riverside	House	3	2	350000
125	5240 36th St	Jurupa Valley	House	3	1	350000
126	16462 Taylor Ave	Fontana	House	3	1	355000
127	24372 Stacey Ave	Moreno Valley	House	3	3	358900
128	23629 Suncrest Ave	Moreno Valley	House	3	2	360000
129	18801 Cedar St	Perris	House	3	2	360000
130	16757 Saddlebrook Ln	Moreno Valley	House	3	2	365000
131	2335 9th St	Riverside	House	3	2	369000
132	11936 Indian St	Moreno Valley	House	3	1	369900
133	14490 Redwing Dr	Moreno Valley	House	3	2	370000
134	20290 Mural St	Perris	House	3	2	370000
135	1229 Ruby St	Riverside	House	3	1	370000
136	13657 Cope Ct	Moreno Valley	House	3	3	375000
137	18662 10th St	Bloomington	House	3	1	375000
138	11604 Honey Holw	Moreno Valley	House	3	2	379000
139	5261 Odell St	Jurupa Valley	House	3	1	379900

140	314 S 10th St	Colton	House	3	2	380000
141	280 Versailles Pl	Riverside	House	3	2	380900
142	12649 Heartleaf St	Moreno Valley	House	3	3	385000
143	5080 Tyler St	Riverside	House	3	2	385000
144	2023 Minnesota St	Riverside	House	3	2	385000
145	7921 Galway Ct	Riverside	House	3	2	389900
146	6933 Marguerita Ave	Riverside	House	3	1	389900
147	7930 Citadel Ct	Riverside	House	3	2	390000
148	1353 Turley St	Riverside	House	3	2	390000
149	17883 Randall Ave	Fontana	House	3	1	390000
150	10351 Bonita Ave	Riverside	House	3	2	394900
151	22701 Springdale Dr	Moreno Valley	House	3	2	395000
152	9476 Acacia Ave	Fontana	House	3	2	395000
153	14859 Lavender Ln	Moreno Valley	House	3	3	399000
154	4155 Euclid Ct	Riverside	House	3	2	399000
155	2854 Sonora Pl	Riverside	House	3	3	399900
156	4796 Sunnyside Dr	Riverside	House	3	2	399900
157	5553 Ivanhoe Ave	Riverside	House	3	2	399900
158	14750 Shadow Dr	Fontana	House	3	3	399900
159	9487 55th St	Jurupa Valley	House	3	2	399900
160	6939 Hillside Ave	Riverside	House	3	2	399900
161	12420 Tuscola St	Moreno Valley	House	3	2	399999
162	24201 Millsap Dr	Moreno Valley	House	3	2	400000
163	24409 Robinwood Dr	Moreno Valley	House	3	2	400000
164	14208 Long View Dr	Fontana	House	3	2	400000
165	9970 Claremont Ave	Bloomington	House	3	2	400000
166	1853 Flint Ct	Riverside	House	3	3	400000
167	1150 Minerva Ct	Riverside	House	3	2	405000
168	4775 Monticello Ave	Riverside	House	3	2	409900
169	2814 Sonora Pl	Riverside	House	3	2	410000
170	18555 Montrose St	Bloomington	House	3	2	410000
171	25992 Andre Ct	Moreno Valley	House	3	3	415000
172	13332 Hiawatha Ln	Moreno Valley	House	3	3	415000
173	8240 Garfield St	Riverside	House	3	2	415000
174	11316 Driftwood Dr	Fontana	House	3	2	415000
175	9862 Grace St	Bloomington	House	3	2	415000
176	6093 Vera St	Riverside	House	3	2	415900
177	4316 Eileen St	Riverside	House	3	1	418000
178	22679 Parkham St	Moreno Valley	House	3	3	419000
179	3541 Pine St	Riverside	House	3	2	419000
180	4133 Yukon Way	Riverside	House	3	2	419999
181	22441 Pico St	Grand Terrace	House	3	2	420000
182	Eldridge Plan	Colton	House	3	3	421990
183	21431 Oakwood St	Perris	House	3	2	425000
184	8648 Basswood Ave	Riverside	House	3	2	425000
185	3148 Ronald St	Riverside	House	3	1	425000
186	21788 Glen View Dr	Moreno Valley	House	3	2	425000

187	3585 Hillview Dr	Riverside	House	3	2	425000
188	6401 Thunder Bay Trl	Jurupa Valley	House	3	3	425000
189	11911 Yucca Dr	Fontana	House	3	2	425000
190	8942 Kennedy St	Jurupa Valley	House	3	1	425600
191	18437 Cedar St	Perris	House	3	2	426000
192	774 S Larch Ave	Rialto	House	3	2	427000
193	18848 3rd St	Bloomington	House	3	2	427500
194	22110 Flamingo St	Grand Terrace	House	3	2	428000
195	411 Garden Way	Colton	House	3	3	429900
196	6621 Via Florencia	Jurupa Valley	House	3	2	429999
197	5794 Lewis Ave	Riverside	House	3	2	430000
198	14636 Long View Dr	Fontana	House	3	2	430000
199	11881 Yucca Dr	Fontana	House	3	2	430000
200	Elsie Plan, Blossom at Wildrose Village	Colton	House	3	3	434990
201	9273 Laurel Ave	Fontana	House	3	2	434999
202	4672 Tyler St	Riverside	House	3	1	435000
203	4392 University Ave	Riverside	House	3	1	435000
204	371 Grand Ave	Colton	House	3	2	435000
205	805 Latham St	Colton	House	3	2	439000
206	9394 Sage Ave	Riverside	House	3	2	440000
207	20072 Jefferson St	Perris	House	3	2	440000
208	11328 Teak Ln	Fontana	House	3	3	441900
209	6346 Southern Pl	Riverside	House	3	3	445000
210	17448 Filbert St	Fontana	House	3	2	449500
211	3160 Racine Dr	Riverside	House	3	2	449900
212	23814 Cedar Creek Ter	Moreno Valley	House	3	3	449900
213	4640 Sierra St	Riverside	House	3	1	449900
214	3692 Jurupa Ave	Riverside	House	3	1	449950
215	6352 Riverside Ave	Riverside	House	3	2	449999
216	19508 Brisbane Dr	Riverside	House	3	3	450000
217	16365 Applegate Dr	Fontana	House	3	3	450000
218	10086 Zinfandel Ln	Jurupa Valley	House	3	2	450000
219	Residence One Plan, Boulder Ridge	Moreno Valley	House	3	2	454990
220	16312 Twilight Cir	Riverside	House	3	2	454999
221	12432 Willet Ave	Grand Terrace	House	3	2	458800
222	11311 Homewood Dr	Fontana	House	3	3	459900
223	10428 Mull Ave	Riverside	House	3	2	460000
224	532 Alta Mesa Dr	Riverside	House	3	2	460000
225	15408 Villaba Rd	Fontana	House	3	3	460000
226	16045 Peach Tree Ln	Fontana	House	3	3	460000
227	4336 Goodman St	Riverside	House	3	2	465000
228	5352 Beatty Dr	Riverside	House	3	2	465000
229	2291 Posada Ct	Corona	House	3	3	465000
230	11324 Teak Ln	Fontana	House	3	3	468900
231	Residence Two Modeled Plan, Boulder Ridge	Moreno Valley	House	3	2	468990
232	2285 Abbey Ct	Riverside	House	3	2	469000
233	6898 Valencia St	Riverside	House	3	2	469900

234	4960 Arborwood Ln	Riverside	House	3	3	470000
235	18041 Haines St	Perris	House	3	2	475000
236	3081 Arbor Glen Ct	Corona	House	3	3	475000
237	11518 Doverwood Dr	Riverside	House	3	3	475000
238	4160 Homewood Ct	Riverside	House	3	2	475000
239	9960 Jurupa Rd	Jurupa Valley	House	3	2	475000
240	3764 Hoover St	Riverside	House	3	2	479900
241	4290 Beatty Dr	Riverside	House	3	2	480000
242	Residence One Plan, Shadow Rock :	Riverside	House	3	2	481590
243	860 Garden Grove Ave	Norco	House	3	2	483000
244	790 La Quinta Way	Norco	House	3	2	485000
245	9135 Galena St	Jurupa Valley	House	3	2	485000
246	3236 Gallion Cir	Riverside	House	3	2	489900
247	3510 Elizabeth St	Riverside	House	3	3	489900
248	3739 Bandini Ave	Riverside	House	3	2	489900
249	4905 Dodd St	Mira Loma	House	3		489900
250	4458 Larchwood Pl	Riverside	House	3	2	490000
251	Residence Eight Plan, Santa Barbara	Riverside	House	3	2	491990
252	4087 Garden Home Ct	Riverside	House	3	2	492500
253	5535 Tower Rd	Riverside	House	3	2	494000
254	17416 Grevillea St	Fontana	House	3	2	494900
255	6084 Golden Terrace Dr	Riverside	House	3	3	495000
256	10965 Arlington Ave	Riverside	House	3	2	499000
257	1402 Goldeneagle Dr	Corona	House	3	2	499000
258	4161 Pyrite St	Jurupa Valley	House	3	2	499000
259	6671 Mountain High Dr #D	Riverside	House	3	2	499900
260	6715 Capistrano Way	Riverside	House	3	2	499900
261	142 W Broadbent Dr	Riverside	House	3	2	499999
262	1569 Hillcrest Ave	Riverside	House	3	2	500000
263	Residence Nine Modeled Plan, Santa	Riverside	House	3	2	502990
264	11151 Water Elm Pl	Fontana	House	3	2	509800
265	10943 Desert Sand Ave	Riverside	House	3	2	509900
266	4645 Edgewood Pl	Riverside	House	3	2	509900
267	4804 Charlotte Way	Riverside	House	3	2	509990
268	526 Via Zapata	Riverside	House	3	2	510000
269	11540 Doverwood Dr	Riverside	House	3	2	511350
270	Residence Two Plan, Shadow Rock :	Riverside	House	3	3	514565
271	4736 Oakwood Pl	Riverside	House	3	2	515000
272	4387 Beatty Dr	Riverside	House	3	1	515000
273	Residence Ten Plan, Santa Barbara a	Riverside	House	3	2	515990
274	Residence One Plan, Shadow Rock :	Riverside	House	3	2	518480
275	10958 Elkwood Cir	Riverside	House	3	3	518800
276	5337 Elsa St	Riverside	House	3	3	519990
277	5347 Elsa St	Riverside	House	3	3	519990
278	Residence Three Plan, Shadow Rock	Riverside	House	3	3	524700
279	3718 San Simeon Way	Riverside	House	3	3	525000
280	4990 Via Campeche	Riverside	House	3	2	525000

281	11618 Placid Ct	Colton	House	3	2	525000
282	21228 Bison Mesa Rd	Moreno Valley	House	3	2	525360
283	383 Cabrillo Cir	Corona	House	3	2	529000
284	4588 Vincent Way	Riverside	House	3	3	529000
285	20765 Barn Rd	Riverside	House	3	3	529900
286	2007 Prince Albert Dr	Riverside	House	3	2	530000
287	7251 Gypsum Dr	Jurupa Valley	House	3	3	530000
288	Residence Sixteen Modeled Plan, Sa	Riverside	House	3	2	533990
289	11327 Trailstone Ct	Riverside	House	3	3	535000
290	4910 Brookhill Ter	Jurupa Valley	House	3	2	536900
291	2751 Sierra Ave	Norco	House	3	2	539000
292	Residence One Plan, Shadow Rock :	Riverside	House	3	2	539060
293	9527 51st St	Jurupa Valley	House	3	2	544000
294	3542 Beechwood Pl	Riverside	House	3	2	545000
295	10576 Gramercy Pl	Riverside	House	3	2	545000
296	4210 Maplewood Pl	Riverside	House	3	3	545000
297	4264 Glen St	Jurupa Valley	House	3	2	545000
298	5550 Osburn Pl	Riverside	House	3	2	549000
299	5216 Sierra Vista Ave	Riverside	House	3	2	549000
300	3026 Shorepine Ct	Riverside	House	3	3	549900
301	214 Iowa Ave	Riverside	House	3	1	549990
302	4670 Emerson St	Riverside	House	3	3	550000
303	483 Peachwood Pl	Riverside	House	3	3	550000
304	1120 Sears St	Norco	House	3	2	550000
305	Residence Two Plan, Carmel Ridge at	Riverside	House	3	2	551990
306	Residence Thirteen Modeled Plan, Sa	Riverside	House	3	2	555990
307	3443 Center Ave	Norco	House	3	1	565000
308	8506 Dufferin Ave	Riverside	House	3	2	565000
309	9548 Jurupa Rd	Jurupa Valley	House	3	2	565000
310	20140 Mead St	Perris	House	3	3	569900
311	3055 Fairmount Blvd	Riverside	House	3	2	569900
312	12400 Reche Canyon Rd	Colton	House	3	4	575000
313	2275 Shadow Hill Dr	Riverside	House	3	2	585000
314	11231 Riverfall Ct	Riverside	House	3	3	589800
315	12102 Tide Pool Dr	Jurupa Valley	House	3	3	589999
316	5056 Woodman Ave	Riverside	House	3	3	590000
317	22015 Cottonwood Ave	Moreno Valley	House	3	2	595000
318	2033 Longmont St	Riverside	House	3	2	599000
319	The Diane Plan, CrestWood at Stone	Riverside	House	3	3	599990
320	3051 Corona Ave	Norco	House	3	2	610000
321	8608 Running Gait Ln	Jurupa Valley	House	3	2	615000
322	9155 63rd St	Jurupa Valley	House	3	2	620000
323	2662 Groveland St	Riverside	House	3	2	625000
324	3938 Crestview Dr	Norco	House	3	2	625000
325	3010 Corona Ave	Norco	House	3	2	630000
326	11271 Sky Country Dr	Mira Loma	House	3	2	649999
327	7044 Riverboat Dr	Eastvale	House	3	2	658888

328	5624 Queen Palms Dr	Riverside	House	3	3	659900
329	3154 Sierra Ave	Norco	House	3	3	659900
330	1230 Bradley St	Riverside	House	3	2	659950
331	4893 Rigel Way	Jurupa Valley	House	3	2	685800
332	12067 Meander Way	Jurupa Valley	House	3	2	695000
333	10925 Cleveland Ave	Riverside	House	3	3	724900
334	1979 Elsinore Rd	Riverside	House	3	3	729900
335	4044 Valley View Ave	Norco	House	3	3	749000
336	1529 Rancho Ln	Norco	House	3	2	749900
337	5305 Bain St	Jurupa Valley	House	3	2	750000
338	17944 Scottsdale Rd	Riverside	House	3	3	795000
339	13895 Constance Ave	Riverside	House	3	3	795000
340	5531 Cornwall Ave	Riverside	House	3	2	797000
341	17241 Iris Ave	Riverside	House	3	3	800000
342	70 Oldenburg Ln	Norco	House	3	4	849900
343	1508 Valley Dr	Norco	House	3	3	870000
344	3239 Pachappa Hl	Riverside	House	3	4	995000
345	2624 Cridge St	Riverside	House	3	4	998000
346	3124 Pachappa Hl	Riverside	House	3	3	1199000
347	10357 60th St	Mira Loma	House	3	3	1299000
348	7124 Golden Star Ave	Riverside	House	3	4	1800000
349	14389 Elizabeth Ct	Fontana	House	4	2	415000
350	5905 Tyler St	Riverside	House	4	2	489000
351	8401 Basswood Ave	Riverside	House	4	2	490000
352	2660 Maryknoll Dr	Colton	House	4	3	495000
353	21549 Byron St	Perris	House	4	2	499000
354	202 Spieth Way	Riverside	House	4	2	499900
355	285 Creek Cir	Riverside	House	4	3	499999
356	9385 Crest Rd	Colton	House	4	3	550000
357	5910 Avenue Juan Bautista	Jurupa Valley	House	4	2	565000
358	6992 Keating Dr	Riverside	House	4	3	583890
359	8326 Settlers Ct	Jurupa Valley	House	4	3	618990
360	8314 Settlers Ct	Jurupa Valley	House	4	3	629990
361	22111 Newport Ave SPACE 122	Grand Terrace	House	4	2	95000
362	12149 Indiana Ave SPACE 33	Riverside	House	4	2	119999
363	25950 White Wood Cir	Moreno Valley	House	4	2	355000
364	11784 Honey Holw	Moreno Valley	House	4	3	365000
365	11923 Welby Pl	Moreno Valley	House	4	2	369000
366	24054 Poppystone Dr	Moreno Valley	House	4	3	384900
367	12391 Eyre Ct	Moreno Valley	House	4	3	389000
368	12039 Buckthorn Dr	Moreno Valley	House	4	2	389900
369	14168 Port Royal Pl	Moreno Valley	House	4	2	389900
370	5995 Moraga Ave	Jurupa Valley	House	4	2	390000
371	14253 Woodpark Dr	Moreno Valley	House	4	2	395000
372	12711 Reed Ave	Grand Terrace	House	4	2	397000
373	22609 Southwalk St	Moreno Valley	House	4	2	399000
374	6022 Grand Ave	Riverside	House	4	2	399999

375	7621 Emerald St	Riverside	House	4	2	400000
376	21369 Townsendia Ave	Moreno Valley	House	4	3	410000
377	13386 Brad St	Moreno Valley	House	4	3	415000
378	6324 Cinnabar Dr	Jurupa Valley	House	4	2	415000
379	4234 Monroe St	Riverside	House	4	2	425000
380	877 S Sandalwood Ave	Bloomington	House	4	2	428000
381	15516 Guajome Rd	Moreno Valley	House	4	3	429900
382	3840 Stotts St	Riverside	House	4	2	429900
383	8596 Basswood Ave	Riverside	House	4	2	430000
384	6723 Phoenix Ave	Riverside	House	4	2	430000
385	797 S Linden Ave	Rialto	House	4	3	435000
386	14144 Southwood Dr	Fontana	House	4	2	438800
387	15707 Dove Ln	Fontana	House	4	3	439900
388	750 W Orchard St	Rialto	House	4	3	439900
389	6167 Brockton Ave	Riverside	House	4	1	445000
390	11500 Gramercy Pl	Riverside	House	4	2	449000
391	6257 Longmeadow St	Riverside	House	4	3	449900
392	24761 Candlenut Ct	Moreno Valley	House	4	3	449900
393	3732 Lillian St	Riverside	House	4	2	450000
394	2855 Westridge Rd	Riverside	House	4	2	450000
395	3128 Cary St	Riverside	House	4	2	450000
396	10741 Collett Ave	Riverside	House	4	2	450000
397	8957 Kennedy St	Jurupa Valley	House	4	3	450000
398	9752 Cedar Ave	Bloomington	House	4	2	450000
399	4232 Locust St	Riverside	House	4	2	450000
400	9794 Whitewater Rd	Moreno Valley	House	4	3	450000
401	3577 Autumn Walk Dr	Riverside	House	4	3	455000
402	Essex II Plan, Blossom at Wildrose Vi	Colton	House	4	3	455990
403	Essex Plan, Blossom at Wildrose Villa	Colton	House	4	3	455990
404	881 Garden Grove Ave	Norco	House	4	2	459900
405	11304 Vale Vista Dr	Fontana	House	4	3	459900
406	25272 Kalmia Ave	Moreno Valley	House	4	3	460000
407	20394 Myron St	Perris	House	4	3	469000
408	13430 Harlow Ave	Corona	House	4	2	469000
409	24757 Quenada Dr	Moreno Valley	House	4	3	469000
410	7520 Reche Canyon Rd	Colton	House	4	2	469000
411	4171 Boise St	Riverside	House	4	2	469000
412	6323 Juneberry Way	Riverside	House	4	3	469900
413	2905 Molly St	Riverside	House	4	2	469900
414	22827 Mesa Springs Way	Moreno Valley	House	4	3	470000
415	5087 Los Olivos Way	Riverside	House	4	2	474900
416	5980 Kitty Hawk Dr	Riverside	House	4	2	475000
417	2921 Yorktown Pl	Riverside	House	4	2	475000
418	24698 Candlenut Ct	Moreno Valley	House	4	2	475000
419	1567 Hillcrest Ave	Riverside	House	4	3	475000
420	15491 Coleen St	Fontana	House	4	3	475000
421	Braden Plan, Blossom at Wildrose Vi	Colton	House	4	3	477990

422	12454 Vivienda Ave	Grand Terrace	House	4	2	479900
423	11895 Constantine Cir	Moreno Valley	House	4	2	480000
424	12241 Romford Ct	Moreno Valley	House	4	3	480000
425	3901 Boulder Dr	Riverside	House	4	3	480000
426	3771 Windsong St	Corona	House	4	2	485000
427	6374 Manzanita Way	Riverside	House	4	3	485000
428	21199 Lands End	Moreno Valley	House	4	3	485000
429	2816 Irving St	Riverside	House	4	3	490000
430	10030 Miracanto Way	Moreno Valley	House	4	3	490000
431	5510 Rio Rancho Way	Riverside	House	4	2	495000
432	1765 Pennsylvania Ave	Riverside	House	4	2	495000
433	6053 Academy Ave	Riverside	House	4	2	495000
434	5704 Applecross Dr	Riverside	House	4	3	495000
435	15543 Coleen St	Fontana	House	4	3	495000
436	4209 Angelo St	Riverside	House	4	2	495000
437	Residence Three Plan, Boulder Ridge	Moreno Valley	House	4	2	498990
438	25129 Abbey Ln	Moreno Valley	House	4	3	499900
439	6163 Courtney Cir	Jurupa Valley	House	4	3	499900
440	11020 Via Del Corso	Riverside	House	4	3	499999
441	4215 Mobley Ave	Riverside	House	4	2	500000
442	8211 Perla Dr	Riverside	House	4	3	500000
443	5478 Peacock Ln	Riverside	House	4	2	509000
444	20455 Harvard Way	Riverside	House	4	3	510000
445	1774 7th St	Riverside	House	4	2	510000
446	5074 Seri Ct	Jurupa Valley	House	4	3	510000
447	3416 Meadowview Dr	Riverside	House	4	3	514000
448	Residence Four Modeled Plan, Bould	Moreno Valley	House	4	2	514990
449	10444 Charleston Dr	Riverside	House	4	2	515000
450	9298 61st St	Jurupa Valley	House	4	2	518000
451	772 Saint Helena Dr	Corona	House	4	3	518900
452	5349 Olivewood Ave	Riverside	House	4	3	519000
453	11240 Juneberry Ln	Fontana	House	4	3	519000
454	2779 Shenandoah Rd	Riverside	House	4	3	520000
455	5783 El Palomino Dr	Jurupa Valley	House	4	3	520000
456	11310 Mathilda Ln	Riverside	House	4	3	525000
457	5939 Tower Rd	Riverside	House	4	3	525000
458	4474 Elmwood Ct	Riverside	House	4	2	525000
459	1768 Yvonne Ct	Riverside	House	4	3	525000
460	19452 Fortunello Ave	Riverside	House	4	3	528000
461	3670 San Rafael Way	Riverside	House	4	2	529000
462	373 W Miramont St	Rialto	House	4	3	530000
463	Residence Four Plan, Shadow Rock :	Riverside	House	4	3	533515
464	5939 Mission Blvd	Riverside	House	4	2	535000
465	Residence Twelve Plan, Santa Barbara	Riverside	House	4	2	537990
466	Residence Eleven Modeled Plan, San	Riverside	House	4	2	537990
467	23150 Palm Ave	Grand Terrace	House	4	4	539000
468	3391 Lilac Pl	Riverside	House	4	3	539900

469	5353 Elsa St	Riverside	House	4	3	539990
470	11287 Gunsmoke Ln	Moreno Valley	House	4	3	540000
471	Residence One Modeled Plan, Carme	Riverside	House	4	2	543990
472	7515 Prairie Dr	Riverside	House	4	3	545000
473	Residence Two Plan, Shadow Rock :	Riverside	House	4	3	545380
474	8664 De Loss Dr	Riverside	House	4	3	550000
475	416 Prospect Ave	Riverside	House	4	2	550000
476	5580 Ash St	Jurupa Valley	House	4	2	550000
477	8510 Red Mesa Dr	Jurupa Valley	House	4	2	550000
478	20345 Esau Dr	Riverside	House	4	3	557778
479	9410 Newbridge Dr	Riverside	House	4	3	560000
480	Plan 2387 Modeled Plan, Belcara at S	Riverside	House	4	2	568990
481	2663 Victoria Park Dr	Riverside	House	4	3	569900
482	4979 Via Campeche	Riverside	House	4	3	569999
483	Residence Three Modeled Plan, Carr	Riverside	House	4	2	573990
484	1539 Jameson Ct	Riverside	House	4	3	575000
485	2020 Dolphin St	Riverside	House	4	2	575000
486	Residence Three Plan, Shadow Rock	Riverside	House	4	3	576610
487	7265 Indiana Ave	Riverside	House	4	2	579900
488	11384 Parkfield Ct	Riverside	House	4	3	579900
489	15741 Ridgeway Ave	Riverside	House	4	2	580000
490	20699 Golden Rain Rd	Riverside	House	4	3	580000
491	25240 Pico Vista Way	Moreno Valley	House	4	3	580000
492	Plan 2625 Plan, Belcara at Spring Mo	Riverside	House	4	2	584990
493	Residence Four Plan, Carmel Ridge a	Riverside	House	4	3	584990
494	9141 San Luis Obispo Ln	Riverside	House	4	3	585000
495	17275 Woodentree Ln	Riverside	House	4	3	585000
496	2578 Steven Dr	Corona	House	4	3	589000
497	8052 Big Range Dr	Jurupa Valley	House	4	3	590000
498	Residence Two Plan, Shadow Rock :	Riverside	House	4	3	590065
499	9637 Jurupa Ave	Riverside	House	4	3	591650
500	Residence Five Modeled Plan, Carme	Riverside	House	4	3	594990
501	5432 Deveron Ct	Riverside	House	4	3	595000
502	4475 Michael St	Riverside	House	4	3	599000
503	8539 Running Gait Ln	Jurupa Valley	House	4	2	599000
504	19029 Bergamont Dr	Riverside	House	4	3	599900
505	16070 Rancho Viejo Dr	Riverside	House	4	2	599900
506	3894 4th St	Riverside	House	4	2	599900
507	4256 9th St	Riverside	House	4	2	599999
508	4422 Valley View Ave	Norco	House	4	2	600000
509	Plan 2910 Plan, Belcara at Spring Mo	Riverside	House	4	3	603990
510	8433 Attica Dr	Riverside	House	4	3	605000
511	19839 Rotterdam St	Riverside	House	4	3	607000
512	7895 Corte Castillo	Jurupa Valley	House	4	3	609800
513	16377 Sun Summit Dr	Riverside	House	4	3	610000
514	3611 Muir Ave	Riverside	House	4	3	610990
515	8433 Alexandria St	Riverside	House	4	3	615000

516	Residence Seven Plan, Carmel Ridge	Riverside	House	4	3	617990
517	7928 Putter's Cir	Riverside	House	4	4	618762
518	The Patty Plan, CrestWood at Stone	Riverside	House	4	3	618990
519	7099 Cove Way	Jurupa Valley	House	4	3	620000
520	9598 Taft St	Riverside	House	4	3	620000
521	7274 Goldboro Ln	Riverside	House	4	3	625000
522	The Kitty Plan, CrestWood at Stone P	Riverside	House	4	3	629990
523	16500 Brightridge Ln	Riverside	House	4	3	635000
524	13196 Via Sherry	Riverside	House	4	3	635000
525	3362 Calle La Paz	Riverside	House	4	3	638999
526	12435 Bougainvillea Way	Riverside	House	4	3	639000
527	6829 Mission Grove Pkwy N	Riverside	House	4	2	644900
528	8459 Queen Anne Ln	Riverside	House	4	3	649000
529	5930 Courtland Dr	Riverside	House	4	2	649500
530	16801 Sendero Del Charro	Riverside	House	4	2	649900
531	10863 Kayjay St	Riverside	House	4	3	649900
532	18774 Malkoha St	Perris	House	4	3	649900
533	10775 Juniper Ave	Fontana	House	4	2	649900
534	8056 Branding Iron Ln	Riverside	House	4	4	650000
535	20948 Onaknoll Dr	Lake Matthews	House	4	4	650000
536	2333 Peppertree Ln	Riverside	House	4	3	650000
537	16340 Suttles Dr	Riverside	House	4	2	650000
538	1071 Raquel Rd	Norco	House	4	3	650000
539	7890 Leway Dr	Riverside	House	4	3	660000
540	10223 Limonite Ave	Jurupa Valley	House	4	2	660000
541	5984 Windemere Way	Riverside	House	4	2	675000
542	273 Wyatt Pl	Norco	House	4		676000
543	19535 Kiningham Dr	Bloomington	House	4	2	690000
544	22927 Grand Terrace Rd	Grand Terrace	House	4	4	698000
545	780 Samantha Cir	Corona	House	4	4	699000
546	6172 Oswego Dr	Riverside	House	4	2	699000
547	19049 Warren Rd	Riverside	House	4	3	699900
548	Residence One Plan, Riverside - Tran	Riverside	House	4	3	708990
549	17626 Santa Ana Ave	Bloomington	House	4	2	715000
550	6460 Charles Ave	Jurupa Valley	House	4	3	719000
551	16470 James Ct	Riverside	House	4	2	720000
552	16145 Blacksage Ct	Riverside	House	4	5	725000
553	233 W Blaine St	Riverside	House	4	3	725000
554	15945 Sagewood Ct	Riverside	House	4	3	729000
555	14850 Multiview Dr	Lake Matthews	House	4	3	735000
556	12862 Granite Pass Rd	Riverside	House	4	3	739999
557	841 Via Concepcion	Riverside	House	4	2	748000
558	14107 Avenida Munoz	Riverside	House	4	3	749900
559	2232 Ravencrest Ct	Riverside	House	4	3	750000
560	5238 Sierra Vista Ave	Riverside	House	4	5	764400
561	2087 Citrus Glen Cir	Riverside	House	4	3	765000
562	18606 Chickory Dr	Riverside	House	4	3	779000

563	130 Trakehner Pl	Norco	House	4	3	779900
564	18907 Crop Rd	Riverside	House	4	3	789000
565	Residence Two Plan, Citrus Heights :	Riverside	House	4	4	789960
566	1976 Rincon Ave	Riverside	House	4	3	799000
567	33009 Paseo De Valle	Riverside	House	4	3	799000
568	710 N Orange St	Riverside	House	4	2	799000
569	14655 Wood Rd	Riverside	House	4	3	799900
570	5641 Jensen Ranch Rd	Riverside	House	4	3	799999
571	8071 Pepita Ct	Riverside	House	4	3	815000
572	3811 Mount Rubidoux Dr	Riverside	House	4	3	825000
573	3530 Crestview Dr	Norco	House	4	3	849990
574	290 Cavaletti Ln	Norco	House	4	3	870000
575	18668 Chickory Dr	Riverside	House	4	2	899900
576	17142 Silver Moon Ct	Riverside	House	4	3	915000
577	11252 Calabash Ave	Fontana	House	4	2	920000
578	11899 Rosedale Ave	Grand Terrace	House	4	3	929900
579	14200 Four Winds Rd	Riverside	House	4	3	944900
580	7912 Featherstone Ct	Riverside	House	4	4	949900
581	1592 El Paso Dr	Norco	House	4	4	950000
582	18591 Cedar St	Perris	House	4	3	950000
583	16766 Catalonia Dr	Riverside	House	4	4	975000
584	982 Spirit Knoll Ct	Norco	House	4	3	985000
585	12701 Palm View Way	Riverside	House	4	4	990000
586	1311 Matterhorn Dr	Riverside	House	4	4	995000
587	Residence One Modeled Plan, The T	Riverside	House	4	5	1023990
588	3738 Center Ave	Norco	House	4	4	1090000
589	2520 Jefferson St	Riverside	House	4	5	1155000
590	430 7th St	Norco	House	4	2	1199900
591	17355 Mcallister St	Riverside	House	4	4	1200000
592	6930 Wyndham Hill Dr	Riverside	House	4	5	1550000
593	8067 Choi Dr	Riverside	House	4	6	1618000
594	1450 Ravenswood Ln	Riverside	House	4	6	1649900
595	16675 Perris Blvd	Moreno Valley	House	4	2	2000000
596	6160 Tiburon Dr	Riverside	House	4	5	2300000
597	260 Cottonwood Ave	Riverside	House	5	2	535000
598	24693 Fir Ave	Moreno Valley	House	6	2	539900
599	6976 Keating Dr	Riverside	House	5	3	593990
600	1480 Monroe St	Riverside	House	5	6	2500000
601	162 E M St	Colton	House	5	2	151500
602	2071 Thornton St	Riverside	House	5	2	330000
603	16217EmmaLn	Moreno Valley	House	5	3	410000
604	13960 Elmwood Ct	Moreno Valley	House	5	4	420000
605	1063 S Teakwood Ave	Rialto	House	6	4	420000
606	22779 Wimpole St	Moreno Valley	House	5	3	439900
607	14686 Rio Bravo Rd	Moreno Valley	House	5	5	440000
608	10002 Claremont Ave	Bloomington	House	5	2	449999
609	11630 Blue Lupin Ln	Moreno Valley	House	5	3	450000

610	6733 El Cajon Dr	Riverside	House	5	2	460000
611	1223 W Alru St	Bloomington	House	5	2	470000
612	21430 Marston Ct	Moreno Valley	House	5	3	475000
613	1320 River Dr	Norco	House	5	3	488000
614	15665 Navaja Cir	Moreno Valley	House	6	3	500000
615	24691 Fir Ave	Moreno Valley	House	6	2	539900
616	765 Garden Grove Ave	Norco	House	5	2	540000
617	9255 Middlefield Dr	Riverside	House	5	3	555000
618	Residence Fourteen Modeled Plan, S	Riverside	House	5	3	569990
619	22544 Brighton Ct	Moreno Valley	House	6	4	575000
620	Residence Fifteen Plan, Santa Barbar	Riverside	House	5	3	579990
621	24970 Manton Rd	Colton	House	5	3	579990
622	7811 Mission Blvd	Riverside	House	6	4	585000
623	8068 La Crosse Way	Riverside	House	5	3	588500
624	8926 Oakridge Ct	Riverside	House	6	3	590000
625	1700 Encanto Ln	Colton	House	5	4	595000
626	1531 Ransom Rd	Riverside	House	5	2	599900
627	21264 Bison Mesa Rd	Moreno Valley	House	5	3	603325
628	Residence Six Modeled Plan, Carmel	Riverside	House	5	4	603990
629	Plan 3132 Modeled Plan, Belcara at S	Riverside	House	5	3	610990
630	Residence Three Plan, Shadow Rock	Riverside	House	5	4	614390
631	16174 Little Ct	Riverside	House	5	3	625000
632	Plan 3443 Modeled Plan, Belcara at S	Riverside	House	5	4	625990
633	18846 Chatfield Dr	Riverside	House	5	3	630000
634	19350 Castle Peak Dr	Riverside	House	5	3	634900
635	12484 Orangeblossom Ln	Riverside	House	5	3	639777
636	19408 Sterling Hill Ln	Perris	House	5	2	639900
637	4,122 Next Gen by Lennar Plan, Sha	Riverside	House	6	5	657700
638	18702 Malkoha St	Perris	House	5	3	665000
639	11915 Berlyn Dove Ct	Mira Loma	House	5	4	669800
640	17361 Heights Ln	Riverside	House	5	3	669950
641	16030 Washington St	Riverside	House	5	2	675000
642	24 Carlin Ln	Riverside	House	5	3	688000
643	19178 Turrell Way	Riverside	House	5	3	689000
644	718 Pescadero Cir	Corona	House	5	4	689900
645	9460 Taft St	Riverside	House	5	4	694900
646	11255 Price Dr	Loma Linda	House	5	4	695000
647	6652 Ametrine Ct	Mira Loma	House	5	4	699000
648	11923 Solitaire Ct	Mira Loma	House	6	3	699000
649	2975 Fillmore St	Riverside	House	5	3	700000
650	4303 Falconer Dr	Riverside	House	5	3	709000
651	1036 W San Bernardino Ave	Bloomington	House	5	3	715000
652	10640 Arlington Ave	Riverside	House	13	3	720000
653	Residence Three Plan, Riverside - Tra	Jurupa Valley	House	5	4	723990
654	2184 Blazing St	Corona	House	5	3	730000
655	12055 Meander Way	Jurupa Valley	House	5	5	735000
656	4737 Viaggio Cir	Jurupa Valley	House	5	3	739999

657	7790 Monse Cir	Jurupa Valley	House	5	3	739999
658	11848 Sandbar Ct	Jurupa Valley	House	6	5	748000
659	18048 Blue Sky St	Riverside	House	5	4	765000
660	16061 Gamble Ave	Riverside	House	6	5	769000
661	Residence Three Plan, Citrus Heights	Riverside	House	5	3	778800
662	Residence Four Plan, Riverside - Tran	Riverside	House	5	5	787990
663	16935 Carrotwood Dr	Riverside	House	6	5	795000
664	24226 Paulson Dr	Loma Linda	House	5	3	797000
665	22113 Cajalco Rd	Perris	House	8	6	799900
666	16955 Evening Star Rd	Riverside	House	5	3	799900
667	4640 Cambridge Ct	Jurupa Valley	House	5	3	799900
668	17843 Taylor Ave	Bloomington	House	5	3	800000
669	3560 Crestview Dr	Norco	House	5	3	805000
670	17289 Armintrout Dr	Riverside	House	5	3	819000
671	Residence Five Plan, Riverside - Tran	Riverside	House	6	5	825990
672	11225 Lindy St	Riverside	House	5	3	845000
673	18296 Hollowtree Ln	Riverside	House	5	4	849000
674	11111 Day Dr	Jurupa Valley	House	7	5	850000
675	1439 Valley Dr	Norco	House	5	4	875000
676	5100 Queen St	Riverside	House	7	8	880000
677	1222 Sprint Ct	Riverside	House	5	4	899000
678	16387 Multiview Dr	Lake Matthews	House	5	5	899900
679	16578 Ben Ct	Riverside	House	5	3	900000
680	1165 Brasado Way	Riverside	House	5	3	919000
681	18900 Ravenhurst Way	Riverside	House	5	4	929000
682	7048 Hawarden Dr	Riverside	House	5	3	935000
683	4125 Next Gen by Lennar Plan, Citrus	Riverside	House	6	5	937946
684	1033 Rancho Valencia Dr	Riverside	House	5	4	945000
685	3744-3748 Mears Ave	Riverside	House	9	6	950000
686	1551 Dodge Way	Norco	House	5	3	989000
687	2501 Prince Albert Dr	Riverside	House	5	3	998000
688	17051 Mockingbird Canyon Rd	Riverside	House	5	4	998888
689	17669 Corrinne Way	Riverside	House	5	5	1038990
690	2131 Skye Dr	Riverside	House	6	6	1039000
691	17029 Old Lake Rd	Riverside	House	5	4	1045000
692	1505 Weston Way	Riverside	House	5	3	1095000
693	1151 Via Pardal	Riverside	House	5	5	1099000
694	645 Pitcairn St	Riverside	House	6	6	1099000
695	18840 Avenue D	Perris	House	6	6	1100000
696	190 Haflinger Rd	Norco	House	6	4	1100000
697	12082 Cortona Pl	Riverside	House	5	5	1130000
698	Residence Three Plan, The Trails at M	Riverside	House	5	6	1137505
699	Residence Two Plan, The Trails at M	Riverside	House	5	5	1146170
700	4681 Rubidoux Ave	Riverside	House	5	5	1150000
701	16207 Ginger Creek Dr	Riverside	House	6	6	1161109
702	7754 Solitude Ct	Riverside	House	5	5	1169999
703	2650 Vista De Victoria	Riverside	House	6	5	1175000

704	16253 Amberleaf Ct	Riverside	House	6	5	1190990
705	20915 Sultana Rd	Perris	House	7	6	1195000
706	595 Ruth Cir	Corona	House	5	5	1260000
707	1775 Gratton St	Riverside	House	6	4	1290000
708	17101 Blue Lake Ct	Riverside	House	6	5	1349000
709	10364 Victoria Ave	Riverside	House	9	6	1349900
710	680 Crystal Mountain Cir	Riverside	House	5	5	1375000
711	1522 Heather Ln	Riverside	House	5	5	1490000
712	2490 Piedmont Dr	Riverside	House	6	4	1580000
713	14063 Tuscany Ct	Riverside	House	5	6	1595000
714	7300 Chateau Ridge Ln	Riverside	House	6	7	1649000
715	7411 Via Montecito	Riverside	House	5	5	1649900
716	2519 Raeburn Dr	Riverside	House	5	5	1725000
717	635 Pinnacle Ridge Rd	Riverside	House	5	8	1845000
718	14140 Tuscany Ct	Riverside	House	5	6	1995000
719	6930 Sandtrack Rd	Riverside	House	5	6	2200000
720	7680 Dufferin Ave	Riverside	House	5	7	2970000
721	2019 Polo Ct	Riverside	House	6	8	3500000
722	1559 Heather Ln	Riverside	House	5	5	4299900



Riverside-Downtown STATION IMPROVEMENTS

Appendix C. Multi-family Residential Rental Listings

Available Multi-Family Rental Units - January 2021

No.	Address	City	Units/Type	Beds	Baths	Rent (\$)
1	7414 Magnolia Ave APT 2	Riverside	Apartment	Studio	1	950
2	3260 Main St APT 1	Riverside	Apartment	Studio	1	1175
3	1100 Everton Pl #XJNXZU5GQ	Riverside	Apartment	Studio	1	1200
4	1234 W Blaine St #2324421	Riverside	Apartment	Studio	1	1320
5	3050 Mission Inn Ave	Riverside	Apartment	Studio		1637
6	3750 Main St APT 412	Riverside	Apartment	Studio	1	1699
7	3411 Grande Vista Pkwy APT 407	Riverside	Apartment	Studio	1	2165
8	2801 Adams St	Riverside	Apartment	1		1040
9	2938 9th St APT 5	Riverside	Apartment	1	1	1100
10	11171 Oakwood Dr	Loma Linda	Apartment	1		1135
11	1234 W Blaine St	Riverside	Apartment	1		1185
12	11255 Magnolia Ave #T5EYVJX41	Riverside	Apartment	1	1	1250
13	3939 Cranford Ave #1865454	Riverside	Apartment	1	1	1299
14	3850 Skofstad St #1538655	Riverside	Apartment	1	1	1300
15	148 W E St #1/2,	Colton	Apartment	1	1	1300
16	1333 Massachusetts Ave	Riverside	Apartment	1	1	1300
17	1134 W Blaine St APT 202	Riverside	Apartment	1	1	1395
18	13933 Chagall Ct #211	Moreno Valley	Apartment	1	1	1401
19	12159 Calle Sombra,	Moreno Valley	Apartment	1		1430
20	1175 W Blaine St #1434437	Riverside	Apartment	1	1	1475
21	160 W Big Springs Rd	Riverside	Apartment	1		1519
22	3845 Polk St APT 94	Riverside	Apartment	1	1	1522
23	5880 Lochmoor Dr	Riverside	Apartment	1		1568
24	750 Via Pueblo APT 207	Riverside	Apartment	1	1	1595
25	2365 Promenade Ave	Corona	Apartment	1		1613
26	1699 E Washington St	Colton	Apartment	1		1625
27	1316 S Meadow Ln	Colton	Apartment	1		1645
28	13292 Lasselle St	Moreno Valley	Apartment	1		1694
29	11750 Mount Vernon Ave	Grand Terrace	Apartment	1		1710
30	4826 Van Buren Blvd	Riverside	Apartment	1		1720
31	3610 Banbury Dr	Riverside	Apartment	1		1740
32	3100 Van Buren Blvd #2437776	Riverside	Apartment	1	1	1746
33	7955 Magnolia Ave	Riverside	Apartment	1		1755
34	3000 Van Buren Blvd	Riverside	Apartment	1		1760
35	5700 Lochmoor Dr	Riverside	Apartment	1		1765
36	5946 Sycamore Canyon Blvd #2439545	Riverside	Apartment	1	1	1790
37	5880 Fair Isle Dr APT 63	Riverside	Apartment	1	1	1806
38	7450 Northrop Dr	Riverside	Apartment	1		1820
39	2235 Treehouse Ln,	Corona	Apartment	1		1827
40	2178 Stoneridge Dr	Corona	Apartment	1		1835
41	3050 Mission Inn Ave	Riverside	Apartment	1		1837
42	12640 Memorial Way	Moreno Valley	Apartment	1		1840
43	7871 Mission Grove Pkwy S	Riverside	Apartment	1		1846
44	3411 Grande Vista Pkwy	Riverside	Apartment	1		1865
45	4555 Pine St	Riverside	Apartment	1		1875

46	12046 Clark St	Moreno Valley	Apartment	1		1910
47	3870 Main St	Riverside	Apartment	1		1949
48	5925 Sycamore Canyon Blvd APT 32	Riverside	Apartment	1	1	1954
49	5377 Quail Run Rd	Riverside	Apartment	1		1973
50	2225 Collett Ave	Corona	Apartment	1		1975
51	451 Wellesley Dr	Corona	Apartment	1		1988
52	3750 Main St	Riverside	Apartment	1		1999
53	5100 Quail Run Rd APT 713	Riverside	Apartment	1	1	2070
54	13215 Barbara St APT 3	Moreno Valley	Apartment	2	1	1200
55	4610 Jurupa Ave #F90D1S7XS	Riverside	Apartment	2	1	1300
56	11171 Oakwood Dr	Loma Linda	Apartment	2		1345
57	3939 Cranford Ave	Riverside	Apartment	2		1399
58	10566 Hole Ave	Riverside	Apartment	2		1425
59	12291 Lamos Pl APT 3	Moreno Valley	Apartment	2	2	1450
60	25106 Fir Ave	Moreno Valley	Apartment	2		1500
61	Undisclosed	Grand Terrace	Townhouse	2	2	1550
62	13400 Elsworth St #218	Moreno Valley	Apartment	2	2	1565
63	13325 Heacock St APT 81	Moreno Valley	Apartment	2	2	1580
64	1100 Everton Pl #W2EKYKT8A	Riverside	Apartment	2	2	1600
65	1251 S Meadow Ln APT 118	Colton	Apartment	2	2	1607
66	1234 W Blaine St #2324424	Riverside	Apartment	2	1	1625
67	1333 Massachusetts Ave APT 104	Riverside	Apartment	2	2	1700
68	160 W Big Springs Rd	Riverside	Apartment	2		1714
69	1201 W Blaine St #1623559	Riverside	Apartment	2	1	1715
70	11398 Magnolia Ave APT D,	Riverside	Apartment	2	1.5	1725
71	13933 Chagall Ct	Moreno Valley	Apartment	2		1762
72	3850 Mount Vernon Ave	Riverside	Apartment	2	2	1800
73	2178 Stoneridge Dr	Corona	Apartment	2		1815
74	13120 Day St	Moreno Valley	Apartment	2		1833
75	6195 Pegasus Dr	Riverside	Apartment	2		1850
76	600 Central Ave	Riverside	Apartment	2		1852
77	4301 La Sierra Ave #20	Riverside	Apartment	2	2	1875
78	12640 Memorial Way	Moreno Valley	Apartment	2		1880
79	4555 Pine St #660846	Riverside	Apartment	2	2	1900
80	1316 S Meadow Ln	Colton	Apartment	2		1905
81	13292 Lasselle St	Moreno Valley	Apartment	2		1914
82	2215 Lakeside Pl	Corona	Apartment	2		1935
83	25055 Delphinium Ave #308	Moreno Valley	Apartment	2	2	1950
84	7955 Magnolia Ave #1267187	Riverside	Apartment	2	2	1960
85	3610 Banbury Dr APT 05F	Riverside	Apartment	2	1	1985
86	7450 Northrop Dr	Riverside	Apartment	2		2030
87	11750 Mount Vernon Ave	Grand Terrace	Apartment	2		2070
88	2235 Treehouse Ln #G-202	Corona	Apartment	2	2	2080
89	16842 Mitchell Cir	March Air Reser	Apartment	2	2	2125
90	5100 Quail Run Rd #317	Riverside	Apartment	2	2	2130
91	5880 Lochmoor Dr	Riverside	Apartment	2		2130
92	3100 Van Buren Blvd #2437781	Riverside	Apartment	2	2	2150

93	5059 Quail Run Rd APT 117	Riverside	Apartment	2	2	2165
94	3000 Van Buren Blvd	Riverside	Apartment	2		2170
95	3750 Main St	Riverside	Apartment	2		2199
96	451 Wellesley Dr	Corona	Apartment	2		2200
97	3050 Mission Inn Ave	Riverside	Apartment	2		2222
98	7871 S Mission Grove Pkwy	Riverside	Apartment	2		2229
99	3411 Grande Vista Pkwy	Riverside	Apartment	2		2285
100	5377 Quail Run Rd	Riverside	Apartment	2		2287
101	5946 Sycamore Canyon Blvd	Riverside	Apartment	2		2350
102	2225 Collett Ave	Corona	Apartment	2		2595
103	3870 Main St	Riverside	Apartment	2		2799
104	12214 Orchid Ln APT A	Moreno Valley	Apartment	3	2	1800
105	1100 Everton Pl #SW9P352SV	Riverside	Apartment	3	3	2000
106	1234 W Blaine St #2324425	Riverside	Apartment	3	2	2189
107	2215 Lakeside Pl,	Corona	Apartment	3		2210
108	Undisclosed	Riverside	Apartment	3	2	2300
109	12640 Memorial Way	Moreno Valley	Apartment	3		2425
110	3000 Van Buren Blvd	Riverside	Apartment	3		2475
111	4826 Van Buren Blvd	Riverside	Apartment	3		2480
112	451 Wellesley Dr	Corona	Apartment	3		2726
113	7450 Northrop Dr APT 352	Riverside	Apartment	3	2	2800
114	2225 Collett Ave #3-410	Corona	Apartment	3	2	2955



Riverside-Downtown STATION IMPROVEMENTS

Appendix D. Section 8 Housing Listings

Available Section 8 Rental Units - January 2021

No.	Address	City	Units/Type	Beds	Baths	Rent (\$)
1	2938 9th St. Unit 5	Riverside	Apartment	1	1	1100
2	7718 Magnolia Ave 7708	Riverside	Apartment	2	1	1450
3	12196 Carnation Ln A	Moreno Valley	4 Plex	3	2	1900



Riverside-Downtown STATION IMPROVEMENTS

Appendix E. Multi-family Residential Income Properties For Sale Listings

Available Residential Income Properties For Sale - January 2021

No.	Address	City	Units/Type	Beds	Baths	Cost (\$)
1	11540 Doverwood Dr	Riverside	House	3	2	511350
2	5939 Mission Blvd	Riverside	House	4	2	535000
3	710 N Orange St	Riverside	House	4	2	799000
4	5905 Tyler St	Riverside	House	4	2	489000
5	162 E M St	Colton	House	5	2	141500
6	24691 Fir Ave	Moreno Valley	House	6	2	539900
7	3744-3748 Mears Ave	Riverside	House	9	6	950000
8	24693 Fir Ave	Moreno Valley	House	6	2	539900



Riverside-Downtown STATION IMPROVEMENTS

Appendix F. Industrial Property Listings

Available Industrial Buildings For Rent - January 2021

No.	Address	City	Type	Square Feet	Rent (\$/SF/YR)
1	15850 Slover Ave	Fontana	Industrial	60127	Undisclosed
2	10681 Production Ave	Fontana	Industrial	303000	Undisclosed
3	3031 Franklin Ave	Riverside	Industrial	12060	Undisclosed
4	14600 Innovation Dr	Riverside	Industrial	1,246	Undisclosed
5	225 W Hospitality Ln	San Bernardino	Industrial/Office	34475	Undisclosed
6	6250 Brockton Ave	Riverside	Industrial/Office	18714	14.76
7	420-424 E Hospitality Ln	San Bernardino	Industrial	1103-7859	21.00-22.20
8	3494 Durahart St	Riverside	Industrial	37024	11.04-13.20
9	4664 Vine St	Riverside	Industrial	4720	35.52
10	320 N E St	San Bernardino	Industrial/Office/Medical/Retail	200-20757	12.00-18.00
11	4204 Riverwalk Pky	Riverside	Industrial/Office	1,736 - 18,227	33.00
12	1246 Washington St	Riverside	Industrial/Agriculture Land	217800	0.17
13	11137-11139 Pierce St	Riverside	Industrial	1600	1.10
14	22380 Van Buren Blvd	Riverside	Industrial	1217-5125	18.00
15	170 N Arrowhead Ave	Rialto	Industrial	1872	12.00
16	2761 S Lilac Ave	Rialto	Industrial	17060	10.20
17	10015 Magnolia Ave	Riverside	Industrial	5000-29000	16.80
18	435 Rivera St Bldg E	Riverside	Industrial	6746	12.60
19	8320-8322 Mission Blvd Bldg B	Jurupa Valley	Industrial/Office	1000	23.88
20	237 W Orange Show Ln Bldg 9	San Bernardino	Industrial	11678	9.36
21	21803 Cactus Ave Bldg E	Riverside	Industrial	1049-4681	17.40
22	265 N D St	San Bernardino	Industrial/Retail	5000	9.60
23	691 E Valley Blvd	Colton	Industrial	3200	7.80
24	111 E Hospitality Ln	San Bernardino	Industrial/Retail	8000	12.00
25	5051 Canyon Crest Dr	Riverside	Industrial/Office	1006	19.80
26	21600 Van Buren Blvd Bldg 5	Riverside	Industrial	16311	10.20
27	376 Valley	Colton	Industrial	2608-10938	8.28-10.80
28	6845 Brockton Ave	Riverside	Industrial/Office	Undisclosed	Undisclosed
29	357 W 2nd St	San Bernardino	Industrial/Office	250-1185	14.40-15.00
30	1150 N Mt Vernon Ave	Colton	Industrial/Retail	5428	24.00
31	1230 W Durst Dr	Rialto	Industrial Land	409464	2.52
32	1755 Brown Ave	Jurupa Valley	Industrial	170000	13.08
33	3232 Center St	Riverside	Industrial	3500	10.32
34	14528 Meridian Pky Bldg B	Riverside	Industrial	21573	10.20
35	3720 Sunnyside Dr	Riverside	Industrial/Retail	1250-3100	14.50-21.33
36	12350 Doherty St	Riverside	Industrial	9462	12.84
37	1608 Palmyrita Ave	Riverside	Industrial	2450	Undisclosed
38	10683 Magnolia Ave	Riverside	Industrial	1396-4250	15.00-21.00
39	3847 Pierce St	Riverside	Industrial/Retail	2360	16.20
40	NWC Van Buren Blvd. & Economic Dr	Riverside	Industrial	18594	10.20
41	12576-12578 Heacock St	Moreno Valley	Industrial/Retail	3362	25.44
42	1889 University Ave	Riverside	Industrial	1061-3784	24.00
43	615 Oak Ct	San Bernardino	Industrial	2980	12.12
44	3714 Sunnyside Dr	Riverside	Industrial	400-2800	9.00-12.00
45	1585 S D St	San Bernardino	Industrial/Office	400-4025	16.20
46	4024 Burgess Way Bldg 4	Riverside	Industrial	6020	10.92
47	1850 N Riverside Ave	Rialto	Industrial	461-6470	27.60-33.00
48	6422-6426 Magnolia Ave	Riverside	Industrial/Office	3400	13.20
49	1655 Riverview Dr	San Bernardino	Industrial/Office	8000	18.84
50	424 E Vanderbilt Way Bldg 9	San Bernardino	Industrial/Office	1895	22.20
51	1550 W Valley Blvd	Colton	Industrial/Retail	1500-3500	36.00-37.20
52	13803 Santa Ana Ave	Fontana	Industrial/Commercial Land	87120	3.44
53	1325 E Cooley Dr	Colton	Industrial/Office	188	18.00
54	3265 Van Buren Blvd	Riverside	Industrial/Retail	1250	12.60
55	424-432 S I St	San Bernardino	Industrial	8000-14253	8.16
56	14510 Ceres Ave	Fontana	Industrial	10080	12.00
57	13831 Slover Ave	Fontana	Industrial	Undisclosed	Undisclosed
58	1501-1519 S Riverside Ave	Rialto	Industrial/Retail	1650-17900	17.40-54.00

59	245-259 E Redlands Blvd	San Bernardino	Industrial	2400-73163	15.00-24.00
60	1370 Dodson Way	Riverside	Industrial	5945	10.92
61	18451 Van Buren Blvd	Riverside	Industrial/Commercial Land	82764	Undisclosed
62	17151-17171 Foothill Blvd	Fontana	Industrial/Retail	2278-9618	18.00
63	9020 Jurupa Rd	Jurupa Valley	Industrial	27833	10.80
64	721 Nevada Blvd	Redlands	Industrial	1920-18334	9.36-11.40
65	22409-22499 Barton Rd	Grand Terrace	Industrial	1500-16870	15.00-22.20
66	12138-12158 Severn Way	Riverside	Industrial	3372	10.68
67	2501 Rubidoux Blvd	Jurupa Valley	Industrial/Office	1330	11.40
68	6023 Jurupa Ave	Riverside	Industrial	3700	29.40
69	3601 9th St	Riverside	Industrial	9600	24.00
70	3771 Arlington Ave	Riverside	Industrial/Office	7629	27.00
71	9860 Indiana Ave	Riverside	Industrial	940	10.56
72	1341 Dodson Way	Riverside	Industrial	10800	9.48
73	1086 Lincoln Ave	San Bernardino	Industrial Land	59677	0.60
74	6391 Magnolia Ave	Riverside	Industrial	100-5575	19.80-36.00
75	260 E Base Line Rd	Rialto	Industrial/Retail	21440	9.00
76	2000 Market St	Riverside	Industrial/Office	8940-20402	25.80
77	1981 W Redlands Blvd	Redlands	Industrial	2200	24.00
78	135-149 W Rialto Ave	Rialto	Industrial	1500	13.80
79	24515-24741 Alessandro Blvd	Moreno Valley	Industrial/Retail	1011-48457	6.60-12.00
80	295 E Caroline St	San Bernardino	Industrial	12055-46036	9.00-18.00
81	3921 Alamo St	Riverside	Industrial	2100	14.40
82	11870 Pierce St	Riverside	Industrial/Office	1385-3060	29.40
83	2220 Eastridge Ave	Riverside	Industrial	2850	10.80
84	2083 Orange Tree Ln	Redlands	Industrial/Retail	770-5876	30.00
85	Rialto Ave @ Spruce St	Rialto	Industrial/Commercial Land	24000-24500	1.45
86	6485 Day St	Riverside	Industrial/Retail	1913-10202	24.00
87	3945-3965 Market St	Riverside	Industrial/Retail	1050-2850	18.00
88	783 Palmyrita Ave	Riverside	Industrial	13670	10.20
89	2277 La Crosse Ave	Colton	Industrial	1550-17029	10.68-13.08
90	E Base Line Rd	Rialto	Industrial/Commercial Land	18748	4.56
91	219-231 S Riverside Ave	Rialto	Industrial	3300-14900	5.28-9.60
92	10171-10191 Magnolia Ave	Riverside	Industrial/Retail	2080-9580	18.00-33.00
93	3939 Tyler St	Riverside	Industrial/Retail	9300	18.00
94	22722 Cactus Ave	Moreno Valley	Industrial/Retail	14208	10.80
95	2059 Atlanta Ave	Riverside	Industrial	50408	7.80
96	1201 Jefferson St	Colton	Industrial Land	75359	Undisclosed
97	10683 Magnolia Ave	Riverside	Industrial/Office/Medical	4250	21.00
98	6264 Nogales St	Riverside	Industrial/Office	2070-4140	27.00
99	701-895 W 2nd St	San Bernardino	Industrial	1234-19197	21.00-27.00
100	11840 Pierce St	Riverside	Industrial	144	66.72
101	3412 De Forest Cir Bldg 2	Mira Loma	Industrial	8143-16885	12.00
102	395 E Industrial Rd	San Bernardino	Industrial	12820	11.40
103	379 E Industrial Rd	San Bernardino	Industrial	16237	11.40
104	341 W 2nd St	San Bernardino	Industrial/Office	1172	15.00
105	3845 10th St	Riverside	Industrial/Office	1128-2256	23.40
106	320 S Cactus Ave	Rialto	Industrial Land	365904	1.80
107	3650 14th St	Riverside	Industrial/Office	1500-17974	31.80
108	473 E Carnegie Ln	San Bernardino	Industrial/Office	28510	25.80
109	3750 McCray St	Riverside	Industrial/Office	1665	18.00
110	3740 McCray St	Riverside	Industrial/Office	1200	18.00
111	955-965 S E St	San Bernardino	Industrial	952-27429	15.00
112	2049 E Washington St	Colton	Industrial/Retail	1770	19.80
113	2021-2097 E Washington St	Colton	Industrial/Retail	1150	19.80
114	22420 Cactus Ave	Moreno Valley	Industrial/Retail	1305	17.40
115	1533 Spruce St	Riverside	Industrial/Office	1000-24520	24.60
116	21800 Barton Rd	Grand Terrace	Industrial	8250	9.00
117	8816 Limonite Ave	Jurupa Valley	Industrial/Retail	2250	36.00
118	10769 Hole Ave	Riverside	Industrial/Office	5897-12080	15.00

119	1930 W Valley Blvd	Colton	Industrial/Retail	25000-53000	15.00
120	5225 Canyon Crest Dr	Riverside	Industrial	550-6335	27.00-29.40
121	1827 Atlanta Ave	Riverside	Industrial	11000	13.80
122	2910 Rubidoux Blvd	Jurupa Valley	Industrial	2502	13.80
123	1426 University Ave	Riverside	Industrial	90-1240	65.04-68.04
124	3901-3923 Tyler St	Riverside	Industrial	800-9650	15.00
125	24805-24899 Alessandro Blvd	Moreno Valley	Industrial/Retail	1827-21238	18.00-30.00
126	6111-6159 Columbus St	Riverside	Industrial	3000	12.00
127	217 E Club Center Dr	San Bernardino	Industrial/Office	19010-59461	11.88-19.08
128	300 S Sycamore Ave	Rialto	Industrial	10800	Undisclosed
129	307-319 W Foothill Blvd	Rialto	Industrial/Retail	1400	24.00
130	7065 Indiana Ave	Riverside	Industrial/Office	5668	23.40
131	22455 Alessandro Blvd	Moreno Valley	Industrial/Retail	2200-4534	15.06
132	6280 Mission Blvd	Jurupa Valley	Industrial/Retail	1200-65202	21.00
133	1650 Spruce St	Riverside	Industrial/Office	2273-33049	23.40
134	4343 Market St	Riverside	Industrial	1950	28.20
135	1595 Spruce St	Riverside	Industrial	10000-67076	24.60
136	118 E Airport Dr	San Bernardino	Industrial	1368	10.80
137	630-678 W Base Line Rd	Rialto	Industrial/Retail	1530	18.00
138	1420 E Cooley Dr	Colton	Industrial/Office	277-3201	12.00-18.00
139	9496 Magnolia Ave	Riverside	Industrial	766-7599	9.60-13.80
140	4505 Allstate Dr	Riverside	Industrial/Office	400	18.00
141	1525 3rd St	Riverside	Industrial	4804	11.40
142	435 W Orange Show Ln	San Bernardino	Industrial/Office	528-2922	8.40
143	6216 Brockton Ave	Riverside	Industrial/Office	1651	27.00
144	1242 N University Ave	Riverside	Industrial/Retail	1916	23.88
145	2280 Market St	Riverside	Industrial/Office	1724-24621	27.60
146	3637 Arlington Ave	Riverside	Industrial/Office	2128	21.00
147	1045 N Main St	Riverside	Industrial	3600	10.80
148	2850 W Foothill Blvd	Rialto	Industrial	600-2400	Undisclosed
149	8605 Indiana Ave	Riverside	Industrial/Office	2442	22.20
150	3849-4033 SW Chicago Ave	Riverside	Industrial/Retail	5900-36900	30.00
151	1814 Commercenter W	San Bernardino	Industrial	1586-12688	9.36-10.56
152	2050 W Redlands Blvd	Redlands	Industrial/Retail	1600-11628	18.00-30.00
153	4351 Latham St	Riverside	Industrial/Office	736-9097	22.20
154	24595 Alessandro Blvd	Moreno Valley	Industrial/Retail	14999-30080	15.00
155	12139 Mt Vernon Ave	Grand Terrace	Industrial/Office	538-1788	16.80-17.04
156	3971-4093 Brockton Ave	Riverside	Industrial/Office	1172-2372	18.60
157	1410 3rd St	Riverside	Industrial/Office	4670	12.60
158	3333 Central Ave	Riverside	Industrial/Office	1500	15.00
159	3675 Central Ave	Riverside	Industrial/Commercial Land	17018	7.05
160	21506 Main St	Grand Terrace	Industrial Land	175547	2.04
161	25258 Redlands Blvd	Loma Linda	Industrial	1500-30000	24.00
162	1721-1749 N Riverside Ave	Rialto	Industrial/Office	1500	15.60
163	1280 E Cooley Dr	Colton	Industrial/Retail	750-5645	15.60
164	14910-14950 Perris Blvd	Moreno Valley	Industrial	438-5929	13.20-54.84
165	571 E Foothill Blvd	Rialto	Industrial/Commercial Land	144576	0.12
166	6850 Brockton Ave	Riverside	Industrial	667-5695	19.80
167	7207 Arlington Ave	Riverside	Industrial/Retail	1200-4257	12.00-15.36
168	4040 Vine St	Riverside	Industrial/Office	47274	27.00
169	8990 Garfield St	Riverside	Industrial	1245-2512	15.00
170	7000 Indiana Ave	Riverside	Industrial	1240-4840	16.20-18.60
171	6848 Magnolia Ave	Riverside	Industrial	5880	19.80
172	11860 Magnolia Ave	Riverside	Industrial	924-11430	12.00-17.40
173	6355 Riverside Ave	Riverside	Industrial/Office	1958-5500	18.00
174	595 S Arrowhead Ave	San Bernardino	Industrial	4500	10.80
175	1350 Citrus St	Riverside	Industrial	24960	10.20
176	9041 Magnolia Ave	Riverside	Industrial	1000	12.00
177	920 Citrus St	Riverside	Industrial	Undisclosed	1.20
178	6940 Indiana Ave	Riverside	Industrial	868-3903	19.80-24.00

179	2010 Iowa Ave	Riverside	Industrial/Office	1081-35159	11.40-14.40
180	1601-1613 S Riverside Ave	Rialto	Industrial/Retail	1082	20.40
181	1750 N 8th St	Colton	Industrial	50000	11.88
182	360 S Lilac Ave	Rialto	Industrial	126399	6.60
183	14040 Meridian Pky Bldg 8	Riverside	Industrial	21138	10.80
184	San Bernardino Avenue & Live Oak Ave	Fontana	Industrial/Commercial Land	304920	1.93
185	141 N Arrowhead Ave	San Bernardino	Industrial/Office	2400	12.00
186	3870 Main St	Riverside	Industrial/Office	3180	31.80
187	10777 Commerce Way Bldg A	Fontana	Industrial	3090-19090	10.20
188	3590 Central Ave	Riverside	Industrial/Office	1662	21.00-21.60
189	1915 W Redlands Blvd Bldg 100	Redlands	Industrial	1728	17.04
190	891-900 E Harriman St	San Bernardino	Industrial/Retail	1181-2362	27.00-30.00
191	Waterman Ave	San Bernardino	Industrial	1005-2979	21.00-23.40
192	1450 Iowa Ave	Riverside	Industrial	2729-13679	24.60
193	7880 Mission Grove Pky S	Riverside	Industrial/Office	12500-25000	25.80
194	19330 Jesse Ln	Riverside	Industrial	3875	18.00
195	3480 Vine St	Riverside	Industrial/Office	2371-9891	28.20
196	850 Via Lata	Colton	Industrial/Office	3300	15.00
197	3595 Van Buren Blvd	Riverside	Industrial/Office	2075	21.60
198	1045 Bloomington Ave	Bloomington	Industrial	1350-30817	13.20
199	8310 Limonite Ave	Riverside	Industrial/Retail	1300-9540	15.00
200	9302-9308 Narnia Dr	Riverside	Industrial	1920-4320	11.40
201	500 S Rancho Ave	Colton	Industrial	1200-5960	10.20
202	455 W La Cadena Dr	Riverside	Industrial	1200-7200	10.20
203	1035-1091 S Mt Vernon Ave	Colton	Industrial	243-5293	9.60-22.20
204	4344 Latham St	Riverside	Industrial/Office	1294-9339	12.00-16.20
205	3719 Arlington Ave	Riverside	Industrial	2500	15.48
206	2900 Adams St	Riverside	Industrial/Office	250-8095	17.88-27.72
207	1020 Iowa Ave	Riverside	Industrial	2829-8904	10.20-17.40
208	11346 Mountain View Ave	Loma Linda	Industrial/Office/Medical	7658	16.20-22.20
209	NWC Van Buren Blvd. & Meridian Pky	Riverside	Industrial	1732-81291	10.20
210	3600 Lime St	Riverside	Industrial	660-20600	22.20-27.12
211	1860 Chicago Ave	Riverside	Industrial	1493-40481	8.40-12.00
212	755-783 Blaine St	Riverside	Industrial/Retail	1034-2076	27.00
213	505 E Foothill Blvd	Rialto	Industrial/Retail	1154	21.00
214	23119 Cottonwood Ave Bldg C	Moreno Valley	Industrial/Office	15328-30656	26.40
215	568-618 S Mount Vernon Ave	San Bernardino	Industrial/Retail	1200-9244	11.88
216	7710-7790 Limonite Ave	Riverside	Industrial	683-15463	15.00-15.60
217	1015 E Alessandro Blvd	Riverside	Industrial/Office	900	21.00
218	12530 Day St Bldg G	Moreno Valley	Industrial/Retail	10504	16.00
219	23575 Sunnymead Ranch Pky	Moreno Valley	Industrial/Retail	1040-38290	18.00
220	3948-3964 University Ave	Riverside	Industrial/Retail	750-2500	30.00
221	24021 Alessandro Blvd	Moreno Valley	Industrial/Retail	913-10420	12.00-15.60
222	16981 Foothill Blvd	Fontana	Industrial/Retail	2160	48.00
223	10901-10995 Magnolia Ave	Riverside	Industrial/Retail	960-2400	15.00
224	3804-3870 La Sierra Ave	Riverside	Industrial/Retail	1430-12062	18.00-30.00
225	11613-11683 Cherry Ave	Fontana	Industrial/Retail	1650	21.00
226	3700-3780 Tyler St	Riverside	Industrial/Retail	4874-25189	30.00
227	16920-17296 Slover Ave	Fontana	Industrial	1400-26770	21.00-47.40
228	11875 Pigeon Pass Rd	Moreno Valley	Industrial/Retail	6980	24.00
229	23962 Alessandro Blvd	Moreno Valley	Industrial	568-2548	16.20
230	12591-23965 Sunnymead Blvd	Moreno Valley	Industrial/Retail	1140-27802	13.20-15.00
231	10567 San Sevaine Way	Jurupa Valley	Industrial	1673-3673	13.20
232	255 N D St	San Bernardino	Industrial/Office	200-1500	12.00-15.00
233	2111 Iowa Ave	Riverside	Industrial	10142	9.00
234	Ennis St @ Washington Ave	San Bernardino	Industrial/Commercial Land	20000-40000	1.08
235	18791 Van Buren Blvd	Riverside	Industrial	1562	16.20
236	9780-9794 Sierra Ave	Fontana	Industrial/Office	1250	17.40
237	738 S Waterman Ave	San Bernardino	Industrial/Office	2700	11.88
238	6611 Arlington Ave	Riverside	Industrial	1230	10.80

239	851 S Mt Vernon Ave	Colton	Industrial/Office	2910	15.00
240	6840 Indiana Ave	Riverside	Industrial/Office	1410	16.80
241	1461 E Cooley Dr	Colton	Industrial/Office	440	16.20
242	1421 E Cooley Dr	Colton	Industrial/Office	410-1539	17.40-17.64
243	444 N Arrowhead Ave	San Bernardino	Industrial/Office	586-1486	12.00
244	620 W Mill St	San Bernardino	Industrial/Commercial Land	25000	3.40
245	4954 Arlington Ave	Riverside	Industrial/Office	2000-4950	15.00
246	1950 S Sunwest Ln	San Bernardino	Industrial/Office	1572-8804	15.60
247	328 E Commercial Rd Bldg A	San Bernardino	Industrial	793-9622	19.20-28.20
248	6235 River Crest Dr	Riverside	Industrial/Office	22554	17.40
249	6150 Rutland Ave	Riverside	Industrial	1000	15.48
250	24940-24960 Redlands Blvd	Loma Linda	Industrial/Retail	1200-4010	12.00-30.00
251	924 E Foothill Blvd	Rialto	Industrial/Commercial Land	77352	1.55
252	4129 Main St	Riverside	Industrial/Office	156-3368	21.00-25.08
253	735 E Carnegie Dr	San Bernardino	Industrial/Office	1500-14453	24.60
254	228 W Hospitality Ln	San Bernardino	Industrial/Retail	1560-8829	22.20-24.00
255	1001 E Cooley Dr	Colton	Industrial	2530	9.60
256	1007 E Cooley Dr	Colton	Industrial/Office	1080-10240	13.80
257	3457 Arlington Ave	Riverside	Industrial/Retail	1250	33.00
258	3390 University Ave	Riverside	Industrial/Office	1800-10472	39.00-42.00
259	1321 W Foothill Blvd	Rialto	Industrial/Retail	6000	15.00
260	7505 Jurupa Ave	Riverside	Industrial	1400-3080	10.20
261	6927 Brockton Ave	Riverside	Industrial	1370-3979	15.00-21.00
262	4361 Latham St	Riverside	Industrial	999-9930	17.40
263	2155 Chicago Ave	Riverside	Industrial/Office	1580-3580	15.00-22.20
264	1605 Spruce St	Riverside	Industrial/Office	5057	16.20
265	3400 Central Ave	Riverside	Industrial/Office	3462-7562	23.40-27.00
266	3750 University Ave	Riverside	Industrial/Retail	1200-2583	36.00
267	3576 Arlington Ave	Riverside	Industrial/Office	832-3999	19.20
268	1003 E Cooley Dr	Colton	Industrial/Office	3603	15.00-41.28
269	1845 Business Center Dr	San Bernardino	Industrial/Office	2250-4511	18.60
270	202 E Airport Dr	San Bernardino	Industrial/Office	963-7720	17.40
271	158-250 E Base Line Rd	Rialto	Industrial/Retail	3000	12.00
272	350 E Commercial Rd Bldg B	San Bernardino	Industrial	3650	14.16
273	1200 California St	Redlands	Industrial/Office	1779	24.60
274	22365 Barton Rd	Grand Terrace	Industrial/Office	500-7970	19.80
275	2068 Orange Tree Ln	Redlands	Industrial	923-5770	22.20
276	10459 Mountain View Ave	Loma Linda	Industrial	3200	Undislosed
277	Valley Blvd @ Riverside Ave	Rialto	Industrial	74666	Undislosed
278	4943 La Sierra Ave	Riverside	Industrial	1800	Undislosed
279	9979 Cherry Ave	Fontana	Industrial	5000	Undislosed
280	19348 Van Buren Blvd	Riverside	Industrial	900-2058	Undislosed
281	NW corner of Jurupa Ave & Juniper Ave	Fontana	Industrial	212420-1118460	Undislosed
282	270 E Central Ave	San Bernardino	Industrial	117327	Undislosed
283	7130 Sycamore Canyon Blvd	Riverside	Industrial	54130-108260	Undislosed
284	8432 Almeria Ave	Fontana	Industrial	236129	Undislosed
285	11060 Cherry Ave	Fontana	Industrial Land	100188	Undislosed
286	981 Iowa Ave Bldg B	Riverside	Industrial/Office	5103	Undislosed
287	3610 Central Ave	Riverside	Industrial	96-1134	Undislosed
288	1775-1795 University Ave	Riverside	Industrial/Commercial Land	27443	Undislosed
289	1795 University Ave	Riverside	Industrial/Retail	2800	Undislosed
290	NEC Mount Vernon & E Center St	Riverside	Industrial/Retail	1450-5900	Undislosed
291	2068 W Redlands Blvd	Redlands	Industrial/Retail	5650	Undislosed
292	10843 New Jersey St	Redlands	Industrial	179400	Undislosed
293	5924 Fremont St	Riverside	Industrial	26060	Undislosed
294	10350 Hole Ave	Riverside	Industrial/Office	900	Undislosed
295	8845 Trautwein Rd	Riverside	Industrial/Retail	6000	Undislosed
296	3650 Market St	Riverside	Industrial/Retail	3258-20800	Undislosed
297	8375 Almeria Ave	Fontana	Industrial Land	87120	Undislosed
298	Almond Ave Logistics Center	Fontana	Industrial	146864	Undislosed

299	SW San Bernardino Ave	Rialto	Industrial/Retail	1514	Undisclosed
300	10840 Cherry Ave	Fontana	Industrial	189523	Undisclosed
301	1110 W Foothill Blvd	Rialto	Industrial/Retail	1800	Undisclosed
302	SEC Van Buren Blvd & Barton Rd	Riverside	Industrial/Retail	1160-7592	Undisclosed
303	1939 W Park Ave Bldg D	Redlands	Industrial	21612	Undisclosed
304	10380 Alder Ave	Bloomington	Industrial	174780	Undisclosed
305	3638 University Ave	Riverside	Industrial/Office	10000	Undisclosed
306	4097 Trail Creek Rd	Riverside	Industrial	30-15000	Undisclosed
307	13831 Slover Avenue & 10646 Calabash Ave	Fontana	Industrial Land	383764	Undisclosed
308	815 Marlborough Ave Bldg C	Riverside	Industrial/Flex Space	4152	Undisclosed
309	Interchange St	Riverside	Industrial/Commercial Land	9583	Undisclosed
310	250 W Foothill Blvd	Rialto	Industrial/Retail	15500	Undisclosed
311	2755 Canyon Springs Pky	Riverside	Industrial/Retail	10000	Undisclosed
312	10540 Sierra Ave	Fontana	Industrial/Retail	1733	Undisclosed
313	10855 Cherry Ave	Fontana	Industrial	193368	Undisclosed
314	Swc Mill Street & Waterman Ave	San Bernardino	Industrial Land	356321	Undisclosed
315	18100 Arrow Blvd	Fontana	Industrial/Commercial Land	101059	Undisclosed
316	23470 Olive Wood Plaza Dr	Moreno Valley	Industrial	5725	Undisclosed
317	9346 Galena St	Jurupa Valley	Industrial/Flex Space	3200	Undisclosed
318	1330 Nandina Ave	Perris	Industrial	251366	Undisclosed
319	SWC Van Buren Blvd & Jurupa Ave	Riverside	Industrial Land	48000-55292	Undisclosed
320	3912 Merrill Ave	Riverside	Industrial/Office	3100	Undisclosed
321	3500 Tyler St	Riverside	Industrial/Commercial Land	3000-6000	Undisclosed
322	1003 E Brier Dr	San Bernardino	Industrial/Office	9000-29000	Undisclosed
323	16111 Valley Blvd	Fontana	Industrial/Retail	3000-12838	Undisclosed
324	Swc Riverside Avenue & San Bernardino Ave	Rialto	Industrial/Retail	800-70857	Undisclosed
325	303 N D St	San Bernardino	Industrial/Office	13267	Undisclosed
326	3850 Wallace St	Jurupa Valley	Industrial/Commercial Land	123275	Undisclosed
327	12252-12370 Perris Blvd	Moreno Valley	Industrial/Retail	2520	Undisclosed
328	505-595 S Riverside Ave	Rialto	Industrial/Retail	2400	Undisclosed
329	1590 Dan Kipper Dr	Riverside	Industrial	50767-104316	Undisclosed
330	473-499 E Alessandro Blvd	Riverside	Industrial/Retail	1200-28100	Undisclosed
331	301-375 E Alessandro Blvd	Riverside	Industrial/Retail	606-14672	Undisclosed
332	5565-5567 Mission Blvd	Jurupa Valley	Industrial/Retail	2484	Undisclosed
333	11060 Cherry Ave	Fontana	Industrial	10200	Undisclosed
334	6727 Columbus Ave	Riverside	Industrial	15000	Undisclosed
335	485 S I St	San Bernardino	Industrial	12800	Undisclosed
336	1737 Atlanta Ave	Riverside	Industrial/Office	3222	Undisclosed
337	22950 Towngate Blvd	Moreno Valley	Industrial/Office/Retail	362649	Undisclosed
338	5501-5665 Van Buren Blvd	Riverside	Industrial/Retail	919	Undisclosed
339	5510 Van Buren Blvd	Riverside	Industrial/Retail	1343	Undisclosed
340	11751 Industry Ave	Fontana	Industrial	25000-150000	Undisclosed
341	21025-21155 Box Springs Rd	Moreno Valley	Industrial/Commercial Land	150282	Undisclosed
342	16755-16873 Valley Blvd	Fontana	Industrial	920-45283	Undisclosed
343	E Hospitality Ln	San Bernardino	Industrial/Retail	1200-10000	Undisclosed
344	3600 Lime St Bldg 2	Riverside	Industrial	80-8000	Undisclosed
345	1060 E Washington St	Colton	Industrial/Office	1000-58841	Undisclosed
346	22317-22273 Barton Rd	Grand Terrace	Industrial/Retail	1000-66500	Undisclosed
347	1000 E Washington St	Grand Terrace	Industrial/Retail	1175-2506	Undisclosed
348	NWC Cottonwood Ave & Old 215 Frontage Rd	Riverside	Industrial	123992	Undisclosed
349	Campus Pkwy @ Day Street	Moreno Valley	Industrial/Commercial Land	49223	Undisclosed
350	3501 Adams St	Riverside	Industrial	3125	Undisclosed
351	851 S Mount Vernon Ave	Colton	Industrial/Commercial Land	101059	Undisclosed
352	851 S Mount Vernon Ave	Colton	Industrial	5000-50000	Undisclosed
353	3750 Main St	Riverside	Industrial/Retail	1400-3772	Undisclosed
354	E Alessandro Blvd & San Gorgonio Dr	Riverside	Industrial/Commercial Land	41818	Undisclosed
355	128-300 W Base Line Rd	Rialto	Industrial/Retail	1200-8450	Undisclosed
356	23850 Brodiaea Ave	Moreno Valley	Industrial	256795	Undisclosed
357	3847 Terracina Dr	Riverside	Industrial/Office	3000	Undisclosed
358	21506 Main St	Grand Terrace	Industrial	11000	Undisclosed

359	1304-1438 W Foothill Blvd	Rialto	Industrial/Retail	1150	Undisclosed
360	15025 Perris Blvd	Moreno Valley	Industrial/Retail	13013	Undisclosed
361	16055 Foothill Blvd	Fontana	Industrial/Retail	800-1520	Undisclosed
362	1000 E Alessandro Blvd	Riverside	Industrial/Retail	1500-45000	Undisclosed
363	5475 Arlington Ave	Riverside	Industrial	10000	Undisclosed
364	Alder Ave	Rialto	Industrial	78680	Undisclosed
365	5475 Arlington Ave	Riverside	Industrial	10000	Undisclosed
366	Fontana Truck Yard	Fontana	Industrial Land	130680	Undisclosed
367	360 E Alessandro Blvd Bldg 1	Riverside	Industrial/Retail	3287	Undisclosed
368	NEQ Cajalco Rd	Perris	Industrial/Commercial Land	40075	Undisclosed
369	NEC Van Buren Blvd	Riverside	Industrial/Retail	11522	Undisclosed
370	360 E Alessandro Blvd Bldg 2	Riverside	Industrial/Retail	2650	Undisclosed
371	10430-10460 Magnolia Ave	Riverside	Industrial/Retail	1040	Undisclosed
372	2646 W Base Line Rd	Rialto	Industrial	100000	Undisclosed
373	0 Van Buren Blvd	Jurupa Valley	Industrial/Retail	3052-96524	Undisclosed
374	2676 Canyon Springs Pky	Riverside	Industrial/Retail	4320-52589	Undisclosed
375	6460 Box Springs Blvd	Riverside	Industrial Land	88862	Undisclosed
376	24907-24941 Sunnymead Blvd	Moreno Valley	Industrial/Retail	3600	Undisclosed
377	12125 Day St	Moreno Valley	Industrial/Office	41273	Undisclosed
378	6150-6350 Van Buren Blvd	Riverside	Industrial/Retail	900-21131	Undisclosed
379	3400-3470 La Sierra Ave	Riverside	Industrial/Retail	1300-8600	Undisclosed
380	17009 Valley Blvd	Fontana	Industrial/Retail	2358-22358	Undisclosed
381	1201 University Ave	Riverside	Industrial/Retail	936-12008	Undisclosed
382	3505-3659 Central Ave	Riverside	Industrial/Retail	1372-36399	Undisclosed
383	13373 Perris Blvd	Moreno Valley	Industrial	1000-10900	Undisclosed
384	24805-24899 Alessandro Blvd	Moreno Valley	Industrial	2000-8500	Undisclosed
385	5600-5750 Van Buren Blvd	Riverside	Industrial/Retail	2000	Undisclosed
386	3678 Central Ave	Riverside	Industrial/Retail	470-1070	Undisclosed
387	4080 Madison St	Riverside	Industrial/Retail	1151-17351	Undisclosed
388	Hospitality Ln @ Tippecanoe	San Bernardino	Industrial/Retail	11290	Undisclosed
389	1200-1330 E Washington St	Colton	Industrial/Office/Retail	961-29002	Undisclosed
390	NEC Central Ave & Sycamore	Riverside	Industrial/Retail	3700-3800	Undisclosed
391	18140-18150 Arrow Blvd	Fontana	Industrial/Commercial Land	25265	Undisclosed
392	894 Hardt St	San Bernardino	Industrial/Office	846-5046	Undisclosed
393	1918 Business Center Dr	San Bernardino	Industrial/Office	1440-3840	Undisclosed
394	Van Buren Ave & Jurupa Ave	Riverside	Industrial/Commercial Land	338897	Undisclosed
395	Rubidoux Blvd	Jurupa Valley	Industrial/Commercial Land	740520	Undisclosed
396	9707-9731 Magnolia Ave	Riverside	Industrial	1587-30197	Undisclosed
397	8310 Limonite Ave	Riverside	Industrial/Retail	57560	Undisclosed
398	473 E Carnegie Ln	San Bernardino	Industrial	100-5000	Undisclosed
399	11801 Pierce St	Riverside	Industrial	100-5000	Undisclosed
400	Rubidoux Blvd @ Market	Jurupa Valley	Industrial	250000	Undisclosed
401	2470 W Lugonia Ave	Redlands	Industrial	67572	8.64
402	656 S Mt Vernon Ave	San Bernardino	Industrial/Retail	2500-2880	Undisclosed
403	NEC Mission Blvd. & Jurupa Rd	Jurupa Valley	Industrial/Commercial Land	69260	Undisclosed
404	7840 Limonite Ave	Jurupa Valley	Industrial/Retail	87406	Undisclosed
405	Freeway & Pedley Rd	Jurupa Valley	Industrial/Retail	2000-115828	Undisclosed
406	9867 Magnolia Ave	Riverside	Industrial/Retail	1200	Undisclosed
407	1648 Ashley Way	Colton	Industrial	225353	Undisclosed
408	10951 Cedar Ave	Bloomington	Industrial/Commercial Land	44475	Undisclosed
409	3765 La Sierra Ave	Riverside	Industrial/Retail	1500-6000	Undisclosed
410	NEC Cactus Ave & Commerce Center	Moreno Valley	Industrial	36950	Undisclosed

Available Industrial Buildings For Sale - January 2021

No.	Address	City	Type	Square Feet	Cost (\$)
1	236 W Orange Show Rd Bldg 2	San Bernardino	Industrial	2490	385000
2	691 E Valley Blvd	Colton	Retail/Office/Industrial	3200	389000
3	3921 Alamo St	Riverside	Industrial	2100	470000
4	615 Oak Ct	San Bernardino	Industrial	2980	525000
5	6439 Brockton Ave	Riverside	Industrial/Retail	2100	549777
6	130 S Willow Ave	Rialto	Industrial/Office	5500	630000
7	1485 Spruce St	Riverside	Industrial	4105	650000
8	8848 Main St	Jurupa Valley	Industrial	3500	675000
9	455 E Valley Blvd	Colton	Industrial/Retail	6000	695000
10	14427 Meridian Pky Bldg 7	Riverside	Industrial	3538	700000
11	394 E H St	Colton	Industrial	7500	795000
12	334 S Arrowhead Ave	San Bernardino	Industrial	3290	800000
13	12381-12387 Doherty St	Riverside	Industrial	5138	971082-1001910
14	14596 Valley Blvd	Fontana	Industrial	6750	975000
15	18738 5th St	Bloomington	Industrial	4800	990000
16	12229-12247 La Cadena Dr	Colton	Industrial	3570	1000000
17	6023 Jurupa Ave	Riverside	Industrial	3700	1250000
18	6634 Doolittle Ave Bldg G	Riverside	Industrial	6300	1260000
19	327 W E St	Colton	Industrial	7500	1285946
20	435 Rivera St Bldg E	Riverside	Industrial	6746	1382930
21	6722 Columbus Ave	Riverside	Industrial	5600	1399000
22	211-219 S Orange Ave	Rialto	Industrial/Mixed-Use	4380	1450000
23	13940 Rose Ave	Fontana	Industrial	2041	1500000
24	2879 Main St	Riverside	Industrial	13000	1560000
25	6760 Central Ave Bldg B	Riverside	Industrial	9943	1680367
26	1535 Marlborough Ave	Riverside	Industrial	9707	1698725
27	21880 Van Buren Blvd Bldg 13	Riverside	Industrial/Retail	9054	1720260
28	2810 Market St - 2867 Main St	Riverside	Industrial	9100	1750000
29	220 S Date Ave	Rialto	Industrial/Retail	4480	1790000
30	12576-12578 Heacock St	Moreno Valley	Industrial/Retail	4854	1797000
31	1750 San Bernardino Ave	Colton	Industrial	13830	2000000
32	21860 Van Buren Blvd Bldg 11	Riverside	Industrial	10708	2046870
33	14315 Corporate Way	Moreno Valley	Industrial/Office	7450	2300000
34	21870 Van Buren Blvd Bldg 12	Riverside	Industrial	12520	2353760
35	2855 Sampson Ave	Corona	Industrial	11000	2420000
36	120 S Rancho Ave	San Bernardino	Industrial	16220	2500000
37	870-898 W Rialto Ave	Rialto	Industrial	19280	2695000
38	4035 Trail Creek Rd	Riverside	Industrial	15249	2730000
39	891 Iowa Ave Bldg A	Riverside	Industrial	15528	2826100
40	24541 Redlands Blvd	Loma Linda	Industrial	15030	2930850
41	328-330 S Mountain View Ave	San Bernardino	Industrial	25200	2995000
42	10410 Locust Ave	Bloomington	Industrial	1002	3000000
43	22722 Cactus Ave	Moreno Valley	Industrial/Retail	14208	3000000
44	395 E Valley Blvd	Colton	Industrial	28900	3500000
45	NWC Van Buren Blvd. & Economic Dr Bldg 2	Riverside	Industrial	18594	3570048
46	444-464 S Waterman Ave	San Bernardino	Industrial/Retail	21170	3800000
47	1350 Citrus St	Riverside	Industrial	24960	3968640
48	3070 Myers St	Riverside	Industrial	30064	4384000
49	Freeway Business Park	Riverside	Industrial	Undisclosed	4950000
50	9020 Jurupa Rd	Jurupa Valley	Industrial	27833	4999999
51	3030 Myers St	Riverside	Industrial	36376	5978000
52	NEC Cactus Ave & Commerce Center	Moreno Valley	Industrial	36950	6835750
53	1750 N 8th St	Colton	Industrial	50000	6975000
54	201 S Cactus Ave	Rialto	Industrial	79237	10696995
55	295 E Caroline St	San Bernardino	Industrial	66737	10939000
56	7840 Limonite Ave	Jurupa Valley	Industrial/Retail	130000	13000000

57	Box Spring Blvd	Riverside	Industrial	92941	14000000
58	14255 Elsworth St	Moreno Valley	Industrial	126418	20000000
59	1755 Brown Ave	Jurupa Valley	Industrial	170000	42000000
60	22835 Calle San Juan De Los Lagos	Moreno Valley	Industrial/Office	16180	Undisclosed
61	435 Parkcenter Cir S Bldg 7	San Bernardino	Industrial	20916	Undisclosed
62	300-322 S Sycamore Ave	Rialto	Industrial	Undisclosed	Undisclosed
63	541 W Rialto Ave	Rialto	Industrial	12475	Undisclosed
64	Alder Ave	Rialto	Industrial	78680	Undisclosed
65	2646 W Base Line Rd	Rialto	Industrial	100000	Undisclosed
66	21600 Walnut Ave	Grand Terrace	Industrial	4470	Undisclosed
67	NWC Van Buren Blvd. & Economic Dr Bldg 3	Riverside	Industrial	19931	Undisclosed