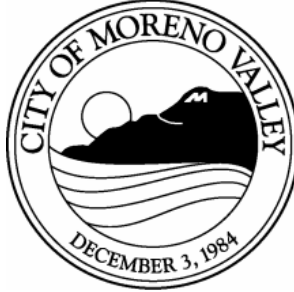

PLANNING COMMISSIONERS

RAY L. BAKER
Chair

GEORGE SALAS, JR.
Vice-Chair

JEFFERY GIBA
Commissioner



AMBER CROTHERS
Commissioner

THOMAS A. OWINGS
Commissioner

CARLOS RAMIREZ
Commissioner

MELI VAN NATTA
Commissioner

PLANNING COMMISSION AGENDA

February 9, 2012

PLANNING COMMISSION MEETING – 7:00 P.M.

**CITY OF MORENO VALLEY
City Hall Council Chambers
14177 Frederick Street
Moreno Valley, California 92553**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC ADVISED OF THE PROCEDURES TO BE FOLLOWED IN THE MEETING

(ON DISPLAY AT THE REAR OF THE ROOM)

COMMENTS BY ANY MEMBER OF THE PUBLIC ON ANY MATTER WHICH IS NOT LISTED ON THE AGENDA AND WHICH IS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION

The City of Moreno Valley complies with the Americans with Disabilities Act of 1990. If you need special assistance to participate in this meeting, please contact Mel Alonzo, ADA Coordinator at (951) 413-3027 at least 48 hours prior to the meeting. The 48-hour notification will enable the City to make arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

APPROVAL OF MINUTES

1. None

PUBLIC HEARING ITEMS

1. Case Number: PA12-0001
Case Description: Heacock Street Extension Circulation Element
Case Type: General Plan Amendment and Specific Plan Amendment
Applicant: City of Moreno Valley, Public Works Department
Representative: Ahmad R. Ansari, P.E., Public Works Director/City Engineer
Location: The project is located between San Michele Road and the southerly City boundary.
Proposal: Modification of the Circulation Plan of the General Plan to designate Heacock Street as an arterial street extending south of San Michele Road to the southerly City boundary. This modification is also proposed for the Moreno Valley Industrial Area Circulation exhibit in Specific Plan 208.
Case Planner: Michael Lloyd, Senior Engineer, P.E.
Recommendation: **APPROVE** Resolution No. 2010-02 and thereby **RECOMMEND** that the City Council:
 1. **ADOPT** a Negative Declaration; and
 2. **APPROVE** PA12-0001, a General Plan Amendment to revise the City Circulation Plan, and a Specific Plan Amendment to revise the Moreno Valley Industrial Area Circulation exhibit in Specific Plan 208.
2. Case Number: P10-050
PA10-0026
PA10-0027
Case Description: Specific Plan Amendment, General Plan Amendment and Zone Change
Case Type: Specific Plan Amendment
General Plan Amendment
Zone Change
Applicant: CV Communities, LLC
Owner: CV Communities, LLC
Representative: CV Communities, LLC

Location: Cactus Corridor Specific Plan, located generally, between Moreno Beach Drive and Sinclair Street and Brodiaea Avenue and Cactus Avenue

Proposal: The Specific Plan Amendment (P10-050) proposes to repeal the Cactus Corridor Specific Plan and in its place rely on existing General Plan land use designations and newly established City zoning districts. Except for a minor change to a portion of a proposed City park site from Open Space to R10, existing General Plan Land Use designations will remain in place. This application also proposes to establish City zoning districts for all properties within the specific plan boundaries with City zoning districts that are compatible with existing specific plan land use designations.

Case Planner: Jeff Bradshaw

Recommendation: **APPROVE** Resolution No. 2012-03 and thereby **RECOMMEND** that the City Council:

1. **RECOGNIZE** that applications P10-050, PA10-0026 and PA10-0027 will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations, as a Class 5 Categorical Exemption; and
2. **APPROVE** Specific Plan Amendment (P10-050) and related General Plan Amendment (PA10-0026) and the Change of Zone (PA10-0027), which will repeal the Cactus Corridor Specific Plan, make minor General Plan land use changes, and establish City zoning designations for the area.

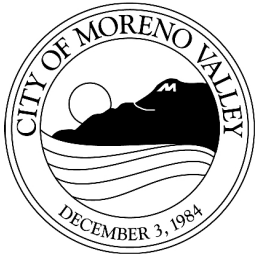
OTHER BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

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PLANNING COMMISSION STAFF REPORT

Case: PA12-0001 (General Plan Amendment;
Specific Plan Amendment)

Date: February 9, 2012

Applicant: City of Moreno Valley, Public Work
Department

Representative: Ahmad R. Ansari, P.E.
Public Works Director/City Engineer

Location: The project is located between San
Michele Road and the southerly City
boundary.

Proposal: Modification of the Circulation Plan of
the General Plan to designate Heacock
Street as an arterial street extending
south of San Michele Road to the
southerly City boundary. This
modification is also proposed for the
Moreno Valley Industrial Area
Circulation exhibit in Specific Plan 208.

Recommendation: Approval

SUMMARY

The City of Moreno Valley Public Works Department is requesting a modification to the City's Circulation Plan. The proposed modification is the classification of Heacock Street from San Michele Road to the southerly City boundary as an Arterial (100 feet right of way, 76 feet curb to curb width modified as necessary for additional turn lanes, existing constraints, etc.). The proposed change also applies to the Moreno Valley Industrial Area Circulation exhibit in Specific Plan 208 (Moreno Valley Industrial Plan).

PROJECT DESCRIPTION

With the adoption of Resolution 2006-84 on July 11, 2006, the City Council of Moreno Valley approved the 2006 General Plan Update. Within the approved General Plan is the City's Circulation Plan. The City's Circulation Plan serves the purpose of identifying the routes and classifications for the City's street system consistent with the General Plan's Circulation Element Goals, Objectives, Policies, and Programs.

The proposed revision to the City's Circulation Plan is the classification of Heacock Street between San Michele Road and the City's southerly boundary as an Arterial (100 feet right of way and 76 feet curb to curb width modified as necessary for turn lanes, existing constraints, etc.). The proposed change also applies to the Moreno Valley Industrial Area Circulation exhibit in Specific Plan 208 (Moreno Valley Industrial Plan).

ANALYSIS

The segment of Heacock Street between Harley Knox Boulevard in Perris and San Michele Road in Moreno Valley was eliminated from the Circulation Elements of the General Plans of Perris and Moreno Valley in 1991 and 1998, respectively. In 2006, the Moreno Valley City Council took action to permanently close Heacock Street at the Perris Valley Storm Drain Lateral B (the City boundary between the City of Moreno Valley and the City of Perris). In 2006, the March Air Reserve Base (MARB) requested that Heacock Street be reopened and connect with Harley Knox Boulevard. In meetings among MARB, March Joint Powers Authority (MJPA), City of Perris, and City of Moreno Valley staff members, it was determined that a traffic study was necessary to identify impacts, if any, of reconnecting Heacock Street to Harley Knox Boulevard. The City of Moreno Valley completed the traffic study in September of 2011, distributed to the agencies, and subsequently met with the agencies to review the study results. All agencies have indicated their support for the project, see Attachments 4, 5, and 6.

The traffic study indicated the extension of Heacock Street from San Michele Road to Harley Knox Boulevard would result in a shift of traffic volumes from Indian Street north of Harley Knox Boulevard to Heacock Street north of Harley Knox Boulevard. Furthermore, the shift in traffic would result in decreased volumes along Harley Knox Boulevard between Indian Street and Heacock Street. The proposed designation for Heacock Street as an Arterial would accommodate the anticipated traffic volumes and provide turn lanes at all intersections.

The traffic study identified the benefits of constructing Heacock Street between Harley Knox Boulevard and San Michele Road to be the following:

- Improved emergency response access to the south end of MARB, MJPA, Moreno Valley Specific Plan 208, and the northern side of Perris along Harley Knox Boulevard.
- Improved access to the MJPA General Aviation and March Life Care projects.
- Congestion relief for the intersection of Indian Street at Harley Knox Boulevard

in the City of Perris. The Heacock Street connection to Harley Knox Boulevard would also serve as an alternative route to Perris Boulevard in serving regional traffic.

- An overall reduction in VMT. Reduced VMT translates to savings in travel times and fuel costs, and a reduction in mobile source pollutants.

The Public Works Department recommends that the City's General Plan be amended such that the Circulation Plan shows Heacock Street between San Michele Road and the southerly City boundary being classified as an Arterial (100 feet right of way and 76 feet curb to curb width modified as necessary for turn lanes, existing constraints, etc.). This proposed change also applies to the Moreno Valley Industrial Area Circulation exhibit in Specific Plan 208 (Moreno Valley Industrial Plan).

REVIEW PROCESS

The proposed revision to the Circulation Plan including the traffic study was presented to City Departments in September of 2011. Most comments from the various departments focused on design issues that would be resolved at a future date. Comments included whether the median treatment along Heacock Street would be raised or not, the type of landscaping that would be provided, whether an entry monument would be provided upon entry into the City, adjacent property development potential, and construction funding opportunities. No comments were received indicating concern with regards to placing the segment of Heacock Street between San Michele Road and the southerly City boundary on the Circulation Plan.

ENVIRONMENTAL

An Initial Study has been completed for the project. Based upon the Initial Study, this project will not result in the potential for a significant impact on the environment. Therefore, the adoption of a Negative Declaration is recommended.

NOTIFICATION

The public hearing notice for this project was posted at City Hall and published in the local newspaper on January 19, 2012. Property owners within 300 feet of the project were mailed notification on January 26, 2012.

REVIEW AGENCY COMMENTS

The City of Perris issued a memorandum on December 14, 2011 (See Attachment 4) outlining its efforts to extend Webster Street (Heacock Street within City of Moreno Valley) from Harley Knox Boulevard to its northerly City boundary. Based upon the memorandum, the City of Perris anticipates its City Council to adopt the plan in the next six months.

The March Air Reserve Base (MARB) issued a memorandum dated January 20, 2012 (See Attachment 5) outlining its support for the extension of Heacock Street from San Michele Road to Harley Knox Boulevard. Furthermore, MARB indicated within the memorandum the Base's intent for a secondary Base access point aligned with the

intersection of Heacock Street and Iris Avenue. Coordination with the Base regarding the secondary access point along Heacock Street is ongoing.

The March Joint Powers Authority (MJPA) issued a support letter on January 26, 2012 (See Attachment 6). The letter states that the MJPA believes that the extension of Heacock Street from San Michele Road to Harley Knox Boulevard would benefit vehicular circulation in the area and improve delivery of emergency services. The letter also contained some design suggestions that will be reviewed during design of the project.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

APPROVE Resolution No. 2012-02, and thereby, **RECOMMEND** that the City Council:

1. **ADOPT** a Negative Declaration; and
2. **APPROVE** PA12-0001, a General Plan Amendment to revise the City Circulation Plan, and a Specific Plan Amendment to revise the Moreno Valley Industrial Area Circulation exhibit in Specific Plan 208.

Prepared by:

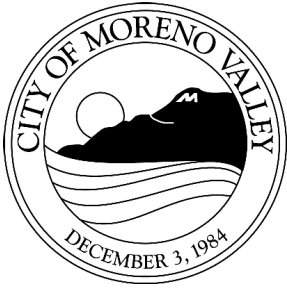
Michael Lloyd
Senior Engineer, P.E.

Approved by:

John C. Terell, AICP
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2012-02
3. Initial Study
4. City of Perris Memorandum
5. March Air Reserve Base Memorandum
6. March Joint Powers Authority



Notice of PUBLIC HEARING

This may affect your property. Please read.

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

CASE: PA12-0001 (General Plan Amendment)
APPLICANT: City of Moreno Valley
REPRESENTATIVE: Ahmad R. Ansari, P.E.
Public Works Director/City Engineer
LOCATION: The project is located between San Michele Road and the southerly City limits.

PROPOSAL: The proposal is the modification of the Circulation Plan of the General Plan (Figure 9-1) to identify Heacock Street as extending south of San Michele Road to the southerly City limits. This modification of the Circulation Plan is also proposed for the Moreno Valley Industrial Area Circulation exhibit in Specific Plan 208 (Moreno Valley Industrial Plan).

ENVIRONMENTAL DETERMINATION: Negative Declaration

COUNCIL DISTRICT: 4

STAFF RECOMMENDATION: Approval

Any person interested in any listed proposal can contact the Community & Economic Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday), or may telephone (951) 413-3206 for further information. The associated documents will be available for public inspection at the above address.

In the case of Public Hearing items, any person may also appear and be heard in support of or opposition to the project or recommendation of adoption of the Environmental Determination at the time of the Hearing.

The Planning Commission, at the Hearing or during deliberations, could approve changes or alternatives to the proposal.

If you challenge any of these items in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



LOCATION N ↑

PLANNING COMMISSION HEARING

City Council Chamber, City Hall
14177 Frederick Street
Moreno Valley, Calif. 92553

DATE AND TIME: February 9, 2012 at 7 PM

CONTACT STAFF: Michael Lloyd, Senior Engineer

PHONE: (951) 413-3140

ATTACHMENT 1

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PLANNING COMMISSION RESOLUTION NO. 2012-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION AND APPROVE APPLICATION NO. PA12-0001: AN AMENDMENT TO THE GENERAL PLAN CIRCULATION ELEMENT AND AN AMENDMENT TO SPECIFIC PLAN 208

WHEREAS, the applicant, City of Moreno Valley Public Works Department filed Application No. PA12-0001, requesting an amendment to the Moreno Valley General Plan and Specific Plan 208, as described in the title of this resolution and the attached Exhibit A.

WHEREAS, on February 9, 2012, the Planning Commission of the City of Moreno Valley held a public hearing to consider the subject application and all of the environmental documentation prepared for the project.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, the Planning Commission considered the initial study prepared for the project for the purpose of compliance with the California Environmental Quality Act (CEQA). Based on the initial study, the amendment does not have the potential to cause a significant effect on the environment. Therefore, a Negative Declaration is recommended.

NOW, THEREFORE, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission of the City of Moreno Valley as follows:

A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. **Conformance with General Plan Policies** – The proposed General Plan Amendment is consistent with the General Plan, and its goals, objectives, policies and programs.

FACTS: The adoption of the proposed General Plan Amendment for the Circulation Plan, and Specific Plan Amendment will enhance the safety and efficiency of the City's street system, meet applicable levels of service standards, be coordinated with adjacent jurisdictions'

facilities, provide efficient circulation, and support ground access to the March Inland Port.

2. **Health, Safety and Welfare** – The proposed General Plan Amendment, and related Specific Plan Amendment will not be detrimental to the public health, safety or welfare.

FACTS: The proposed amendment to the Circulation Plan would not be detrimental to the public health, safety or welfare. The addition of Heacock Street as proposed would improve emergency response access to the south end of MARB, MJPA, Moreno Valley Specific Plan 208, and the northern side of Perris along Harley Knox Boulevard. Applicable design standards shall be incorporated during the design process.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution 2012-02, recommending that the City Council adopt a Negative Declaration for PA12-0001, and approve a General Plan Amendment (Exhibit A) and Specific Plan Amendment (Exhibit B).

APPROVED this 9th day of February, 2012.

Ray Baker
Chair, Planning Commission

ATTEST:

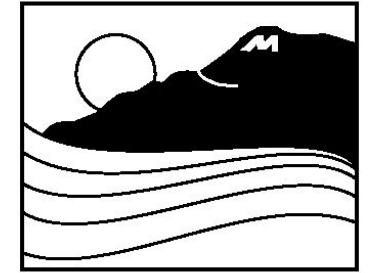
John C. Terell, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Exhibits: Exhibit A Proposed Circulation Element
 Exhibit B Proposed Specific Plan 208 Circulation Exhibit

MORENO

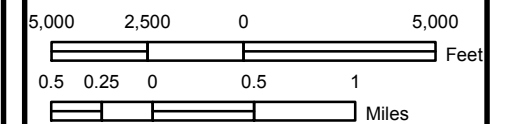


VALLEY

PROPOSED CIRCULATION PLAN

Street Classification

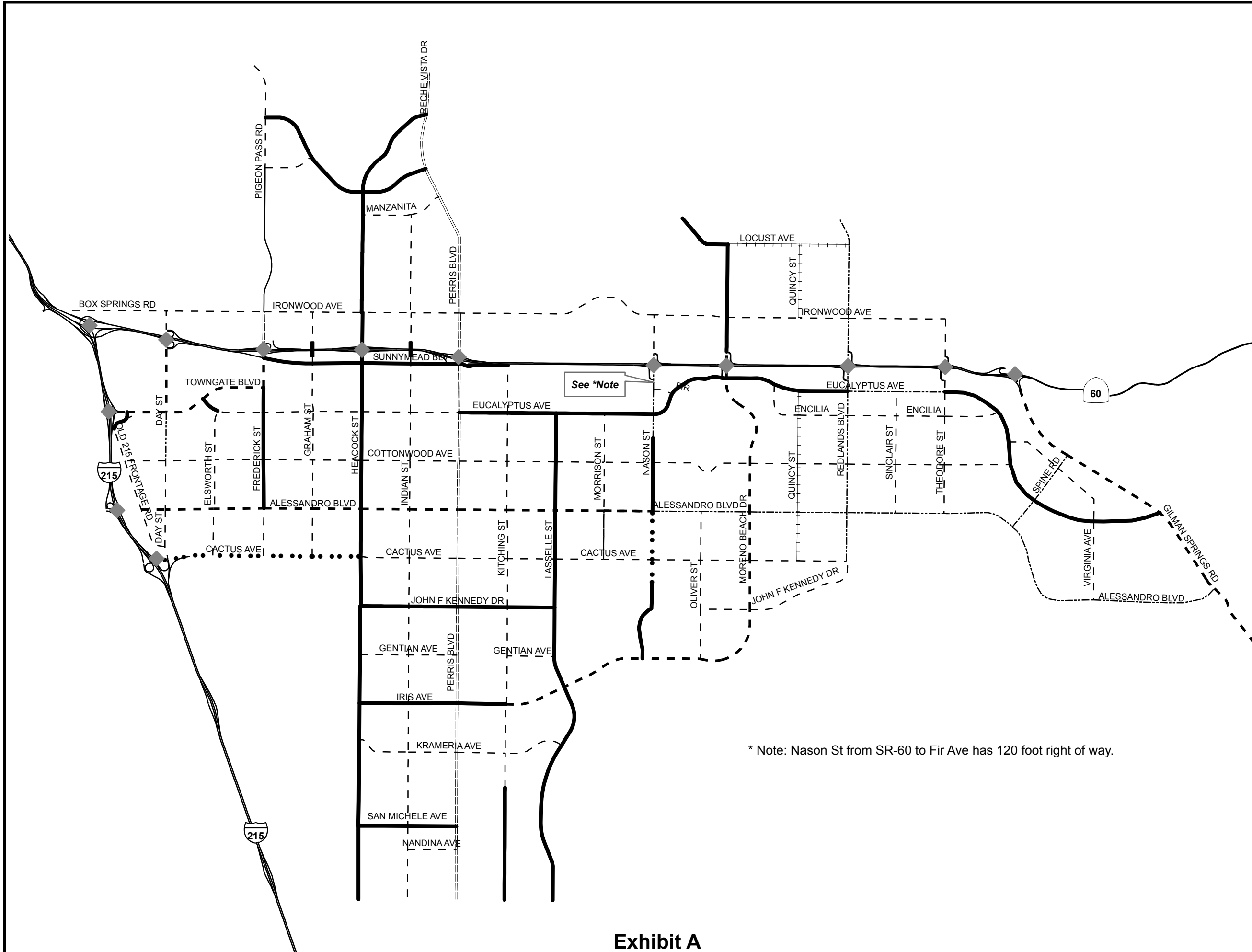
- Freeway
- Divided Major Arterial
- Divided Major Arterial - Reduced Cross Section
- Divided Arterial - 6 lane
- Divided Arterial - 4 la
- Arterial
- Minor Arterial
- Minor Arterial - Pigeon Pass Cross Section
- Collector
- Freeway Overpass
- Freeway Interchange



Date: January 31, 2012
 State Plane NAD83 Zone 6
 File: G:\arcmap\planning\gen_plan_updates\circ_plan_fig91.mxd

GEOGRAPHIC INFORMATION SYSTEMS

The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.

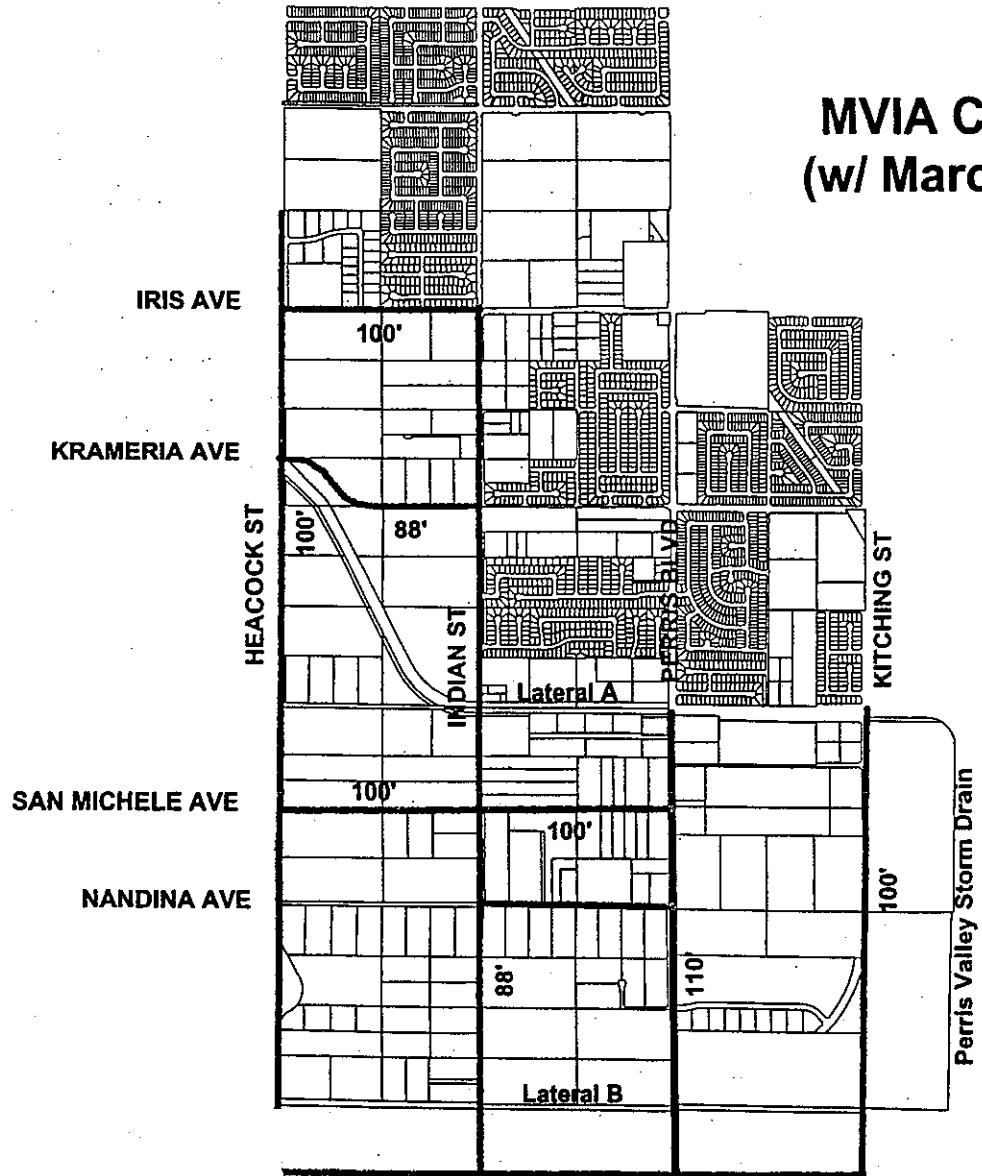


* Note: Nason St from SR-60 to Fir Ave has 120 foot right of way.

-13-

Exhibit A

MVIA CIRCULATION (w/ March Inland Port)



4
N
NOT TO SCALE
revised 12/27/01

EXHIBIT B

NEGATIVE DECLARATION

PROJECT TITLE AND FILE NUMBER:

Heacock Street South Extension (PA12-0001 - General Plan Amendment)

PROJECT APPLICANT:

City of Moreno Valley

TELEPHONE NUMBER:

(951) 413-3206

PROJECT LOCATION:

The project is located between San Michele Road and the southerly City limits.

PROJECT DESCRIPTION:

The proposal is the modification of the Circulation Plan of the General Plan (Figure 9-1) to identify Heacock Street as extending south of San Michele Avenue to the southerly City limits. This modification of the Circulation Plan is also proposed for the Moreno Valley Industrial Area Circulation exhibit in Specific Plan 208 (Moreno Valley Industrial Plan).

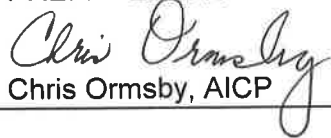
FINDING

The City of Moreno Valley has reviewed the above project in accordance with the City of Moreno Valley's Guidelines for the Implementation of the California Environmental Quality Act, and has determined that an Environmental Impact Report need not be prepared because:

- The proposed project will not have a significant effect on the environment.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures described in the attached Initial Study and hereby made a part of this Negative Declaration have been added to the project. The Final Conditions of Approval contain the final form and content of all mitigation measures.

This determination is based upon an Initial Study. The project file, including the Initial Study and related documents is available for review during normal business hours (7:30 a.m. to 5:30 p.m. Monday through Thursday) at the City of Moreno Valley, Community & Economic Development Department, Planning Division, 14177 Frederick Street, Moreno Valley, California 92553, Telephone (951) 413-3206.

PREPARED BY:


Chris Ormsby, AICP

DATE:

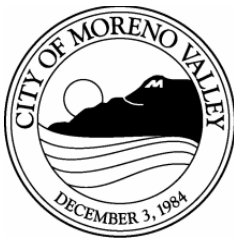
January 23, 2012

NOTICE

The public is invited to comment on the Negative Declaration. The appropriateness and adoption of the Negative Declaration is considered at the time of project approval in light of comments received.

DATE ADOPTED: _____ BY: _____

ATTACHMENT 3



**INITIAL STUDY/
ENVIRONMENTAL CHECKLIST FORM
CITY OF MORENO VALLEY**

1. Project Title: Heacock Street South Extension (PA12-0001; General Plan Amendment)
2. Lead Agency Name and Address: City of Moreno Valley, 14177 Frederick St. Moreno Valley, CA
3. Contact Person and Phone Number: Chris Ormsby, AICP, Senior Planner (951) 413-3229

Project Location: The project is located between San Michele Road and the southerly City limits.

4. Project Sponsor's Name and Address: City of Moreno Valley
5. General Plan Designation: The site includes primarily the Industrial General Plan designations.
6. Zoning: The site includes Industrial zoning designations.
7. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary)

The proposal is the modification of the Circulation Plan of the General Plan (Figure 9-1) to identify Heacock Street as extending south of San Michele Avenue to the southerly City limits. This modification of the Circulation Plan is also proposed for the Moreno Valley Industrial Area Circulation exhibit in Specific Plan 208 (Moreno Valley Industrial Plan).

Throughout the document, the direct impacts of the proposal will be regarded as those impacts resulting from the General Plan document change to include the Heacock Street extension on the General Plan Circulation Map. Indirect impacts will include the discussion of potential impacts that could result from the future construction of the Heacock Street extension.

8. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)

The area is surrounded by industrial development to the east, air reserve base related uses to the west, and residential further east.

9. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

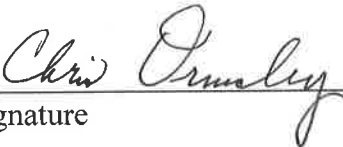
The environmental factors checked below(■) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Greenhouse Gas Emissions		Population/Housing
	Agricultural Resources		Hazards & Hazardous Materials		Public Services
	Air Quality		Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning		Transportation/Traffic
	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils		Noise		Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	



January 12, 2012

Signature

Date

Chris Ormsby, AICP, Senior Planner

Printed Name

For

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------	--------------------------------	--	------------------------------	-----------

I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
There would be no direct impacts to Aesthetics as a result of the policy change. Regarding potential indirect impacts of constructing Heacock St. in this proposed alignment, the site is generally flat. The development of the street would have no impact on scenic vistas as it wouldn't involve the completion of any buildings.				
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
The proposal would have no direct impact on scenic resources since it is limited to a policy change to the General Plan. The indirect impact of build-out of the street would not substantially damage scenic resources. There are currently no scenic resources in the proposed alignment of the street. No trees are anticipated to be removed with build-out of the street. Therefore, there would be no potential for damage of scenic resources.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
Upon completion, the project would have no potential to impact existing visual character or quality of the site or its surroundings. If the alignment is not developed as a street, it has the potential under existing zoning to be developed consistent with the underlying zoning under SP208. This would allow the potential for improvements similar to that which would be developed with the future Heacock Street improvements. Therefore, the proposal has no potential to degrade the existing visual character or quality of the site and its surroundings.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
Any light source that would be created by the improvements to Heacock Street would be limited to the installation of street lights consistent with City policy. Street lights within the area would be consistent with the industrial zoning of the surrounding area and would not result in the potential for adversely affecting either day or nighttime views of the area.				
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?				X
The site is in an area that is zoned for industrial uses. Some limited areas adjacent to the Heacock alignment are designated as farmland based on existing maps. However, none of these areas are currently begin used for farming. These areas within Moreno Valley are all located in SP208-Moreno Valley Industrial Area. Furthermore, the Heacock Street alignment itself is already improved with a two lane road. Therefore, the construction of the future Heacock Street extension would have very little direct impact on adjacent land uses.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
None of the proposed Heacock St. alignment is designated for agricultural use, or a Williamson Act contract.				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
The policy change itself would have no direct impact on the existing environment. Regarding indirect impacts, there is no farming within the general area that might be indirectly impacted by construction of the proposed alignment of Heacock Street. Therefore, there is no potential impact.				
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
The proposed alignment is consistent with the General Plan Circulation Plan that was in place prior to the 2006 General Plan update. Based on the traffic study (City of Moreno Valley, September 2011) prepared for the proposed alignment, the proposed project would not conflict with or obstruct implementation of the Air Quality Management Plan. No direct or indirect impact are anticipated.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.			X	
<p>The proposal would not contribute substantially to an existing or projected air quality violation. The modified alignment will ultimately allow for a slightly altered circulation pattern for the area, but would have no impact on the existing land use designations for the area. Based on the traffic study, (City of Moreno Valley, September 2011), there would not be a potential for a significant impact to circulation based on the modification to the Circulation Plan of the General Plan. Therefore, the proposal would not have an indirect impact on the environment as land use patterns would develop in a similar manner to that which would be currently expected with the existing alignment.</p>				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
<p>There is no possibility of direct impacts regarding air quality standards that would contribute substantially to an existing or project air quality violation. The modified alignment will ultimately allow for a slightly altered circulation pattern for the area, but would have no impact on the existing land use designations for the area. Therefore, the proposal would not have an indirect impact on the environment as land use patterns would develop in a similar manner to that which would be currently expected with the existing alignment.</p>				
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
<p>Since the proposal is a policy change to the General Plan, there is no possible exposure of sensitive receptors to substantial pollutant concentrations. Regarding indirect impacts from future construction of the Heacock Street extension, the adjacent lands are either zoned for industrial use or are part of March Air Reserve Base. Therefore, there are no sensitive receptors immediately adjacent to the project.</p>				
e) Create objectionable odors affecting a substantial number of people?			X	
<p>There would be no direct potential to create objectionable odors affecting a substantial number of people. Regarding indirect impacts, it is expected that the build-out of the area based on the realigned plan would be similar to the development of the area under the existing General Plan, therefore, the proposal would not create potential indirect impacts that would ultimately result in creating objectionable odors affecting people.</p>				
<p>IV. BIOLOGICAL RESOURCES. Would the project:</p>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?			X	
<p>The proposal does not involve any direct impact on biological resources. With regard to indirect impacts, the modification of the alignment (including the elimination of a curved feature), would involve some disturbance of areas that are not currently disturbed. At the time that the environmental review is prepared for Heacock Street, it will be necessary to consider the potential impacts to burrowing owl, and the potential need for a biological assessment. A field review of the site on January 5 indicates that there are no existing trees. The remaining areas have been disturbed previously and consist of weedy vegetation.</p> <p>With regard to Multi-species Habitat Conservation Plan (MSHCP) consistency, the report generator identified the project study area as having potential to support burrowing owl only. (Western Riverside County-Regional Conservation Authority, http://www.wrc-rca.org/report_generation.asp) The project study area is not within a criteria cell.</p>				
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?				X
<p>Based on a field review on January 5th, there is no riparian vegetation on the site that will be directly or indirectly impacted. The project will not have an effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by State Fish and Game or U.S. Fish and Wildlife Service.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
On January 5, 2012, planning staff completed a field review of the site. There is no evidence of wetlands as defined by Section 404 of the Clean Water Act. There is a bridge at the southerly drainage of the project area. However, the drainage channel is already fully improved and has no existing vegetation. Therefore, it is not expected that future Heacock Street improvements would have the potential for a significant impact in the vicinity of the bridge.				
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
There would be no potential for a direct or indirect impact on the movement of any resident or migratory fish or wildlife species. As mentioned previously, there are no known species that the proposal would impact. As mentioned previously, at the time the Heacock Street extension moves ahead, there will be a need to study the potential for impacts on the burrowing owl.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
The proposal will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?			X	
The proposal is located within the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) and the Multi-species Habitat Conservation Plan (MSHCP). The project is not within a reserve area of the SKR HCP.				
The project is located with the Multi-species Habitat Conservation Plan. The project is not within a criteria area of the MSHCP. However, the project will be required to complete pre-construction surveys for burrowing owl. The proposal is not in conflict with an adopted Habitat Conservation Plan.				
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
The proposal involves no potential direct impact on cultural resources. There are no structures on the site, and no evidence of historic foundations related to prior use of the site. Based on previously known archaeological records, there are no known archaeological resources on the site. Planning Division reviewed the General Plan list of historic structures. In addition, staff reviewed the City's Potential Historic Sites layer on the City's GIS system. This list includes homes that are at least 45 years old. There were no properties identified within the project area that are 45 years old or older. The nearest structure on this list is located more than 2/3 mile east of the project area. Therefore, the proposal would have no potentially significant impact on historical resources.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			X	
Based on prior study of archaeological resources, there are no known archaeological resources near the site. Regarding indirect impacts related to the construction of the Heacock Street Extension, construction specifications will reflect the City's standard conditions of approval concerning archaeological resources that may be uncovered during land disturbance.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
There are no known paleontological resources within the project area, or in close proximity to the project area. (City of Moreno Valley General Plan EIR, 2006)				
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
There are no known human remains within the project area.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
There would be no potential direct or indirect impacts related to rupture of earthquake faults. The San Jacinto fault, considered to be the most active in Southern California is located approximately two miles east/northeast of the project area. An Alquist-Priolo Special Fault Zone has been established for the San Jacinto fault. The project area is not located within the Alquist-Priolo Special Studies Zone, and does not involve the construction of habitable structures, therefore, the proposed project would result in a less-than-significant impact. The proposed project does not include any above ground structures so ground shaking would have no potential impact on the project.				
(ii) Strong seismic ground shaking?				X
The project area would be subject to ground shaking. The San Jacinto fault, considered to be the most active in Southern California is located approximately eight miles east/northeast of the project area. An Alquist-Priolo Special Fault Zone has been established for the San Jacinto fault. The project area is not located within the Alquist-Priolo Special Studies Zone, and does not involve the construction of habitable structures, therefore, the proposed project would result in a less-than-significant impact. The proposed project does not include any above ground structures so ground shaking would have no potential impact on the project.				
(iii) Seismic-related ground failure, including liquefaction?			X	
The project site area is not identified as having a potential for seismic-related ground failure, such as liquefaction. (General Plan EIR, 2006)				
(iv) Landslides?				X
The site is generally flat. There is no potential for landslides within the project area.				
(b) Result in substantial soil erosion or the loss of topsoil?			X	
The site is generally flat. The proposal is not expected to result in substantial soil erosion or the loss of top soil.				
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
The proposal is not located on a geologic unit, or soil that is unstable.				
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
The project will not involve the construction of any buildings. The project will not create any increased risk to life or property related to construction on expansive soils.				
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
The proposed project does not involve the use of septic tanks or alternative waste water disposal systems. Therefore, there is no potential for a significant impact on the environment due to soils that are incapable of supporting the use of septic tank systems or alternative disposal systems.				
VII. GREENHOUSE GAS EMISSIONS. Would this project?				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
Regarding greenhouse gas emissions, it is not expected that the proposal would have any impacts either directly or indirectly. Regarding the indirect impacts, based on the traffic study, the proposal would provide congestion relief at the intersection of Indian Street and Harley Knox, and would also serve as an alternative route to Perris Boulevard. By providing an alternative route and improving traffic flow, it is expected that construction of the Heacock Street extension would result in no more than, or slightly less than, the GHG emissions that would have been anticipated from mobile sources without the extension.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
Based on the prepared traffic study, there would not be any potential for the project to conflict with any applicable plan, policy or regulation concerning GHG emissions.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project?				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
The proposed extension of Heacock Street is located within an industrial area. Therefore, it is not expected to create a significant hazard to the public or the environment related to the transport of hazardous materials.				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
No direct or indirect impacts are expected. Based on considering the type of materials involved in the construction of the Heacock Street Extension, there is no potential for a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Upon completion, the project would not involve the emission of hazardous emissions or acutely hazardous materials. The proposal is located in an area zoned for industrial use. The proposal is not located within one-quarter mile of a school				
.) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?				X
The project area is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
The proposal is not located within an airport land use plan.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
The proposal is not within the vicinity of a private airstrip.				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
The proposal would not impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan. No mitigation measures will be required.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
The project would not result in any risk of loss involving wildland fires as the project is not adjacent to areas subject to wildland fires. (City of Moreno Valley, General Plan, 2006)				
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
The proposal as designed will not violate any water quality standards or waste discharge requirements. The design of the project will be in compliance with City standards.				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
The proposal will have no effect on groundwater supplies or interfere substantially with groundwater recharge.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
The proposal would primarily involve installing the extension of Heacock Street. It would not substantially alter the existing drainage pattern.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?				X
The proposal will not alter the existing drainage pattern of the site or area.				
e) Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
The proposal would not create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.				
f) Otherwise substantially degrade water quality?				X
The proposal would not have any direct or indirect impact on water quality.				
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
The proposal will not involve the construction of any buildings. The project study area is not within a 100-year floodplain. (FEMA Map panel, 06065C1430G)				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
The proposal would not place structures or traffic within a 100-year flood hazard area. The project study area is not within a 100-year floodplain. (FEMA Map panel, 06065C1430G)				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
The proposal will not expose people or structures to a significant risk of loss, injury or death involving flooding.				
j) Inundation by seiche, tsunami, or mudflow?				X
The project area would not be subject to seiche, tsunami, or mudflow.				
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
The project is the modification of the Heacock Street alignment in the City's General Plan. The development of Heacock Street as realigned would not physically divide an established neighborhood. This portion of Heacock Street is at the westerly boundary of the City limits adjacent to the March Air Reserve Base.				
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
The proposal will involve a change to the Circulation Plan of the General Plan. This change would not result in any conflict with the existing General Plan.				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
The project is not within a reserve area under the SKR HCP or a criteria area under the WRC-MSHCP. Therefore, the project could not be in conflict with an applicable habitat conservation plan. At the time the development of Heacock Street, certain provisions of the MSHCP will be considered, as discussed under Biological Resources.				
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
The proposal would have no potential to result in the loss of availability of a mineral resource that would be of value to the region and the residents of the state.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
The proposal would not result in the loss of availability of a locally-important mineral resource recovery site delineated on the General Plan or other land use plan.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
The proposal will not involve any direct physical change in the environment. The future construction of Heacock Street would not be expected to expose people to noise levels in excess of standards established in the local general plan or noise ordinance. The nearest residential use is more than one-half mile from the project area.				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
It is not expected that there will be exposure of people to excessive groundborne vibration or noise level as a result of constructing the Heacock Street extension.				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
The proposal will not result in a slight increase in permanent ambient noise levels based on increased use of Heacock Street as an alternative to Indian Street and Perris Boulevard. This segment of street is through an area that is designated for industrial uses. Therefore, there is no potential for a significant impact due to increase noise levels.				
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
There will be a temporary increase in noise levels related to construction noise. The nearest residence is more than one-half mile. Since the area is zoned for industrial uses, there isn't the potential for a significant impact on the environment.				
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
The project is not located within an airport land use plan, or within two miles of a public airport.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
There is no private airstrip within several miles of the project site.				
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
The project area is already partially developed. The proposed Heacock Street extension will not result in inducing population growth in the area.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
The proposal will not displace any housing or require the need for replacement housing.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
The proposal will not displace substantial numbers of people requiring replacement housing elsewhere.				
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?				X
The proposal would have no long-term impact on fire protection. Although an additional street segment is added with this General Plan modification, there wouldn't be expected to be any impact on fire protection as there will be no effect on the land areas designated for development.				
b) Police protection?			X	
The proposal will have a negligible impact on police protection. The Police Department would no longer have to police the barricaded dead-end for Heacock Street. However, with the completed extension of Heacock Street, there would likely be more traffic on Heacock Street, which might involve slightly more enforcement activity on this segment of Heacock Street..				
c) Schools?				X
The project would have no potential for a direct or indirect impact on school facilities.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Parks?				X
The proposal would not have the potential for a direct or indirect impact on parks facilities.				
e) Other public facilities?				X
There would be no impact on other public facilities.				
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
The proposal would have no potential direct or indirect impact on existing neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
The proposal would have no potential direct or indirect impact on recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.				
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
A traffic study was prepared for the Heacock Street South Extension in September 2011. Upon completion of the project, there would be no potential impact on the City's circulation system. The study examined the Year 2035 with and without the Heacock Street Extension. The study concludes that the extension of Heacock Street will result in a shift of traffic from Indian Street to Heacock Street. The study also showed that the shift in traffic would result in decreased volumes along Harley Knox Drive between Indian Street and Heacock Street. There is no potential for a direct or indirect impact related to traffic impacts.				
In conjunction with future development of the project, the traffic study includes the following recommendations:				
<ul style="list-style-type: none"> A. Traffic signal at Nandina Avenue and Heacock Street. B. Traffic signal at Nance Street and Webster Avenue. C. Eastbound and westbound dual left turn lanes at Iris Avenue and Kitching Street. D. Eastbound and westbound right turn lanes at Perris Boulevard and Nance Street. 				
The study also identified additional benefits of constructing Heacock Street between Harley Know Drive and San Michele Road as follows:				
<ul style="list-style-type: none"> A. Improved emergency response access to the south end of March Air Reserved Base, areas under the responsibility of March JPA, Moreno Valley Specific Plan 208, and the northern side of Perris Boulevard along Harley Knox Drive. B. Improved access to the March JPA General Aviation and the proposed March Life Care projects. C. Congestion relief for the intersection of Indian Street at Harley Knox Drive in the City of Perris. D. The proposal would result in overall reduction of vehicle miles traveled. Reduced VMT means saving in travel times and fuel costs and a reduction in mobile source pollutants emitted. 				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
As identified in the traffic study, the proposal would have no direct or indirect potential conflict with an applicable congestion management plan.				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
The proposal would not result in a change in air traffic patterns that results in safety risks.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
The proposal is not expected to increase hazards due to a design feature. The design may eliminate the curve that was previously considered as part of the alignment of Heacock Street prior to 2006.				
e) Result in inadequate emergency access?			X	
There would be no direct impact on emergency access. Based on the traffic study, there will be improved emergency response access to the south end of March Air Reserve Base. There will be no long-term effect on emergency access. The implementation of a traffic control plan will ensure that there is adequate emergency access to the area during construction.				
f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
The proposal will not provide any impediment to public transit, bicycle, or pedestrian facilities. The modification to the Circulation Plan would likely improve circulation in the area by adding an additional north/south street that connects from Harley Knox.				
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
The proposal would have no direct or indirect impact that would result in exceeding wastewater treatment requirements. The project is not expected to involve the construction of sewer lines. The development and construction of the street itself would be required to be designed to satisfy all of the Regional Waster Quality Control Board's requirements.				
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
The proposal would not establish a need for new water or wastewater treatment facilities.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
As an indirect impact related to the construction of the Heacock Street extension, the proposal may involve the alteration of a storm drain facility. These improvements would not result in the potential to cause a significant impact on the environment.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
There would be no need for water supplies to serve the project.				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
The project will not create a need for wastewater treatment facilities. Therefore, there could no impact.				
f)) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
Upon construction, the project would not generate any need for solid waste disposal.				
g) Comply with federal, state, and local statues and regulations related to solid waste?				X
The project would comply with all federal, state, and local statues and regulations related to solid waste.				
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
The project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				
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The proposal would not be expected to have any cumulative direct impact as no physical impact to the environment would occur. The potential for cumulative impacts would be during the construction of the road. Since the impacts relating to this road construction would be expected to be similar to development of the equivalent area under the SP208I zoning, it is not expected that the proposal would have the potential for significant cumulative impacts on the environment.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
---	--	--	---	--

As provided for in the above discussion in the Initial Study, the Heacock Street extension does not have the potential for substantial adverse effects on human beings either directly or indirectly. The indirect impacts of constructing the Heacock Street extension are expected to be similar to the impacts that would occur if the same land area were developed under the current industrial land use designation of the Moreno Valley Industrial Area plan (SP208)



CITY OF PERRIS

HABIB MOTLAGH, CITY ENGINEER

P8-000
MJ-000

MEMORANDUM

TO: Michael Lloyd, PE
Transportation Engineering Division
City of Moreno Valley
P.O. Box 88005
Moreno Valley, CA 92552

FROM: Habib Motlagh, City Engineer

DATE: December 14, 2011

RE: Webster Avenue / Heacock Street Extension

The purpose of this memo is to update you on City of Perris Valley Commerce Center Specific Plan. The Specific Plan was initiated by City of Perris to establish guidelines to assist with the planning/zoning and infrastructure requirements within the northern portion of the City. Also included is the transportation plan exhibit 3.0-1 (copy attached). The circulation plan depicts extension of Webster Avenue to Heacock Street in Moreno Valley. This plan is expected to be adopted by City Council during the next 6 months.

As you are aware adoption of this plan will assist with eventual construction and improvements of Webster Avenue at some future date. The City of Perris is willing to work with the City of Moreno Valley, JPA, and MJPA to see completion of these improvements with financial participation by City of Moreno Valley to offset the impact of extension of Heacock southerly to Harley Knox Blvd.

Please call if you have questions or require additional information.

Cc: Richard Belmudez, City Manager



Figure 3.0-1 CIRCULATION PLAN

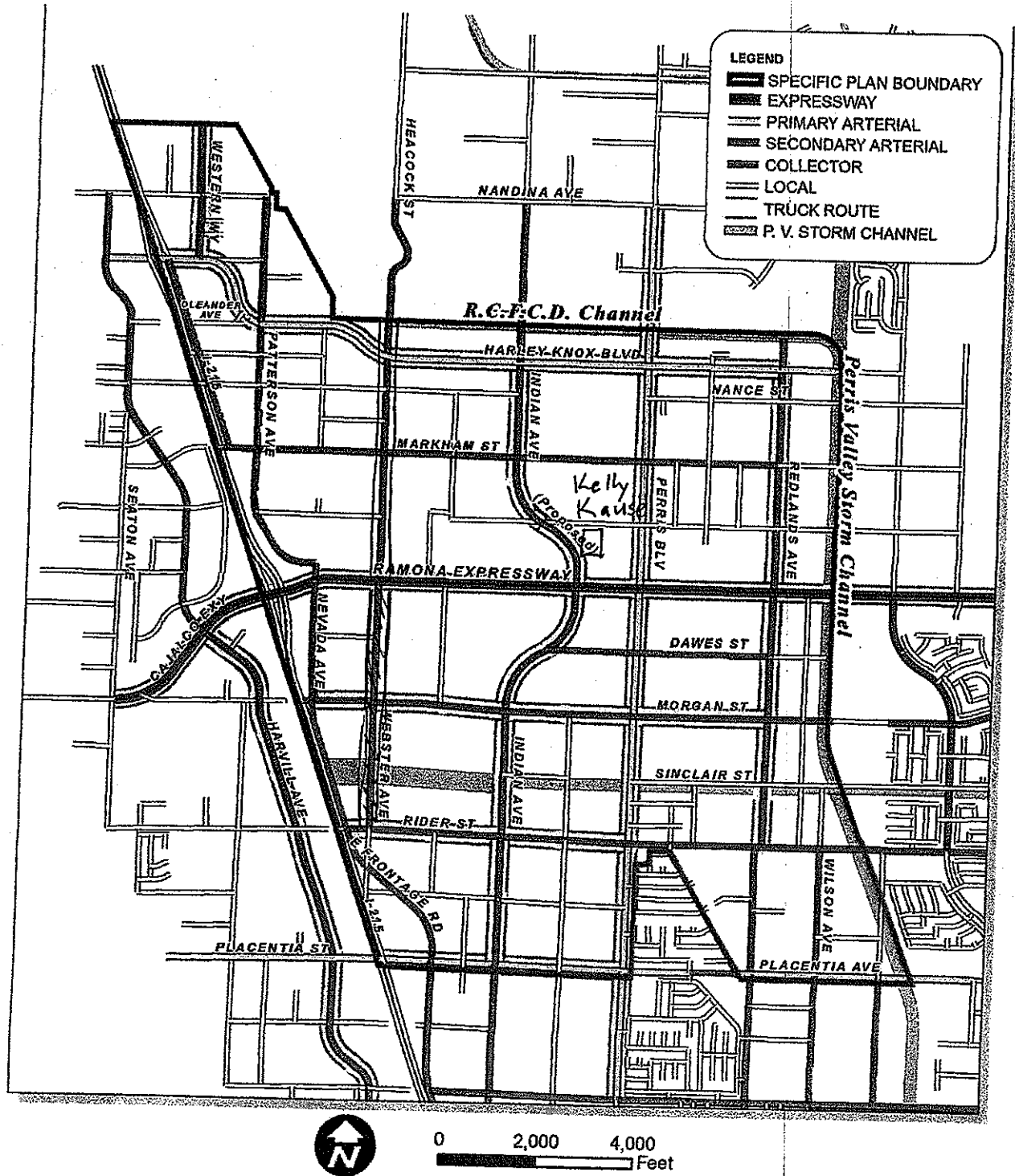


Exhibit H



DEPARTMENT OF THE AIR FORCE
AIR FORCE RESERVE COMMAND

20 January 2012

MEMORANDUM FOR CITY OF MORENO VALLEY
ATTN: MICHAEL LLOYD
CITY OF MORENO VALLEY
14177 FREDERICK STEET
P.O. BOX 88005
MORENO VALLEY, CA 92552

FROM: 452d Mission Support Group/Civil Engineers
Base Operating Support
610 Meyer Drive Bldg 2403
March ARB CA 92518-2166

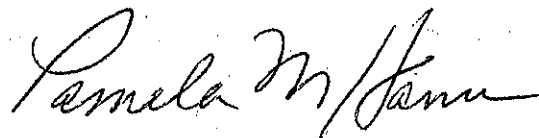
SUBJECT: Heacock Street Extension

1. The March Air Reserve Base (MARB) review of the traffic study for the Heacock Street South Extension between San Michele Road and Harley Knox Drive is provided with this memorandum.
2. Review of the Traffic Study indicates some misunderstanding of previous communications. MARB did not formally issue a request to the City of Moreno Valley that Heacock Street be connected to Harley Knox Drive in the City of Perris. However, it would be accurate to state the following; MARB has communicated support for the extension concept in anticipation of adding a secondary entrance at Iris Avenue, and MARB acknowledges the March JPA general support of the extension.
3. This Traffic Study is consistent with compatible land use and MARB mission operations at the studied location. While the site does occupy areas impacted by current mission aircraft noise, flight paths, and clear zones related to localized aircraft, the base supports further evaluation of design concepts. Alternatives for roadway and intersection designs, such as traffic circles, are recommended by the base to address and mitigate concerns with roadway and intersection design through the Clear Zone.
4. Ongoing development proposals sited for the March JPA lands, such as the build out of the March LifeCare development or other projects, may result in significant changes to some anticipated traffic flows analyzed in the traffic study. Additionally, the base has future plans of a secondary entrance at the Iris and Heacock intersection to accommodate increased base traffic from the relocation of BX, Commissary, and Defense Media Center within the cantonment boundary.
5. Future meetings scheduled by the City of Moreno Valley coordinating proposed changes to traffic flows impacting March JPA or MARB lands should include March JPA and MARB Community Planners.

6. Please refer to the memorandum dated March 21st 2006 for additional considerations expressed by the base, addressed to City Manager, Robert Guterrez, referenced as Appendix A of the Traffic Study. Although some Clear Zone land use regulations have recently changed, the base request compliance with the original direction stated in the MARB memorandum dated March 21st 2006.

7. ~~We greatly value the positive working relationship that MARB has with the City of Moreno Valley.~~ We look forward to working with you in implementing our recommendations into future planning documents.

8. Thank you for the opportunity to review and comment on this proposed project. If you have questions, please contact Ms. Denise Hauser at (951) 655-4862.



PAMELA M. HANN
Base Civil Engineer

MARCH JOINT POWERS AUTHORITY



January 26, 2012

Michael Lloyd
City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552

**SUBJECT: EXTENSION OF HEACOCK STREET NORTH OF HARLEY KNOX
BOULEVARD**

Dear Mr. Lloyd:

Thank you for this opportunity to comment on the proposed extension of Heacock Street from the approximate alignment of San Michele to Harley Knox Boulevard within the City of Moreno Valley.

In general, the March Joint Powers Authority (JPA) believes this street extension would benefit vehicular circulation in the area, improve the delivery of emergency services, and reduce emissions associated with existing and future trucks trips through a reduction in trip lengths to Interstate 215. These general benefits would specifically facilitate improved access to the March LifeCare development and the March Inland Port located adjacent to Heacock Street.

On November 7, 2011, a meeting was held with representatives of the City of Moreno Valley, March Air Reserve Base (ARB) and March JPA. During that discussion, it appeared that all parties were supportive of this road extension. One item that was discussed was the issue of frangible street improvements and/or alternative intersection designs including the potential incorporation of a traffic circle at the intersection of Harley Knox and Heacock.

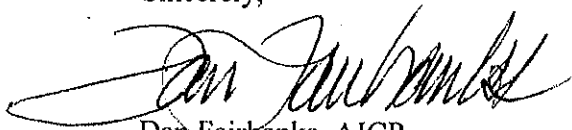
It is worth identifying that a portion of the street alignment is located within the Clear Zone for March Air Reserve Base runway 32/14, and that the talented staff at March Air Reserve Base would be best suited to review concerns associated with improvements located in the clear zone.

If I may provide further information regarding this item, please feel free to contact me at (951) 656-7000.

ATTACHMENT 6

January 26, 2012
Michael Lloyd

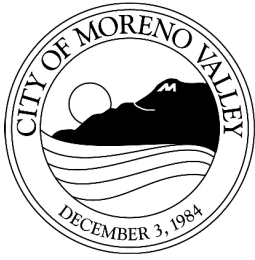
Sincerely,



Dan Fairbanks, AICP

cc: Lori Stone, March JPA Executive Director
Pamela Hann, March Air Reserve Base Civil Engineer

attach: March ARB letter, dated January 20, 2012



PLANNING COMMISSION STAFF REPORT

Cases: P10-050 (Specific Plan Amendment)
PA10-0026 (General Plan Amendment)
PA10-0027 (Zone Change)

Date: February 9, 2012

Applicant: CV Communities, LLC

Representative: CV Communities, LLC

Location: Cactus Corridor Specific Plan, located between Moreno Beach Drive and Theodore Street and Brodiaea Avenue and Cactus Avenue

Proposal: A Specific Plan Amendment to repeal the Cactus Corridor Specific Plan. Except for a minor change to a portion of a proposed City park site and a school, existing General Plan Land Use designations will remain in place. This application also proposes to establish for all properties within the specific plan boundaries City zoning districts that are compatible with specific plan land use designations.

Recommendation: Recommend that City Council approve a Specific Plan Amendment and related General Plan Amendment and Zone Change

SUMMARY

This Specific Plan Amendment (P10-050) proposes to repeal the Cactus Corridor Specific Plan and in its place rely on existing General Plan land use designations (PA10-0026) and newly established City zoning districts (PA10-0027).

PROJECT DESCRIPTION

Background for Repeal of Cactus Corridor Specific Plan

The Cactus Corridor Specific Plan (SP214), approved in 1993, covers 280 acres east of Moreno Beach Drive between Cactus and Brodiaea avenues. SP214 was required by the City's original General Plan to define land use for the area between Moreno Valley Ranch and Old Moreno. Without a specific plan, the default density was 1 unit per acre. Unlike most specific plans, SP214 included multiple property owners with no master developer to oversee its implementation. SP214 was adopted before adoption of the City's development standards and comprehensive development impact fee system. SP214 anticipated the formation of a Community Facilities District to develop the common amenities for the project. That district was not formed.

A 114 lot tract was approved in 1993 and developed by Corman Leigh Development in 2004-05. Corman Leigh owned additional properties in the specific plan and expressed concern about provisions of SP214 they felt made further development infeasible. In response, Planning staff suggested that the applicant pursue rescission of SP214 to remove those provisions and provide better consistency with current City development standards. Corman Leigh's properties are now owned by CV Communities, LLC.

SP214 includes requirements for a number of common amenities related to street and drainage improvements, a fire station site and two parks. In consultation with Land Development staff, the street and drainage improvements requirements were determined to be consistent with current City requirements, and therefore unnecessary components of SP214. In consultation with Fire Department staff, a fire station site in the project area has been identified and is in escrow to be acquired.

The remaining issue is the park sites. SP214 requires two park sites: a park at the southwest corner of Redlands Boulevard and Brodiaea Avenue and a park/open space southeast of Brodiaea Avenue and Sinclair Street. The first site is flat with a drainage course at its southeast corner. The second site is primarily steep hillside with a veteran's memorial, trail and 8-acre active park with most of the site left undisturbed. The first park site is in escrow to be acquired. SP214 requires the first park to be built and dedicated to the City prior to the 200th residential occupancy permit. The second park/open space is required prior to any development in Phase 2 or 3 of SP214.

Since the financing district for the site was never funded, meeting these timeframes has provided an insurmountable barrier to development in SP214. CV Communities, LLC, the only remaining active developer, owns sites with approximately 175 potential dwelling units, which translates into a park requirement of less than two acres. Therefore, the requirement to buy and develop a park site half way through the development of their project has left CV Communities unwilling and probably unable to proceed under the specific plan.

With acquisition of the first park site, the Parks Department has determined that the second park/open space site and development of the first site under SP214 to be unnecessary as those improvements would be covered by developer compliance with the current General Plan and payment of park land and park development fees.

The second site is less desirable given its location, the development of a veteran's memorial at the Civic Center, and since the requirement to construct trails and a trailhead has been included in the current General Plan.

Current General Plan Land Use

The land use designations within SP214 provide for a transition from the medium low density (4 to 8 dwelling units per acre) and small lot sizes (5,000 to 7,200 square feet) of tract home development within the Moreno Valley Ranch Specific Plan (SP 193) to the south to City zoned properties in the R3 and RA-2 zones to north beginning on the north side of Brodiaea Avenue.

Prior to City Council's adoption of an update to the City's General Plan in 2006, all properties within specific plan areas in the City were identified as SP or Specific Plan on the General Plan Land Use Element. The 2006 update established General Plan Land Use designations for all properties within SP214. The existing General Plan designations range from single-family (R5) to multiple-family (R10, R15, and R20) and include Open Space (OS), Public (P) and Commercial designations.

The 2006 General Plan Update was coordinated with SP214 zoning for all properties within the plan boundaries. With the exception of the minor changes recommended in the following section, SP214 zoning is consistent with the current General Plan.

Proposed Land Use Plan and Zoning

In repealing the specific plan, it is necessary to complete a minor General Plan Amendment for two purposes.

The specific plan anticipated development of a 10 acre school site at the northeast corner of Cactus Avenue and Wilmot Street (APN 478-110-001). The Moreno Valley Unified School District later purchased 10 acres at the northwest corner of Cactus Avenue and Wilmot Street (APN 478-100-012).

The 2006 General Plan Update assigned a Public land use designation to the property at the northeast corner of Cactus and Wilmot per the specific plan. Staff is proposing to change the land designations for the two corner properties so that the land use is consistent with school district ownership.

The park site purchase currently in escrow is located along a portion of a storm channel with a corner of the specific plan park designation on the opposite site of the channel. Staff is proposing to assign an R10 designation to this half-acre "remainder" portion of the park which will be retained by the current owner.

As noted previously, the proposal is to repeal SP214 and replace old specific plan zoning with City zoning districts that are similar in density, lot size and design standards to those under the specific plan and equal to those in the current General Plan.

The Zone Change application also provides an opportunity to change to the zone for the property located at the northwest corner of Brodiaea Avenue and Theodore Street (APN 478-240-025) and a portion of the property located at the southwest corner of Brodiaea Avenue and Theodore Street (APN 478-240-028) from Neighborhood Commercial to R5 to be consistent with the 2006 General Plan Update.

A comparison of the acreage in each land use category under the General Plan and under the proposed City zoning is identified below.

Existing/Proposed Land Use Table

Existing General Plan	Acres	Proposed Zoning	Acres
R5	46	R5	46
R10	95	R10	95.5
R15	20	R15	20
R20	10	R20	10
Park	10	Park	9.5
Open Space	67	Open space	67
School	10	Public	10
Neighborhood Commercial	22	Neighborhood Commercial	22
Totals	280		280

Exhibits which depict current General Plan and Specific Plan land use along with proposed General Plan and City zoning land designations are included in this staff report as Attachments 3 to 6.

Site/Surrounding Area

The site is generally located between Moreno Beach Drive and Theodore Street and Brodiaea Avenue and Cactus Avenue. The specific plan is bounded by tract homes in the Moreno Valley Ranch Specific Plan to the south, customs homes in the R3 and RA-2 zones to the north, tract homes to the west with a Stater Brothers shopping center further to the west at Moreno Beach Drive and vacant open space and residential zoned land in the Moreno Highlands Specific Plan to the east.

Circulation

Upon repeal of the Specific Plan, the General Plan Circulation Map will still provide for adequate circulation within this area of the City. The applicable parking standards will be the standards provided for in Title 9 of the Municipal Code.

Design

The repeal of the Specific Plan includes the repeal of the Design Manual for the Specific Plan. The Specific Plan design manual is more restrictive than City design guidelines and limited design to specific architectural styles.

The design of projects within the Specific Plan would fall under the design guidelines included in the City's Municipal Code. Staff believes that the City's existing design and landscape guidelines would ensure quality design throughout the area.

ENVIRONMENTAL

The environmental impacts of the proposed change have been considered as part of the review of the project and have been determined to be less than significant. It has been determined that the impacts of the proposed Zone Change would be essentially the same as the existing zoning. Impacts in the area of traffic, and related areas such as potential for noise would also be comparable upon repeal of the Specific Plan.

Planning staff has determined that as a minor alteration to land use limitations, the Specific Plan Amendment and related General Plan Amendment and Zone Change are exempt under California Environmental Quality Act, 2010 Guidelines, per Section 15305, Minor Alterations in Land Use Limitations, as a Class 5 Categorical Exemption.

NOTIFICATION

A property owner's meeting was sponsored by the original applicant. All property owners within the Specific Plan area were sent notification. In attendance at the meeting were two potential property owners who were interested in developing approximately 20 acres of residential zoned land located near Cactus Avenue and Sinclair Street. They were supportive of the repeal of the specific plan as they had found development to be infeasible due to the plan's conditions of approval and phasing plan.

Public notice for the Planning Commission public hearing was sent to all property owners of record within the project area and within 300' of the project area. A 1/8 page advertisement was also placed in the Press Enterprise newspaper on January 27, 2012 and public notices were posted at the northeast corner of Redlands and Cactus, on the west side of Redlands Boulevard, south of Brodiaea Avenue, and on the north side of Cactus Avenue at Larkspur.

As of the date of staff report preparation, Planning had received four phone calls in response to the notice. All calls were from residents requesting more details to better understand the land use changes being recommended by staff. No callers stated opposition to the changes.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **ADOPT** Resolution No. 2012-03 and thereby **RECOMMEND** that the City Council:

1. **RECOGNIZE** that applications P10-050, PA10-0026 and PA10-0027 will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations, as a Class 5 Categorical Exemption.
2. **APPROVE** Specific Plan Amendment (P10-050) and related General Plan Amendment (PA10-0026) and the Change of Zone (PA10-0027), which will repeal the Cactus Corridor Specific Plan, make minor General Plan land use changes, and establish City zoning designations for the area.

Prepared by:

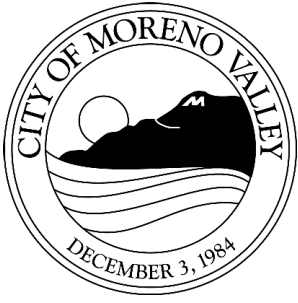
Jeff Bradshaw
Associate Planner

Approved by:

John C. Terell, AICP
Planning Official

ATTACHMENTS:

1. Public Hearing Notice
2. Planning Commission Resolution No. 2012-03
3. Existing General Plan Land Use Map
4. Existing Specific Plan Zoning Map
5. General Plan Land Use Map
6. Zone Change Map



Notice of PUBLIC HEARING

This may affect your property. Please read.

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

CASE: P10-050 (Specific Plan Amendment, General Plan Amendment, and Zone Change)

APPLICANT: CV Communities, LLC

OWNER: Multiple Owners

REPRESENTATIVE: CV Communities, LLC

LOCATION: Cactus Corridor Specific Plan, located between Moreno Beach Drive and Theodore Street and Brodiaea Avenue and Cactus Avenue.

PROPOSAL: A Specific Plan Amendment to repeal the Cactus Corridor Specific Plan (SP 214) and in its place rely on existing General Plan land use designations and newly established City zoning districts. Except for a minor change to a portion of a proposed City park site from Open Space to R10, existing General Plan Land Use designations will remain in place. This application also proposes to establish City zoning districts for all properties within the specific plan boundaries with City zoning districts that are compatible with specific plan land use designations.

ENVIRONMENTAL DETERMINATION: Class 5 Categorical Exemption, per Section 15305, CEQA Guidelines

COUNCIL DISTRICT: 3

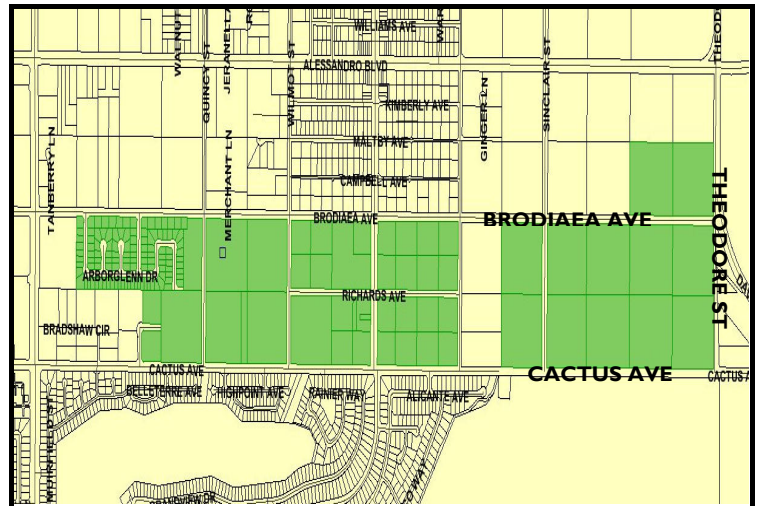
STAFF RECOMMENDATION: Approval

Any person interested in any listed proposal can contact the Community & Economic Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday), or may telephone (951) 413-3206 for further information. The associated documents will be available for public inspection at the above address.

In the case of Public Hearing items, any person may also appear and be heard in support of or opposition to the project or recommendation of adoption of the Environmental Determination at the time of the Hearing.

The Planning Commission, at the Hearing or during deliberations, could approve changes or alternatives to the proposal.

If you challenge any of these items in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



LOCATION N ↑

PLANNING COMMISSION HEARING

City Council Chamber, City Hall
14177 Frederick Street
Moreno Valley, Calif. 92553

DATE AND TIME: February 9, 2012 at 7 PM

CONTACT PLANNER: Jeff Bradshaw

PHONE: (951) 413-3224

ATTACHMENT 1

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PLANNING COMMISSION RESOLUTION NO. 2012-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING THAT THE CITY COUNCIL APPROVE APPLICATION P10-050 FOR A SPECIFIC PLAN AMENDMENT TO REPEAL THE CACTUS CORRIDOR SPECIFIC PLAN (SP214) AND A RELATED GENERAL PLAN AMENDMENT (PA10-0026) AND A ZONE CHANGE (PA10-0027) TO ESTABLISH CITY LAND USE DESIGNATIONS FOR THE PROPERTIES WITHIN SP214.

Section 1:

WHEREAS, the applicant, CV Communities, LLC, has filed an application for the approval of P10-050, requesting a Specific Plan Amendment to repeal the Cactus Corridor Specific Plan, as described in the title of this resolution.

WHEREAS, on February 9, 2012, the Planning Commission of the City of Moreno Valley held a public hearing to consider the subject applications and all of the environmental documentation prepared for the project.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, the Planning Commission recognized that the project will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations, as a Class 5 Categorical Exemption.

WHEREAS, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

NOW, THEREFORE, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission of the City of Moreno Valley as follows:

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on February 9,

2012, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. **FACT:** The repeal of the Cactus Corridor Specific Plan (SP 214) applies to approximately 310 acres located generally between Moreno Beach Drive and Theodore Street and Brodiaea Avenue and Cactus Avenue.
2. **FACT:** The repeal of the Cactus Corridor Specific Plan (SP 214) and all related approvals including the text of the specific plan, the specific plan design manual and specific plan zoning. The repeal will not result in any internal inconsistencies within the City's existing General Plan. This amendment does not conflict with the Land Use Policies of the General Plan in terms of land use types and intensity of development and will provide for development consistent with and compatible with the existing General Plan. The repeal will not adversely affect public health, safety and welfare.

Section 2:

WHEREAS, the applicant, CV Communities, LLC, has filed an application for the approval of PA10-0026, requesting a General Plan Amendment for minor changes to land use designations for two properties located within the Cactus Corridor Specific Plan, as described in the title of this resolution.

WHEREAS, on February 9, 2012, the Planning Commission of the City of Moreno Valley held a public hearing to consider the subject applications and all of the environmental documentation prepared for the project.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, the Planning Commission recognized that the project will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations, as a Class 5 Categorical Exemption.

WHEREAS, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

NOW, THEREFORE, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission of the City of Moreno Valley as follows:

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on February 9, 2012, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

- 1. **Conformance with General Plan Policies** – The proposed use is consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: The project proposes a General Plan Amendment for two purposes.

The specific plan anticipated development of a 10 acre school site at the northeast corner of Cactus Avenue and Wilmot Street (APN 478-110-001). The Moreno Valley Unified School District later purchased 10 acres at the northwest corner of Cactus Avenue and Wilmot Street (APN 478-100-012).

The 2006 General Plan Update assigned a Public land use designation to the property at the northeast corner of Cactus and Wilmot per the specific plan. Staff is proposing to change the land designations for the two corner properties so that the land use is consistent with school district ownership.

The park site purchase currently in escrow is located along a portion of a storm channel with a corner of the specific plan park designation on the opposite site of the channel. Staff is proposing to assign an R10 designation to this half-acre “remainder” portion of the park which will be retained by the current owner.

The proposed General Plan Amendment will not conflict with the goals, objectives, policies or programs of the General Plan.

2. **Health, Safety and Welfare** – The proposed general plan amendment will not be detrimental to the public health, safety or welfare.

FACT: The proposed amendment addresses minor land use matters and does not have the potential to adversely affect the public health, safety or welfare of the population residing in the City of Moreno Valley or surrounding jurisdictions. As a minor alteration to land use limitations, the Municipal Code Amendment is determined to be exempt under California Environmental Quality Act Guidelines, per Section 15305, as a Class 5 Categorical Exemption.

Section 3:

WHEREAS, the applicant, CV Communities, LLC, has filed an application for the approval of PA10-0027, requesting an amendment to the zoning atlas to establish City zoning designations for properties within SP 214 that are similar in density, lot size and design standards to those under the specific plan and equal to those in the current General Plan.

WHEREAS, on February 9, 2012, the Planning Commission of the City of Moreno Valley held a public hearing to consider the subject applications and all of the environmental documentation prepared for the project.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

WHEREAS, the Planning Commission recognized that the project will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations, as a Class 5 Categorical Exemption.

WHEREAS, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

NOW, THEREFORE, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission of the City of Moreno Valley as follows:

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on February 9,

1. **Conformance with General Plan Policies** – The proposed amendment is consistent with the General Plan, and its goals, objectives, policies and programs.

FACT: The project proposes a change to the Zoning Atlas for properties located within the Cactus Corridor Specific Plan (SP 214). The proposal is to repeal SP214 and replace old specific plan zoning with City zoning districts that are similar in density, lot size and design standards to those under the specific plan and equal to those in the current General Plan. The proposed Zone Change is consistent with and does not conflict with the goals, objective, policies or programs of the General Plan.

2. **Health, Safety and Welfare** – The proposed amendment will not adversely affect the public health, safety or general welfare.

FACT: The proposed Zone Change addresses minor land use matters and does not have the potential to adversely affect the public health, safety or welfare of the population residing in the City of Moreno Valley or surrounding jurisdictions. As a minor alteration to land use limitations, the Municipal Code Amendment is determined to be exempt under California Environmental Quality Act Guidelines, per Section 15305, as a Class 5 Categorical Exemption.

3. **Conformance with Title 9** – The proposed amendment is consistent with the purposes and intent of Title 9.

FACT: The applicant has met the City's Municipal Code and other regulations to change the zone. As proposed, the zone change to replace old specific plan zoning with City zoning districts is consistent with the purposes and intent of Title 9.

Section 4.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2012-03, recommending that the City Council:

1. **RECOGNIZE** that applications P10-050, PA10-0026 and PA10-0027 will not have a significant effect on the environment and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA), per CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations, as a Class 5 Categorical Exemption.
2. **APPROVE** Specific Plan Amendment (P10-050) and related General Plan Amendment (PA10-0026) and the Change of Zone (PA10-0027), which will repeal the Cactus Corridor Specific Plan, make minor General Plan land use changes, and establish City zoning designations for the area, as shown on the attachments included as Exhibits A and B.

Ray L. Baker
Chair, Planning Commission

ATTEST:

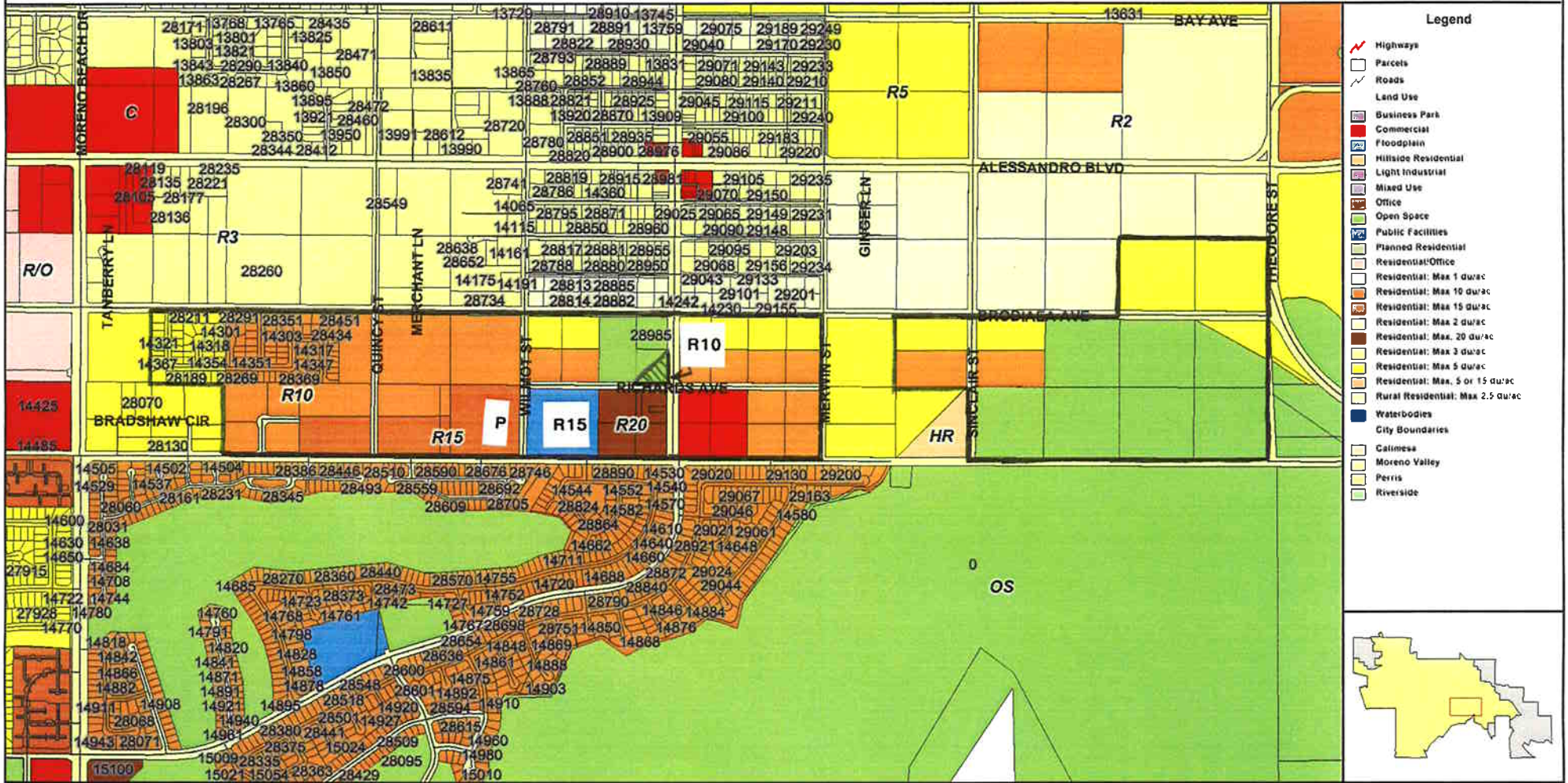
John C. Terell, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

General Plan Amendment

Repeal of Cactus Corridor Specific Plan



City of Moreno Valley
14177 Frederick St
Moreno Valley, CA 92552

DISCLAIMER: The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.

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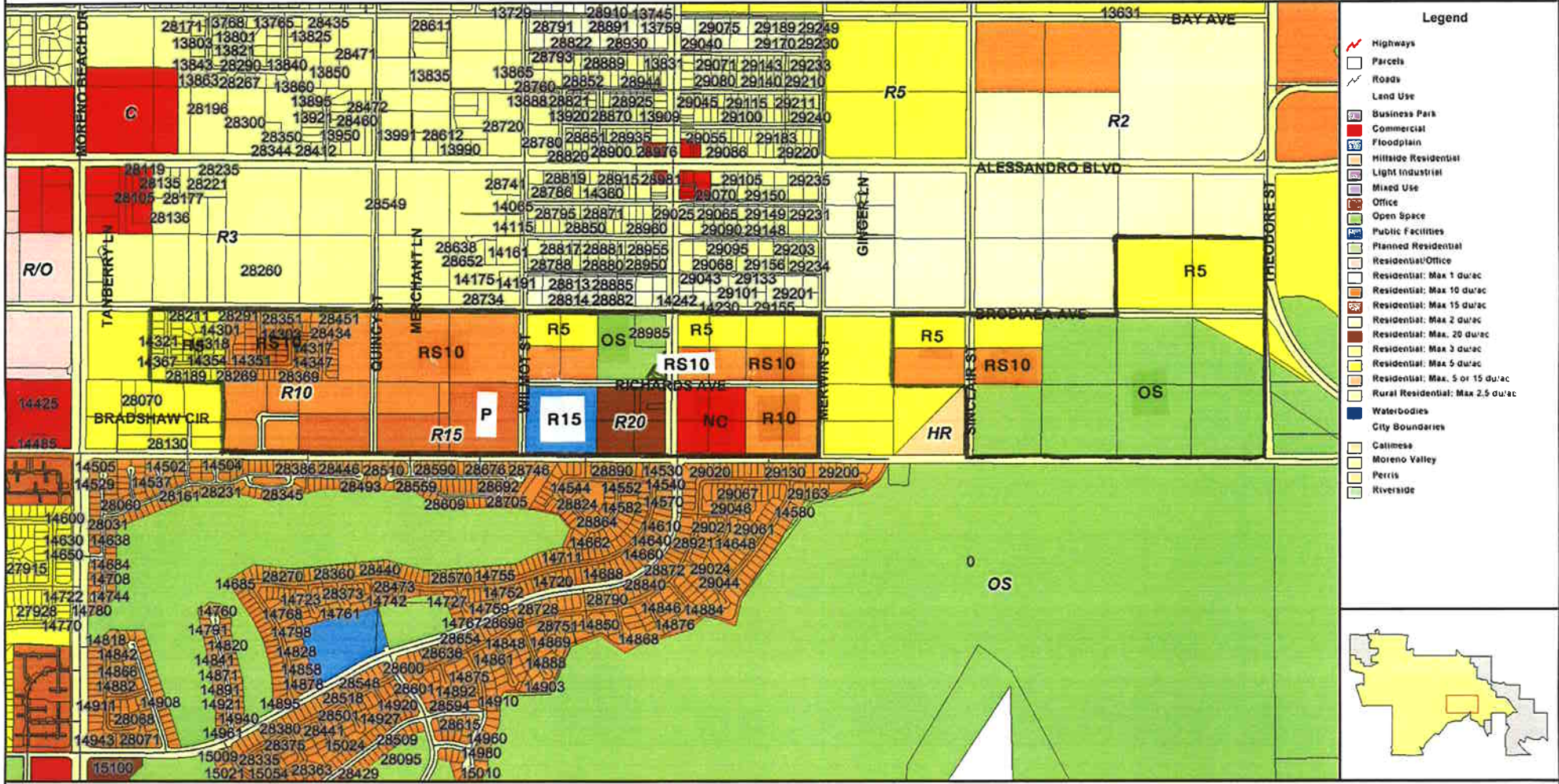
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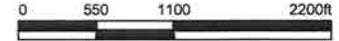
Zone Change

Repeal of Cactus Corridor Specific Plan



City of Moreno Valley
 14177 Frederick St
 Moreno Valley, CA 92552

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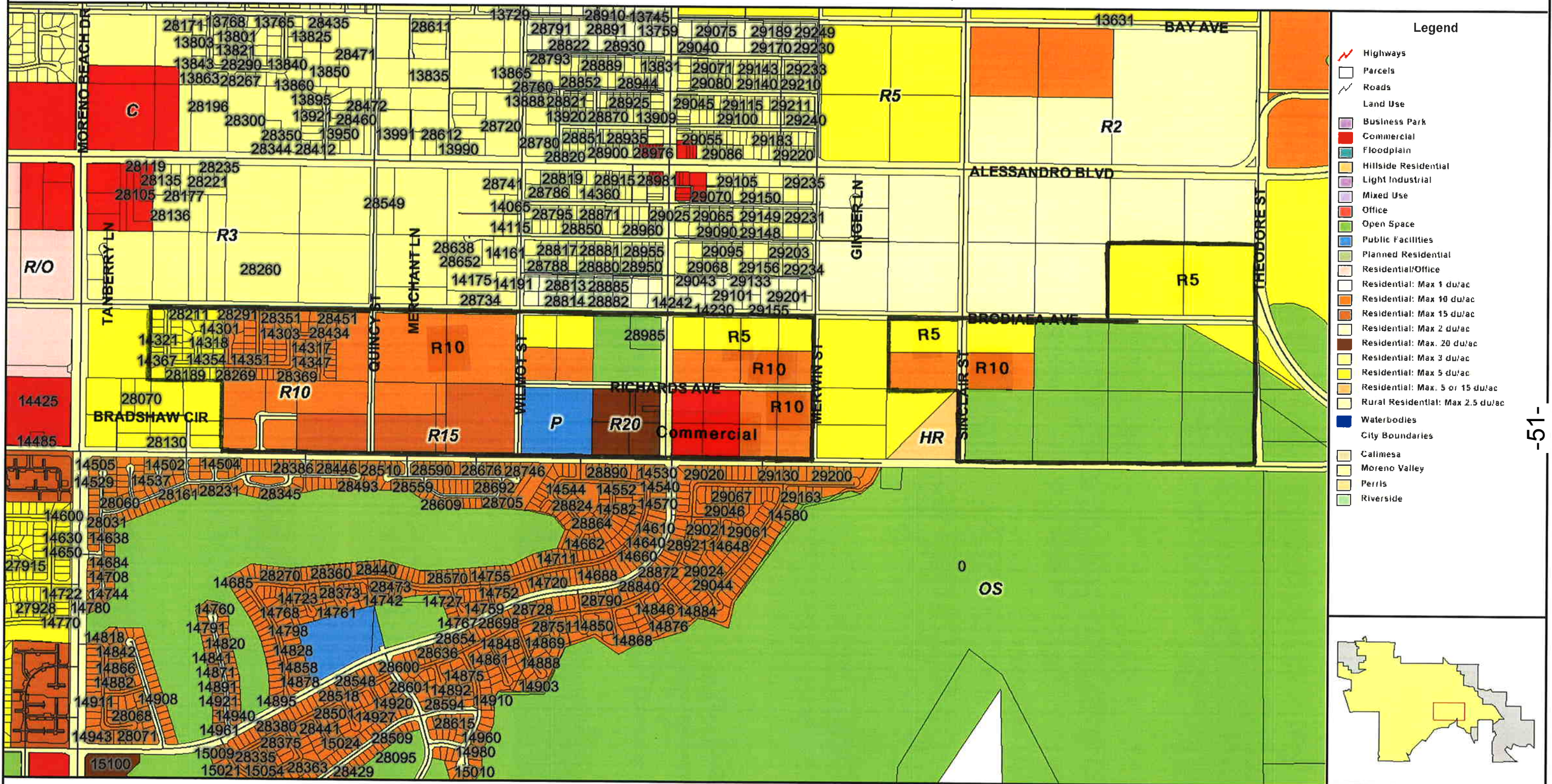
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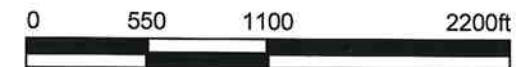
Existing General Plan

Cactus Corridor Specific Plan (SP 214)



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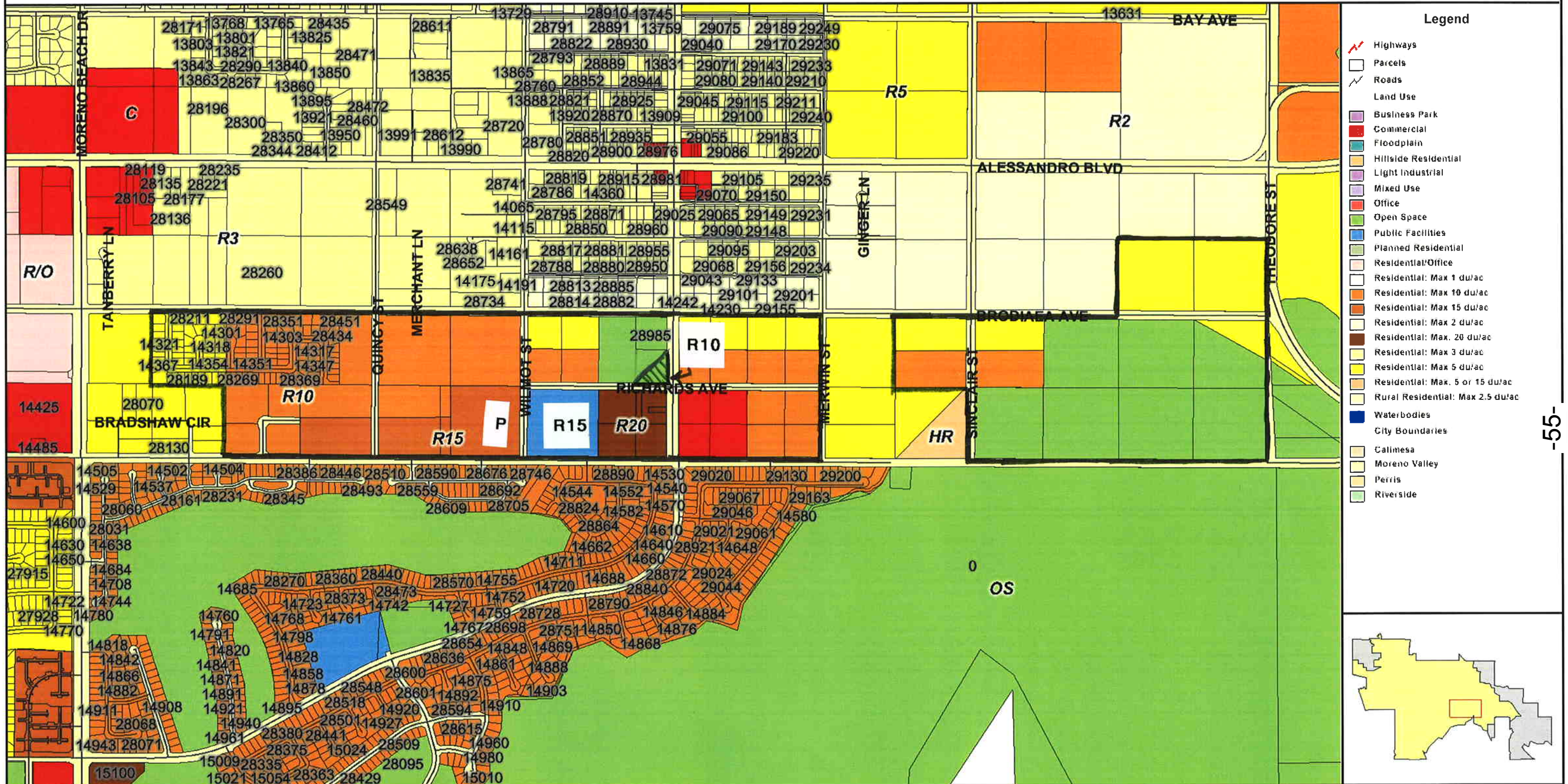


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General Plan Amendment

Repeal of Cactus Corridor Specific Plan



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City of Moreno Valley
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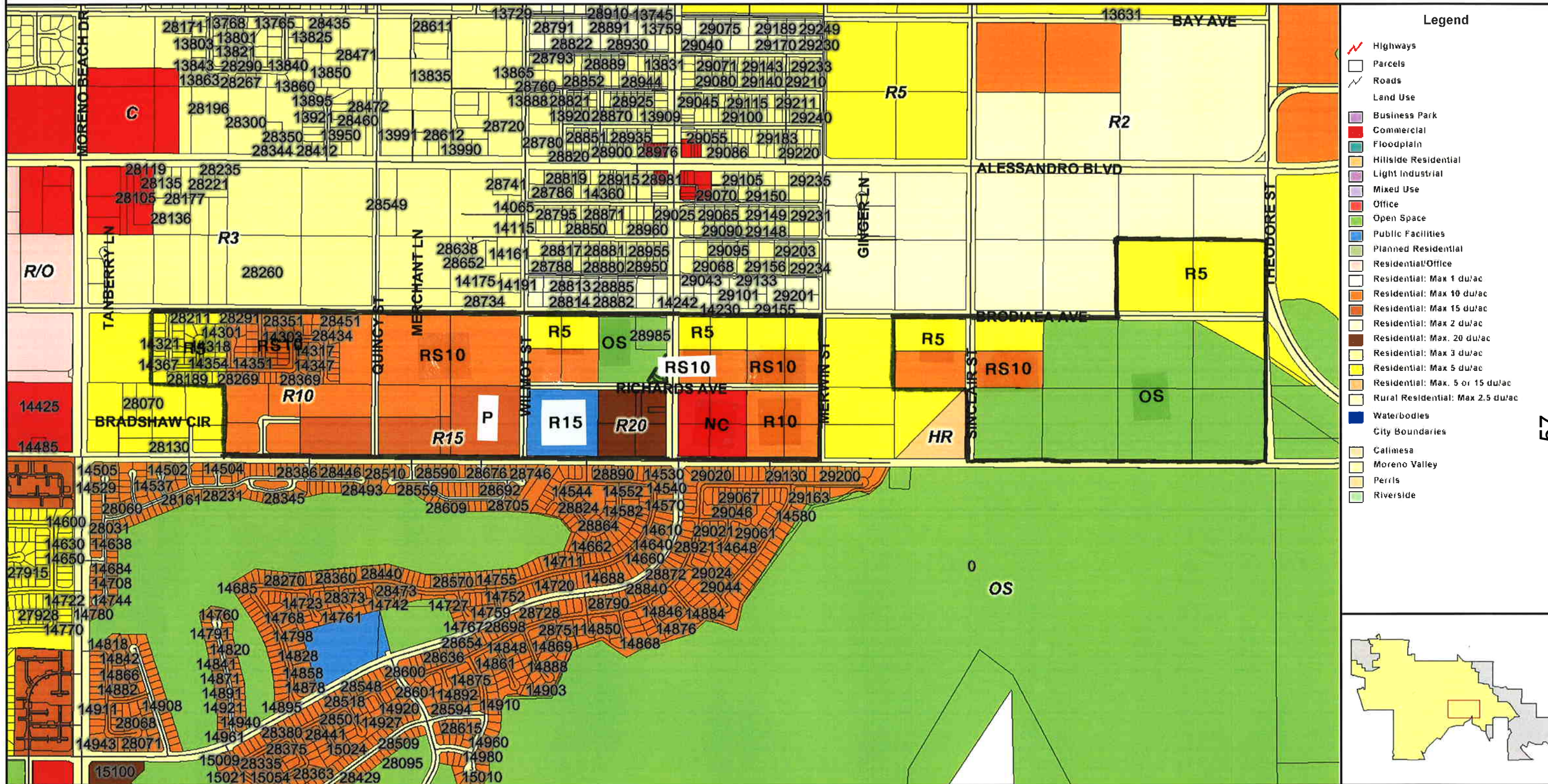
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Zone Change

Repeal of Cactus Corridor Specific Plan



Legend

- Highways
- Parcels
- Roads
- Land Use**
- Business Park
- Commercial
- Floodplain
- Hillside Residential
- Light Industrial
- Mixed Use
- Office
- Open Space
- Public Facilities
- Planned Residential
- Residential/Office
- Residential: Max 1 du/ac
- Residential: Max 10 du/ac
- Residential: Max 15 du/ac
- Residential: Max 2 du/ac
- Residential: Max 3 du/ac
- Residential: Max 5 du/ac
- Residential: Max 5 or 15 du/ac
- Residential: Max 2.5 du/ac
- Waterbodies
- City Boundaries**
- Calimesa
- Moreno Valley
- Perris
- Riverside

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