

#### **AGENDA**

CITY COUNCIL OF THE CITY OF MORENO VALLEY
MORENO VALLEY COMMUNITY SERVICES DISTRICT
CITY AS SUCCESSOR AGENCY FOR THE
COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF MORENO VALLEY
MORENO VALLEY HOUSING AUTHORITY
BOARD OF LIBRARY TRUSTEES

July 8, 2014

SPECIAL PRESENTATIONS – 5:30 P.M. REGULAR MEETING – 6:00 P.M.

**City Council Study Sessions** 

First & Third Tuesdays of each month – 6:00 p.m.

**City Council Meetings** 

Second & Fourth Tuesdays of each month – 6:00 p.m.

**City Council Closed Sessions** 

Immediately following Regular City Council Meetings and Study Sessions, unless no Closed Session Items are Scheduled

City Hall Council Chamber - 14177 Frederick Street
Teleconference: Wyndham Santa Barbara, 1301 S. Ocean Blvd. (Lobby area)
Pompano Beach, FL 33062
(for purposes of items G.1. and G.2 only)

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Mel Alonzo, ADA Coordinator, at 951.413.3705 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Jesse L. Molina, Mayor

Victoria Baca, Mayor Pro Tem Richard A. Stewart, Council Member George E. Price, Council Member Yxstian A. Gutierrez, Council Member

# AGENDA CITY COUNCIL OF THE CITY OF MORENO VALLEY July 8, 2014

#### CALL TO ORDER - 5:30 PM

#### **SPECIAL PRESENTATIONS**

- 1. Presentation of 4th of July Parade Awards
- 2. Proclamation Recognizing Parks and Recreation Month July 2014
- 3. Business Spotlight
  - a) Rising Stars Business Academy
  - b) Loco Burrito

# AGENDA JOINT MEETING OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY MORENO VALLEY COMMUNITY SERVICES DISTRICT CITY AS SUCCESSOR AGENCY FOR THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MORENO VALLEY MORENO VALLEY HOUSING AUTHORITY

#### \*THE CITY COUNCIL RECEIVES A SEPARATE STIPEND FOR CSD MEETINGS\*

AND THE BOARD OF LIBRARY TRUSTEES

#### REGULAR MEETING - 6:00 PM JULY 8, 2014

#### **CALL TO ORDER**

Joint Meeting of the City Council, Community Services District, City as Successor Agency for the Community Redevelopment Agency, Housing Authority and the Board of Library Trustees - actions taken at the Joint Meeting are those of the Agency indicated on each Agenda item.

#### PLEDGE OF ALLEGIANCE

#### INVOCATION

Pastor Charles Gibson - Breakthrough Church of God in Christ

#### **ROLL CALL**

#### INTRODUCTIONS

PUBLIC COMMENTS ON MATTERS ON THE AGENDA WILL BE TAKEN UP AS THE ITEM IS CALLED FOR BUSINESS, BETWEEN STAFF'S REPORT AND CITY COUNCIL DELIBERATION (SPEAKER SLIPS MAY BE TURNED IN UNTIL THE ITEM IS CALLED FOR BUSINESS.)

## PUBLIC COMMENTS ON ANY SUBJECT NOT ON THE AGENDA UNDER THE JURISDICTION OF THE CITY COUNCIL

Those wishing to speak should complete and submit a BLUE speaker slip to the Bailiff. There is a three-minute time limit per person. All remarks and questions shall be addressed to the presiding officer or to the City Council and not to any individual Council member, staff member or other person.

#### JOINT CONSENT CALENDARS (SECTIONS A-D)

All items listed under the Consent Calendars, Sections A, B, C, and D are considered to be routine and non-controversial, and may be enacted by one motion unless a member of the City Council, Community Services District, City as Successor Agency for the Community Redevelopment Agency, Housing Authority or the Board of Library Trustees requests that an item be removed for separate action. The motion to adopt the Consent Calendars is deemed to be a separate motion by each Agency and shall be so recorded by the City Clerk. Items withdrawn for report or discussion will be heard after public hearing items.

#### A. CONSENT CALENDAR-CITY COUNCIL

- A.1 ORDINANCES READING BY TITLE ONLY **Recommendation:** Waive reading of all Ordinances.
- A.2 MINUTES REGULAR MEETING OF JUNE 24, 2014 (Report of: City Clerk's Department)

#### Recommendation:

- Approve as submitted.
- A.3 CITY COUNCIL REPORTS ON REIMBURSABLE ACTIVITIES (Report of: City Clerk's Department)

#### **Recommendation:**

- 1. Receive and file the Reports on Reimbursable Activities for the period of June 18 July 1, 2014.
- A.4 APPROVAL OF PAYMENT REGISTER FOR MAY, 2014 (Report of: Financial & Management Services Department)

#### Recommendation:

- 1. Adopt Resolution No. 2014-60. A Resolution of the City Council of the City of Moreno Valley, California, approving the Payment Register for the month of May, 2014 in the amount of \$9,686,676.21.
- A.5 AUTHORIZATION OF ANNUAL TECHNOLOGY SOFTWARE AND HARDWARE MAINTENANCE PAYMENTS AND WAIVING FORMAL BIDDING AND INSURANCE REQUIREMENTS FOR THESE PAYMENTS (Report of: Financial & Management Services Department)

#### Recommendations

1. Waive the formal bidding requirements for technology annual maintenance payments.

- 2. Waive the insurance requirements for technology annual maintenance payments.
- 3. Authorize the City Manager to make technology annual maintenance payments to various vendors for an aggregate amount not-to-exceed \$999,760 during Fiscal Year 2014-15.
- A.6 ADOPT RESOLUTION NO. 2014-61 DECLARING THE 2004 SMEAL 75' AERIAL LADDER TRUCK WITH VEHICLE IDENTIFICATION NUMBER 4S7AV2F903C045032 AND CITY ASSET NO. 400042 AS SURPLUS AND AUTHORIZE THE SALE OF THE VEHICLE TO THE RIVERSIDE COUNTY FIRE DEPARTMENT

(Report of: Fire Department)

#### Recommendations

- 1. Adopt Resolution No. 2014-61. A Resolution of the City Council of the City of Moreno Valley, California, Declaring the 2004 Smeal 75' Aerial Ladder Truck with Vehicle Identification Number 4S7AV2F903C045032 as Surplus.
- 2. Authorize the Sale of the 2004 Smeal 75' Aerial Ladder Truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042 plus the associated equipment to the Riverside County Fire Department for a total purchase price of \$230,000, including sales tax of \$17,000.
- 3. Authorize the City Manager or Her Designee to Execute Any Documents Associated with the Sale of the 2004 Smeal 75' Aerial Ladder Truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042.
- 4. Approve a revenue appropriation in the amount of \$213,000 and sales tax payable in the amount of \$17,000 to recognize the sale of the 2004 Smeal 75' Aerial Ladder Truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042.
- A.7 ACCEPTANCE OF THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION'S CONGESTION MANAGEMENT AND AIR QUALITY GRANT; ACCEPTANCE OF THE MOBILE SOURCE AIR POLLUTION REDUCTION REVIEW COMMITTEE GRANT; AND AUTHORIZE EXECUTION OF COOPERATIVE AGREEMENTS FOR THE TRANSPORTATION MANAGEMENT CENTER (TMC) ITS DEPLOYMENT PHASE 1B

PROJECT NO. 808 0015 70 76

(Report of: Public Works Department)

#### Recommendations

- Accept the Congestion Management and Air Quality (CMAQ) grant award from the Riverside County Transportation Commission (RCTC) of up to \$1,541,700 for the TMC ITS Deployment Phase 1B Project.
- 2. Authorize the City Manager to execute a Cooperative Agreement with RCTC for the CMAQ grant, subject to approval by the City Attorney.
- 3. Accept the Mobile Source Air Pollution Reduction Review Committee (MSRC) grant award from the RCTC of up to \$490,000 for the TMC ITS Deployment Phase 1B Project.
- 4. Authorize the City Manager to execute a Cooperative Agreement with RCTC for the MSRC grant when it is received, subject to approval by the City Attorney.
- A.8 ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, TO AMEND THE ELECTRIC RATES FOR MORENO VALLEY UTILITY

(Report of: Public Works Department)

#### Recommendation:

- Adopt Resolution No. 2014-62. A Resolution of the City Council of the City of Moreno Valley, California, to Amend the Electric Rates for Moreno Valley Utility.
- A.9 APPROVE ATTACHMENT #3 TO THE INTEGRATED GENERATION MANAGEMENT PROJECT/ICE BEAR DEPLOYMENT AGREEMENT BETWEEN SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY (SCPPA) AND THE CITY OF MORENO VALLEY FOR THE PURCHASE AND INSTALLATION OF ICE BEAR UNITS AND REPLACEMENT AND INSTALLATION OF EXISTING AIR CONDITIONING UNITS AT THE ANIMAL SHELTER

(Report of: Public Works Department)

#### Recommendations

- 1. Approve Attachment #3 to the Integrated Generation Management Project/Ice Bear Deployment Agreement between SCPPA and the City of Moreno Valley in the amount of \$201,015.
- 2. Authorize the City Manager to execute the Attachment.
- A.10 ACCEPTANCE OF THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION'S CONGESTION MANAGEMENT AND AIR QUALITY GRANT AND AUTHORIZE EXECUTION OF A COOPERATIVE AGREEMENT FOR THE DYNAMIC TRAVELER ALERT MESSAGE

## BOARDS PROJECT NO. 808 0016 70 76 (Report of: Public Works Department)

#### Recommendations

- Accept the Congestion Management and Air Quality (CMAQ) grant award from the Riverside County Transportation Commission (RCTC) of up to \$340,500 for the Dynamic Traveler Alert Message Boards Project.
- 2. Authorize the City Manager to execute a Cooperative Agreement with RCTC for the Dynamic Traveler Alert Message Boards Project, subject to approval by the City Attorney.
- A.11 FUNDING AUTHORIZATION FOR THE REALIGNMENT OF RECHE VISTA DRIVE PROJECT FOR COMPLETING THE CONSTRUCTION PHASE, PROJECT NO. 801 0009 70 77 (Report of: Public Works Department)

#### Recommendations

- 1. Authorize the transfer of \$1,800,000 of the Total Road Improvement Program (TRIP) (Fund 3411) from the Nason Street Improvements from Cactus Avenue to Fir Avenue (GL: 3411-70-77-80001-720199, Project No: 801 0001 70 77-3411-99) to the Realignment of Reche Vista Drive from Perris Boulevard/Heacock Street Intersection to North City Limit (GL: 3411-70-77-80001-720199, Project No: 801 0009 70 77-3411-99).
- 2. Authorize the transfer of \$1,300,000 of the TRIP (Fund 3411) from the Perris Boulevard Widening from Ironwood Avenue to Manzanita Avenue (GL: 3411-70-77-800001-720199, Project No: 801 0024 70 77-3411-99) to the Realignment of Reche Vista Drive from Perris Boulevard/Heacock Street Intersection to North City Limit (GL: 3411-70-77-80001-720199, Project No: 801 0009 70 77-3411-99).
- 3. Authorize the appropriation of \$900,000 from the unencumbered Capital Projects Reimbursements (Fund 3008) fund balance to the Realignment of Reche Vista Drive from Perris Boulevard/Heacock Street Intersection to North City Limit (GL: 3411-70-77-80001-720199, Project No: 801 0009 70 77-3411-99).
- 4. Authorize the Public Works Director/City Engineer to advertise the project for construction bids.
- A.12 AMENDMENT TO EXISTING CONTRACT WITH LIBRARY SYSTEMS AND SERVICES (LSSI) (CONTINUED FROM JUNE 24, 2014) (Report of: Administrative Services Department)

#### Recommendations

- 1. Approve the amendment to City's current contract with LSSI to add information technology (IT) services.
- 2. Authorize the City Manager to sign the contract amendment.
- 3. Authorize the revenue and expenditure appropriations as identified within the Fiscal Impact section of this report.
- A.13 APPROVE 33 KV SERVICE AGREEMENT FOR WHOLESALE DISTRIBUTION SERVICE BETWEEN THE CITY OF MORENO VALLEY AND SOUTHERN CALIFORNIA EDISON (SCE) (Report of: Public Works Department)

#### Recommendations

- Approve 33 kV Service Agreement for Wholesale Distribution Service between the City of Moreno Valley and Southern California Edison Company.
- 2. Authorize the City Manager to execute the Agreement on behalf of the City of Moreno Valley.
- A.14 ACCEPTANCE OF CERTIFICATION OF PETITION SUFFICIENCY TO RECALL OF COUNCIL MEMBER VICTORIA BACA, DISTRICT 5; CALLING AND GIVING NOTICE OF THE ELECTION; REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE TO CONSOLIDATE THE ELECTION WITH THE STATEWIDE GENERAL MUNICIPAL ELECTION AND ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES' STATEMENTS

(Report of: City Clerk Department)

#### Recommendations

- 1. Accept the City Clerk's Certificate of Sufficiency for the Recall Petition of Council Member Victoria Baca, District 5.
- 2. Adopt the following resolutions to commence the Recall Election process: Adopt Resolution No. 2014-64. A Resolution of the City Council of the City of Moreno Valley, California, Calling and Giving Notice of the Holding of a Recall Election on Tuesday, November 4, 2014 for the Submission of the Question of the Recall of a Certain Officer and the Election of a Candidate to Fill the Vacancy if the Recall Prevails.
- 3. Adopt Resolution No. 2014-65. A Resolution of the City Council of the

City of Moreno Valley, California, Requesting the Board of Supervisors of the County of Riverside to Consolidate the Recall Election with the Statewide General Municipal Election to be Held on Tuesday, November 4, 2014, Pursuant to Section 10403 of the California Elections Code.

- 4. Adopt Resolution No. 2014-66. A Resolution of the City Council of the City of Moreno Valley, California, Adopting Regulations for Candidates for Elective Office Pertaining to Candidates' Statements Submitted to the Voters for the Recall Election consolidated with the Statewide General Municipal Election to be held on Tuesday, November 4, 2014.
- 5. Approve an appropriation on the amount of \$9,710 for election costs for FY 2014/15.
- A.15 APPOINT A VOTING DELEGATE AND ALTERNATE DELEGATES FOR THE LEAGUE OF CALIFORNIA CITIES (LCC) 2014 ANNUAL CONFERENCE BUSINESS MEETING (Report of: City Clerk Department)

#### Recommendation:

- Appoint Council Member Richard A. Stewart as the voting delegate, Council Member George E. Price as the first alternate voting delegate, and Mayor Pro Tem Victoria Baca as the second alternate voting delegate for the League of California Cities (LCC) 2014 Annual Conference business meeting.
- A.16 APPROVE APPROPRIATION IN THE AMOUNT OF \$77,000 FOR PROFESSIONAL CONSULTING SERVICES FOR THE DEVELOPMENT SOFTWARE REPLACEMENT PROJECT FOR FY 2014/15 (Report of: Financial & Management Services Department)

#### Recommendations

1. Approve an appropriation in the amount of \$77,000 for professional consulting services to support the Development Software Replacement Project for FY 2014/15.

#### B. CONSENT CALENDAR-COMMUNITY SERVICES DISTRICT

- B.1 ORDINANCES READING BY TITLE ONLY **Recommendation:** Waive reading of all Ordinances.
- B.2 MINUTES REGULAR MEETING OF JUNE 24, 2014 (Report of: City Clerk's Department)

#### **Recommendation:**

1. Approve as submitted.

#### C. CONSENT CALENDAR - HOUSING AUTHORITY

- C.1 ORDINANCES READING BY TITLE ONLY Recommendation: Waive reading of all Ordinances.
- C.2 MINUTES REGULAR MEETING OFJUNE 24, 2014 (Report of: City Clerk's Department)

#### **Recommendation:**

Approve as submitted.

#### D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES

- D.1 ORDINANCES READING BY TITLE ONLY **Recommendation:** Waive reading of all Ordinances.
- D.2 MINUTES REGULAR MEETING OFJUNE 24, 2014 (Report of: City Clerk's Department)

#### **Recommendation:**

1. Approve as submitted.

#### E. PUBLIC HEARINGS

Questions or comments from the public on a Public Hearing matter are limited to five minutes per individual and must pertain to the subject under consideration. Those wishing to speak should complete and submit a GOLDENROD speaker slip to the Bailiff.

E.1 A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING COMMISSION'S APRIL 24, 2014, APPROVAL OF P13-078; REVISED TENTATIVE TRACT MAP 31592 AND PA13-0039, A CONDITIONAL USE PERMIT (CUP) FOR A PLANNED UNIT DEVELOPMENT (PUD). THE APPLICANT IS CV COMMUNITIES AND THE APPELLANT IS JOHNSON & SEDLACK, ON BEHALF OF SIERRA CLUB, RESIDENTS FOR A LIVABLE MORENO VALLEY AND AREA RESIDENTS (Report of: Community & Economic Development Department)

#### **Recommendations That the City Council:**

1. Conduct a public hearing for Revised Tentative Tract Map 31592 (P13-078) and Conditional Use Permit for a Planned Unit Development (PA13-0039), and subsequent to the public hearing:

- 2. Adopt Resolution No. 2014-63. A Resolution of the City Council of the City of Moreno Valley, California, Thereby Denying the Appeal and Recognizing that the Revised Tentative Tract Map 31592 and Conditional Use Permit (P13-078 and PA13-0039) Qualify as an Addendum to the Adopted Negative Declaration per the California Environmental Quality Act (CEQA) Guideline Section 15164 (B) and Approving the Addendum and P13-078, Revised Tentative Tract Map 31592 and PA13-0039, Conditional Use Permit for a Planned Unit Development subject to the Conditions of Approval included as Exhibit A, Assessors Parcel Numbers 474-490-024 & 025 and 474-040-032.
- E.2 A PUBLIC HEARING FOR THE PROLOGIS EUCALYPTUS INDUSTRIAL PARK PROJECT AND RELATED ENVIRONMENTAL IMPACT REPORT. THE PROJECT PROPOSES A GENERAL PLAN AMENDMENT AND A ZONE CHANGE FOR 122 ACRES. THE LAND USE CHANGES ARE REQUIRED FOR DEVELOPMENT OF SIX WAREHOUSE DISTRIBUTION FACILITIES TOTALING 2,244,419 SQUARE FEET. THE DEVELOPER ALSO PROPOSES TENTATIVE PARCEL MAP NO. 35679 TO SUBDIVIDE THE PROJECT SITE INTO SIX PARCELS. A GENERAL PLAN AMENDMENT IS ALSO REQUIRED FOR PROPOSED CHANGES TO THE CITY'S GENERAL PLAN CIRCULATION ELEMENT AND THE MASTER PLAN OF TRAILS. THE SITE IS LOCATED SOUTH OF STATE ROUTE 60 AND EAST OF THE MORENO VALLEY AUTO MALL, AT FIR AVENUE (FUTURE EUCALYPTUS AVENUE) AND BETWEEN PETTIT STREET AND THE QUINCY CHANNEL. THE APPLICANT IS PROLOGIS (CONTINUED FROM JUNE 24, 2014 BY A 5-0 VOTE)

(Report of: Community & Economic Development Department)

#### **Recommendations That the City Council:**

1. Pursuant to the applicant's request, continue this item to the City Council's August 26, 2014, public hearing agenda.

## F. ITEMS REMOVED FROM CONSENT CALENDARS FOR DISCUSSION OR SEPARATE ACTION

#### G. REPORTS

G.1 RESOLUTION CALLING AN ELECTION ON A MEASURE RELATING TO THE DIRECT ELECTION OF THE MAYOR AND REAPPORTIONMENT OF COUNCILMANIC DISTRICTS; REQUESTING THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE CONSOLIDATE THE ELECTION WITH THE ESTABLISHED GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 4, 2014; AND REQUESTING THAT THE COUNTY REGISTRAR OF VOTERS CONDUCT THE ELECTION ON THE CITY'S BEHALF

(Report of: City Attorney Department)

#### **Recommendations That the City Council:**

- 1. Adopt Resolution No. 2014-67. A Resolution of the City Council of the City of Moreno Valley, California, Calling an Election on a Measure Relating to the Direct Election of the Mayor and Reapportionment of Councilmanic Districts; Requesting that the Board of Supervisors of the County of Riverside Consolidate the Election with the Established General Election to be Held on Tuesday, November 4, 2014; and Requesting that the County Registrar of Voters Conduct the Election on the City's Behalf.
- 2. Approve an appropriation in the amount of \$50,000 for election costs for FY 2014/15.
- G.2 COUNCIL RECONSIDERATION OF, FOR POSSIBLE REPEAL, RESOLUTION 2014-35: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, CALLING AN ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORATE A MEASURE RELATING TO THE APPROVAL OF TERM LIMITS; REQUESTING THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE CONSOLIDATE THE ELECTION WITH THE ESTABLISHED GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 4, 2014; AND REQUESTING THAT THE COUNTY REGISTRAR OF VOTERS CONDUCT THE ELECTION ON THE CITY'S BEHALF" (Report of: City Attorney Department)

#### **Recommendations That the City Council:**

- 1. Reconsider, for possible repeal, Resolution 2014-35: "A Resolution of the City Council of the City of Moreno Valley, California, Calling An Election and Submitting to the Qualified Electorate a Measure Relating to the Approval of Term Limits; Requesting that the Board of Supervisors of the County of Riverside Consolidate the Election with the Established General Election to be held on Tuesday, November 4, 2014; and Requesting that the County Registrar of Voters Conduct the Election on the City's Behalf."
- G.3 CITY COUNCIL REPORTS ON REGIONAL ACTIVITIES (Informational Oral Presentation not for Council action)
  - G.3.1 Mayor Pro Tem Victoria Baca report on Western Riverside Council of Governments
- G.4 APPOINTMENTS TO THE JULY 4TH ADVISORY BOARD (Report of: City Clerk Department)

#### **Recommendations That the City Council:**

- 1. Appoint three (3) members to the July 4th Advisory Board with terms expiring July 31, 2017.
- 2. Appoint Nathan Nguyen to the July 4th Advisory Board as a teenage member for a term expiring July 31, 2017, or until high school graduation, whichever comes first.
- 3. If vacancies are not filled by a majority vote of the City Council, authorize the City Clerk to re-advertise the positions as vacant and carry over the current applications for reconsideration of appointment at a future date.
- G.5 2014 MID-YEAR COUNCIL COMMITTEE PARTICIPATION APPOINTMENTS
  (Report of: City Clerk Department)

#### **Recommendations That the City Council:**

- 1. Appoint Council Member Richard A. Stewart to serve as the City of Moreno Valley's representative on the March Joint Powers Commission (MJPC).
- 2. Appoint Mayor Pro Tem Victoria Baca to serve as the City of Moreno Valley's representative on the March Joint Powers Commission (MJPC).
- 3. Appoint Mayor Jesse L. Molina to serve as the City of Moreno Valley's alternate representative on the March Joint Powers Commission (MJPC).
- 4. Appoint Council Member Richard A. Stewart to serve as the City of Moreno Valley's representative on the Riverside County Habitat Conservation Agency (RCHCA).
- 5. Appoint Council Member George E. Price to serve as the City of Moreno Valley's alternate representative on the Riverside County Habitat Conservation Agency (RCHCA).
- 6. Appoint Mayor Jesse L. Molina to serve as the City of Moreno Valley's representative on the Riverside County Transportation Commission (RCTC).
- 7. Appoint Council Member Dr. Yxstian A. Gutierrez to serve as the City of Moreno Valley's alternate representative on the Riverside County Transportation Commission (RCTC).

- 8. Appoint Mayor Jesse L. Molina to serve as the City of Moreno Valley's representative on the Riverside Transit Agency (RTA).
- 9. Appoint Mayor Pro Tem Victoria Baca to serve as the City of Moreno Valley's alternate representative on the Riverside Transit Agency (RTA).
- Appoint Mayor Pro Tem Victoria Baca to serve as the City of Moreno Valley's representative on the Western Riverside Council of Governments (WRCOG).
- 11. Appoint Council Member Dr. Yxstian A. Gutierrez to serve as the City of Moreno Valley's alternate representative on the Western Riverside Council of Governments (WRCOG).
- 12. Appoint Council Member Richard A. Stewart to serve as the City of Moreno Valley's representative on the Western Riverside County Regional Conservation Authority (RCA).
- 13. Appoint Council Member George E. Price to serve as the City of Moreno Valley's alternate representative on the Western Riverside County Regional Conservation Authority (RCA).
- 14. Approve the appointments to the remaining various committees and regional bodies, as noted on the 2014 Mid-Year Council Committee Participation Mayor's Recommendations list.
- G.6 APPOINTMENTS TO THE CITY COUNCIL ADVISORY BOARDS AND COMMISSIONS

(Report of: City Clerk Department)

#### **Recommendations That the City Council:**

- Appoint those applicants who received majority vote by the City Council.
- 2. If vacancies are not filled by a majority vote of the City Council, authorize the City Clerk to re-advertise the positions as vacant and carry over the current applications for reconsideration of appointment at a future date.
- G.7 APPROVAL OF THE CALCULATION OF THE MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 2014-01 (MAINTENANCE SERVICES), MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 4-MAINTENANCE (CENTERPOINTE BUSINESS PARK), MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 5 (STONERIDGE

TOWNE CENTRE), MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 87-1 (TOWNGATE), MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 87-1 IMPROVEMENT AREA NO. 1 (TOWNGATE), AND MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 1 (PARK MAINTENANCE) MAXIMUM SPECIAL TAX RATES AND SETTING THE APPLIED TAX RATES FOR FISCAL YEAR 2014/15

(Report of: Financial & Management Services Department)

#### **Recommendations That the City Council and CSD:**

- As the legislative body of the City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services) approve and adopt Resolution No. 2014-39. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Community Facilities District No. 2014-01 Maximum Special Tax Rate and Setting the Applied Tax Rate for Fiscal Year 2014/15.
- As the legislative Body of Moreno Valley Community Facilities District No. 4-Maintenance approve and adopt Resolution No. 2014-40. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Community Facilities District No. 4-Maintenance Maximum Special Tax Rate and Setting the Applied Tax Rate For Fiscal Year 2014/15.
- 3. As the legislative body of Moreno Valley Community Facilities District No. 5 approve and adopt Resolution No. 2014-41. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Maximum Special Tax Rate and Setting the Applied Tax Rate for Moreno Valley Community Facilities District No. 5 for Fiscal Year 2014/15.
- 4. As the legislative body of the Moreno Valley Community Facilities District No. 87-1 (Towngate), approve and adopt Resolution No. 2014-42. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Maximum Special Tax Rate for Community Facilities District No. 87-1 (Towngate) for Fiscal Year 2014/15.
- 5. As the legislative body of the Moreno Valley Community Facilities District No. 87-1, Improvement Area No. 1, approve and adopt Resolution No. 2014-43. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Moreno Valley Community Facilities District No. 87-1 (Towngate), Improvement Area No. 1 Maximum Special Tax Rate and Setting the Applied Rate for Fiscal Year 2014/15.

- 6. Acting in its capacity as President and Members of the Board of Directors of the CSD and as the legislative body of Moreno Valley Community Facilities District No. 1 approve and adopt Resolution No. CSD 2014-11. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Moreno Valley Community Facilities District No. 1 Maximum Special Tax Rate and Setting the Applied Tax Rate for Fiscal Year 2014/15.
- 7. Authorize the Chief Financial Officer to determine the actual special tax rate to be levied on the property tax bills based on any parcel changes between the Council and CSD Board meeting date and the submittal of the fixed charges to the County of Riverside ("County"), provided the rate applied does not exceed the maximum special tax rate, is in compliance with the Rate and Method of Apportionment of Special Tax ("RMA"), and is consistent with the approved budget.
- G.8 APPOINTMENTS TO THE EMERGING LEADERS COUNCIL (ELC) (Report of: City Clerk Department)

#### Recommendations

- Appoint those applicants as recommended by Council Member Dr. Yxstian A. Gutierrez and Mayor Jesse L. Molina:Two terms expiring May, 31, 2015:Jacqueline Lucha and Gisselle Tapia and one Alternate Member:Jessica Grace Reza
- 2. If vacancies are not filled by a majority vote of the City Council, authorize the City Clerk to re-advertise the positions as vacant.
- G.9 MONTHLY REPORT: MORENO VALLEY ANIMAL SHELTER ADOPTION RATE

(Report of: Administrative Services Department)

#### **Recommendations That the City Council:**

- 1. Receive and file the Monthly Report: Moreno Valley Animal Adoption Rate for the period of May 1 to May 31, 2014.
- G.10 CITY MANAGER'S REPORT (Informational Oral Presentation not for Council action)
- G.11 CITY ATTORNEY'S REPORT (Informational Oral Presentation not for Council action)

#### H. LEGISLATIVE ACTIONS

H.1 ORDINANCES - 1ST READING AND INTRODUCTION - NONE

- H.2 ORDINANCES 2ND READING AND ADOPTION NONE
- H.3 ORDINANCES URGENCY ORDINANCES NONE
- H.4 RESOLUTIONS NONE

## CLOSING COMMENTS AND/OR REPORTS OF THE CITY COUNCIL, COMMUNITY SERVICES DISTRICT, CITY AS SUCCESSOR AGENCY FOR THE COMMUNITY REDEVELOPMENT AGENCY OR HOUSING AUTHORITY

Materials related to an item on this Agenda submitted to the City Council/Community Services District/City as Successor Agency for the Community Redevelopment Agency/Housing Authority or Board of Library Trustees after distribution of the agenda packet are available for public inspection in the City Clerk's office at 14177 Frederick Street during normal business hours.

#### **CLOSED SESSION**

A Closed Session of the City Council, Community Services District, City as Successor Agency for the Community Redevelopment Agency and Housing Authority will be held in City Manager's Conference Room, Second Floor, City Hall. The City Council will meet in Closed Session to confer with its legal counsel regarding the following matter(s) and any additional matter(s) publicly and orally announced by the City Attorney in the Council Chamber at the time of convening the Closed Session.

• PUBLIC COMMENTS ON MATTERS ON THE CLOSED SESSION AGENDA UNDER THE JURISDICTION OF THE CITY COUNCIL

There is a three-minute time limit per person. Please complete and submit a BLUE speaker slip to the City Clerk. All remarks and questions shall be addressed to the presiding officer or to the City Council and not to any individual Council member, staff member or other person.

The Closed Session will be held pursuant to Government Code:

1 SIGNIFICANT EXPOSURE TO LITIGATION PURSUANT TO PARAGRAPH (2) OR (3) OF SUBDIVISION (D) OF SECTION 54956.9

Number of Cases: 5

2 SECTION 54956.9(d)(4) - CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION

Number of Cases: 5

#### REPORT OF ACTION FROM CLOSED SESSION, IF ANY, BY CITY ATTORNEY

#### **ADJOURNMENT**

#### CERTIFICATION

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, certify that the City Council Agenda was posted in the following places pursuant to City of Moreno Valley Resolution No. 2007-40:

City Hall, City of Moreno Valley 14177 Frederick Street

Moreno Valley Library 25480 Alessandro Boulevard

Moreno Valley Senior/Community Center 25075 Fir Avenue

Jane Halstead, CMC, City Clerk

Date Posted: July 3, 2014

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## MINUTES CITY COUNCIL REGULAR MEETING OF THE CITY OF MORENO VALLEY June 24, 2014

#### CALL TO ORDER

#### **SPECIAL PRESENTATIONS**

- 1. Employee of the 1st Quarter of 2014 Guy Pegan, Senior Engineer, P.E.
- 2. Proclamation Recognizing Iglesia Casa de Fe Church
- 3. Proclamation Recognizing Khoa Nguyen, St. Christopher Church Young Adult Ministry
- 4. Recognition of Inland United Brasil Soccer Club Cal South State Championship

#### **MINUTES**

# JOINT MEETING OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY MORENO VALLEY COMMUNITY SERVICES DISTRICT CITY AS SUCCESSOR AGENCY FOR THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF MORENO VALLEY MORENO VALLEY HOUSING AUTHORITY BOARD OF LIBRARY TRUSTEES

#### REGULAR MEETING – 6:00 PM June 24, 2014

The Joint Meeting of the City Council of the City of Moreno Valley, Moreno Valley Community Services District, City as Successor Agency for the Community Redevelopment Agency of the City of Moreno Valley, Moreno Valley Housing Authority and the Board of Library Trustees was called to order at 6:00 p.m. by Mayor Pro Tem Victoria Baca in the Council Chamber located at 14177 Frederick Street.

Mayor Pro Tem Victoria Baca announced that the City Council receives a separate stipend for CSD meetings.

PLEDGE OF ALLEGIANCE - Pledge of Allegiance was led by Pete Bleckert.

**INVOCATION - Reverend Darlene Palmer - LSS Community Care Centers** 

#### **ROLL CALL**

Council:

Victoria Baca Mayor Pro Tem Yxstian Gutierrez Council Member Jesse L. Molina Council Member Richard A. Stewart Council Member

Absent

Tom Owings Mayor

Staff:

Michelle Dawson City Manager Suzanne Bryant City Attorney Jane Halstead City Clerk

Tom DeSantis Assistant City Manager

Abdul Ahmad Fire Chief

Ahmad Ansari Public Works Director

Bill Tyler PD Lieutenant

Chris Paxton Administrative Services Director

Richard Teichert Chief Financial Officer/City Treasurer Betsy Adams Parks & Community Services Director

John Terell Community and Economic Development Director

Ewa Lopez Deputy City Clerk Kim Krueger Applications Analyst

#### SPECIAL ORDER OF BUSINESS

1 RESOLUTION NO. 2014-51 CERTIFYING GENERAL MUNICIPAL ELECTION RESULTS

(Report of: City Clerk Department)

#### **Recommendations That the City Council:**

Adopt Resolution No. 2014-51. A Resolution of the City Council of the City of Moreno Valley, California, Reciting the Facts of the General Municipal Election held June 3, 2014, Declaring the Results and such other matters as Provided by Law.

Mayor Pro Tem Victoria Baca opened the agenda item for public comments, which were received from Daryl Terrell and Deanna Reeder.

Adopt Resolution No. 2014-51. A Resolution of the City Council of the City of Moreno Valley, California, Reciting the Facts of the General Municipal Election held June 3, 2014, Declaring the Results and such other matters as Provided by Law. by m/Richard A. Stewart, s/Jesse L. Molina

#### Passed by a vote of 4-0-1, Mayor Tom Owings absent.

2 SWEARING-IN OF COUNCIL MEMBER ELECT GEORGE PRICE

City Clerk swore in Council Elect George Price.

Mayor Pro Tem Victoria Baca opened the agenda item for public comments, which were received from Curtis Gardner.

3 CITY COUNCIL REORGANIZATION – SELECTION OF MAYOR (Report of: City Clerk Department)

#### **Recommendations That the City Council:**

- 1. Select one Council Member to fill the vacancy of the unexpired term of Mayor by conducting the voting for the selection of Mayor by written ballot or by voice vote.
- 2. Swearing-in of appointed Mayor

Mayor Pro Tem Victoria Baca opened the agenda item for public comments, which were received from Kathleen Dale.

Select one Council Member to fill the vacancy of the unexpired term of Mayor by conducting the voting for the selection of Mayor by voice vote, by m/Council Member Richard A. Stewart, s/Council Member Yxstian Gutierrez

#### Passed by a vote of 5-0.

The City Clerk opened nominations for Mayor.

Council Member Richard Stewart nominated Council Member Jesse Molina as Mayor, seconded by Council Member Yxstian Gutierrez.

Council Member Stewart moved to close nominations.

Roll call for Motion to Select Council Member Jesse Molina as Mayor. Approved by a vote of 5-0.

The City Clerk swore in Council Member Jesse Molina as Mayor.

Adjourned for a reception in the foyer.

### PUBLIC COMMENTS ON ANY SUBJECT NOT ON THE AGENDA UNDER THE JURISDICTION OF THE CITY COUNCIL

#### Chef Basil (representing Veterans VFW)

- 1. Congratulated Mayor on his appointment
- 2. Feeding veterans event; asked the Council for support in feeding veterans

#### Donovan Saadiq

1. Changing in City Council

#### Rod Ballance (representing March JPA TAC Committee)

- 1. Congratulated Mayor Molina and Council Member Price
- 2. Council's statements made last week regarding Lutheran Social Services at March Base

#### Pete Bleckert

1. Paying for sidewalks

2. Lehman Brothers bonds

#### Roy Bleckert

1. Fiscal Year 2015/2016 budget challenges

#### Louise Palomarez

- 1. Congratulations to Mayor Molina
- 2. Do best for the community and go forward

#### **David Marquez**

- Congratulations to Council Member George Price and Mayor Jesse Molina
- 2. Code enforcement/cleaning up trash throughout the City

#### Sherman Jones

- 1. Representation of the Black Community
- 2.Jobs/employment

#### Ruthee Goldkorn

- 1. ADA/ 504 code compliance officer
- 2. Perris Blvd. and Alessandro project

#### Deanna Reeder

- 1. Outreach for ADA
- 2. Speaker comments at meetings

#### Kathleen Dale

- 1. Congratulations to Council Member Price and Mayor Molina
- 2. District 4 Council seat
- 3. Pending lawsuits/JPA lawsuit
- 4. Emerging Leaders Council meeting

#### JOINT CONSENT CALENDARS (SECTIONS A-D)

Motion to continue Item A.15 to July 8, 2014 City Council Meeting. by m/Council Member Richard A. Stewart, s/Council Member Yxstian Gutierrez

#### Passed by a vote of 5-0.

Council Member George Price announced that he will abstain from voting on Items A2, B2, C2, and D2.

Mayor Molina opened Consent Calendar for public comments, which were received from Kathleen Dale (Item A.10), Ruthie Goldkorn (Item A.15), and Dom Betro (Representing FSA; Item A.18).

#### A. CONSENT CALENDAR-CITY COUNCIL

- A.1 ORDINANCES READING BY TITLE ONLY Recommendation: Waive reading of all Ordinances.
- A.2 MINUTES REGULAR MEETING OF JUNE 10, 2014 (Report of: City Clerk's Department)

#### Recommendation:

Approve as submitted.

A.3 CITY COUNCIL REPORTS ON REIMBURSABLE ACTIVITIES (Report of: City Clerk's Department)

#### Recommendation:

Receive and file the Reports on Reimbursable Activities for the period of May 21 - June 17, 2014.

A.4 APPROVAL OF: (1) POWER PURCHASE AGREEMENT AMONG RE ASTORIA 2 LLC (AS SELLER) AND THE SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY (SCPPA), THE POWER AND WATER RESOURCES POOLING AUTHORITY (PWRPA), AND THE CITIES OF LODI, CORONA, MORENO VALLEY, AND RANCHO CUCAMONGA (TOGETHER, AS BUYERS); AND (2) BUYERS JOINT PROJECT AGREEMENT

(Report of: Public Works Department)

#### Recommendations

- Approve the Power Purchase Agreement among RE Astoria 2 LLC (as seller), and SCPPA, PWRPA, and the Cities of Lodi, Corona, Moreno Valley, and Rancho Cucamonga.
- 2. Approve the Buyers Joint Project Agreement by and among SCPPA, PWRPA, and the Cities of Lodi, Corona, Moreno Valley, and Rancho Cucamonga.
- 3. Authorize the City Manager to execute both Agreements.

A.5 APPROVAL OF SECOND AMENDMENT TO THE CONFIRMATION FOR SCHEDULING AND SETTLEMENT SERVICES WITH NOBLE AMERICAS ENERGY SOLUTIONS

(Report of: Public Works Department)

#### Recommendations

- 1. Approve the Second Amendment to the Confirmation for Scheduling and Settlement Services with Noble Americas Energy Solutions.
- 2. Authorize the City Manager to execute the Amendment
- A.6 AUTHORIZATION FOR THE CITY MANAGER TO SIGN THE THIRD AMENDMENT TO THE SETTLEMENT AGREEMENT AND MUTUAL RELEASE FOR THE RIVERSIDE SUPERIOR COURT CASE ENTITLED RADOS, ET AL. V. CITY OF MORENO VALLEY (Report of: City Attorney Department)

#### Recommendations

Authorize the City Manager to sign the Third Amendment to the Settlement Agreement in the case Rados, et al. v. City of Moreno Valley (Riverside Superior Court Case No. RIC 425623).

A.7 PA04-0216 (PARCEL MAP 33275) – ADOPT THE RESOLUTION AUTHORIZING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS AS COMPLETE AND ACCEPT THE PORTIONS OF CURTIS AVENUE AND GIFFORD AVENUE ASSOCIATED WITH THIS PROJECT INTO THE CITY'S MAINTAINED STREET SYSTEM (Report of: Public Works Department)

#### Recommendations

- Adopt Resolution No. 2014-52. A Resolution of the City Council of the City of Moreno Valley, California, Authorizing the Acceptance of the Public Improvements as Complete within Project PA04-0216 (Parcel Map 33275) and Accepting the Portions of Curtis Avenue, and Gifford Avenue Associated with the Project into the City's Maintained Street System.
- 2. Authorize the City Engineer to exonerate the Deed of Trust submitted as security for the Faithful Performance and Material and Labor amounts for this project in one year when all clearances are received.
- A.8 PARCEL MAP 30882 ULTIMATE EUCALYPTUS IMPROVEMENTS REDUCE FAITHFUL PERFORMANCE BOND AND ADOPT THE RESOLUTION AUTHORIZING ACCEPTANCE OF THE PUBLIC IMPROVEMENTS AS COMPLETE AND ACCEPTING THE

PORTION OF EUCALYPTUS AVENUE ASSOCIATED WITH THIS PROJECT INTO THE CITY'S MAINTAINED STREET SYSTEM (Report of: Public Works Department)

#### Recommendations

- Adopt Resolution No. 2014-53. A Resolution of the City Council of the City of Moreno Valley, California, Authorizing the Acceptance of the Public Improvements as Complete within Project Parcel Map 30882 Ultimate Eucalyptus Improvements and Accepting the Portion of Eucalyptus Avenue Associated with the Project into the City's Maintained Street System.
- 2. Authorize the City Engineer to execute the 90% reduction to the Faithful Performance Bond, exonerate the Material and Labor Bond in 90 days if there are no stop notices or liens on file with the City Clerk, and exonerate the final 10% of the Faithful Performance Bond in one year when all clearances are received.
- A.9 APPROVE THE FOURTH AMENDMENT TO AGREEMENT FOR PROJECT DBF/09 DETENTION BASIN WITH NATURE'S IMAGE INC. (Report of: Public Works Department)

#### **Recommendation That the City Council as Successor Agency**

- 1. Approve amendment to extend contract for project DBF/09 Detention Basin with Nature's Image Inc. to provide detention basin maintenance services, extend the agreement from July 1, 2014 to June 30, 2015 and increase agreement to a "not to exceed" cumulative amount of \$130,736.00.
- 2. Authorize the City Manager to execute said Extension Agreement with Nature's Image, Inc. of Lake Forest, California.
- 3. Authorize the Purchasing Manager, on July 1, 2014, to issue a purchase order to Nature's Image, Inc. in the amount of: twenty three thousand, eight hundred and eighty-eight and 00/100 dollars (\$23,888.00) for twelve months of basin maintenance service.
- A.10 2013 ANNUAL REPORT OF THE PLANNING COMMISSION (Report of: Community & Economic Development Department)

#### Recommendations

- 1. RECEIVE AND FILE the 2013 Annual Report of the Planning Commission.
- 2. AUTHORIZE transmittal to the California State Office of Planning and Research in accordance with Government Code Section

65400(a)(2).

A.11 PA08-0041 (P09-094, P10-088) – ACCEPT AGREEMENT AND SECURITY FOR PUBLIC IMPROVEMENTS. DEVELOPER – SOUTHEASTERN CALIFORNIA CONFERENCE OF SEVENTH-DAY ADVENTISTS DBA MORENO HILLS SDA CHURCH, RIVERSIDE, CA 92513 (Report of: Public Works Department)

#### Recommendations

- 1. Accept the Agreement for Public Improvements and Securities for PA08-0041(P09-094, P10-088).
- 2. Authorize the Mayor to execute the Agreement.
- 3. Direct the City Clerk to forward the signed Agreement to the County Recorder's Office for recordation.
- 4. Authorize the City Engineer to execute any future time extension amendments to the agreement, subject to City Attorney approval, if the required public improvements are not completed within said timeframe.
- A.12 REVIEW GENERAL FUND COST ALLOCATION PLAN (Report of: Financial & Management Services Department)

#### Recommendations

- 1. Receive and file the proposed General Fund Cost Allocation Plan.
- 2. Authorize revenue and expenditure appropriations as identified within the Fiscal Impact section of this report.
- A.13 CONFLICT OF INTEREST CODE AGENCY REVIEW (Report of: City Clerk Department)

#### **Recommendation:**

That the City Council, as the code reviewing body of the City of Moreno Valley, direct each agency, which has adopted a Conflict of Interest Code pursuant to the provisions of the Political Reform Act of 1974 (Government Code §87100, et. seq.), to review its Conflict of Interest Code, and if a change is necessary, to submit its biennial report to the City Clerk no later than October 1, 2014.

A.14 APPROVAL OF CREATION OF INTERNAL SERVICE FUND SUB-FUNDS FOR THE SEPARATION OF OPERATING, CAPITAL AND REPLACEMENT FUNDS AND THE TRANSFERS OF FUND BALANCES (Report of: Financial & Management Services Department)

#### Recommendations

- Approve the creation of Fund 7220 Technology Assets and Capital Projects, Fund 7230 Technology Replacement Reserve, Fund 7320 Facilities Assets and Capital Projects, and Fund 7330 Facilities Replacement Reserve.
- 2. Approve the transfers of fund balances as set forth in the Fiscal Impact section from Fund 7510 Equipment Replacement Reserve.
- A.15 AMENDMENT TO EXISTING CONTRACT WITH LIBRARY SYSTEMS AND SERVICES (LSSI)

(Report of: Administrative Services Department)

#### Recommendations

- 1. Approve the amendment to City's current contract with LSSI to add information technology (IT) services.
- 2. Authorize the City Manager to sign the contract amendment.
- 3. Authorize the revenue and expenditure appropriations as identified within the Fiscal Impact section of this report.
- A.16 AWARD TO PB LOADER CORPORATION FOR THE REPLACEMENT PURCHASE OF ONE ASPHALT PATCH TRUCK (Report of: Public Works Department)

#### Recommendations

- Award to PB Loader Corporation of Fresno, CA, for the purchase of one 2015 Ford F-650 6.8L Triton V10 3-Valve Gasoline 362 HP @ 4750.
- 2. Authorize the Purchasing & Facilities Division Manager to issue a purchase order to PB Loader Corporation in the amount of \$147,147.00.
- A.17 WASTE MANAGEMENT OF THE INLAND EMPIRE FY 2014/2015 RATE ADJUSTMENT

(Report of: City Manager Department)

#### Recommendation:

Approve the Waste Management of the Inland Empire proposed Fiscal Year (FY) 2014/2015 Rate Adjustment.

A.18 RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY DECLARING ITS SUPPORT FOR AN ECONOMIC EXPANSION

PROJECT IBANK FINANCING APPLICATION BY FAMILY SERVICE ASSOCIATION

(Report of: Community & Economic Development Department)

#### **Recommendation:**

Adopt Resolution No. 2014-54. A Resolution of the City Council of the City of Moreno Valley, California, Declaring its Support for an Economic Expansion Project to be implemented by Family Service Association and its Intent to Act as a Sponsor for Purposes of the Financing Application for such Project.

A.19 AUTHORIZE A CHANGE ORDER TO INCREASE THE PURCHASE ORDER WITH PACIFIC UTILITY INSTALLATION, INC. FOR SCE TIE-IN WORK TO MOVAL SOUTH 33 KV SUBSTATION – PROJECT NO. 805-0021-70-80

(Report of: Public Works Department)

#### Recommendations

- Authorize a Change Order to increase the existing Purchase Order with Pacific Utility Installation, Inc., the onsite contractor for the MOVAL South 33 kV Substation project by an additional \$248,669.00.
- 2. Authorize the Public Works Director/City Engineer to execute a change order with Pacific Utility Installation, Inc.

#### B. CONSENT CALENDAR-COMMUNITY SERVICES DISTRICT

- B.1 ORDINANCES READING BY TITLE ONLY Recommendation: Waive reading of all Ordinances.
- B.2 MINUTES REGULAR MEETING OF JUNE 10, 2014 (Report of: City Clerk's Department)

#### **Recommendation:**

Approve as submitted.

#### C. CONSENT CALENDAR - HOUSING AUTHORITY

- C.1 ORDINANCES READING BY TITLE ONLY Recommendation: Waive reading of all Ordinances.
- C.2 MINUTES REGULAR MEETING OF JUNE 10, 2014 (Report of: City Clerk's Department)

#### Recommendation:

Approve as submitted.

#### D. CONSENT CALENDAR - BOARD OF LIBRARY TRUSTEES

- D.1 ORDINANCES READING BY TITLE ONLY Recommendation: Waive reading of all Ordinances.
- D.2 MINUTES REGULAR MEETING OF JUNE 10, 2014 (Report of: City Clerk's Department)

#### **Recommendation:**

Approve as submitted.

Motion to approve Consent Calendar with the exception of Item A.15, which was continued to July 8, 2014. Council Member Price abstained from Items A.2, B.2, C.2 and D.2. by m/Council Member Richard A. Stewart, s/Mayor Pro Tem Victoria Baca

Passed by a vote of 5-0.

#### E. PUBLIC HEARINGS

E.1 PUBLIC HEARING REGARDING THE MAIL BALLOT PROCEEDINGS FOR ASSESSOR'S PARCEL NUMBERS (APNS) 297-220-012; AND 292-242-014 BALLOTING FOR NPDES

(Report of: Financial & Management Services Department)

#### **Recommendations That the City Council:**

- 1. Conduct the Public Hearing and accept public testimony regarding the mail ballot proceedings for APNs 297-220-012; and 292-242-014 for approval of the National Pollutant Discharge Elimination System (NPDES) maximum annual rate.
- 2. Direct the City Clerk to tabulate the NPDES ballots for APNs 297-220-012; and 292-242-014.
- 3. Verify and accept the results of the mail ballot proceedings as identified on the Official Tally Sheet.
- 4. Receive and file with the City Clerk's office the Official Tally Sheet.
- 5. If approved, authorize and impose the NPDES maximum commercial/industrial regulatory rate to APNs 297-220-012; and 292-242-014.

Mayor Jesse Molina opened the public testimony portion of the public

hearing; there being none, public testimony was closed.

<u>Direct the City Clerk to tabulate the NPDES ballots for APNs 297-220-012; and 292-242-014 by m/Council Member George Price, s/Council Member Richard A. Stewart</u>

#### Passed by a vote of 5-0.

City Clerk announced the results:

APN 297-220-012, vote "yes" - passed

APN 292-242-014, vote "yes" - passed

<u>Verify and accept the results of the mail ballot proceedings as</u> identified on the Official Tally Sheet.

Receive and file with the City Clerk's office the Official Tally Sheet.

If approved, authorize and impose the NPDES maximum commercial/industrial regulatory rate to APNs 297-220-012; and 292-242-014. by m/Mayor Pro Tem Victoria Baca, s/Council Member George Price

#### Passed by a vote of 5-0.

E.2 PUBLIC HEARING FOR DELINQUENT RESIDENTIAL SOLID WASTE ACCOUNTS

(Report of: City Manager Department)

#### **Recommendations That the City Council:**

- Approve placing the submitted list of delinquent solid waste accounts for the Fiscal Year (FY) 2014/2015 Riverside County property tax roll for collection.
- Direct the City Clerk to file with the Riverside County Auditor a certified copy of Resolution No. 2012-55 and the list of delinquent solid waste accounts as required by Section 5473.4 of the California Health and Safety Code and Section 6.02.030 of the City of Moreno Valley Municipal Code.

Mayor Jesse Molina opened the public testimony portion of the public hearing; there being none, public testimony was closed.

Approve placing the submitted list of delinquent solid waste accounts for the Fiscal Year (FY) 2014/2015 Riverside County property tax roll for collection.

Direct the City Clerk to file with the Riverside County Auditor a certified copy of Resolution No. 2012-55 and the list of delinquent solid waste accounts as required by Section 5473.4 of the California Health and Safety Code and Section 6.02.030 of the City of Moreno Valley Municipal Code by m/Council Member Yxstian Gutierrez, s/Mayor Pro Tem Victoria Baca

#### Passed by a vote of 5-0.

E.3 PUBLIC HEARING AND ADOPTION OF RESOLUTION ESTABLISHING APPROPRIATIONS ("GANN") LIMIT FOR THE CITY OF MORENO VALLEY FOR FISCAL YEAR 2014-15

(Report of: Financial & Management Services Department)

#### **Recommendations That the City Council:**

- 1. Conduct a Public Hearing to receive public comments on the City's appropriations limit for Fiscal Year 2014-15.
- 2. Adopt Resolution No. 2014-55. A Resolution of the City Council of the City of Moreno Valley, California, Establishing the Appropriations Limit for Fiscal Year 2014-15.

Mayor Jesse Molina opened the public testimony portion of the public hearing; there being none, public testimony was closed.

Adopt Resolution No. 2014-55. A Resolution of the City Council of the City of Moreno Valley, California, Establishing the Appropriations Limit for Fiscal Year 2014-15. by m/Council Member Richard A. Stewart, s/Mayor Pro Tem Victoria Baca

#### Passed by a vote of 5-0.

E.4 PUBLIC HEARING AND ADOPTION OF RESOLUTION ESTABLISHING APPROPRIATIONS ("GANN") LIMIT FOR THE MORENO VALLEY COMMUNITY SERVICES DISTRICT FOR FISCAL YEAR 2014-15 (Report of: Financial & Management Services Department)

#### **Recommendations That the CSD:**

- 1. Conduct a Public Hearing to receive public comments on the Community Services District's appropriations limit for Fiscal Year 2014-15.
- Adopt Resolution No. CSD 2014-12. A Resolution of the Moreno Valley Community Services District Establishing the Appropriations Limit for Fiscal Year 2014-15.

President Jesse Molina opened the public testimony portion of the public hearing; there being none, public testimony was closed.

Adopt Resolution No. CSD 2014-12. A Resolution of the Moreno Valley Community Services District Establishing the Appropriations Limit for Fiscal Year 2014-15. by m/Board Member George Price, s/Vice President Victoria Baca

#### Passed by a vote of 5-0.

E.5 PUBLIC HEARING TO CONSIDER RECOMMENDED RESOLUTIONS APPROVING THE CONTINUANCE OF CURRENT MORENO VALLEY COMMUNITY SERVICES DISTRICT ANNUAL PARCEL TAXES AND CHARGES PROPOSED FOR FISCAL YEAR 2014/15 (Report of: Financial & Management Services Department)

#### **Recommendations That the CSD:**

- Acting in its capacity as President and Members of the Board of Directors of the Moreno Valley CSD ("CSD Board") conduct a Public Hearing to consider the continuance of current Moreno Valley Community Services District annual parcel taxes and charges proposed for Fiscal Year 2014/15.
- Approve and adopt Resolution No. CSD 2014-13. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Tax for Providing Zone A (Parks and Community Services) Services During Fiscal Year 2014/15.
- Approve and adopt Resolution No. CSD 2014-14. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Tax for Providing Zone C (Arterial Street Lighting and Intersection Lighting) Services During Fiscal Year 2014/15.
- Approve and adopt Resolution No. CSD 2014-15. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Charge for Providing Zone D (Parkway Landscape Maintenance) Services During Fiscal Year 2014/15.
- 5. Approve and adopt Resolution No. CSD 2014-16. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Charge for Providing Zone E (Extensive Landscape Maintenance) Services During Fiscal Year 2014/15.

- Approve and adopt Resolution No. CSD 2014-17. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Charge for Providing Zone M (Commercial/Industrial/Multifamily Improved Median Maintenance) Services During Fiscal Year 2014/15.
- 7. Approve and adopt Resolution No. CSD 2014-18. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Maximum Parcel Charge for Providing Zone S (Sunnymead Boulevard Maintenance) Services During Fiscal Year 2014/15.
- 8. Authorize the Chief Financial Officer to determine the applied parcel tax or charge to be levied on the property tax bill of properties located within Zones A, C, D, E, M, and S provided it does not exceed the maximum approved parcel tax or parcel charge and does not exceed the approved budget.

President Jesse Molina opened the public testimony portion of the public hearing. Public testimony was received from Deanna Reeder.

Motion to approve staff's Recommendation Nos. 1, 2, 3, 4, 5, 6, 7, & 8. by m/Vice President Victoria Baca, s/Council Member Richard A. Stewart

#### Passed by a vote of 5-0.

E.6 A PUBLIC HEARING FOR THE PROLOGIS EUCALYPTUS INDUSTRIAL PARK PROJECT AND RELATED ENVIRONMENTAL IMPACT REPORT. THE PROJECT PROPOSES A GENERAL PLAN AMENDMENT AND A ZONE CHANGE FOR 122 ACRES. THE LAND USE CHANGES ARE REQUIRED FOR DEVELOPMENT OF SIX WAREHOUSE DISTRIBUTION FACILITIES TOTALING 2,244,419 SQUARE FEET. THE DEVELOPER ALSO PROPOSES TENTATIVE PARCEL MAP NO. 35679 TO SUBDIVIDE THE PROJECT SITE INTO SIX PARCELS. A GENERAL PLAN AMENDMENT IS ALSO REQUIRED FOR PROPOSED CHANGES TO THE CITY'S GENERAL PLAN CIRCULATION ELEMENT AND THE MASTER PLAN OF TRAILS. THE SITE IS LOCATED SOUTH OF STATE ROUTE 60 AND EAST OF THE MORENO VALLEY AUTO MALL, AT FIR AVENUE (FUTURE EUCALYPTUS AVENUE) AND BETWEEN PETTIT STREET AND THE QUINCY CHANNEL. THE APPLICANT IS PROLOGIS (Report of: Community & Economic Development Department)

#### **Recommendations That the City Council:**

MINUTES June 24, 2014

16

- 1. Conduct a public hearing for Prologis Eucalyptus Industrial Park Project and subsequent to the public hearing:
- 2. Approve Resolution No. 2014-56, A Resolution of the City Council of the City of Moreno Valley, California, Certifying the Final Environmental Impact Report (P07-186) and Adopting the Findings and Statement of Overriding Considerations and Approving the Mitigation Monitoring Program for the Prologis Eucalyptus Industrial Park Project, included as Exhibits A and B.
- Approve Resolution No. 2014-57, A Resolution of the City Council of the City of Moreno Valley, California, Approving a General Plan Amendment (PA07-0082) from R15, R5, and RA-2 land use designations to Business Park for approximately 71 acres for development of a 2,244,419 square foot industrial park located within Assessor's Parcel Numbers 4880330-011, -012, -013, -017, -018, -019, -020 and -021, as shown on the General Plan Amendment Map included as Exhibit A.
- 4. Introduce Ordinance No. 880, an Ordinance of the City Council of the City of Moreno Valley, California, Approving a Zone Change (PA07-0081) from Business Park, Business Park Mixed-use, R15, R5, and RA-2 to Light Industrial for approximately 122 acres for development of a 2,244,419 square foot industrial park located within Assessor's Parcel Numbers 488-330-011, 012, -013, -017, -018, -019, -020, and -021, as shown on the Zone Change Map included as Exhibit A.
- 5. Approve Resolution No. 2014-58, A Resolution of the City Council of the City of Moreno Valley, California, Approving Master Plot Plan application PA07-0083 and Plot Plan applications PA07-0158 through PA07-0162 for development of the 2,244,419 square foot Prologis Eucalyptus Industrial Park Project within the 122 acres of Assessor's Parcel Numbers 488-330-011, 012, -013, -017, -018, -019, -020, and -021, subject to the conditions of approval included as Exhibit A.
- 6. Approve Resolution No. 2014-59, A Resolution of the City Council of the City of Moreno Valley, California, Approving Tentative Parcel Map 35679 (PA07-0084) for development of the 2,244,419 square foot Prologis Eucalyptus Industrial Park Project within the 122 acres of Assessor's Parcel Numbers 488-330-011, 012, -013, -017, -018, -019, -020, and -021, subject to the conditions of approval included as Exhibit A.

Recess; Reconvened Mayor Molina opened the public testimony portion of the public hearing.

City Clerk reported that resident Manya M. Jiannino filled out a speaker slip, was not able to stay and asked the following to be read for the record: "she opposes the Item E.6. We are opposed to the massive Prologis Project - wrong place, wrong emphasis!! Please do not create a warehouse corridor in our beautiful East Side!"

Public testimony was received from Deanna Reeder (opposes), Brandon Carn (opposes), Kathleen Dale (opposes), Gary Potts (opposes), Susan Williams (opposes), Tom Thornsley (opposes), Susan Billinger (opposes), Daryl Terrell (opposes), Michael Lozeau (representing Liuna - Laborers International Union of North America; opposes), Roy Bleckert (supports), Tom Jerele Sr., Michelle Gerard (opposes), and Donovan Saadiq (opposes). Public testimony was closed.

Recommendation to continue item to July 8, 2014 Regular City Council Meeting with public hearing and rebuttal being closed. by m/Council Member Richard A. Stewart, s/Mayor Pro Tem Victoria Baca

Passed by a vote of 5-0.

### F. ITEMS REMOVED FROM CONSENT CALENDARS FOR DISCUSSION OR SEPARATE ACTION

#### G. REPORTS

G.1 APPOINTMENTS TO THE CITY COUNCIL ADVISORY BOARDS AND COMMISSIONS

(Report of: City Clerk Department)

#### **Recommendations That the City Council:**

- 1. Appoint those applicants who received majority vote by the City Council.
- 2. If vacancies are not filled by a majority vote of the City Council, authorize the City Clerk to re-advertise the positions as vacant and carry over the current applications for reconsideration of appointment at a future date.

Continue item to July 8, 2014 City Council meeting. by m/Council Member Richard A. Stewart, s/Mayor Pro Tem Victoria Baca

Passed by a vote of 5-0.

MINUTES June 24, 2014

- G.2 CITY MANAGER'S REPORT (Informational Oral Presentation not for Council action) none
- G.3 CITY ATTORNEY'S REPORT (Informational Oral Presentation not for Council action) none

#### H. LEGISLATIVE ACTIONS

- H.1 ORDINANCES 1ST READING AND INTRODUCTION NONE
- H.2 ORDINANCES 2ND READING AND ADOPTION
  - H.2.1 ORDINANCE NO. 878. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING SECTION 12.20.020 OF CHAPTER 12.20 OF THE CITY OF MORENO VALLEY MUNICIPAL CODE DECLARING PRIMA FACIE SPEED LIMITS ON CERTAIN STREETS (RECEIVED FIRST READING AND INTRODUCTION ON JUNE 10, 2014 BY A 5-0 VOTE)

#### **Recommendations That the City Council:**

Adopt Ordinance No. 878. An Ordinance of the City Council of the City of Moreno Valley, California, Amending Section 12.20.020 of Chapter 12.20 of the City of Moreno Valley Municipal Code Declaring Prima Facie Speed Limits on Certain Streets.

Mayor Jesse Molina opened public comments for public comments; there being none, public comments were closed.

Adopt Ordinance No. 878. An Ordinance of the City Council of the City of Moreno Valley, California, Amending Section 12.20.020 of Chapter 12.20 of the City of Moreno Valley Municipal Code Declaring Prima Facie Speed Limits on Certain Streets. by m/Council Member Richard A. Stewart, s/Mayor Pro Tem Victoria Baca

#### Passed by a vote of 5-0.

H.2.2 ORDINANCE NO. 879. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING TITLE 2 OF THE MORENO VALLEY MUNICIPAL CODE RELATING TO THE CREATION OF THE OFFICE OF A DIRECTLY ELECTED MAYOR AND THE NUMBER, DESIGNATION, AND BOUNDARIES OF FOUR COUNCILMANIC DISTRICTS (RECEIVED FIRST READING AND INTRODUCTION ON JUNE 10, 2014 BY A 5-0 VOTE)

MINUTES June 24, 2014

### **Recommendations That the City Council:**

Adopt Ordinance No. 879. An Ordinance of the City Council of the City of Moreno Valley, California, Amending Title 2 of the Moreno Valley Municipal Code Relating to the Creation of the Office of a Directly Elected Mayor and the Number, Designation, and Boundaries of Four Councilmanic Districts.

Adopt Ordinance No. 879. An Ordinance of the City Council of the City of Moreno Valley, California, Amending Title 2 of the Moreno Valley Municipal Code Relating to the Creation of the Office of a Directly Elected Mayor and the Number, Designation, and Boundaries of Four Councilmanic Districts. by m/Council Member Richard A. Stewart, s/Mayor Pro Tem Victoria Baca

#### Passed by a vote of 4-1, Council Member George Price opposed.

Mayor Jesse Molina opened public comments for public comments, which were received from Tom Jerele Sr.

- H.3 ORDINANCES URGENCY ORDINANCES NONE
- H.4 RESOLUTIONS NONE

### CLOSING COMMENTS AND/OR REPORTS OF THE CITY COUNCIL, COMMUNITY SERVICES DISTRICT, CITY AS SUCCESSOR AGENCY FOR THE COMMUNITY REDEVELOPMENT AGENCY OR HOUSING AUTHORITY

#### Council Member George Price

- 1. Appreciated professional manner the meeting was conducted tonight
- 2. Announced that Taste of the Valley will be held this Saturday at the Conference & Recreation Center

#### Council Member Yxstian A. Gutierrez

- 1. Congratulated Council Member Price and Mayor Molina
- 2. Thanked the public for being here

#### Mayor Pro Tem Victoria Baca

- 1. This Saturday, June 28, at Towngate Park, Tuning Sounds is sponsoring the first annual Walk-A-Thon fundraiser
- Attended the National Association of Industrial and Office Properties
   MINUTES
   June 24, 2014

#### Conference in Ontario

3. Congratulated Mayor Molina

#### Mayor Jesse Molina

1. Thanked everyone for being here; thanked for being civil and voicing opinions

There being no further business to conduct, the meeting was adjourned at 10:58 p.m. to Closed Session by <u>unanimous informal consent.</u>

#### **CLOSED SESSION**

A Closed Session of the City Council, Community Services District, City as Successor Agency for the Community Redevelopment Agency and Housing Authority was held in City Manager's Conference Room, Second Floor, City Hall. The City Council met in Closed Session to confer with its legal counsel regarding the following matter(s) and any additional matter(s) publicly and orally announced by the City Attorney in the Council Chamber at the time of convening the Closed Session.

• PUBLIC COMMENTS ON MATTERS ON THE CLOSED SESSION AGENDA UNDER THE JURISDICTION OF THE CITY COUNCIL

Mayor Jesse Molina opened public comments for public comments, which were received from Kevin Giser.

The Closed Session was held pursuant to Government Code:

City Attorney Suzanne Bryant announced that only one case will be discussed: the case listed on the agenda under Section 54956.9(d)(1) City of Moreno Valley vs. Matosantos, Chiang, Angulo, March JPA. She cannot anticipate if there will be any reportable action.

- 1 SECTION 54956.9(d)(1) CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION
  - a) City of Moreno Valley v. Matosantos, Chiang, Angulo, March Joint Powers Authority, Successor Agency to the March Joint Powers Redevelopment Agency
  - b) City of Moreno Valley V. Chen
  - c) City of Moreno Valley V. Chado & Chado

MINUTES June 24, 2014 2 SIGNIFICANT EXPOSURE TO LITIGATION PURSUANT TO PARAGRAPH (2) OR (3) OF SUBDIVISION (D) OF SECTION 54956.9

Number of Cases: 5

3 SECTION 54956.9(d)(4) - CONFERENCE WITH LEGAL COUNSEL - INITIATION OF LITIGATION

Number of Cases: 5

### REPORT OF ACTION FROM CLOSED SESSION, IF ANY, BY CITY ATTORNEY

None

#### **ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 11:50 p.m. by <u>unanimous informal consent.</u>

Submitted by:

\_\_\_\_\_

Jane Halstead, CMC

Secretary, Moreno Valley Community Services District

Secretary, City as Successor Agency for the Community Redevelopment Agency of

the City of Moreno Valley

Secretary, Moreno Valley Housing Authority

Secretary, Board of Library Trustees

Approved by:

Jesse L. Molina

President, Moreno Valley Community Services District

Chairperson, City as Successor Agency for the Community Redevelopment Agency of the City of Moreno Valley

Chairperson, Moreno Valley Housing Authority

Chairperson, Board of Library Trustees

22



### Report to City Council

**TO:** Mayor and City Council

**FROM:** Jane Halstead, City Clerk

AGENDA DATE: July 8, 2014

TITLE: CITY COUNCIL REPORTS ON REIMBURSABLE ACTIVITIES

### **RECOMMENDED ACTION**

### Recommendation:

1. Receive and file the Reports on Reimbursable Activities for the period of June 18 - July 1, 2014.

Reports on Reimbursable Activities									
	June 18 – July 1, 2014								
Council Member	Date	Meeting	Cost						
Victoria Baca	6/19/14	NAIOP Mid Year Market Review	\$60.00						
	6/20- 6/22/14	Chrysler/California Latino Caucus Institute Elected Officials Training Academy XIX	\$140.00						
	6/25/14	UCR Citizens University Committee	\$22.00						
6/26/14		Moreno Valley Chamber of Commerce 2014 Annual Leadership Moreno Valley Recognition Banquet	\$15.00						
	6/26- 6/27/14	Western Riverside Council of Governments 23 <sup>rd</sup> Annual General Assembly and Executive Committee	\$369.51						
Yxstian A. Gutierrez	6/19- 6/20/14	League of California Cities (LCC) Community Services Policy Committee	\$770.82						
	6/26/14	Western Riverside Council of Governments 23 <sup>rd</sup> Annual General Assembly	\$150.00						

	7/1/14	Moreno Valley Hispanic Chamber of Commerce Adelante	\$10.00
Jesse L. Molina	6/26/14	Moreno Valley Chamber of Commerce 2014 Annual Leadership Moreno Valley Recognition Banquet	\$15.00
	6/28/14	Moreno Valley Chamber of Commerce Taste of the Valley	\$25.00
George E. Price	6/25/14	Moreno Valley Chamber of Commerce Wake-Up Moreno Valley	\$15.00
	6/26/14	Moreno Valley Chamber of Commerce 2014 Annual Leadership Moreno Valley Recognition Banquet	\$15.00
	6/30/14 - 7/1/14	Gonsalves Client Cities Legislative Appreciation Dinner	\$467.15
Richard A. Stewart	6/26/14	Moreno Valley Chamber of Commerce 2014 Annual Leadership Moreno Valley Recognition Banquet	\$15.00
	6/26/14	Western Riverside Council of Governments 23 <sup>rd</sup> Annual General Assembly	\$150.00
	6/28/14	Moreno Valley Chamber of Commerce Taste of the Valley	\$25.00
	6/30/14 - 7/1/14	Gonsalves Client Cities Legislative Appreciation Dinner	\$467.15

Prepared By: Cindy Miller Executive Assistant to the Mayor/City Council Department Head Approval: Jane Halstead

City Clerk



APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

### Report to City Council

TO: Mayor and City Council

**FROM:** Richard Teichert, Chief Financial Officer

AGENDA DATE: July 8, 2014

**TITLE:** APPROVAL OF PAYMENT REGISTER FOR MAY, 2014

#### RECOMMENDED ACTION

#### Recommendation:

 Adopt Resolution No. 2014-60. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Payment Register for the month of May, 2014 in the amount of \$9,686,676.21.

#### **DISCUSSION**

To facilitate Council's review, the Payment Register lists in alphabetical order all checks and wires in the amount of \$25,000 or greater, followed by a listing in alphabetical order of all checks and wires less than \$25,000. The Payment Register also includes the fiscal year-to-date (FYTD) amount paid to each vendor.

### **FISCAL IMPACT**

The disbursements itemized in the attached Payment Register are reflected in the 2013-14 budget. Therefore, there is no fiscal impact other than the expenditure of budgeted funds.

#### **ATTACHMENTS**

Attachment 1: Proposed Resolution

Attachment 2: Payment Register for Month of May, 2014

Prepared By: Dena Heald Financial Operations Division Manager Department Head Approval: Richard Teichert Chief Financial Officer This page intentionally left blank.

#### RESOLUTION NO. 2014-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE PAYMENT REGISTER FOR THE MONTH OF MAY, 2014

WHEREAS, the Financial & Management Services Department has prepared and provided the Payment Register for the period May 1, 2014 through May 31, 2014, for review and approval by the City Council of the City of Moreno Valley; and

WHEREAS, it is in the best interest of the City that the referenced Payment Register be approved.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, that the Payment Register for the period May 1, 2014 through May 31, 2014, in the total amount of \$9,686,676.21 is approved.

APPROVED AND ADOPTED this 8th day of July, 2014.

	Mayor
ATTEST:	
City Clerk	
APPROVED AS TO FORM:	
City Attorney	

Resolution No. 2014-60 Date Adopted: July 8, 2014

### **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
certify that Resolution No. 2014-	erk of the City of Moreno Valley, California, do hereby 60 was duly and regularly adopted by the City Council regular meeting thereof held on the 8th day of July, 2014
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
CITY CLERK	

Resolution No. 2014-60 Date Adopted: July 8, 2014





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<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description		Payment Amount
BANC OF AMERICA PUBLIC CAPITAL CORP	12414	05/01/2014	W140502	2011 PRIVATE PLACEMENT REFI OF 97 LRB FY14 DEBT SVC		\$50,844.50
Remit to: ATLANTA, GA					FYTD:	\$1,127,254.70
BANC OF AMERICA PUBLIC CAPITAL CORP	12415	05/01/2014	W140503	2011 PRIVATE PLACEMENT REFI OF 97 COPS DEBT SVC		\$33,017.90
Remit to: ATLANTA, GA					FYTD:	\$1,127,254.70
COUNTY OF RIVERSIDE SHERIFF	12511	05/27/2014	SH0000023405	CONTRACT LAW ENF. BILLING #7 (12/12/13-1/8/14)		\$2,278,824.23
Remit to: RIVERSIDE, CA					FYTD:	\$29,604,415.60
COUNTY OF RIVERSIDE, AUDITOR- CONTROLLER	221246	05/12/2014	DEC-13	TRANSMITTAL OF AB544-PARKING CONTROL FEES		\$61,519.84
			JAN-14	TRANSMITTAL OF AB544-PARKING CONTROL FEES		
			FEB-14	TRANSMITTAL OF AB544-PARKING CONTROL FEES		
Remit to: RIVERSIDE, CA					FYTD:	\$307,878.37
DATA TICKET, INC.	12430	05/12/2014	51987	ADMIN CITATION PROCESSING-CODE-JAN14		\$41,149.69
			52384	CITATION PROCESSING SVCS-FEB14		
			51788	CITATION PROCESSING SVCS-CODE-JAN14		
			51214	CITATION PROCESSING SVCS-CODE-DEC13		
			52384TPC	THIRD PARTY COLLECTIONS-CODE-FEB14		
•			51788TPC	THIRD PARTY COLLECTIONS-CODE-JAN14		
			51214TPC	THIRD PARTY COLLECTIONS-CODE-DEC13		
			52694TPC	THIRD PARTY COLLECTIONS-CODE-FEB14		
			52694	ADMIN CITATION PROCESSING-CODE-FEB14		
			51525	ADMIN CITATION PROCESSING-CODE-DEC13		



4							
	<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	ayment Amount
	DATA TICKET, INC.	12430	05/12/2014	52287	REAL ESTATE DEMANDS-CODE-FEB14		\$41,149.69
				51713	REAL ESTATE DEMANDS-CODE-JAN14		
				51141	REAL ESTATE DEMANDS-CODE-DEC13		
				50811TPC	THIRD PARTY COLLECTIONS-CODE-NOV13		
	Remit to: NEWPORT BEACH, CA				FYTC	<u>):</u>	\$244,636.51
	DAVID TURCH & ASSOCIATES	221247	05/12/2014	JAN-APR 2014	FEDERAL LEGISLATIVE ADVOCATE SERVICES/JAN. 1 - APRIL 30, 2014		\$33,333.36
ပ်၊				SEP-DEC 2013	FEDERAL LEGISLATIVE ADVOCATE SERVICES/SEPT. 1 - DEC. 31, 2013		
-50-	Remit to: WASHINGTON, DC				FYTC	<u>):</u>	\$45,833.37
	DEPARTMENT OF ENVIRONMENTAL HEALTH	221330	05/19/2014	APR - JUN 2013	ENVIRONMENTAL HEALTH SERVICES		\$28,327.47
				JULY - SEPT 2013	ENVIRONMENTAL HEALTH SERVICES		
				OCT - DEC 2013	ENVIRONMENTAL HEALTH SERVICES		
	Remit to: RIVERSIDE, CA				<u>FYTC</u>	<u>):</u>	\$30,152.05
	EASTERN MUNICIPAL WATER DISTRICT	221404	05/27/2014	MAY-14 5/27/14	WATER CHARGES		\$103,836.79
				APR-14 5/27/14	WATER CHARGES		
	Remit to: PERRIS, CA				FYTC	<u>):</u>	\$1,667,421.03
	EASY TURF, INC.	12476	05/19/2014	21797 (REVISED)	INSTALL SYNTHERIC TURF ON CELEBRATION PARK PLAY AREA		\$95,765.20
	Remit to: VISTA, CA				<u>FYTC</u>	<u>):</u>	\$265,674.55
	EMPLOYMENT DEVELOPMENT DEPARTMENT	12418	05/02/2014	2014-00000351	CA TAX - STATE TAX WITHHOLDING		\$31,728.79



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Vendor Name	<u>Check/EFT Payment</u> <u>Inv Number</u> <u>Invoice Description</u> <u>Number</u> <u>Date</u>		J	Payment Amount		
Remit to: SACRAMENTO, CA					FYTD:	\$906,361.09
EMPLOYMENT DEVELOPMENT DEPARTMENT	12467	05/16/2014	2014-00000367	CA TAX - STATE TAX WITHHOLDING*		\$31,374.46
Remit to: SACRAMENTO, CA					FYTD:	\$906,361.09
EMPLOYMENT DEVELOPMENT DEPARTMENT	12656	05/30/2014	2014-00000380	CA TAX - STATE TAX WITHHOLDING		\$27,973.87
Remit to: SACRAMENTO, CA					FYTD:	\$906,361.09
ENCO UTILITY SERVICES MORENO VALLEY LLC	12310	05/05/2014	0402-MF-01489A	SOLAR METER INSTALLATION-28881 LEXINGTON WY & 13315 CANTERBURY D		\$216,437.55
			0402-MF-01487A	SOLAR METER INSTALLATION-26994 SALT MISSIONS CIR		
			0402-MF-01486A	SOLAR METER INSTALLATION-28303 KEATON DR		
			0402-MF-01490A	SOLAR METER INSTALLATION-28605 TRACER CT & 27417 PEPPERMINT ST		
			0405-1-180	DISTRIBUTION CHARGES 1/3-2/4/13		
Remit to: ANAHEIM, CA					FYTD:	\$5,797,312.60
ENCO UTILITY SERVICES MORENO VALLEY LLC	12431	05/12/2014	0405-1-181	DISTRIBUTION CHARGES 2/4-3/4/14		\$210,759.97
Remit to: ANAHEIM, CA					FYTD:	\$5,797,312.60
NCO UTILITY SERVICES MORENO	12515	05/27/2014	40-296A-03	WORK AUTHORIZATION 40-296A		\$27,852.07
			40-284-14	WORK AUTHORIZATION 40-284		
			40-291B-07	WORK AUTHORIZATION 40-291B		
			40-292A-08	WORK AUTHORIZATION 40-292A		



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>!</u>	Payment Amount
ENCO UTILITY SERVICES MORENO VALLEY LLC	12515	05/27/2014	40-292B-08	WORK AUTHORIZATION 40-292B		\$27,852.07
			40-295B-07	WORK AUTHORIZATION 40-295B		
			40-247B-18	WORK AUTHORIZATION 40-247B		
			40-282B-10	WORK AUTHORIZATION 40-282B		
			40-280B-07	WORK AUTHORIZATION 40-280B		
			40-280A-11	WORK AUTHORIZATION 40-280A		
			40-295A-05	WORK AUTHORIZATION 40-295A		
			40-278B-01	WORK AUTHORIZATION 40-278B		
-52-			40-296B-01	WORK AUTHORIZATION 40-296B		
•			40-247A-14	WORK AUTHORIZATION 40-247A		
			40-304A-02	WORK AUTHORIZATION 40-304A		
			40-303-04	WORK AUTHORIZATION 40-303		
			40-301B-02	WORK AUTHORIZATION 40-301B		
			40-299A-04	WORK AUTHORIZATION 40-299A		
			40-297A-03	WORK AUTHORIZATION 40-297A		
Remit to: ANAHEIM, CA					<u>FYTD:</u>	\$5,797,312.60
FLATIRON ELECTRIC GROUP, INC	12479	05/19/2014	5371-003	EV PRE-EMPTION RETROFIT		\$172,425.00
Remit to: CHINO, CA					<u>FYTD:</u>	\$242,725.00
FLATIRON ELECTRIC GROUP, INC	221210	05/05/2014	5371-001REVISED	EMERGENCY VEHICLE PRE-EMPTION		\$57,760.00
Remit to: CHINO, CA					<u>FYTD:</u>	\$242,725.00
HILLCREST CONTRACTING, INC	12318	05/05/2014	PB 22727	HEMLOCK AVENUE & GRAHAM STREET		\$28,823.19



Vendor Name	<u>Check/EFT</u> <u>Number</u>	Payment <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>i</u>	Payment Amount
Remit to: CORONA, CA					FYTD:	\$1,207,143.80
INTERNAL REVENUE SERVICE CENTER	12419	05/02/2014	2014-00000350	FED TAX - FEDERAL TAX WITHHOLDING*		\$124,776.68
Remit to: OGDEN, UT					FYTD:	\$3,286,436.63
INTERNAL REVENUE SERVICE CENTER	12468	05/16/2014	2014-00000368	FED TAX - FEDERAL TAX WITHHOLDING*		\$125,187.60
Remit to: OGDEN, UT					FYTD:	\$3,286,436.63
INTERNAL REVENUE SERVICE CENTER	12657	05/30/2014	2014-00000381	FED TAX - FEDERAL TAX WITHHOLDING*		\$110,723.54
Remit to: OGDEN, UT					FYTD:	\$3,286,436.63
LIBRARY SYSTEMS & SERVICES, LLC	221137	05/05/2014	14058	LIBRARY SVCS OPERATIONS & MATERIALS-APR14		\$111,630.00
Remit to: GERMANTOWN, MD					FYTD:	\$847,828.00
MARIPOSA HORTICULTURAL ENTERPRISES, INC.	12522	05/27/2014	63999	LANDSCAPE MAINTSENIOR CENTER-APR14		\$52,963.73
·			63988	LANDSCAPE MAINTPAN AM SECTION AQUEDUCT-APR14		
			64001	LANDSCAPE MAINTPATRIOT PARK-APR14		
			63989	LANDSCAPE MAINTSOUTH AQUEDUCT A-APR14		
_			63908	LANDSCAPE MAINTZONE E-2 APR 2014		
•			63998	LANDSCAPE MAINTPUBLIC SAFETY BLDGAPR14		
			63986	LANDSCAPE MAINTVANDENBERG TO FAY/AQUDCT BIKEWAY APR14	-	
			64000	LANDSCAPE MAINTUTILITY-APR14		

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Paym</u>	ent Amount
MARIPOSA HORTICULTURAL ENTERPRISES, INC.	12522	05/27/2014	64027	LANDSCAPE MAINTZONE D ADDITIONAL WORK-APR 2014		\$52,963.73
			64028	LANDSCAPE MAINTZONE E-2 ADDITIONAL WORK-APR 2014		
			63982	LANDSCAPE MAINTTOWNGATE COMM. CTRAPR14		
			63983	LANDSCAPE MAINTTOWNGATE AQUDCT BIKEWAY-APR14		
			63984	LANDSCAPE MAINTBAY AVE. TO GRAHAM/AQUDCT BIKEWAY-APR14		
			63987	LANDSCAPE MAINTNORTH AQUEDUCT-APR14		
			63996	LANDSCAPE MAINTELECTRIC SUBSTATION-APR14		
1			63995	LANDSCAPE MAINTCRC-APR14		
•			63994	LANDSCAPE MAINTCITY YARD-APR14		
			63993	LANDSCAPE MAINTASES ADMIN BLDGAPR14		
			63992	LANDSCAPE MAINTANIMAL SHELTER-APR14		
			63991	LANDSCAPE MAINTSCE & OLD LAKE DRIVE-APR14		
			63985	LANDSCAPE MAINTDELPHINIUM/PERHAM TO JFK/AQUDCT BIKEWAY-APR14		
			63990	LANDSCAPE MAINTSOUTH AQUEDUCT B-APR14		
			63907	LANDSCAPE MAINTZONE D-APR 2014		
			63997	LANDSCAPE MAINTLIBRARY-APR14		
Remit to: IRWINDALE, CA				<u>FYTD:</u>	<u>:</u>	\$420,612.56
MORENO VALLEY UTILITY	221261	05/12/2014	MAY-14 5/12/14	ELECTRICITY		\$59,625.81
			7013411-01/APR14	ELECTRICITY-UTILITY FIELD OFFICE		
Remit to: HEMET, CA				<u>FYTD</u>	<u>:</u> :	\$755,323.11
MPLC PIGEON PASS, LP	221301	05/12/2014	CFD #2014-02	REFUND-BAL. OF DEPOSIT-TERMINATED FORMATION OF DISTRICT		\$27,680.00



<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> Date	<u>Inv Number</u>	Invoice Description	ļ	Payment Amount
Remit to: NEWPORT BEACH, CA					FYTD:	\$27,680.00
NATIONWIDE RETIREMENT SOLUTIONS CP	12466	05/16/2014	2014-0000366	8010 - DEF COMP 457 - NATIONWIDE*		\$56,553.89
Remit to: COLUMBUS, OH					FYTD:	\$756,152.80
PERS HEALTH INSURANCE	12503	05/09/2014	W140501	EMPLOYEE HEALTH INSURANCE		\$188,890.31
Remit to: SACRAMENTO, CA					FYTD:	\$2,122,290.39
PERS RETIREMENT	12420	05/09/2014	P140425	PERS RETIREMENT DEPOSIT - CLASSIC		\$226,620.70
Remit to: SACRAMENTO, CA					FYTD:	\$5,552,188.80
PERS RETIREMENT	12539	05/23/2014	P140509	PERS RETIREMENT DEPOSIT - CLASSIC		\$225,815.48
Remit to: SACRAMENTO, CA					FYTD:	\$5,552,188.80
PRICE FAMILY CHARITABLE TRUST	221263	05/12/2014	4TH QTR 2013	SALES TAX REIMBURSEMENT		\$164,032.00
Remit to: LA JOLLA, CA					FYTD:	\$525,515.00
PRINCIPLES CONTRACTING, INC.	12328	05/05/2014	2	CIVIC CENTER EXTERIOR		\$93,522.75
Remit to: RIVERSIDE, CA					FYTD:	\$199,375.53
RIVERSIDE CONSTRUCTION COMPANY, INC	12330	05/05/2014	140205	SR-60 NASON OVERCROSSING		\$798,017.38
Remit to: RIVERSIDE, CA					<u>FYTD:</u>	\$6,999,139.37
RIVERSIDE CONSTRUCTION COMPANY, INC	12529	05/27/2014	140310	CONSTRUCTION - SR-60/NASON ST. OVERCROSSING		\$578,299.85
Remit to: RIVERSIDE, CA					FYTD:	\$6,999,139.37



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	1	Payment Amount
RUIZ CONCRETE & PAVING, INC	221150	05/05/2014	1	CYCLE 2 CITYWIDE SIDEWALK AND ACCESS		\$71,125.14
Remit to: LONG BEACH, CA					FYTD:	\$71,125.14
SHELL ENERGY NORTH AMERICA (US) L.P.	12450	05/12/2014	1295476	ELECTRIC ENERGY PURCHASE FOR MV UTILITY		\$455,537.60
Remit to: PHILADELPHIA, PA					FYTD:	\$5,607,793.08
SOUTHERN CALIFORNIA EDISON 1	221154	05/05/2014	7500422485	RELIABILITY SERVICE-DLAP_SCE_SEES_HV		\$35,190.97
			7500422472	WDAT CHARGES-SUBSTATION 115KV INTERCONNECTION		
			7500422471	WDAT CHARGES-FREDERICK AVE. LOCATION		
			7500422470	WDAT CHARGES-NANDINA AVE. LOCATION		
			7500422468	WDAT CHARGES-GRAHAM ST. LOCATION		
			7500422467	WDAT CHARGES-IRIS AVE. LOCATION		
			7500422469	WDAT CHARGES-GLOBE ST. LOCATION		
Remit to: ROSEMEAD, CA					FYTD:	\$2,671,508.33
SOUTHERN CALIFORNIA EDISON 1	221349	05/19/2014	587-9520 APR-14	ELECTRICITY-FERC CHARGES		\$144,778.70
			707-6081 APR-14	ELECTRICITY		
			APR-14 5/19/14	ELECTRICITY		
Remit to: ROSEMEAD, CA					FYTD:	\$2,671,508.33
STANDARD INSURANCE CO	12494	05/19/2014	140501a	LIFE & DISABILITY INSURANCE		\$26,232.91
Remit to: PORTLAND, OR					FYTD:	\$300,263.98
TENASKA ENERGY, INC	12496	05/19/2014	1342-DEC-13-01	RENEWABLE ENERGY		\$393,000.00
Remit to: OMAHA, NE					FYTD:	\$975,494.80



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> Date	<u>Inv Number</u>	Invoice Description	Payment Amount
THE UNIVERSITY ENTERPRISES CORPORATION AT CSUSB	221267	05/12/2014	SP0006125	SMALL BUSINESS CONSULTING SERVICES-FY 13/14 1ST-3RD QTR BILLING	\$37,500.00
Remit to: SAN BERNARDINO, CA				FYTD:	\$62,500.00
THINK TOGETHER, INC	12534	05/27/2014	111000-13/14-9	ASES PROGRAM MANAGEMENT SERVICES	\$493,437.50
Remit to: LOS ANGELES, CA				FYTD:	\$4,451,858.65
TRAMMELL CROW COMPANY	221309	05/12/2014	PA06-0021	RELEASE OF EROSION CONTROL SECURITY DEPOSIT	\$92,500.00
Remit to: NEWPORT BEACH, CA				FYTD:	\$92,500.00
U.S. BANK/CALCARDS	12335	05/05/2014	04-28-14	PAYMENT FOR APR 2014 CALCARD ACTIVITY	\$246,837.51
Remit to: ST. LOUIS, MO				<u>FYTD:</u>	\$2,407,536.12
WILLDAN ENGINEERING	12459	05/12/2014	002-14196	PLAN CHECK & INSPECTION SERVICES FOR BLDG. & SAFETY DEPT.	\$37,907.56
Remit to: ANAHEIM, CA				<u>FYTD:</u>	\$621,468.40
WILLDAN ENGINEERING	12537	05/27/2014	002-14283	PLAN CHECK & INSPECTION SERVICES FOR BLDG. & SAFETY DEPT.	\$54,636.03
Remit to: ANAHEIM, CA				FYTD:	\$621,468.40
TOTAL AMOUNTS OF \$25,000	OR GREATEF				\$8,564,777.52



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>F</u>	Payment Amount
"M" LANDMARK IMPROVEMENT PROJECT	221435	05/27/2014	DONATION	DONATION FOR LIGHTING THE "M" FOR 4TH OF JULY - 6/28-7/7/14		\$950.00
Remit to: MORENO VALLEY, CA					FYTD:	\$950.00
ABILITY COUNTS, INC	221320	05/19/2014	AC110822	LANDSCAPE SERVICES - PARK MAINT		\$2,065.00
Remit to: CORONA, CA					FYTD:	\$22,715.00
ACTION DOOR REPAIR CORP.	12421	05/12/2014	89291 87376 CREDIT 89120 BAL.	SIX NEW 4-BUTTON TRANSMITTERS-FS#2 TO APPLY OVERPAYMENT FULL PAYMENT-FS#6 BAY DOOR #2 REPAIRS		\$2,207.42
Remit to: ORLANDO, FL					FYTD:	\$27,013.97
ADAMS, DEBORAH	221436	05/27/2014	R14-072962	AS REFUND-S/N DEPOSIT		\$75.00
Remit to: PERRIS, CA					FYTD:	\$75.00
ADAMS, MARK L.	12344	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: REDLANDS, CA					FYTD:	\$3,824.76
ADAMSON POLICE PRODUCTS	221118	05/05/2014	INV134567	PEPPERBALL EQUIPMENT		\$8,996.40
Remit to: LOS ALAMITOS, CA					FYTD:	\$8,996.40
ADLERHORST INTERNATIONAL INC.	12504	05/27/2014	20125	DOG FOOD FOR K-9 IVAN		\$145.80
Remit to: RIVERSIDE, CA					FYTD:	\$13,197.63
ADMINSURE	221240	05/12/2014	6938	WORKERS' COMP CLAIMS ADMIN 5/1-5/31/14		\$2,175.00
Remit to: DIAMOND BAR, CA					FYTD:	\$20,100.00



CHECKS UNDER \$25,000						
<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	yment Amount
ADVANCED ELECTRIC	221321	05/19/2014	11035	W/O #13-0808 FS #58 - LIGHTS IN REAR AREA		\$2,375.75
			11042	W/O #13-1524 CITY YARD - 2 NEW AC CIRCUITS		
Remit to: RIVERSIDE, CA				<u> </u>	YTD:	\$79,628.37
ADVANCED ELECTRIC	221397	05/27/2014	11032	W013-1645 CY TRANSPORTATION TRAILER-ELECTRICAL 2 HVAC UNITS		\$1,740.80
			11038	CELEBRATION PARK ELECTRICAL REPAIRS		
Remit to: RIVERSIDE, CA				<u> </u>	YTD:	\$79,628.37
ALBERT A. WEBB ASSOCIATES	12469	05/19/2014	141648	E. SUNNYMEAD STORM DRAIN		\$13,394.00
Remit to: RIVERSIDE, CA				<u> </u>	YTD:	\$26,367.08
ALFONSO CAMPA	221274	05/12/2014	5/27-5/29/14	TRAVEL PER DIEM-SO. CALIF. GANG CONFERENCE		\$150.00
Remit to: MORENO VALLEY, CA				<u> </u>	YTD:	\$150.00
ALHINDI, AIMAN	221286	05/12/2014	1139744	REFUND FOR CREDIT PLACED IN ACCOUNT. DID NOT NEED THE CAP/GOWN		\$15.00
Remit to: MORENO VALLEY, CA				<u> </u>	YTD:	\$15.00
AMERICAN DIGITAL CARTOGRAPHY, INC	221398	05/27/2014	19541	MULTINET POSTAL CODE BOUNDARIES ANNUAL LICENSE RENEWAL		\$576.00
Remit to: APPLETON, WI				<u> </u>	YTD:	\$576.00
AMERICAN FORENSIC NURSES	12299	05/05/2014	64659	PHLEBOTOMY SERVICES		\$80.00
Remit to: PALM SPRINGS, CA				<u> </u>	YTD:	\$45,930.76
AMERICAN FORENSIC NURSES	12505	05/27/2014	64741	PHLEBOTOMY SERVICES		\$1,495.00
			64719	PHLEBOTOMY		

<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	ayment Amount
Remit to: PALM SPRINGS, CA					FYTD:	\$45,930.76
AMERICAN TOWERS	12506	05/27/2014	1683343	RADIO EQUIPMENT TOWER LEASE-MAY14		\$3,150.00
Remit to: CHARLOTTE, NC					FYTD:	\$28,350.00
ANIMAL PEST MANAGEMENT SERVICES, INC.	12470	05/19/2014	125011	COTTONWOOD GOLF CTR - GOPHER CONTROL		\$1,525.50
			124995	CFD#1 - GOPHER - SQUIRREL CONTROL		
			124885	EDISON EASEMENT- GOPHER-SQUIRREL CONTROL		
			124884	CITY PARK GOPHER-SQUIRREL CONTROL		
			124886	EQUESTRIAN CTR - MARB/CHILD CARE GOUNDS/BALLFIELDS		
			124887	POLICE ACTIVITY LEAGUE-GOPHER-SQUIRREL MICE CTRL		
Remit to: CHINO, CA					FYTD:	\$18,971.00
ANKO ELECTRONICS, INC.	221399	05/27/2014	72402	CALIBRATION AND REPAIR SVCS		\$1,550.00
Remit to: TEMECULA, CA					FYTD:	\$1,550.00
ANSARI, AHMAD	221365	05/19/2014	REIMB. 5/8/14	REIMBURSEMENT OF ANNUAL RENEWAL FEE FOR CIVIL ENG. LICENSE		\$115.00
Remit to: CORONA, CA					FYTD:	\$432.50
ARC OF RIVERSIDE COUNTY, THE	12300	05/05/2014	3 (JAN-MAR2014)	REIMB-MV RESOURCE CENTER-CDBG		\$4,546.62
			2 (OCT-DEC2013)	REIMB-MV RESOURCE CENTER-CDBG		
			1 (JUL-SEPT2013)	REIMB-MV RESOURCE CENTER-CDBG		
Remit to: RIVERSIDE, CA					FYTD:	\$9,546.62
ARROWHEAD WATER	12422	05/12/2014	04D0028990919	WATER PURIF. UNITS RENTAL-CITY HALL		\$593.78



### City of Moreno Valley Payment Register

### For Period 5/1/2014 through 5/31/2014

	<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Payn</u>	nent Amount
	ARROWHEAD WATER	12422	05/12/2014	04D0029115110	WATER PURIF. UNITS RENTAL-CITY YARD & TRANSP. TRAILER		\$593.78
				04D0029115144	WATER PURIF. UNIT RENTAL-LIBRARY		
				04D0029647914	WATER PURIF. UNIT RENTAL-FIRE ST. #6		
				04D0029647948	WATER PURIF. UNIT RENTAL-FIRE ST. #48		
				04D0029647971	WATER PURIF. UNIT RENTAL-FIRE ST. #2		
				04D0029647997	WATER PURIF. UNIT RENTAL-FIRE ST. #58		
				04D0029648037	WATER PURIF. UNIT RENTAL-FIRE ST. #91		
				04D0032389744	WATER PURIF. UNIT RENTAL-FIRE ST. #99		
<u>ე</u>				04D0032901514	WATER PURIF. UNIT RENTAL-ANNEX 1		
1				04D0029115177	WATER PURIF. UNITS RENTAL-ANIMAL SHELTER		
				04D0029115201	WATER PURIF. UNIT RENTAL-SENIOR CENTER		
				04D0029115359	WATER PURIF. UNIT RENTAL-CRC		
				04D0030878268	WATER PURIF. UNIT RENTAL-EOC		
				04D0029648052	WATER PURIF. UNIT RENTAL-FIRE ST. #65		
				04D0032414377	WATER PURIF. UNIT RENTAL-PUBLIC SAFETY BLDG.		
	Remit to: LOUISVILLE, KY				<u>FYT</u>	<u>'D:</u>	\$7,288.56
	ARROWHEAD WATER	12507	05/27/2014	04E0029648052	WATER PURIF. UNIT RENTAL-FIRE ST. #65		\$485.82
				04E0029647971	WATER PURIF. UNIT RENTAL-FIRE ST. #2		
				04E0032901514	WATER PURIF. UNIT RENTAL-ANNEX 1		
=	•			04E0032414377	WATER PURIF. UNIT RENTAL-PUBLIC SAFETY BLDG.		
tem	•			04E0030878268	WATER PURIF. UNIT RENTAL-EOC		
3				04E0029648037	WATER PURIF. UNIT RENTAL-FIRE ST. #91		
Z	1			04E0029115144	WATER PURIF. UNIT RENTAL-LIBRARY		
Ö							

# Item No.



### City of Moreno Valley Payment Register

For Period 5/1/2014 through 5/31/2014

	<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description		Payment Amount
	ARROWHEAD WATER	12507	05/27/2014	04E0032389744	WATER PURIF. UNIT RENTAL-FIRE ST. #99		\$485.82
				04E0029647914	WATER PURIF. UNIT RENTAL-FIRE ST. #6		
				04E0029115110	WATER PURIF. UNITS RENTAL-CITY YARD & TRANSP. TRAILER		
				04E0028990919	WATER PURIF. UNITS RENTAL-CITY HALL		
				04E0029647997	WATER PURIF. UNIT RENTAL-FIRE ST. #58		
				04E0029647948	WATER PURIF. UNIT RENTAL-FIRE ST. #48		
	Remit to: LOUISVILLE, KY					FYTD:	\$7,288.56
င်္ဂ	AT&T MOBILITY	221119	05/05/2014	872455379X040614	CELLULAR PHONE SVC-MCC		\$92.04
Ņ	Remit to: CAROL STREAM, IL					FYTD:	\$1,012.16
	AT&T/MCI	221120	05/05/2014	5307258	LANDLINE PHONE SVC-GANG TASK FORCE		\$171.43
	Remit to: CAROL STREAM, IL					FYTD:	\$2,197.84
	AURELIO, RUTH	221370	05/19/2014	R14-072982	AS REFUND-RABIES DEPOSIT		\$20.00
	Remit to: RIVERSIDE, CA					FYTD:	\$20.00
	AYARS, MARGARET E.	12345	05/05/2014	140501	RETIREE MED APR-MAY '14, PD MAY '14		\$637.46
	Remit to: YUCAIPA, CA					FYTD:	\$5,418.41
	BACHER, GRACE	221211	05/05/2014	140501	RETIREE MED MAY '14		\$208.36
	Remit to: HEMET, CA					FYTD:	\$2,782.74
	BAILEY, LANA	221212	05/05/2014	140501	RETIREE MED SPOUSE 10/12/13, MAR-APR '14, PD MAY '14		\$371.08
	Remit to: RANCHO CUCAMONGA, O	CA				FYTD:	\$5,454.54
	BANK OF AMERICA	221121	05/05/2014	14063355	OVERPAYMENT		\$24.00



Vendor Name	Check/EFT Number	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>P</u>	ayment Amount
Remit to: MORENO VALLEY, CA					FYTD:	\$24.00
BARTEL ASSOCIATES, LLC	221400	05/27/2014	14-361	ACTUARIAL CONSULTING SERVICES		\$9,450.00
Remit to: SAN MATEO, CA					FYTD:	\$9,450.00
BAUTISTA, JOSEPH C.	12346	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: FONTANA, CA					FYTD:	\$3,824.76
BECKNER, PATRICK	12347	05/05/2014	140501	RETIREE MED JAN-MAR '14 MEDICARE & DENTAL, PD MAY '14		\$720.75
Remit to: MURRIETA, CA					FYTD:	\$2,440.02
BELMUDES, DEBRA	12348	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
BEMUS LANDSCAPE, INC.	221241	05/12/2014	262066	LANDSCAPE MAINT-ANNEX 1-APR14		\$4,499.30
			262068	LANDSCAPE MAINT-FIRE STATIONS-APR14		
			262067	LANDSCAPE MAINT-CITY HALL-APR14		
Remit to: SAN CLEMENTE, CA					FYTD:	\$126,816.37
BENESYST	12423	05/12/2014	IN298569	COBRA ADMIN FEE-MAR14		\$794.32
			IN291615	FSA ADMIN FEES-APR14		
			IN293263	FSA ADMIN FEES-MAY14		
•			IN291690	COBRA ADMIN FEE-FEB14		
Remit to: MINNEAPOLIS, MN					FYTD:	\$5,735.98
BENZ, MELANIE	221371	05/19/2014	R14-073047	AS REFUND-S/N DEPOSIT		\$50.00

# Item No.



# City of Moreno Valley Payment Register For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>P</u>	ayment Amount
Remit to: BANNING, CA					FYTD:	\$50.00
BERUMEN, CINTHIA	221287	05/12/2014	1140626	CRC RENTAL REFUND DEPOSIT		\$500.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$500.00
BESETTE , GLORIA	221372	05/19/2014	R14-071631	AS REFUND-RABIES DEPOSIT		\$20.00
Remit to: MEAD VALLEY, CA					<u>FYTD:</u>	\$20.00
BILODEAX, ROBERT	221172	05/05/2014	R14-071758	AS REFUND-SPAY/NEUTER DEPOSIT		\$75.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$75.00
BIO-TOX LABORATORIES	221122	05/05/2014	28527	BLOOD TOXICOLOGY ANALYSIS		\$5,452.44
			28517	BLOOD TOXICOLOGY ANALYSIS		
			28528	BLOOD TOXICOLOGY ANALYSIS		
Remit to: RIVERSIDE, CA					<u>FYTD:</u>	\$111,470.38
BLINDS 4 LESS	221319	05/12/2014	04252014	NEW VERTICAL BLINDS W/ VALANCE-FS#65		\$300.56
Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$300.56
BOX SPRINGS MUTUAL WATER COMPANY	221242	05/12/2014	04302014	WATER USAGE ACCT#721-1 ZONE E-1		\$88.93
Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$1,044.75
BRATHWAITE, RAYMOND GEORGE	221313	05/12/2014	MV4130426011	REFUND-CITATION OVERPAYMENT		\$240.80
Remit to: MORENO VALLEY, CA					FYTD:	\$240.80
BRAUN BLAISING MCLAUGHLIN	221322	05/19/2014	15017	LEGAL SVCS - SCE		\$15,109.64



CHECKS SHEEK \$25,000						
<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	Payment Amount	
Remit to: SACRAMENTO, CA					FYTD:	\$76,600.18
BRAUN BLAISING MCLAUGHLIN	221401	05/27/2014	14925	LEGAL SERVICES		\$14,065.86
			14953	LEGAL SERVICES - MVU		
Remit to: SACRAMENTO, CA					FYTD:	\$76,600.18
BREITKREUZ, THOMAS F.	221213	05/05/2014	140501	RETIREE MED JAN-MAR '14, PD MAY '14		\$956.19
Remit to: REDLANDS, CA					FYTD:	\$3,824.76
BROWN, SHERRY	12349	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$4,462.22
BU, SONYA	221275	05/12/2014	SPRING 2014	TUITION REIMBURSEMENT-EMPLOYEE EDUCATION PROGR	RAM	\$1,500.00
Remit to: WILDOMAR, CA					FYTD:	\$1,863.00
BUCKINGHAM, STAN	221214	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: TEMECULA, CA					<u>FYTD:</u>	\$3,824.76
BUREAU VERITAS NORTH AMERICA, INC	12471	05/19/2014	1231362	FIRE PLAN REVIEW - APRIL 2014		\$1,620.00
<u>.</u>			1230318	PLAN REVIEW SVCS-FIRE PREV-MAR14		
Remit to: LOS ANGELES, CA					FYTD:	\$2,818.50
BUSTED, CARLOS	221173	05/05/2014	R14-072749	AS REFUND-TRAP DEPOSIT		\$50.00
Remit to: MORENO VALLEY, CA					FYTD:	\$50.00
CAIN, GREGORY	12350	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
i						



<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	yment Amount
Remit to: TAMPA, FL					FYTD:	\$3,824.76
CALGO VEBA CITY OF MORENO VALLEY	221323	05/19/2014	2014-00000352	4020 - EXEC VEBA*		\$1,810.00
Remit to: MORENO VALLEY, CA					FYTD:	\$3,585.00
CALIFORNIA STATE CONTROLLER'S OFFICE	221425	05/27/2014	REPORT YEAR 2013	REMITTANCE OF UNCLAIMED A/P CHECKS TO SCO FOR REPORTED YEAR 2013	RT	\$3,402.09
Remit to: SACRAMENTO, CA					FYTD:	\$3,402.09
CALOLYMPIC SAFETY	221123	05/05/2014	327287	PURCHASE OF GAS MONITORS FOR TRUCK 2		\$2,743.20
Remit to: CORONA, CA					FYTD:	\$2,881.40
CALOLYMPIC SAFETY	221324	05/19/2014	326785 326786	GAS PLATE ASSEMBLY GAS MONITOR REPAIRS-TRUCK 2		\$138.20
Remit to: CORONA, CA					FYTD:	\$2,881.40
CALVARY CHAPEL OF MORENO VALLEY	221174	05/05/2014	RE: CK 2477	REFUND DEPOSIT FOR RENTAL OF MOBILE STAGE		\$100.00
Remit to: MORENO VALLEY, CA					FYTD:	\$100.00
CANALE , AMANDA	221373	05/19/2014	R14-072599	AS REFUND-S/N DEPOSIT		\$75.00
Remit to: BEAUMONT, CA					FYTD:	\$75.00
CARPET EMPORIUM	221175	05/05/2014	BL#01301-YR2014	REFUND OF OVERPAYMENT FOR BL#01301		\$96.00
Remit to: MORENO VALLEY, CA					FYTD:	\$96.00
CASA FOR RIVERSIDE COUNTY, INC.	12301	05/05/2014	02 (AUG 2013)	CASA REIMBURSEMENT-CDBG		\$6,230.18



• •						
<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	nyment Amount
CASA FOR RIVERSIDE COUNTY, INC.	12301	05/05/2014	04 (OCT 2013)	CASA REIMBURSEMENT-CDBG		\$6,230.18
			05 (NOV 2013)	CASA REIMBURSEMENT-CDBG		
			01 (JULY 2013)	CASA REIMBURSEMENT-CDBG		
			06 (DEC 2013)	CASA REIMBURSEMENT-CDBG		
			03 (SEPT 2013)	CASA REIMBURSEMENT-CDBG		
Remit to: INDIO, CA					FYTD:	\$16,850.59
CASA FOR RIVERSIDE COUNTY, INC.	12424	05/12/2014	07 (JAN 2014)	CASA REIMBURSEMENT		\$1,794.62
			08 (FEB 2014)	CASA REIMBURSEMENT		
Remit to: INDIO, CA					FYTD:	\$16,850.59
CASTLEBERRY, LAURIE	221374	05/19/2014	R14-072711	AS REFUND-RABIES DEPOSIT		\$20.00
Remit to: MENIFEE, CA					FYTD:	\$20.00
CATHOLIC CHARITIES	12425	05/12/2014	MAR 2014	CATHOLIC CHARITIES REIMBCDBG		\$3,733.25
			FEB 2014	CATHOLIC CHARITIES REIMBCDBG		
Remit to: SAN BERNARDINO, CA					<u>FYTD:</u>	\$18,673.78
CEMEX	221124	05/05/2014	9428224677	PORTLAND CEMENT		\$497.50
Remit to: PASADENA, CA					<u>FYTD:</u>	\$32,061.08
CEMEX	221243	05/12/2014	9428272498	PORTLANT CEMENT		\$1,021.48
			9428366420	PORTLAND CEMENT		
Remit to: PASADENA, CA					<u>FYTD:</u>	\$32,061.08

# Item



### **City of Moreno Valley Payment Register**

### For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	yment Amount
CEMEX	221325	05/19/2014	9428434073	PORTLAND CEMENT		\$3,571.86
			9428280439	WINTERGREEN & MORNING GLORY CEMENT		
			9428335478	FIR AVE CONCRETE		
			9428381896	PORTLAND CEMENT		
			9428239720	PORTLAND CEMENT		
			9428194523	PORTLAND CEMENT		
			9428319409	PERRIS BLVD & GENTIAN CONCRETE		
			9428457682	PORTLAND CEMENT		
Remit to: PASADENA, CA					FYTD:	\$32,061.08
CENTRAL OCCUPATIONAL MEDICINE PROVIDERS	12426	05/12/2014	04CTY107-0326594	PRE-EMPLOYMENT PHYSICAL/DRUG TESTING		\$210.00
Remit to: RIVERSIDE, CA					<u>FYTD:</u>	\$5,447.14
CENTRAL OCCUPATIONAL MEDICINE PROVIDERS	12508	05/27/2014	04CTY107-0326408	PRE-EMPLOYMENT PHYSICALS/DRUG TESTING		\$140.00
Remit to: RIVERSIDE, CA					FYTD:	\$5,447.14
CERVANTES, GABRIELA	221288	05/12/2014	1135200	REFUND CLASS CANCELLATION DUE TO LACK OF REGIST	RATION	\$22.00
Remit to: MORENO VALLEY, CA					FYTD:	\$22.00
CHADO, RICHARD	221205	05/05/2014	C12253	REFUND-ADMIN CITATION OVERPAYMENT		\$100.00
Remit to: FONTANA, CA					FYTD:	\$100.00
CHANDLER ASSET MANAGEMENT, INC	12427	05/12/2014	14875	INVESTMENT MANAGEMENT SVCS-APR14		\$6,972.00
Remit to: SAN DIEGO, CA					FYTD:	\$92,722.00



<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	yment Amount
CHAPMAN, STEVE	221215	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: REDLANDS, CA					FYTD:	\$3,824.76
CHAPPELL, ISAAC	12351	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
CINTAS CORPORATION	12302	05/05/2014	150269030	UNIFORM RENTAL SVCTREE MAINT.		\$709.90
			150272614	UNIFORM RENTAL SVCST. SIGNS/STRIPING		
			150276206	UNIFORM RENTAL SVCTRAFFIC SIGNAL		
			150276207	UNIFORM RENTAL SVCST. SIGNS/STRIPING		
b			150272623	UNIFORM RENTAL SVCFACILITIES		
			150276216	UNIFORM RENTAL SVCFACILITIES		
			150276217	UNIFORM RENTAL SVCGOLF COURSE		
			150276204	UNIFORM RENTAL SVCPARK MAINT.		
			150272624	UNIFORM RENTAL SVCGOLF COURSE		
			150272611	UNIFORM RENTAL SVCPARK MAINT.		
			150276215	UNIFORM RENTAL SVCCONCRETE MAINT.		
			150276214	UNIFORM RENTAL SVCSTREET MAINT.		
			150276213	UNIFORM RENTAL SVCDRAIN MAINT.		
			150272622	UNIFORM RENTAL SVCCONCRETE MAINT.		
<u>_</u>			150276210	UNIFORM RENTAL SVCTREE MAINT.		
<del></del>			150269028	UNIFORM RENTAL SVCGRAFFITI RMVL		
			150276208	UNIFORM RENTAL SVCGRAFFITI RMVL		
- <b>7</b>			150272621	UNIFORM RENTAL SVCSTREET MAINT.		
			150272620	UNIFORM RENTAL SVCDRAIN MAINT.		



### City of Moreno Valley Payment Register

### For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	yment Amount
CINTAS CORPORATION	12302	05/05/2014	150272619	UNIFORM RENTAL SVCST. SWEEPING		\$709.90
			150272617	UNIFORM RENTAL SVCTREE MAINT.		
			150272615	UNIFORM RENTAL SVCGRAFFITI RMVL		
			150269035	UNIFORM RENTAL SVCCONCRETE MAINT.		
			150269034	UNIFORM RENTAL SVCSTREET MAINT.		
			150269033	UNIFORM RENTAL SVCDRAIN MAINT.		
			150272613	UNIFORM RENTAL SVCTRAFFIC SIGNAL		
			150269032	UNIFORM RENTAL SVCST. SWEEPING		
-7			150269029	UNIFORM RENTAL SVCVEHICLE MAINT.		
-70-			150276212	UNIFORM RENTAL SVCST. SWEEPING		
Remit to: ONTARIO, CA					<u>FYTD:</u>	\$16,677.94
CINTAS CORPORATION	12428	05/12/2014	150272612	UNIFORM RENTAL SVCPURCHASING		\$5.66
			150276205	UNIFORM RENTAL SVCPURCHASING		
Remit to: ONTARIO, CA					FYTD:	\$16,677.94
CINTAS CORPORATION	12509	05/27/2014	150279810	UNIFORM RENTAL SVCTREE MAINT.		\$549.97
			150283390	UNIFORM RENTAL SVCGOLF COURSE		
			150279815	UNIFORM RENTAL SVCCONCRETE MAINT.		
			150279814	UNIFORM RENTAL SVCSTREET MAINT.		
			150283377	UNIFORM RENTAL SVCPARK MAINT.		
			150279806	UNIFORM RENTAL SVCTRAFFIC SIGNAL		
			150279817	UNIFORM RENTAL SVCGOLF COURSE		
			150279804	UNIFORM RENTAL SVCPARK MAINT.		
			150283388	UNIFORM RENTAL SVCCONCRETE MAINT.		



### City of Moreno Valley **Payment Register**

### For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>P</u>	ayment Amount
CINTAS CORPORATION	12509	05/27/2014	150279807	UNIFORM RENTAL SVCST. SIGNS/STRIPING		\$549.97
			150283379	UNIFORM RENTAL SVCTRAFFIC SIGNAL		
			150279812	UNIFORM RENTAL SVCST. SWEEPING		
			150279813	UNIFORM RENTAL SVCDRAIN MAINT.		
			150283378	UNIFORM RENTAL SVCPURCHASING		
			150283381	UNIFORM RENTAL SVCGRAFFITI RMVL		
			150279805	UNIFORM RENTAL SVCPURCHASING		
			150286981	UNIFORM RENTAL SVCFACILITIES		
			150283383	UNIFORM RENTAL SVCTREE MAINT.		
			150279816	UNIFORM RENTAL SVCFACILITIES		
			150283387	UNIFORM RENTAL SVCSTREET MAINT.		
			150279808	UNIFORM RENTAL SVCGRAFFITI RMVL		
			150283389	UNIFORM RENTAL SVCFACILITIES		
			150283380	UNIFORM RENTAL SVCST. SIGNS/STRIPING		
			150283386	UNIFORM RENTAL SVCDRAIN MAINT.		
			150283385	UNIFORM RENTAL SVCST. SWEEPING		
Remit to: ONTARIO, CA					FYTD:	\$16,677.94
CITY OF MORENO VALLEY VEBA TRUST	12303	05/05/2014	2014-00000342	4020 - EXEC VEBA*		\$7,797.50
Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$272,484.35
CIVIL SOURCE, INC.	12472	05/19/2014	1041-358-3	PLAN CHECK SERVICES-FINAL PARCEL MAP/PROJ. # PA09- 0022/PM36207		\$1,437.50
			1041-358-4	PLAN CHECK SERVICES-FINAL PARCEL MAP/PROJ. # PA09- 0022/PM36207		

# Item No.



# City of Moreno Valley Payment Register For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	Payment Amount	
Remit to: IRVINE, CA					FYTD:	\$18,142.60
CLARK, DEDRA	221289	05/12/2014	1137458	REFUND CONFLICT WITH PROGRAM CHANGE		\$40.00
Remit to: MORENO VALLEY, CA					FYTD:	\$40.00
COLONIAL SUPPLEMENTAL INSURANCE	221167	05/05/2014	7133069-0501382	SUPPLEMENTAL INSURANCE		\$5,895.60
Remit to: COLUMBIA, SC					FYTD:	\$72,549.60
COMMUNITY ASSISTANCE PROGRAM - CAP	12304	05/05/2014	MAR 2014	CAP FOOD PROGRAM-CDBG		\$2,452.75
Remit to: MORENO VALLEY, CA					FYTD:	\$37,129.92
COMMUNITY CONNECT	221125	05/05/2014	OCTOBER 2013	211 CALL CENTER INFO & REFERRAL-CDBG		\$4,802.06
			MARCH 2014	211 CALL CENTER INFO & REFERRAL-CDBG		
			DECEMBER 2013	211 CALL CENTER INFO & REFERRAL-CDBG		
			JULY-SEPT 2013	211 CALL CENTER INFO & REFERRAL-CDBG		
			FEBRUARY 2014	211 CALL CENTER INFOR & REFERRAL-CDBG		
			NOVEMBER 2013	211 CALL CENTER INFO & REFERRAL-CDBG		
			JANUARY 2014	211 CALL CENTER INFO & REFERRAL-CDBG		
Remit to: RIVERSIDE, CA					FYTD:	\$6,273.61
COMMUNITY CONNECT	221326	05/19/2014	APRIL 2014	211 CALL CENTER INFO & REFERRAL-CDBG		\$547.07
Remit to: RIVERSIDE, CA					<u>FYTD:</u>	\$6,273.61
COMMUNITY HEALTH CHARITIES	221126	05/05/2014	2014-00000343	8725 - CH CHARITY		\$88.00



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	yment Amount
Remit to: COSTA MESA, CA					FYTD:	\$4,687.00
COMMUNITY HEALTH CHARITIES	221327	05/19/2014	2014-00000353	8725 - CH CHARITY		\$88.00
Remit to: COSTA MESA, CA					FYTD:	\$4,687.00
COMMUNITY NOW	12305	05/05/2014	1015R	PROF. CONSULTANT SVCS-SR2S PROGRAM		\$2,030.00
Remit to: MORENO VALLEY, CA					FYTD:	\$41,830.00
COMMUNITY NOW	12510	05/27/2014	1016	PROF. CONSULTANT SVCS-SR2S PROGRAM/BICYCLE RODEO		\$1,960.00
Remit to: MORENO VALLEY, CA					FYTD:	\$41,830.00
COMMUNITY WORKS DESIGN GROUP	12429	05/12/2014	10861	SECURITY FENCING FS NO 48 & 65		\$171.50
Remit to: RIVERSIDE, CA					FYTD:	\$7,207.50
COMPEX LEGAL SERVICES, INC.	221127	05/05/2014	144226	LEGAL SVCS-RE: MV1310		\$910.95
Remit to: TORRANCE, CA					FYTD:	\$910.95
CONLIN, BLAKE	221176	05/05/2014	R14-072376	AS REFUND-RABIES DEPOSIT		\$20.00
Remit to: IRVINE, CA					FYTD:	\$20.00
CORNWELL, BECKY	221437	05/27/2014	1143691	TOWNGATE RENTAL REFUND DEPOSIT		\$200.00
Remit to: MORENO VALLEY, CA					FYTD:	\$200.00
Состсо	221128	05/05/2014	20440	SNACK SUPPLIES FOR A CHILD'S PLACE		\$1,174.99
Remit to: MORENO VALLEY, CA					FYTD:	\$20,656.90
COSTCO	221244	05/12/2014	20491	SNACK SUPPLIES FOR A CHILD'S PLACE		\$1,257.37



## City of Moreno Valley Payment Register

For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>F</u>	Payment Amount
COSTCO	221244	05/12/2014	20534	SNACK SUPPLIES FOR SKATE PARK		\$1,257.37
			20492	SNACK SUPPLIES FOR SKATE PARK		
Remit to: MORENO VALLEY, CA				FYT	<u>D:</u>	\$20,656.90
COUNSELING TEAM, THE	221402	05/27/2014	23133	EMPLOYEE SUPPORT SERVICES		\$1,250.00
Remit to: SAN BERNARDINO, CA				<u>FYT</u>	<u>D:</u>	\$58,658.75
COUNTRY SQUIRE ESTATES	221129	05/05/2014	MARCH 2014	UUT REIMBURSEMENT MARCH 2014		\$64.93
			APRIL 2014	UUT REIMBURSEMENT APRIL 2014		
Remit to: ONTARIO, CA				<u>FYT</u>	<u>D:</u>	\$733.20
COUNTY OF RIVERSIDE	221130	05/05/2014	9990170000-1403	VPN CONNECTION FOR CODE ENFORCEMENT STAFF		\$22.22
Remit to: RIVERSIDE, CA				<u>FYT</u>	<u>D:</u>	\$1,165,940.16
COUNTY OF RIVERSIDE	221245	05/12/2014	FEB 2014	RECORDING FEES		\$50.00
Remit to: RIVERSIDE, CA				<u>FYT</u>	<u>D:</u>	\$1,165,940.16
COUNTY OF RIVERSIDE	221366	05/19/2014	SH0000023728	REIMB. FOR SEXUAL ASSAULT EXAMS BILLED BY RCRMC 7/1/13-12/31/13		\$11,700.00
Remit to: MORENO VALLEY, CA				<u>FYT</u>	<u>D:</u>	\$1,165,940.16
COUNTY OF RIVERSIDE SHERIFF	221367	05/19/2014	SH0000023705	LAW ENFORCMENT EXTRA DUTY HOURS-TRAFFIC EVENTS- CHECKPT. 2/21/14		\$483.12
			SH0000023448	LAW ENFORCMENT EXTRA DUTY HOURS-TRAFFIC EVENTS- CHECKPT. 1/31/14		
Remit to: MORENO VALLEY, CA				<u>FYT</u>	<u>D:</u>	\$29,604,415.60



CHECKS CHEEK \$25,000						
<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	ayment Amount
COURT, ENRIQUE ALVIZO	221375	05/19/2014	P07-138	REFUND RENEWAL FEE FOR ADMIN. PLOT PLANINCORRECT AMOUNT PAID		\$294.50
Remit to: MORENO VALLEY, CA				<u>FY</u>	TD:	\$294.50
CURTIS & SONS, INC.	221376	05/19/2014	TRACT 31206	REFUND OF GEOTECHNICAL SERVICES DEPOSIT FOR COMPLETED PROJECT		\$110.00
Remit to: BUELLTON, CA				<u>FY</u>	TD:	\$110.00
CYCLERY USA - RIVERSIDE	221328	05/19/2014	031414143255	MAINT & REPAIRS-POP BICYCLES		\$954.66
			022114113332	MAINT & REPAIRS-POP BICYCLES		
Remit to: RIVERSIDE, CA				<u>FY</u>	TD:	\$954.66
D & D SERVICES DBA D & D DISPOSAL, INC.	221329	05/19/2014	79413	DECEASED ANIMAL DISPOSAL SVCS-APR14		\$745.00
Remit to: VALENCIA, CA				<u>FY</u>	TD:	\$8,940.00
DALE, KATHLEEN	12352	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA				<u>FY</u>	TD:	\$3,824.76
DATA TICKET, INC.	12306	05/05/2014	52692TPC	THIRD PARTY COLLECTIONS-FEB14		\$4,150.10
			51523	ADMIN CITATION PROCESSING-A/S-DEC13		
			51985	ADMIN CITATION PROCESSING-A/S-JAN14		
			51985TPC	THIRD PARTY COLLECTIONS-JAN14		
			52692	ADMIN CITATION PROCESSING-A/S-FEB14		
Remit to: NEWPORT BEACH, CA				<u>FY</u>	TD:	\$244,636.51
DATA TICKET, INC.	12473	05/19/2014	53316	ADMIN CITATION PROCESSING-MAR14		\$4,484.57
			53314TPC	THIRD PARTY COLLECTIONS-MAR14		
•						



# City of Moreno Valley Payment Register For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>P</u>	ayment Amount
DATA TICKET, INC.	12473	05/19/2014	53313	ADMINISTRATIVE CITATION COLLECTION PROCESS		\$4,484.57
			53313TPC	ADMINISTRATIVE CITATION COLLECTION PROCESS		
			53314	ADMIN CITATION PROCESSING-B&S-MAR14		
Remit to: NEWPORT BEACH, CA					FYTD:	\$244,636.51
DATAQUICK CORPORATE HEADQUARTERS	221403	05/27/2014	B1-2282316	ONLINE SOFTWARE SUBSCRIPTION		\$130.50
Remit to: SAN DIEGO, CA					FYTD:	\$1,435.50
DE LA CRUZ, JENNIFER	221438	05/27/2014	R14-073725	AS REFUND-OVERPMT ON LIC-RABIES INVALID		\$19.00
Remit to: MORENO VALLEY, CA					FYTD:	\$19.00
DEBINAIRE COMPANY	221248	05/12/2014	146258	EOC BOILER #1 REPAIRS		\$516.24
Remit to: CORONA, CA					FYTD:	\$2,666.04
DELTA DENTAL OF CALIFORNIA	12341	05/05/2014	BE000787908	EMPLOYEE DENTAL INSURANCE		\$10,816.74
Remit to: SAN FRANCISCO, CA					FYTD:	\$125,691.56
DELTACARE USA	221168	05/05/2014	BE000788942	EMPLOYEE DENTAL INSURANCE		\$5,210.92
Remit to: DALLAS, TX					FYTD:	\$61,739.10
DENING, IAN	221439	05/27/2014	R14-071552	AS REFUND-S/N DEPOSIT		\$75.00
Remit to: MARINA DEL REY, CA					FYTD:	\$75.00
DENNIS GRUBB & ASSOCIATES, LLC	12307	05/05/2014	1243	PLAN REVIEW SVCS-FIRE PREV 3/16-3/31/14		\$5,995.00
Remit to: MIRA LOMA, CA					FYTD:	\$154,415.00



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	Payment Amount
DENNIS GRUBB & ASSOCIATES, LLC	12474	05/19/2014	1248	PLAN REVIEW SERVICE	\$7,915.00
Remit to: MIRA LOMA, CA				FYTD:	\$154,415.00
DENNIS GRUBB & ASSOCIATES, LLC	12512	05/27/2014	1245	PLAN REVIEW SERVICES	\$8,675.00
Remit to: MIRA LOMA, CA				FYTD:	\$154,415.00
DEPARTMENT OF ENVIRONMENTAL HEALTH	221249	05/12/2014	IN0196816	HEALTH PERMIT FOR WATER FEATURE AT CELEBRATION PARK	\$336.00
Remit to: RIVERSIDE, CA				<u>FYTD:</u>	\$30,152.05
DIAZ, KATIE	221290	05/12/2014	1139743	REFUND CLASS CANCELLATION DUE TO LACK OF REGISTRATION	\$52.00
Remit to: MORENO VALLEY, CA				<u>FYTD:</u>	\$52.00
DIAZ, ROLANDO	221291	05/12/2014	1137259	REFUND FOR RENTAL DEPOSIT #25624	\$300.00
Remit to: MORENO VALLEY, CA				FYTD:	\$300.00
DISTINCTIVELY YOURS	12308	05/05/2014	5018	PROMOTIONAL PRODUCTS-FIRE DEPT.	\$4,984.07
Remit to: MORENO VALLEY, CA				FYTD:	\$9,946.93
DLS LANDSCAPE, INC	12475	05/19/2014	14492 14491	LANDSCAPE MAINT-ZONE A-APR14 LANDSCAPE MAINT-CFD#1-APR14	\$12,390.00
Remit to: REDLANDS, CA				<u>FYTD:</u>	\$148,680.00
DLS LANDSCAPE, INC	12513	05/27/2014	14521 14520	LANDSCAPE MAINT-ZONE A-MAY14 LANDSCAPE MAINT-CFD#1-MAY14	\$12,390.00



<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	ļ	Payment Amount
Remit to: REDLANDS, CA					FYTD:	\$148,680.00
DMC DESIGN GROUP, INC	12309	05/05/2014	2014-012	HEACOCK STREET SOUTH EXTENSION		\$2,670.00
Remit to: CORONA, CA					FYTD:	\$135,881.63
DONALDSON, DENA	221177	05/05/2014	R14-070205	AS REFUND-RABIES DEPOSIT		\$20.00
Remit to: RIVERSIDE, CA					FYTD:	\$20.00
DORY, ALLEEN F.	221216	05/05/2014	140501	RETIREE MED MAY '14		\$179.21
Remit to: HEMET, CA					FYTD:	\$3,211.98
DURAN, BLANCA	221276	05/12/2014	APR-2014	INSTRUCTOR SERVICES-FOLKLORIC DANCE ADULT & YOUTH CLASSES		\$138.00
Remit to: MORENO VALLEY, CA					FYTD:	\$1,212.00
DURAZO, ERIKA	221178	05/05/2014	R14-072836	AS REFUND-LIC REFUND DUE TO RABIES EXP		\$53.00
Remit to: MORENO VALLEY, CA					FYTD:	\$53.00
DUVAL, ROBERTA	221426	05/27/2014	MAY-2014	INSTRUCTOR SERVICES-CPR CLASS		\$396.00
Remit to: SUN CITY, CA					FYTD:	\$2,282.20
DYNAMIC COMMUNITIES, INC	221131	05/05/2014	21814	CRMUG ANNUAL MEMBERSHIP		\$700.00
Remit to: ATLANTA, GA					FYTD:	\$700.00
EASTERN MUNICIPAL WATER DISTRICT	221132	05/05/2014	APR-14 5/5/14	WATER CHARGES		\$19,735.25
Remit to: PERRIS, CA					FYTD:	\$1,667,421.03



<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>F</u>	ayment Amount
EASTERN MUNICIPAL WATER DISTRICT	221250	05/12/2014	APR-14 5/12/14	WATER CHARGES		\$13,460.98
Remit to: PERRIS, CA					FYTD:	\$1,667,421.03
ECONOMIC DEVELOPMENT AGENCY	221331	05/19/2014	6/12/14 EVENT	PURCHASE OF TABLE FOR 2014 GOLDEN CORRIDOR SUMMIT 66/12/14	ON	\$425.00
Remit to: RIVERSIDE, CA					FYTD:	\$79,545.55
EDGELANE MOBILE HOME PARK	12514	05/27/2014	4/2014	UUT REIMBURSEMENT APRIL 2014		\$1.67
Remit to: LOS ANGELES, CA					FYTD:	\$160.47
EDISON , BRIAN	221377	05/19/2014	R14-071245	AS REFUND-RABIES & S/N DEPOSITS		\$95.00
Remit to: PALM SPRINGS, CA					FYTD:	\$95.00
EGGERSTEN, ANNE	221217	05/05/2014	140501	RETIREE MED MAY '14		\$208.36
Remit to: RANCHO MIRAGE, CA					FYTD:	\$2,782.74
EISENHOWER MEDICAL CENTER	221332	05/19/2014	ACCT 783/89137	SERVICES RENDERED-CASE#MV140900072		\$300.00
Remit to: RANCHO MIRAGE, CA					FYTD:	\$300.00
EKPO, UDOEKPO	221378	05/19/2014	P14-027	REFUND FEES PAID DUE TO PROJECT'S EXPIRATION DATE		\$3,611.00
Remit to: MORENO VALLEY, CA					FYTD:	\$3,611.00
ELAM, STEPHEN	12353	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: TEMECULA, CA					FYTD:	\$1,912.38
EMPLOYMENT DEVELOPMENT DEPARTMENT	12501	05/14/2014	1ST QTR 2014	UNEMPLOYMENT INSURANCE 1/1-3/31/14		\$21,623.00



# City of Moreno Valley Payment Register For Period 5/1/2014 through 5/31/2014

Vendor Name	Check/EFT Number	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>P2</u>	ayment Amount
Remit to: SACRAMENTO, CA					FYTD:	\$906,361.09
ERAMI, HECTOR G.	221379	05/19/2014	ACCT. 7013547-02	SOLAR INCENTIVE REBATE		\$14,000.00
Remit to: MORENO VALLEY, CA					FYTD:	\$14,000.00
ERGON ASPHALT & EMULSION, INC	221396	05/19/2014	9401156834	ASPHATIC MATERIALS		\$1,251.41
Remit to: CHANDLER, AZ					FYTD:	\$3,133.42
ESCATERA , LINDA	221440	05/27/2014	1133945	REFUND CHILD WAS SICK		\$36.00
Remit to: MORENO VALLEY, CA					FYTD:	\$36.00
ESGIL CORPORATION	12477	05/19/2014	03143791	PLAN CHECK SVCS-MAR14		\$3,670.11
Remit to: SAN DIEGO, CA					FYTD:	\$19,166.95
ESQUIVEL, LIZ	221380	05/19/2014	1143193	TOWNGATE RENTAL REFUND DEPOSIT		\$200.00
Remit to: MORENO VALLEY, CA					FYTD:	\$200.00
EVANS ENGRAVING & AWARDS	12311	05/05/2014	92513-86a	VOLUNTEER OF THE YEAR PLAQUE-AUDREY TRICE		\$32.40
Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$3,033.79
EVANS ENGRAVING & AWARDS	12432	05/12/2014	31814-48	MARCO DT7C (12) AWARD PLAQUES		\$518.40
Remit to: MORENO VALLEY, CA					FYTD:	\$3,033.79
EVERITT, DAVID	221218	05/05/2014	140501	RETIREE MED MAY '14		\$175.97
Remit to: HEMET, CA					FYTD:	\$3,715.21
EXCEL LANDSCAPE, INC	12312	05/05/2014	80290	LANDSCAPE MAINT-ZONE E7-APR14		\$9,017.17



### City of Moreno Valley **Payment Register**

### For Period 5/1/2014 through 5/31/2014

CHECKS UNDER \$25,000	<b>CHECKS</b>	UNDER	\$25,000
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<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	ayment Amount
EXCEL LANDSCAPE, INC	12312	05/05/2014	80295	LANDSCAPE MAINT-WQB/NPDES-APR14		\$9,017.17
Remit to: CORONA, CA					FYTD:	\$112,596.60
EXCEL LANDSCAPE, INC	12478	05/19/2014	80406	IRRIGATION REPAIRS		\$257.50
			80450	IRRIGATION REPAIRS		
			80451	IRRIGATION REPAIRS		
Remit to: CORONA, CA					FYTD:	\$112,596.60
FAIR HOUSING COUNCIL OF RIV CO, INC.	12313	05/05/2014	AUG 2013 (LM)	FORECLOSURE PREV/LOSS MITIGATION PROG-CDBG		\$3,700.15
			SEPT 2013 (LM)	FORECLOSURE PREV/LOSS MITIGATION PROG-CDBG		
			JUL 2013 (LM)	FORECLOSURE PREV/LOSS MITIGATION PROG-CDBG		
Remit to: RIVERSIDE, CA					FYTD:	\$63,942.13
FAIR HOUSING COUNCIL OF RIV CO, INC.	12433	05/12/2014	FEB 2014 (LM)	FORECLOSURE PREV/LOSS MITIGATION PROG-CDBG		\$14,004.37
			FEB 2014 (LT)	LANDLORD/TENANT MEDIATION PROGRAM-CDBG		
			MAR 2014 (LT)	LANDLORD/TENANT MEDIATION PROGRAM-CDBG		
			DEC 2013 (LM)	FORECLOSURE PREV/LOSS MITIGATION PROG-CDBG		
			NOV 2013 (LM)	FORECLOSURE PREV/LOSS MITIGATION PROG-CDBG		
			SEPT 2013 (LT)	LANDLORD/TENANT MEDIATION PROGRAM-CDBG		
			OCT 2013 (LT)	LANDLORD/TENANT MEDIATION PROGRAM-CDBG		
			MAR 2014 (LM)	FORECLOSURE PREV/LOSS MITIGATION PROG-CDBG		
			JAN 2014 (LM)	FORECLOSURE PREV/LOSS MITIGATION PROG-CDBG		
-			NOV 2013 (LT)	LANDLORD/TENANT MEDIATION PROGRAM-CDBG		
			DEC 2013 (LT)	LANDLORD/TENANT MEDIATION PROGRAM-CDBG		



## City of Moreno Valley Payment Register

For Period 5/1/2014 through 5/31/2014

	<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	ayment Amount
	FAIR HOUSING COUNCIL OF RIV CO, INC.	12433	05/12/2014	JAN 2014 (LT)	LANDLORD/TENANT MEDIATION PROGRAM-CDBG		\$14,004.37
	·			OCT 2013 (LM)	FORECLOSURE PREV/LOSS MITIGATION PROG-CDBG		
	Remit to: RIVERSIDE, CA					FYTD:	\$63,942.13
	FAIR HOUSING COUNCIL OF RIV CO, INC.	12516	05/27/2014	APR 2014 (LT)	LANDLORD/TENANT MEDIATION PROGRAM-CDBG		\$2,149.16
				APR 2014 (LM)	FORECLOSURE PREV/LOSS MITIGATION PROG-CDBG		
	Remit to: RIVERSIDE, CA					FYTD:	\$63,942.13
8	FAST SIGNS	221251	05/12/2014	70-34362	ALUMINUM SIGNS-CITY YARD		\$1,073.52
ī				70-34403	MILITARY STREET POLE BANNERS		
				70-34358	ALUMINUM SIGNS-PSB		
	Remit to: MORENO VALLEY, CA					FYTD:	\$3,046.68
	FAST SIGNS	221333	05/19/2014	70-34331	VINYL FOR NAME PLATES		\$43.20
	Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$3,046.68
	FEENSTRA, JOHN	12354	05/05/2014	140501	RETIREE MED MAY '14		\$361.25
				140501a	RETIREE MED MAR '14 (MINUS PERS PD), PD MAY '14		
	Remit to: REDLANDS, CA					FYTD:	\$4,147.82
	FIRST CHOICE SERVICES	12314	05/05/2014	543569	EMPLOYEE PAID COFFEE SVC-CH/CITY COUNCIL		\$483.66
				543567	EMPLOYEE PAID COFFEE SVC-CH/PUBLIC WORKS		
				543565	EMPLOYEE PAID COFFEE SVC-CH/BREAKROOM		
				543568	EMPLOYEE PAID COFFEE SVC-CH/COUNCIL CHAMBERS		



<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>P</u> :	ayment Amount
Remit to: ONTARIO, CA					<u>FYTD:</u>	\$8,280.64
FIRST CHOICE SERVICES	12434	05/12/2014	543557	EMPLOYEE PAID COFFEE SVC-CITY YARD		\$111.14
			543555	EMPLOYEE PAID COFFEE SVC-CRC		
Remit to: ONTARIO, CA					<u>FYTD:</u>	\$8,280.64
FIRST CHOICE SERVICES	12517	05/27/2014	544926	COFFEE SERVICES		\$8.04
Remit to: ONTARIO, CA					<u>FYTD:</u>	\$8,280.64
FITNESS 19 CA 155 11C	221334	05/19/2014	2014-00000354	8730 - GYM MEMBERSHIP*		\$143.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$1,993.50
FLATIRON ELECTRIC GROUP, INC	12435	05/12/2014	5371-002A	EMERGENCY VEHICLE PRE-EMPTION		\$12,540.00
Remit to: CHINO, CA					<u>FYTD:</u>	\$242,725.00
FLINT, PAULINE	221314	05/12/2014	MV1131216004	REFUND-CITATION OVERPAYMENT		\$57.50
Remit to: RIVERSIDE, CA					<u>FYTD:</u>	\$57.50
FOSTER, NANCY A.	12355	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: GRASS VALLEY, CA					<u>FYTD:</u>	\$3,824.76
FOSTER, ZACHARY F.	12356	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: GRASS VALLEY, CA					<u>FYTD:</u>	\$3,824.76
FRANCHISE TAX BOARD	221133	05/05/2014	2014-00000344	1015 - GARNISHMENT - CREDITOR %		\$112.06
Remit to: SACRAMENTO, CA					<u>FYTD:</u>	\$15,861.26

# Item



### City of Moreno Valley **Payment Register**

For Period 5/1/2014 through 5/31/2014

	<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>P</u>	ayment Amount
	FRANCHISE TAX BOARD	221335	05/19/2014	2014-00000355	1015 - GARNISHMENT - CREDITOR %		\$112.24
	Remit to: SACRAMENTO, CA					<u>FYTD:</u>	\$15,861.26
	FRANKLIN, L. C.	221427	05/27/2014	4/7-4/30/14	MILEAGE REIMBURSEMENT		\$216.16
	Remit to: PERRIS, CA					FYTD:	\$1,957.21
	FRANKLIN, MILTON	221315	05/12/2014	MV3130125071	REFUND-CITATION OVERPAYMENT		\$182.50
	Remit to: LONG BEACH, CA					FYTD:	\$182.50
ѽ	FRAZEE INDUSTRIES, INC	221134	05/05/2014	0831-9	GRAFFITI REMOVAL PRODUCTS		\$1,166.70
4				0830-1	GRAFFITI REMOVAL PRODUCTS		
	Remit to: LOS ANGELES, CA					FYTD:	\$11,274.18
	FRAZEE INDUSTRIES, INC	221252	05/12/2014	1260-8	GRAFFITI REMOVAL PRODUCTS		\$346.14
	Remit to: LOS ANGELES, CA					FYTD:	\$11,274.18
	FREEDOM HOUSE CHURCH	221179	05/05/2014	1135782	REFUND-RENTAL DEPOSIT		\$75.00
	Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$75.00
	FUSION SIGN AND DESIGN, INC	12315	05/05/2014	51602	WAYFINDING SIGNS		\$51.84
	Remit to: RIVERSIDE, CA					<u>FYTD:</u>	\$140,919.14
	G/M BUSINESS INTERIORS, INC.	221253	05/12/2014	0201981-IN 102389-IN	MEDIA RECONFIGURATION-CITY HALL HUMANSCALE CORNER SLEEVE		\$3,385.24
	Remit to: RIVERSIDE, CA					<u>FYTD:</u>	\$120,892.04
	GALLS INC., INLAND UNIFORM	12480	05/19/2014	BC0052320	REPLACEMENT UNIFORMS-SET		\$86.29



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	ayment Amount
Remit to: PASADENA, CA					FYTD:	\$2,502.42
GARCIA , ROBERT	221180	05/05/2014	R14-069413	AS REFUND-RABIES & S/N DEPOSITS		\$95.00
Remit to: RIVERSIDE, CA					FYTD:	\$95.00
GARCIA, JOSEPH	221292	05/12/2014	1137745	REFUND PICNIC SHELTER CANCELLATION		\$125.00
Remit to: MORENO VALLEY, CA					FYTD:	\$125.00
GARDNER COMPANY, INC.	221254	05/12/2014	54452	HVAC OPTIMIZATION/PREVENTIVE MAINT-CITY YARD		\$6,590.00
<u></u>			54205	HVAC OPTIMIZATION/PREVENTIVE MAINT-FS#2		
, ,			54455	HVAC OPTIMIZATION/PREVENTIVE MAINT-RED MAPLE		
			54454	HVAC OPTIMIZATION/PREVENTIVE MAINT-LIBRARY		
			54453	HVAC OPTIMIZATION/PREVENTIVE MAINT-SENIOR CTR		
			53918	HVAC OPTIMIZATION/PREVENTIVE MAINT-SENIOR CTR		
			54456	HVAC OPTIMIZATION/PREVENTIVE MAINT-MARCH FIELD P.	ARK CC	
Remit to: MURRIETA, CA					FYTD:	\$45,940.88
GARDNER COMPANY, INC.	221405	05/27/2014	54457	HVAC OPTIMIZATION-PREVENTATIVE MAINTENANCE		\$320.00
Remit to: MURRIETA, CA					FYTD:	\$45,940.88
GENERAL SECURITY SERVICES, INC.	12316	05/05/2014	177384	SECURITY SVCS-LIBRARY 4/13 & 4/18-4/19/14		\$1,062.30
<b>=</b>			177426	SECURITY SVCS-CRC 4/21-4/24/14		
			177381	SECURITY SVCS-CITY HALL 4/14-4/17/14		
3			177382	SECURITY SVCS-ELECTRIC UTILITY 4/14 & 4/16-17/14		
Z			177427	SECURITY SVCS-CRC SPECIAL EVENTS 4/25/14		
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### City of Moreno Valley Payment Register

### For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	ayment Amount
Remit to: WILMINGTON, CA					FYTD:	\$59,493.79
GENERAL SECURITY SERVICES, INC.	12436	05/12/2014	177442	SECURITY SVCS-CITY HALL 4/21-4/25/14		\$2,906.94
			177573	SECURITY SVCS-LIBRARY 4/27 & 5/2-5/3/14		
			177572	SECURITY SVCS-CITY HALL 4/28-5/1/14		
			176934	SECURITY SVCS-TOWNGATE 3/7/14		
			176849	SECURITY SVCS-TOWNGATE 3/1/14		
			177444	SECURITY SVCS-LIBRARY 4/20 & 4/25-4/26/14		
) D			177006	SECURITY SVCS-TOWNGATE 3/14/14		
יק			177142	SECURITY SVCS-SENIOR CTR 3/30/14		
			177555	SECURITY SVCS-SENIOR CTR 4/27/14		
			177227	SECURITY SVCS-CRC SPECIAL EVENTS 4/5/14		
			177250	SECURITY SVCS-SENIOR CTR 3/30/14		
			177305	SECURITY SVCS-SENIOR CTR 4/12/14		
			177306	SECURITY SVCS-SENIOR CTR 4/13/14		
			177443	SECURITY SVCS-SENIOR CTR 4/26/14		
			176935	SECURITY SVCS-TOWNGATE 3/8/14		
			177546	SECURITY SVCS-CRC 4/28-5/1/14		
			177557	SECURITY SVCS-SENIOR CTR 5/4/14		
			177559	SECURITY SVCS-TOWNGATE 4/19/14		
			177070	SECURITY SVCS-TOWNGATE 3/22/14		
			177005	SECURITY SVCS-TOWNGATE 3/15/14		
			177008	SECURITY SVCS-SENIOR CTR 3/8/14		
			177071	SECURITY SVCS-TOWNGATE 3/21/14		



CHECKS GIADER \$25,000						
<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	ayment Amount
GENERAL SECURITY SERVICES, INC.	12436	05/12/2014	177072	SECURITY SVCS-TOWNGATE 3/20/14		\$2,906.94
Remit to: WILMINGTON, CA					FYTD:	\$59,493.79
GENERAL SECURITY SERVICES, INC.	12518	05/27/2014	177634	SECURITY SERVICES - LIBRARY		\$1,756.44
			177705	SECURITY SERVICES - CITY HALL		
			177633	SECURITY SERVICES - LIBRARY		
			177647	SECURITY SERVICES -LIBRARY		
			177645	SECURITY SERVICES -CITY HALL		
			177621	SECURITY SERVICES-CRC		
Remit to: WILMINGTON, CA					FYTD:	\$59,493.79
GIBBS, GIDEN, LOCHER, TURNER, SENET & WITTBRODT LLP	12519	05/27/2014	223900-003	LEGAL SERVICES - MORRISON PARK FIRE STATION		\$7,340.67
			223496-002	LEGAL SERVICES - MORRISON PARK FIRE STATION		
Remit to: LOS ANGELES, CA					FYTD:	\$64,638.88
GIL, PAOLA	221293	05/12/2014	1139716	REFUND FOR CANCELLED CLASS		\$50.00
Remit to: MORENO VALLEY, CA					FYTD:	\$50.00
GLOBAL SOFTWARE, INC	12437	05/12/2014	46378	SPREADSHEET SERVER/EXEC DASH ANNUAL MAINT 5/1/14-4/30/15		\$21,225.00
Remit to: RALEIGH, NC					FYTD:	\$37,067.00
GONZALES, CECILIA	12357	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: CORONA, CA					FYTD:	\$2,549.84



# City of Moreno Valley Payment Register For Period 5/1/2014 through 5/31/2014

Sinzens Gribzin \$25,000						
<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>P2</u>	ayment Amount
GOZDECKI, DAN	12438	05/12/2014	MAY-2014 ADULT	INSTRUCTOR SERVICES-KUNG FU CLASS		\$540.00
			MAY-2014 YOUTH	INSTRUCTOR SERVICES-KUNG FU CLASS		
Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$6,858.00
GRAHAM, SHARON	221294	05/12/2014	1139705	REFUND STUDENT DROPPED		\$37.60
Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$37.60
GREENSTONE MATERIALS	221255	05/12/2014	17943	DISPOSAL OF ASPHALT & CONCRETE SPOILS		\$342.00
			17930	DISPOSAL OF ASPHALT & CONCRETE SPOILS		
Remit to: SAN JUAN CAPISTRANC	D, CA				<u>FYTD:</u>	\$3,082.00
GREGORY, NANCY	221381	05/19/2014	R14-071416	AS REFUND-S/N DEPOSIT		\$75.00
Remit to: LOS ANGELES, CA					<u>FYTD:</u>	\$75.00
GREYHOUND FRIENDS FOR LIFE RESCUE	221181	05/05/2014	R14-071445	AS REFUND-SPAY/NEUTER DEPOSIT		\$75.00
Remit to: KENSINGTON, CA					<u>FYTD:</u>	\$75.00
GREZESEK, JUDITH	221182	05/05/2014	R14-072118	AS REFUND-RABIES DEPOSITS ON 2 DOGS		\$40.00
Remit to: RUNNING SPRINGS, CA	1				<u>FYTD:</u>	\$40.00
GRIFFIN, MARLENE C	12358	05/05/2014	140501	RETIREE MED MAY '14		\$208.36
Remit to: GREEN VALLEY, AZ					FYTD:	\$2,782.74
GRUBER POWER SERVICES	12520	05/27/2014	153429	UPS MAINTENANCE		\$5,457.00
Remit to: PHOENIX, AZ					FYTD:	\$17,325.88



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	Payment Amount
GUILLAN, REBECCA S.	12359	05/05/2014	140501	RETIREE MED APR '14, PD MAY '14	\$310.44
Remit to: ADVANCE, NC				<u>FYTD:</u>	\$3,622.26
GUTIERREZ, ROBERT	12360	05/05/2014	140501	RETIREE MED MAY '14	\$318.73
Remit to: LA VERNE, CA				FYTD:	\$3,824.76
GUTTERS N COVERS CONSTRUCTION, INC.	221441	05/27/2014	B1400907	REFUND 80% PERMIT FEE & 100% TAXES ON CANCELLED PERMIT	\$277.98
Remit to: RIVERSIDE, CA				FYTD:	\$277.98
GUY PEGAN	221428	05/27/2014	5/19-5/22/14	MILEAGE & MEALS REIMBURSEMENT FOR CALTRANS RESIDENT ENG. ACADEMY	\$296.37
Remit to: MURRIETA, CA				FYTD:	\$296.37
HAAKER EQUIPMENT	221336	05/19/2014	W33253	ANIMAL SHELTER FLOOR SCRUBBER	\$748.21
Remit to: LA VERNE, CA				FYTD:	\$3,703.19
HAAN, YISEL	221183	05/05/2014	R14-070270	AS REFUND-RABIES DEPOSIT	\$20.00
Remit to: MORENO VALLEY, CA				FYTD:	\$20.00
HABITAT FOR HUMANITY RIVERSIDE	12317	05/05/2014	JAN-MAR 2014	HELPING HANDS PROGRAM-CDBG	\$2,137.91
Remit to: RIVERSIDE, CA				FYTD:	\$260,070.43
HAMBURG, IRENE	12361	05/05/2014	140501	RETIREE MED DEC MED & JAN-MAR (EQUITABLE) 14, PD MAY '14	\$1,094.39
Remit to: OTIS, OR				FYTD:	\$4,599.84
HAMLIN, WILLIAM R.	12362	05/05/2014	140501	RETIREE MED MAY '14	\$318.73



# City of Moreno Valley Payment Register For Period 5/1/2014 through 5/31/2014

CHECKS ONDER \$25,000						
<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	Payment Amount	
Remit to: BEAUMONT, CA					FYTD:	\$3,824.76
HANES, MARTIN D.	12363	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
HARDING, JOHN	221219	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: BANNING, CA					FYTD:	\$3,824.76
HARTMANN, RICK	221220	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: SAN DIMAS, CA					FYTD:	\$3,824.76
HATFIELD, CHARLES	12364	05/05/2014	140501	RETIREE MED MAY '14		\$188.23
Remit to: LAS VEGAS, NV					FYTD:	\$2,609.80
HDL/HINDERLITER DE LLAMAS & ASSOCIATES	221406	05/27/2014	22358-IN	SALES TAX AUDIT SERVICES		\$1,143.60
Remit to: DIAMOND BAR, CA					FYTD:	\$24,505.45
HEFFLEY, ROSS W.	12365	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: HEMET, CA					<u>FYTD:</u>	\$3,824.76
HEISTERBERG, ANTHONY	221221	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: ANZA, CA					FYTD:	\$5,580.73
HENDRICKS, AARON	221206	05/05/2014	C10472	REFUND-ADMIN CITATION OVERPAYMENT		\$200.00
Remit to: MORENO VALLEY, CA					FYTD:	\$200.00
HERNANDEZ, ERIC	221277	05/12/2014	5/27-5/29/14	TRAVEL PER DIEM-SO. CALIF. GANG CONFERENCE		\$150.00



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pav</u>	yment Amount
Remit to: MORENO VALLEY, CA					FYTD:	\$400.00
HERNANDEZ, ERICKA	221382	05/19/2014	R14-073062	AS REFUND-1 YR LICENSE SN		\$15.00
Remit to: MORENO VALLEY, CA					FYTD:	\$15.00
HERRICK, ROBERT D.	221222	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
HOLT, ANITRA N	221223	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: CLERMONT, FL					FYTD:	\$3,824.76
HOLT, ROBERT	221184	05/05/2014	R14-072483	AS REFUND-TRAP DEPOSIT		\$50.00
Remit to: MORENO VALLEY, CA					FYTD:	\$50.00
HOMESTRONG USA	221296	05/12/2014	1140610	CRC RENTAL REFUND DEPOSIT		\$500.00
Remit to: RANCHO CUCAMONGA	, CA				FYTD:	\$500.00
HOUSER, EDITH E.	221224	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
HOWARD, CHAD	221368	05/19/2014	5/27-5/29/14	TRAVEL PER DIEM-SO. CALIF. GANG CONFERENCE		\$150.00
Remit to: MORENO VALLEY, CA					FYTD:	\$150.00
HUA, JENNY,	221278	05/12/2014	APR-2014	INSTRUCTOR SERVICES-DRAWING FOR KIDS CLASS		\$126.00
Remit to: MORENO VALLEY, CA					FYTD:	\$1,722.00
HUMANSCALE	221256	05/12/2014	1850807	ERGONOMIC EVALUATIONS		\$425.00



## City of Moreno Valley Payment Register or Period 5/1/2014 through 5/31/

For Period 5/1/2014 through 5/31/2014

	<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>P</u> :	ayment Amount
	Remit to: COSTA MESA, CA					FYTD:	\$5,825.00
	HUNSAKER & ASSOCIATES IRVINE, INC	221135	05/05/2014	1111P030	HEMLOCK AVENUE & GRAHAM STREET		\$672.00
	Remit to: RIVERSIDE, CA					FYTD:	\$36,728.25
	ICMA RETIREMENT CORP	12292	05/02/2014	2014-00000337	8030 - DEF COMP 457 - ICMA		\$9,174.93
	Remit to: BALTIMORE, MD					FYTD:	\$211,884.30
	ICMA RETIREMENT CORP	12462	05/16/2014	2014-00000361	8030 - DEF COMP 457 - ICMA		\$9,174.93
92-	Remit to: BALTIMORE, MD					FYTD:	\$211,884.30
	IGNACIO, ALEX	221185	05/05/2014	14062214/1406220	GRANTED APPEAL FROM PD FOR FALSE ALARM		\$64.00
	Remit to: MORENO VALLEY, CA					FYTD:	\$64.00
	IL SORRENTO MOBILE PARK	221136	05/05/2014	3/12-4/11-14	UUT REIMBURSEMENT 3/12-4/11/14		\$70.61
	Remit to: MORENO VALLEY, CA					FYTD:	\$1,028.86
	ING USA ANNUITY & LIFE INSURANCE CO.	221337	05/19/2014	2014-00000356	8792 - ING - EMPLOYEE *		\$325.00
	Remit to: DES MOINES, IA					FYTD:	\$3,900.00
	INLAND EMPIRE PROPERTY SERVICE, INC	12439	05/12/2014	3182	NUISANCE ABATEMENT SVCS-25304 YOLANDA AVE		\$2,470.40
	, -			3180	CLEAN UP ON NSP OWNED PROPERTIES-22862 ADRIENNE AV	/E	
				3179	NUISANCE ABATEMENT SVCS-23516 WOODLANDER WY		
				3178	NUISANCE ABATEMENT SVCS-APN 474-100-025		
				3181	NUISANCE ABATEMENT SVCS-22844 CHAMBRAY DR		



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	ayment Amount
Remit to: MORENO VALLEY, CA					FYTD:	\$85,225.33
INLAND PETROLEUM EQUIPMENT & REPAIR, INC	12481	05/19/2014	404100	UPGRADE OF GAS TANKS - FS #2		\$10,541.35
			403817	CARB RULE 461 VAPOR RECOVERY TESTING - FS #48		
			404104	UPGRADE OF GAS TANKS - FS #48		
			404107	UPGRADE OF GAS TANK FS #91		
			403819	CARB RULE 461 VAPOR RECOVERY TESTING FS #91		
Remit to: BLOOMINGTON, CA					FYTD:	\$13,831.80
INSIDE PLANTS, INC.	221257	05/12/2014	50902	INDOOR PLANTS MAINT-MAY14		\$327.00
Remit to: CORONA, CA					FYTD:	\$3,597.00
ISLAS, MARITZA	221297	05/12/2014	1137505	REFUND FOR PICNIC SHELTER RESERVAITON		\$124.80
Remit to: MORENO VALLEY, CA					FYTD:	\$124.80
JACK HENRY & ASSOCIATES	221338	05/19/2014	1687410	PROFIT STARS CHARGES-MAR14		\$316.40
Remit to: MONETT, MO					FYTD:	\$4,358.15
JANNEY & JANNEY ATTORNEY SVCS, INC.	221339	05/19/2014	140433036	MONTHLY RETAINER - DELIVERY OF COURT FILINGS MAY 20	14	\$75.00
Remit to: RIVERSIDE, CA					FYTD:	\$1,260.00
JEFFRIES, WESLEY	221298	05/12/2014	1135195	REFUND CLASS CANCELLED DUE TO LACK OF REGISTRATION		\$61.00
Remit to: MORENO VALLEY, CA					FYTD:	\$61.00
JENKINS, PAUL	12366	05/05/2014	140501	RETIREE MED MAY '14		\$318.73



# City of Moreno Valley Payment Register For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	yment Amount
Remit to: LAS VEGAS, NV					FYTD:	\$2,868.57
JOE A. GONSALVES & SON	12319	05/05/2014	24410	LEGISLATIVE ADVOCACY SVCS-MAY14		\$3,000.00
Remit to: SACRAMENTO, CA					FYTD:	\$39,225.00
JOHNSON, ELLEN	221225	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,506.03
JOHNSON, JOSHUA B.	221383	05/19/2014	ACCT. 7011575-05	SOLAR INCENTIVE REBATE		\$10,806.00
Remit to: MORENO VALLEY, CA					FYTD:	\$10,806.00
JOHNSON, LES	221384	05/19/2014	ACCT. 7013044-02	SOLAR INCENTIVE REBATE		\$9,204.00
Remit to: MORENO VALLEY, CA					FYTD:	\$9,204.00
JONES, SUSAN	12367	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
JORRY KEITH	221279	05/12/2014	APR-2014	INSTRUCTOR SERVICES-COMIC BOOK CREATION CLASS		\$96.00
Remit to: FONTANA, CA					FYTD:	\$480.00
KEPLER, JANELLE	12440	05/12/2014	MAY-2014	INSTRUCTOR SERVICES-CHEERLEADING 101 CLASS		\$456.40
Remit to: RIVERSIDE, CA					FYTD:	\$4,846.40
KING, PATRICIA A.	221226	05/05/2014	140501	RETIREE MED MAY '14		\$188.23
Remit to: LAS VEGAS, NV					FYTD:	\$2,393.82
KOLB, CHARLES E.	12368	05/05/2014	140501	RETIREE MED MAY '14		\$318.73



01120115 0115211 \$25,000						
<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	Payment Amount	
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
KOLLAR, KYLE	12369	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
KUPSAK, STEVE	12370	05/05/2014	140501	RETIREE MED APR '14, PD MAY '14		\$206.96
Remit to: LAS VEGAS, NV					FYTD:	\$2,538.71
KUSTOM SIGNALS, INC.	221407	05/27/2014	497476	TRAFFIC -RADAR/LASER MAINTENANCE REPAIRS		\$1,268.54
			497197	TRAFFIC - RADAR/LASER MAINT REPAIRS		
			497295	TRAFFIC - RADAR/LASER MAINTENANCE REPAIRS		
Remit to: LENEXA, KS					FYTD:	\$2,046.77
KYLE, GARY M.	12371	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: PRESCOTT VALLEY, AZ					FYTD:	\$3,824.76
LAFATA, JOSEPHINE	12372	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
LEAGUE OF CALIFORNIA CITIES- RIV CNTY DIV 1	221258	05/12/2014	05122014	LCC GEN. MEMBERSHIP MEETING		\$105.00
Remit to: MIRA LOMA, CA					FYTD:	\$790.00
LEICA GEOSYSTEMS, INC.	221340	05/19/2014	900163558-BAL.	SOFTWARE LICENSE MAINT-ADDL-SALES TAX		\$780.00
Remit to: COSTA MESA, CA					FYTD:	\$22,780.00
LEWIS BRISBOIS BISGAARD & SMITH LLP	221341	05/19/2014	1325103	LEAGAL CASE: A. NORTON		\$101.50



# City of Moreno Valley Payment Register For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	yment Amount
Remit to: LOS ANGELES, CA					FYTD:	\$646.75
LEWIS, CAROLYN S.	12373	05/05/2014	140501	RETIREE MED MAY '14		\$188.23
Remit to: MIDLAND, TX					FYTD:	\$3,172.26
LEXISNEXIS PRACTICE MGMT.	12482	05/19/2014	1404080590	LEGAL RESEARCH TOOLS-CITY ATTY-APR14		\$1,180.00
Remit to: LOS ANGELES, CA					<u>FYTD:</u>	\$14,390.00
LIEBERT, CASSIDY, WHITMORE	221138	05/05/2014	178833	LEGAL SVCS-RE: MO140-00013		\$971.90
Remit to: LOS ANGELES, CA					FYTD:	\$69,231.17
LIEBERT, CASSIDY, WHITMORE	221259	05/12/2014	178832	LEGAL SVCS/MO140-00001		\$30.00
Remit to: LOS ANGELES, CA					<u>FYTD:</u>	\$69,231.17
LIGHTHOUSE SOCIAL SERVICE CENTER	12521	05/27/2014	2 - APRIL 2014	CASE MANAGEMENT CONSULTANT - APRIL 2014		\$943.66
Remit to: ALTA LOMA, CA					FYTD:	\$4,174.64
LINDO, HERMINA G.	12374	05/05/2014	140501	RETIREE MED MAR '14 (MED+TRICARE), PD MAY '14		\$232.62
Remit to: TITUSVILLE, FL					<u>FYTD:</u>	\$2,894.44
LIVING WAY CHRISTIAN FELLOWSHIP	221186	05/05/2014	1136256	REFUND-RENTAL DEPOSIT		\$75.00
Remit to: MORENO VALLEY, CA					FYTD:	\$75.00
LOGAN, CHARLES	12375	05/05/2014	140501	RETIREE MED MAY '14		\$188.23
Remit to: LAS VEGAS, NV					<u>FYTD:</u>	\$2,284.06



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>P</u> .	ayment Amount
LONA, VERONICA	221299	05/12/2014	1139660	REFUND FOR RENTAL DEPOSIT CONTRACT 25451		\$9.00
Remit to: MORENO VALLEY, CA					FYTD:	\$9.00
LONGDYKE, DENNIS	12376	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: BEAUMONT, CA					FYTD:	\$3,824.76
LOPEZ, JOSE	221385	05/19/2014	R14-072479	AS REFUND-S/N DEPOSIT		\$75.00
Remit to: LA HABRA HEIGHTS, CA					FYTD:	\$75.00
LOZANO SMITH, LLP	221139	05/05/2014	18240	LEGAL SVCS-RE: DEVELOPMENT AGREEMENT		\$652.50
Remit to: FRESNO, CA					FYTD:	\$4,096.50
LUMLEY, ROBERT C.	12377	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
LUTHERAN SOCIAL SERVICES OF SO. CALI F.	12320	05/05/2014	MAR 2014-BAL	CDBG SHELTER PROGRAM-AMENDED MARCH BILL		\$4,228.03
Remit to: RIVERSIDE, CA					FYTD:	\$24,836.98
MARCH JOINT POWERS AUTHORITY	221140	05/05/2014	0031118	GAS CHARGES-BLDG. 938-MAR14		\$9.72
			0031114	GAS CHARGES-MFPCC BLDG. 823-MAR14		
Remit to: RIVERSIDE, CA					FYTD:	\$339,090.33
MARINA LANDSCAPE, INC	12441	05/12/2014	8216041400 8216031403	LANDSCAPE MAINTZONES E-1 & E-1A-APR 2014 SPRAYING OF BROADLEAF IN BERMUDA-ZONE E-1		\$6,423.14
Remit to: ANAHEIM, CA					FYTD:	\$88,079.70



### City of Moreno Valley

### **Payment Register**

### For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	Payment Amount
MARIPOSA HORTICULTURAL ENTERPRISES, INC.	12321	05/05/2014	63545	LANDSCAPE MAINTSCE & OLD LAKE DRIVE-MAR14	\$12,948.08
			63544	LANDSCAPE MAINTSOUTH AQUEDUCT B-MAR14	
			62738	LANDSCAPE MAINTLIBRARY-JAN14	
			63538	LANDSCAPE MAINTBAY AVE. TO GRAHAM/AQUDCT BIKEWAY- MAR14	
			63547	LANDSCAPE MAINTASES ADMIN BLDGMAR14	
			63548	LANDSCAPE MAINTCITY YARD-MAR14	
			63537	LANDSCAPE MAINTTOWNGATE AQUDCT BIKEWAY-MAR14	
-98-			63546	LANDSCAPE MAINTANIMAL SHELTER-MAR14	
φ			63536	LANDSCAPE MAINTTOWNGATE COMM. CTRMAR14	
			63555	LANDSCAPE MAINTPATRIOT PARK-MAR14	
			63540	LANDSCAPE MAINTVANDENBERG TO FAY/AQUDCT BIKEWAY-MAR14	
			63550	LANDSCAPE MAINTELECTRIC SUBSTATION-MAR14	
			63549	LANDSCAPE MAINTCRC-MAR14	
			63539	LANDSCAPE MAINTDELPHINIUM/PERHAM TO JKF/AQUDCT BIKEWAY-MAR14	
			63553	LANDSCAPE MAINTSENIOR CENTER-MAR14	
			63541	LANDSCAPE MAINTNORTH AQUEDUCT-MAR14	
			63542	LANDSCAPE MAINTPAN AM SECTION AQUEDUCT-MAR14	
			63543	LANDSCAPE MAINTSOUTH AQUEDUCT A-MAR14	
			63554	LANDSCAPE MAINTUTILITY-MAR14	
			63552	LANDSCAPE MAINTPUBLIC SAFETY BLDGMAR14	
			63551	LANDSCAPE MAINTLIBRARY-MAR14	



Vendor Name	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	Payment Amount	
Remit to: IRWINDALE, CA					FYTD:	\$420,612.56
MARTIN, ROBERT	221300	05/12/2014	1138140	REFUND FOR UNUSED CREDIT AFTER A CANCELLED CLASS		\$10.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$10.00
MATHEWS, KATHERINE	221187	05/05/2014	R14-0072295	AS REFUND-RABIES DEPOSIT		\$20.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$20.00
MATHIS, NOLAN	12378	05/05/2014	140501	RETIREE MED MAR '14, PD MAY '14		\$305.80
Remit to: JACKSON, KY					FYTD:	\$3,608.80
MAXINOSKI, SUE A.	12379	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: AVINGER, TX					FYTD:	\$3,824.76
MCCAIN TRAFFIC SUPPLY	221408	05/27/2014	INV0174535	TRAFFIC SIGNAL SUPPLIES		\$99.36
Remit to: VISTA, CA					FYTD:	\$82,750.84
MCGEE , TAMIRA	221442	05/27/2014	R14-072954	AS REFUND-RET ADOPT, CHIP, LIC, VACS		\$65.00
Remit to: MORENO VALLEY, CA					FYTD:	\$65.00
MEEKS, DANIEL	12442	05/12/2014	042414	SPORTS OFFICIATING SERVICES-SOFTBALL		\$84.00
			041714	SPORTS OFFICIATING SERVICES-SOFTBALL		
Remit to: PERRIS, CA					FYTD:	\$2,638.00
MENDEZ, ELSA	221188	05/05/2014	R14-069894	AS REFUND-RABIES & S/N DEPOSITS		\$95.00
Remit to: MORENO VALLEY, CA					FYTD:	\$95.00



# City of Moreno Valley Payment Register For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>P</u>	ayment Amount
MENGISTU, YESHIALEM	221429	05/27/2014	4/7-4/30/14	MILEAGE REIMBURSEMENT		\$168.56
Remit to: MORENO VALLEY, CA					FYTD:	\$1,547.96
MERCHANTS LANDSCAPE SERVICES INC	12523	05/27/2014	42715	IRRIGATION REPAIRS FOR APR 2014-ZONE E-3		\$3,751.24
			42703	TREE REPLACEMENTS IN ZONE E-14		
			42704	REPLACEMENT OF BROKEN TREE IN ZONE E-3, AREA #6		
			42705	REMOVE/REINSTALL BACKFLOW CONCRETE BASE DUE TO LEAKING MAIN LINE		
Remit to: MONTEREY PARK, CA					FYTD:	\$317,660.08
MESSIN, LOUIS	12380	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: BULLHEAD CITY, AZ					FYTD:	\$3,824.76
MEYERS, NAVE, RIBACK, SILVER & WILSON	221141	05/05/2014	2014030570	LEGAL SERVICES-FED SUBPOENAS-MAR14		\$7,788.10
			2014030568	LEGAL SERVICES-MAR14		
Remit to: OAKLAND, CA					FYTD:	\$372,425.01
MEYERS, NAVE, RIBACK, SILVER & WILSON	221260	05/12/2014	2014030571	LEGAL SERVICES		\$1,250.00
Remit to: OAKLAND, CA					FYTD:	\$372,425.01
MEYERS, NAVE, RIBACK, SILVER & WILSON	221342	05/19/2014	2014030569	LEGAL SERVICES-MJPA-MAR14		\$2,726.05
Remit to: OAKLAND, CA					FYTD:	\$372,425.01
MEYERS, ROBERT	221280	05/12/2014	APR-2014	INSTRUCTOR SERVICES-PHOTOGRAPHY CLASS		\$63.00



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>P</u>	ayment Amount
Remit to: MORENO VALLEY, CA					FYTD:	\$384.60
MILES, ROBERT	12381	05/05/2014	140501	RETIREE MED MAY '14		\$179.21
Remit to: MORENO VALLEY, CA					FYTD:	\$1,953.18
MILLARD, DAMARCUS	221189	05/05/2014	R14-070215	AS REFUND-SPAY/NEUTER DEPOSIT		\$75.00
Remit to: MEAD VALLEY, CA					FYTD:	\$75.00
MINARD, MARK E.	12382	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: REDLANDS, CA					FYTD:	\$3,824.76
MIRACLE RECREATION EQUIPMENT	12322	05/05/2014	747641	PLAYGROUND EQUIPMENT FOR HIDDEN SPRINGS PARK		\$1,128.50
Remit to: CHICAGO, IL					FYTD:	\$559,059.29
MOLLICA, MIKE	12383	05/05/2014	140501	RETIREE MED MAY '14		\$401.42
Remit to: DUNNELLON, FL					FYTD:	\$4,817.04
MORA, PATRICIA A.	12384	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
MORALES, KAREN R.	221227	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: PERRIS, CA					FYTD:	\$2,549.84
MORENO VALLEY BOWL	221430	05/27/2014	MAY-2014 MAR-2014	INSTRUCTOR SERVICES-BOWLING CLASS (BUMPER) FOR INSTRUCTOR SERVICES-BOWLING CLASS (BUMPER) FOR		\$440.00
Remit to: MORENO VALLEY, CA					FYTD:	\$1,080.00



# City of Moreno Valley Payment Register For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	syment Amount
MORENO VALLEY CHAMBER OF COMMERCE	221169	05/05/2014	4155	WAKE-UP MEETING ATTENDANCE-4/23/14		\$75.00
Remit to: MORENO VALLEY, CA					FYTD:	\$13,831.07
MORENO VALLEY CITY EMPLOYEES ASSOC.	12293	05/02/2014	2014-00000338	8710 - MVCEA EMPLOYEE DUES		\$1,308.50
Remit to: MORENO VALLEY, CA					FYTD:	\$31,953.50
MORENO VALLEY CITY EMPLOYEES ASSOC.	12463	05/16/2014	2014-00000362	8710 - MVCEA EMPLOYEE DUES		\$1,314.00
Remit to: MORENO VALLEY, CA					FYTD:	\$31,953.50
MORENO VALLEY CITY EMPLOYEES ASSOC.	12540	05/30/2014	2014-00000376	8710 - MVCEA EMPLOYEE DUES		\$1,314.00
Remit to: MORENO VALLEY, CA					FYTD:	\$31,953.50
MORENO VALLEY HISPANIC CHAMBER OF COMMER	221431	05/27/2014	5/6/14 ADELANTE	ADELANTE MEETING ATTENDANCE		\$70.00
			4/1/14 ADELANTE	ADELANTE MEETING ATTENDANCE		
Remit to: MORENO VALLEY, CA					FYTD:	\$530.00
MORENO VALLEY UNIFIED SCHOOL DISTRICT	221190	05/05/2014	RE: CK 16122751	REFUND DEPOSIT FOR RENTAL OF MOBILE STAGE ON 6/4/13-MARCH MTN HS		\$100.00
Remit to: MORENO VALLEY, CA					FYTD:	\$100.00
MORGAN, LISA A.	12385	05/05/2014	140501	RETIREE MED MAY '14		\$276.50
Remit to: MENTONE, CA					FYTD:	\$3,571.38
MORRIS, ANDREA	221191	05/05/2014	R14-071016	AS REFUND-RABIES DEPOSIT		\$20.00



CHECKS CHEEK \$25,000						
<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	yment Amount
Remit to: MORENO VALLEY, CA				<u> </u>	YTD:	\$20.00
MORRISON MANAGEMENT SPECIALISTS	221192	05/05/2014	BL#27598-YR2014	REFUND OF OVERPAYMENT FOR BL#27598		\$162.12
Remit to: MOBILE, AL				Ē	YTD:	\$162.12
MOTOPORT USA	221142	05/05/2014	141714	NEW MOTOR UNIFORMS-TRAFFIC PD		\$2,198.54
Remit to: SAN MARCOS, CA				<u> </u>	YTD:	\$10,857.23
MSA - INLAND EMPIRE / DESERT CHAPTER	221143	05/05/2014	REGISTR-5/22/14	AGENCY REGISTRATION FOR MSA TRAINING & TRADE SHOW-6 ATTENDEES		\$30.00
Remit to: RANCHO CUCAMONGA	, CA			<u> </u>	YTD:	\$30.00
MTGL, INC	12323	05/05/2014	49266 49184	HEMLOCK AVENUE IMPROVEMENTS CACTUS AVENUE WIDENING		\$6,028.00
Remit to: ANAHEIM, CA				<u> </u>	YTD:	\$13,287.00
MURGA, GILBERT	221443	05/27/2014	R14-073494	AS REFUND-ADOPT, CHIP, VACS		\$67.00
Remit to: YUCAIPA, CA				<u> </u>	YTD:	\$67.00
MUSICSTAR	221281	05/12/2014	MAR-2014	INSTRUCTOR SERVICES-GUITAR CLASS		\$243.00
Remit to: RIVERSIDE, CA				<u> </u>	YTD:	\$4,065.60
MV BALLET FOLKLORICO ASSOCIATION	221302	05/12/2014	1140624	CRC RENTAL REFUND DEPOSIT		\$500.00
Remit to: MORENO VALLEY, CA				<u> </u>	YTD:	\$500.00
N P G CORPORATION	221209	05/05/2014	1112534	SEAL AND STRIPE PARKING LOT AND ENTRY AT CELEBRATION PARK		\$3,379.00



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	ayment Amount
Remit to: PERRIS, CA					FYTD:	\$3,379.00
NATIONAL CONGRESS OF BLACK WOMEN	221395	05/19/2014	REIMBURSEMENT	REIMB. OF EXPENSES FOR HUMAN TRAFFICKING INFO CONFERENCE-4/26/14		\$248.07
Remit to: MORENO VALLEY, CA					FYTD:	\$248.07
NATIONS TITLE COMPANY	221386	05/19/2014	RE 24638 FIR AVE	RETURN OF TRUST FUNDS-RE: ESCROW 01362340-029 BT1		\$2,500.00
Remit to: RIVERSIDE, CA					FYTD:	\$2,500.00
NATIONWIDE RETIREMENT  SOLUTIONS CP	12294	05/02/2014	2014-00000339	8010 - DEF COMP 457 - NATIONWIDE*		\$24,095.04
Remit to: COLUMBUS, OH					FYTD:	\$756,152.80
NATIONWIDE RETIREMENT SOLUTIONS CP	12295	05/02/2014	2014-00000340	8020 - DEF COMP PST - NATIONWIDE		\$2,503.78
Remit to: COLUMBUS, OH					FYTD:	\$756,152.80
NATIONWIDE RETIREMENT SOLUTIONS CP	12464	05/16/2014	2014-00000363	8020 - DEF COMP PST - NATIONWIDE		\$2,443.18
Remit to: COLUMBUS, OH					FYTD:	\$756,152.80
NATIONWIDE RETIREMENT SOLUTIONS CP	12541	05/30/2014	2014-00000377	8020 - DEF COMP PST - NATIONWIDE		\$2,042.13
Remit to: COLUMBUS, OH					FYTD:	\$756,152.80
NATIONWIDE RETIREMENT SOLUTIONS CP	12542	05/30/2014	2014-00000378	8210 - 401(A) 3% DM - NATIONWIDE*		\$1,288.51
Remit to: COLUMBUS, OH					FYTD:	\$756,152.80
NAVARRETE, ROBERT	221282	05/12/2014	5/27-5/29/14	TRAVEL PER DIEM-SO. CALIF. GANG CONFERENCE		\$150.00



	01 1/55					
<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Payment Amount</u>	
Remit to: MORENO VALLEY, CA					FYTD:	\$150.00
NAVARRETTE, RALPH	12386	05/05/2014	140501	RETIREE MED MAY '14		\$179.21
Remit to: RANCHO CUCAMONGA,	CA				FYTD:	\$1,953.18
NAVCO NETWORKS & SECURITY	12443	05/12/2014	371505	COMMERCIAL DVR & MATERIALS FOR PD BOOKING SURVEILLANCE STORAGE		\$4,077.99
Remit to: ANAHEIM, CA					FYTD:	\$12,806.06
NBS GOVERNMENT FINANCE GROUP	12444	05/12/2014	4140043	INDIRECT COST RATE PROPOSAL CONSULTING SERVICES		\$4,040.00
			4140042	COST ALLOCATION PLAN CONSULTING SERVICES		
Remit to: TEMECULA, CA					FYTD:	\$19,370.00
NELSON, ROBERT	12387	05/05/2014	140501	RETIREE MED MAY '14		\$208.36
Remit to: ONTARIO, CA					FYTD:	\$2,782.74
NEUSTAEDTER, CRAIG S	221228	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: IRVINE, CA					FYTD:	\$3,824.76
NEW HORIZON MOBILE HOME PARK	12524	05/27/2014	4/2014	UUT REIMBURSEMENT FOR APRIL 2014		\$4.44
Remit to: LOS ANGELES, CA					FYTD:	\$228.28
NEW IMAGE COMMERCIAL FLOORING	221409	05/27/2014	13741	GYM FLOORING REPLACED-FIRE STATION #2		\$3,488.02
Remit to: SAN BERNARDINO, CA					FYTD:	\$76,782.90
NGUYEN, QUANG	12445	05/12/2014	MAR-APR 2014	MILEAGE REIMBURSEMENT		\$197.68



# City of Moreno Valley Payment Register For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	<u>Check/Ef</u> <u>Numbe</u>		<u>Inv Number</u>	Invoice Description		Payment Amount
Remit to: BUENA PARK, C	.A				FYTD:	\$822.74
NIEBURGER, JUDITH A.	221229	05/05/2014	140501	RETIREE MED MAY '14		\$401.42
Remit to: MORENO VALL	EY, CA				FYTD:	\$4,817.04
NOBLE AMERICAS ENERGY SOLUTIONS	12483	3 05/19/2014	611058	WHOLESALE POWER APR 2014-RESOURCE ADEQUAC	′	\$22,850.01
Remit to: SAN DIEGO, CA					FYTD:	\$3,028,604.30
NOL, MELISSA	22144	4 05/27/2014	1143700	TOWNGATE RENTAL REFUND DEPOSIT		\$200.00
Remit to: MORENO VALL	EY, CA				FYTD:	\$200.00
NORMAN A. TRAUB ASSOC	CIATES 1244	5 05/12/2014	14043	INVESTIGATION SERVICES		\$7,958.57
			14031	INVESTIGATION SERVICES		
Remit to: YORBA LINDA,	CA				FYTD:	\$8,963.43
ODOM, DEVIN	22119	3 05/05/2014	002337	REFUND-LIBRARY LOST ITEM THAT WAS FOUND & REPORT POKEMON VIDEO	ΓURNED-	\$14.98
Remit to: MORENO VALL	EY, CA				<u>FYTD:</u>	\$14.98
OMNI-MEANS, LTD.	22114	4 05/05/2014	34009	SR-60 SUNNYMEAD BLVD		\$3,257.09
Remit to: ROSEVILLE, CA					FYTD:	\$3,257.09
ORROCK, POPKA, FORTING BRISLIN	0 & 12324	4 05/05/2014	90-041 STMT	4 LEGAL DEFENSE COSTS-M. DAVIS CASE		\$7,542.66
			90-039 STMT	9 LEGAL DEFENSE COSTS-M. MOSLEY CASE		
			90-038 STMT	8 LEGAL DEFENSE COSTS-N. THOMPSON CASE		
			90-037 STMT	11 LEGAL DEFENSE COSTS-O. RODRIGUEZ CASE		



<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	Payment Amount	
				FYTD:	\$55,569.08
12484	05/19/2014	90-040M STMT 6	LEGAL DEFENSE COSTS-WALDEN ENVIRONMENT CASE		\$3,059.00
				FYTD:	\$55,569.08
221145	05/05/2014	04-01-14 INV	ADVERTISEMENT IN "OUR TOWN" NEWSPAPER		\$900.00
				FYTD:	\$900.00
12485	05/19/2014	1403063	IN-HOUSE ROW CONSULTANT-VARIOUS PROJECTS		\$3,360.00
				FYTD:	\$24,350.00
12447	05/12/2014	R 102705	BURGLAR ALARM SYSTEM RENT/SVC/MONITORING-MVU SUBSTATION/MAY14		\$244.00
				FYTD:	\$9,971.00
12525	05/27/2014	610	ANNUAL MEMBERSHIP RENEWAL		\$380.00
				FYTD:	\$380.00
12526	05/27/2014	641932	PAY PHONE SERVICES		\$313.20
		641932a	STATION PAY PHONE SERVICES		
				FYTD:	\$3,789.72
12325	05/05/2014	04-15-14	PAINT RED CURBING AT CELEBRATION PARK		\$700.00
				FYTD:	\$66,264.50
	12484  221145  12485  12447  12525	Number         Date           12484         05/19/2014           221145         05/05/2014           12485         05/19/2014           12447         05/12/2014           12525         05/27/2014           12526         05/27/2014	Number     Date       12484     05/19/2014     90-040M STMT 6       221145     05/05/2014     04-01-14 INV       12485     05/19/2014     1403063       12447     05/12/2014     R 102705       12525     05/27/2014     640       12526     05/27/2014     641932       641932a     641932a	Number         Date         Invoice Description           12484         05/19/2014         90-040M STMT 6         LEGAL DEFENSE COSTS-WALDEN ENVIRONMENT CASE           221145         05/05/2014         04-01-14 INV         ADVERTISEMENT IN "OUR TOWN" NEWSPAPER           12485         05/19/2014         1403063         IN-HOUSE ROW CONSULTANT-VARIOUS PROJECTS           12447         05/12/2014         R 102705         BURGLAR ALARM SYSTEM RENT/SVC/MONITORING-MVU SUBSTATION/MAY14           12525         05/27/2014         610         ANNUAL MEMBERSHIP RENEWAL           12526         05/27/2014         641932         PAY PHONE SERVICES           641932a         STATION PAY PHONE SERVICES	Number         Date         Inv Number         Invoice Description         Procession         Processi



# City of Moreno Valley Payment Register For Period 5/1/2014 through 5/31/2014

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<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Payme</u>	nt Amount
PAINTING BY ZEB BODE	12527	05/27/2014	051914	PATCHING & PAINTING VARIOUS WALLS AT MARCH FIELD PARK COMM. CTR.		\$6,750.00
Remit to: NORCO, CA				<u>FYTI</u>	<u>):</u>	666,264.50
PARADIGM ENERGY CONSULTING	12448	05/12/2014	MVU-04-2014	CONSULTING SERVICES RE: MV UTILITY 10-YR RESOURCE PLAN		\$3,750.00
Remit to: SACRAMENTO, CA				<u>FYTI</u>	<u>):</u>	547,324.98
PARSONS BRINCKERHOFF, INC	12326	05/05/2014	AR 548327	SR-60 DAY STREET RELINQUISHMENT		\$2,537.10
Remit to: SAN BERNARDINO, CA				FYTI	<u>):</u>	551,910.51
PARSONS BRINCKERHOFF, INC	12486	05/19/2014	AR 549965	CONSULTING - SR-60 DAY ST. RELINQUISHMENT		\$2,126.08
Remit to: SAN BERNARDINO, CA				<u>FYTI</u>	<u>):</u>	551,910.51
PATTERSON, ALFREY	221230	05/05/2014	140501	RETIREE MED MAY '14		\$179.21
Remit to: MORENO VALLEY, CA				<u>FYTI</u>	<u>):</u>	\$1,953.18
PEDLEY SQUARE VETERINARY CLINIC	12327	05/05/2014	MAR-2014	VETERINARY SERVICES FOR MV ANIMAL SHELTER		\$9,001.00
Remit to: RIVERSIDE, CA				<u>FYTI</u>	<u>):</u> \$1	19,155.28
PENA, EDUARDO	221194	05/05/2014	R14-071547	AS REFUND-RABIES DEPOSIT		\$20.00
Remit to: MORENO VALLEY, CA				<u>FYTI</u>	<u>):</u>	\$20.00
PERKINS, TERRY	221195	05/05/2014	R14-069808	AS REFUND-S/N DEPOSIT		\$75.00
Remit to: BANNING , CA				<u>FYTI</u>	<u>):</u>	\$75.00
PERRY, NORMA	12388	05/05/2014	140501	RETIREE MED MAY '14		\$318.73



CHECKS SHEEK \$25,000						
<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	!	Payment Amount
Remit to: LOCKEFORD, CA					<u>FYTD:</u>	\$3,824.76
PERS LONG TERM CARE PROGRAM	221146	05/05/2014	2014-00000345	4720 - PERS LONG TERM CARE		\$458.63
Remit to: PASADENA, CA					<u>FYTD:</u>	\$11,465.75
PERS LONG TERM CARE PROGRAM	221343	05/19/2014	2014-00000357	4720 - PERS LONG TERM CARE		\$458.63
Remit to: PASADENA, CA					<u>FYTD:</u>	\$11,465.75
PERS RETIREMENT	12416	05/09/2014	P140411a	PERS RETIREMENT - CLASSIC		\$474.84
Remit to: SACRAMENTO, CA					<u>FYTD:</u>	\$5,552,188.80
PERS RETIREMENT	12417	05/09/2014	P140411b	PERS RETIREMENT - PEPRA		\$11,428.92
Remit to: SACRAMENTO, CA					<u>FYTD:</u>	\$5,552,188.80
PERS RETIREMENT	12499	05/23/2014	P140425a	PERS RETIREMENT - CLASSIC		\$609.66
Remit to: SACRAMENTO, CA					<u>FYTD:</u>	\$5,552,188.80
PERS RETIREMENT	12500	05/23/2014	P140425b	PERS RETIREMENT - PEPRA		\$11,338.05
Remit to: SACRAMENTO, CA					<u>FYTD:</u>	\$5,552,188.80
PIONEER CREDIT RECOVERY, INC	221147	05/05/2014	2014-00000346	1015 - GARNISHMENT - CREDITOR %		\$215.88
Remit to: ARCADE, NY					<u>FYTD:</u>	\$2,223.91
PIONEER CREDIT RECOVERY, INC	221344	05/19/2014	2014-00000358	1015 - GARNISHMENT - CREDITOR %		\$213.37
Remit to: ARCADE, NY					<u>FYTD:</u>	\$2,223.91



<u>Vendor Name</u>	<u>Check/EFT</u> Number	<u>Payment</u> Date	<u>Inv Number</u>	Invoice Description	<u>Pa</u> y	yment Amount
PLACEWORKS, INC	221262	05/12/2014	53483	PEER REVIEW OF THE EIR FOR FIRST NANDINA LOGISTICS PROJECT		\$14,578.26
Remit to: SANTA ANA, CA				FYTL	<u>):</u>	\$20,086.31
PLACEWORKS, INC	221410	05/27/2014	53634	PEER REVIEW OF THE EIR FOR FIRST NANDINA LOGISTICS PROJECT		\$1,280.15
Remit to: SANTA ANA, CA				FYTC	<u>):</u>	\$20,086.31
POUNDS, NANCY	12389	05/05/2014	140501	RETIREE MED APR '14, PD MAY '14		\$318.73
Remit to: BOISE, ID				FYTC	<u>):</u>	\$3,824.76
PRICE, GEORGE E.	12390	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA				FYTC	<u>):</u>	\$3,824.76
PRINCE, TOYA	221196	05/05/2014	R14-072416	AS REFUND-ADOPT,CHIP,LIC,RAB DEP,VACS		\$102.00
Remit to: MORENO VALLEY, CA				FYTC	<u>):</u>	\$102.00
PROFESSIONAL COMMUNICATIONS NETWORK PCN	221345	05/19/2014	140500537	LIVE ANSWERING SERVICE FOR TOW PROGRAM		\$472.85
Remit to: RIVERSIDE, CA				FYTL	<u>):</u>	\$6,539.60
PSOMAS	221411	05/27/2014	95923	CONSULTING - SR-60 NASON OVERCROSSING		\$8,576.44
Remit to: LOS ANGELES, CA				FYTC	<u>):</u>	\$163,269.31
PTM GENERAL ENGINEERING SERVICES, INC.	221148	05/05/2014	RETENTION	RELEASE OF RETENTION		\$20,397.03
Remit to: RIVERSIDE, CA				FYTC	<u>):</u>	\$391,578.00
PULLIAM, TRENT D.	12391	05/05/2014	140501	RETIREE MED MAY '14		\$318.73



<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	yment Amount
Remit to: MISSION VIEJO, CA					FYTD:	\$3,824.76
PYRO SPECTACULARS, INC.	221264	05/12/2014	51294	DEPOSIT FOR JULY 4, 2014 FIREWORKS DISPLAY		\$15,000.00
Remit to: RIALTO, CA					FYTD:	\$30,000.00
RAY-RAMIREZ, DARCY L.	221231	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: RIVERSIDE, CA					FYTD:	\$3,824.76
RENE'S	12487	05/19/2014	5/26/14 CATERING	CATERING FOR THE MEMORIAL DAY CEREMONY ON 5/26/14		\$453.60
Remit to: MORENO VALLEY, CA					FYTD:	\$907.20
REPUBLIC MASTER CHEFS TEXTILE RENTAL SERVICE	12329	05/05/2014	S316159	LINENS FOR SPECIAL EVENTS AT CRC		\$89.60
			11265987	LINENS RENTAL FOR CRC BANQUET ROOM		
			11260007	LINENS RENTAL FOR CRC BANQUET ROOM		
Remit to: LOS ANGELES, CA					FYTD:	\$2,916.81
REPUBLIC MASTER CHEFS TEXTILE RENTAL SERVICE	12488	05/19/2014	11278169	LINENS RENTAL FOR CRC BANQUET ROOM		\$166.69
			11272614	LINENS RENTAL FOR CRC BANQUET ROOM		
			S321915	LINENS FOR SPECIAL EVENTS AT CRC		
			S321883	LINENS FOR SPECIAL EVENTS AT CRC		
Remit to: LOS ANGELES, CA					FYTD:	\$2,916.81
REPUBLIC MASTER CHEFS TEXTILE RENTAL SERVICE	12528	05/27/2014	11284081	LINENS RENTAL FOR CRC BANQUET ROOM		\$25.01
Remit to: LOS ANGELES, CA					FYTD:	\$2,916.81

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	ayment Amount
RICK ENGINEERING COMPANY	12449	05/12/2014	35426	SURVEY SERVICES - SIP KENTLAND, WILSON, KENNY		\$950.00
			35958	SURVEY SERVICES - SIP KENTLAND, WILSON, & KENNY		
Remit to: RIVERSIDE, CA					FYTD:	\$90,717.50
RICKS, JAMES	221232	05/05/2014	140501	RETIREE MED APR '14, PD MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$2,231.11
RIGHTWAY SITE SERVICES, INC.	221265	05/12/2014	45798	PORTABLE RESTROOM/SVC-COTTONWOOD GOLF COURSE		\$742.80
			45799	PORTABLE RESTROOMS/SVC-EQUESTRIAN CENTER		
			47326	PORTABLE RESTROOMS/SVC-MARCH MIDDLE SCHOOL		
			45800	PORTABLE RESTROOMS/SVC-MARCH MIDDLE SCHOOL		
			47324	PORTABLE RESTROOM/SVC-COTTONWOOD GOLF COURSE		
Remit to: LAKE ELSINORE, CA					FYTD:	\$8,893.47
RIGHTWAY SITE SERVICES, INC.	221346	05/19/2014	47488	PORTABLE TOILETS ON WHEELS/SERVICE FOR M&O DIV.		\$203.68
Remit to: LAKE ELSINORE, CA					FYTD:	\$8,893.47
RIVERSIDE COUNTY DEPARTMENT OF HEALTH	221149	05/05/2014	HS0000004418	RABIES TESTING @ PUBLIC HEALTH LAB-MAR14		\$50.00
Remit to: RIVERSIDE, CA					FYTD:	\$2,232.00
ROBERTS, SHANNE	221387	05/19/2014	R14-071306	AS REFUND-S/N DEPOSIT		\$75.00
Remit to: PALM DESERT, CA					FYTD:	\$75.00
ROBILLARD, EDWARD	221207	05/05/2014	C10628	REFUND - ADMINISTRATIVE CITATION DISMISSED		\$100.00
Remit to: OXNARD, CA					FYTD:	\$100.00



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	Ī	Payment Amount
ROBINSON, JACK	221283	05/12/2014	APR-2014	INSTRUCTOR SERVICES-TENNIS/BEGINNING JUNIOR CLASS		\$184.80
Remit to: RIVERSIDE, CA					FYTD:	\$184.80
ROBLES, BRIDGET	221388	05/19/2014	R13-067458	AS REFUND-S/N DEPOSIT		\$75.00
Remit to: MORENO VALLEY, CA					FYTD:	\$75.00
RODRIGUEZ, JENNIFER	221389	05/19/2014	R14-071730	AS REFUND-RABIES DEPOSIT		\$20.00
Remit to: MORENO VALLEY, CA					FYTD:	\$20.00
RODRIGUEZ, MARIA	221316	05/12/2014	MV1130506024	REFUND-CITATION OVERPAYMENT		\$172.50
Remit to: PERRIS, CA					FYTD:	\$172.50
ROGERS, EUGENE	12392	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: PEBBLE BEACH, CA					FYTD:	\$3,824.76
ROSS, DAVID T.	12393	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
ROSSON, LOUIS A.	12394	05/05/2014	140501	RETIREE MED MAY '14		\$368.97
			140501a	RETIREE MED MAY '14		
Remit to: PERRIS, CA					FYTD:	\$3,157.54
ROTO-ROOTER PLUMBERS	12331	05/05/2014	IE250884	PLUMBING REPAIR-TOILET LINE CLEARED AT PEDRORENA PA	.RK	\$148.50
Remit to: RANCHO CUCAMONGA	A, CA				FYTD:	\$2,548.84
ROUNSLEY, CAROL	221445	05/27/2014	CK#212998 6/4/12	REISSUE UNCLAIMED CHECK FOR RENTAL REFUND		\$500.00



# City of Moreno Valley Payment Register Paying 5/1/2014 through 5/21/

For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	ayment Amount
Remit to: TEMECULA, CA					FYTD:	\$500.00
RUANO, DOLORES	221303	05/12/2014	1137476	REFUND DUE TO CLASS CANCELLATION		\$97.00
Remit to: MORENO VALLEY, CA					FYTD:	\$97.00
RUSSO, JOHN	12395	05/05/2014	140501	RETIREE MED MAY '14		\$179.21
Remit to: RANCHO MIRAGE, CA					FYTD:	\$1,953.18
SALAIZ, STEVE	221432	05/27/2014	MAY-2014	INSTRUCTOR SERVICES-TAE KWON DO CLASS		\$39.00
Remit to: MIRA LOMA, CA					FYTD:	\$471.00
SALCIDO , GABRIELLE	221197	05/05/2014	R14-071628	AS REFUND-RABIES DEPOSIT		\$20.00
Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$20.00
SAVE THE PETS RESCUE	221390	05/19/2014	R14-072662	AS REFUND-S/N DEPOSIT		\$75.00
Remit to: EUGENE, OR					FYTD:	\$75.00
SCHIEFELBEIN, LORI C.	221151	05/05/2014	APR 2014	CONSULTANT SERVICES-ROTATIONAL TOW PROGRAM		\$701.25
Remit to: BULLHEAD CITY, AZ					FYTD:	\$17,721.20
SCHIEFELBEIN, LORI C.	221233	05/05/2014	140501	RETIREE MED APR '14, PD MAY '14		\$318.73
Remit to: BULLHEAD CITY, AZ					FYTD:	\$17,721.20
SCHUMAN, MICHAEL	12396	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: GARDNERVILLE, NV					FYTD:	\$3,824.76
SCOTT FAZEKAS & ASSOCIATES, INC	221152	05/05/2014	17364	PLAN CHECK SERVICES FOR BLDG. & SAFETY DEPT.		\$1,811.59



<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	ayment Amount
Remit to: IRVINE, CA					FYTD:	\$41,901.30
SCOTT FAZEKAS & ASSOCIATES, INC	221412	05/27/2014	17432	PLAN CHECK SERVICES FOR BLDG. & SAFETY DEPT.		\$1,408.01
Remit to: IRVINE, CA					FYTD:	\$41,901.30
SECTRAN SECURITY, INC	221413	05/27/2014	14050692 - CH	ARMORED TRANSPORT SERVICES-CITY HALL		\$477.00
			14050692 - ENT	ARMORED TRANSPORT SERVICES-MV UTILITY		
			14050692 - PR	ARMORED TRANSPORT SERVICES-PARKS & COMM. SVCS.		
Remit to: LOS ANGELES, CA					FYTD:	\$5,247.00
SECURITY LOCK & KEY	12489	05/19/2014	26495	LOCK REPAIRS & PARTS-COTTONWOOD GOLF COURSE		\$1,724.46
			26522	LOCK REPAIRS & PARTS-PUBLIC SAFETY BLDG.		
			26524	DOOR LOCK CHANGES-LOCK MOVED FROM ONE PD SUBSTATO ANOTHER	TION	
			26523	LOCK REPAIRS & PARTS-CITY HALL/MEDIA		
			26504	LOCK REPAIR-CRC DANCE ROOM DOOR		
			26521	LOCK REPAIRS & PARTS-PUBLIC SAFETY BLDG.		
Remit to: YUCAIPA, CA					FYTD:	\$12,108.77
SHARRETT, SHARON K.	12397	05/05/2014	140501	RETIREE MED MAY '14		\$175.97
Remit to: ONTARIO, CA					FYTD:	\$2,096.04
SHELDON, STUART H.	12398	05/05/2014	140501	RETIREE MED MAY '14		\$179.21
Remit to: MURRIETA, CA					FYTD:	\$2,987.64
SHELL OIL CO.	221347	05/19/2014	065124489405	FUEL PURCHASES-PD MOTORCYCLES		\$1,543.45



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	yment Amount
Remit to: COLUMBUS, OH					FYTD:	\$14,695.70
SIGNS BY TOMORROW	221414	05/27/2014	13554	PLANNING COMMISSION HEARINGS & CITY COUNCIL SITE POSTINGS		\$939.89
			13712	PLANNING COMMISSION HEARINGS & CITY COUNCIL SITE POSTINGS		
			13777	PLANNING COMMISSION HEARINGS & CITY COUNCIL SITE POSTINGS		
Remit to: MURRIETA, CA					FYTD:	\$939.89
SINGER & COFFIN, APC	12530	05/27/2014	4211	LEGAL SERVICES - SR60/MORENO BEACH		\$7,596.00
Remit to: IRVINE, CA					FYTD:	\$83,510.33
SINGH, SUMEET	221304	05/12/2014	1137206	REFUND FOR COMPUTER CLASS		\$47.00
Remit to: MORENO VALLEY, CA					FYTD:	\$47.00
SISLEY, JENNIFER MICHELLE	221317	05/12/2014	MV3130528049	REFUND-CITATION OVERPAYMENT		\$115.00
Remit to: MORENO VALLEY, CA					FYTD:	\$115.00
SKECHERS	221391	05/19/2014	MAR & APR 2014	SOLAR INCENTIVE REBATE-ACCT# 7013669-01/29800 EUCALYPTUS, M.V.		\$12,288.07
Remit to: MANHATTAN BEACH, CA	4				FYTD:	\$12,288.07
SKY TRAILS MOBILE VILLAGE	12531	05/27/2014	APRIL 2014	UUT REIMBURSEMENT APRIL 2014		\$32.85
Remit to: LOS ANGELES, CA					FYTD:	\$769.10
SLAGERMAN, SUSAN A.	12399	05/05/2014	140501	RETIREE MED MAR-APR'14, PD MAY '14		\$637.46
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76



CHECKS GIADER \$25,000						
<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>P</u>	ayment Amount
SMUS, PAULA	221234	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: RIVERSIDE, CA					FYTD:	\$2,868.57
SOCO GROUP, INC	12332	05/05/2014	0025096-IN	FUEL FOR CITY VEHICLES & EQUIPMENT		\$12,509.53
			0027224-IN	FUEL FOR CITY VEHICLES & EQUIPMENT		
Remit to: PERRIS, CA					FYTD:	\$364,028.99
SOCO GROUP, INC	12490	05/19/2014	0029177-IN	FUEL FOR CITY VEHICLES & EQUIPMENT		\$22,275.66
			0031516-IN	FUEL FOR CITY VEHICLES & EQUIPMENT		
			0033846-IN	FUEL FOR CITY VEHICLES & EQUIPMENT		
Remit to: PERRIS, CA					FYTD:	\$364,028.99
SOTOMAYOR, BRYAN	221446	05/27/2014	R14-073518	AS REFUND-OVERPMT ON WEBLICENSE		\$53.00
Remit to: MORENO VALLEY, CA					FYTD:	\$53.00
SOUDER, VICTORIA	221198	05/05/2014	R14-072436	AS REFUND-RABIES DEPOSIT		\$20.00
Remit to: RIVERSIDE, CA					FYTD:	\$20.00
SOUTH COAST AIR QUALITY MGMT DISTRICT	221170	05/05/2014	FAC. ID 078109	PERMIT FEE TO MODIFY GAS TANK FOR PHASE 1 EVR COMPLIANCE-FS #65		\$1,391.92
Remit to: DIAMOND BAR, CA					FYTD:	\$1,391.92
SOUTH COAST AIR QUALITY MGMT DISTRICT	221348	05/19/2014	2702314	AQMD "HOT SPOTS" PROGRAM FEE-CITY HALL (7/2013-6/2	014)	\$237.88
			2702202	AQMD "HOT SPOTS" PROGRAM FEE-ANIMAL SHELTER (7/206/2014)	)13-	
Remit to: DIAMOND BAR, CA					FYTD:	\$11,812.49



## City of Moreno Valley Payment Register

For Period 5/1/2014 through 5/31/2014

•	<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>P</u>	Payment Amount
	SOUTH COAST AIR QUALITY MGMT DISTRICT	221415	05/27/2014	2691217	ANNUAL OPERATING FEES FOR GENERATOR AT FIRE ST. #6		\$440.83
				2692221	EMISSIONS FEES FOR GENERATOR AT FIRE ST. #6		
	Remit to: DIAMOND BAR, CA					FYTD:	\$11,812.49
	SOUTHERN CALIFORNIA EDISON 1	221153	05/05/2014	APR-14 5/5/14	ELECTRICITY		\$3,081.26
	Remit to: ROSEMEAD, CA					FYTD:	\$2,671,508.33
	SOUTHERN CALIFORNIA EDISON 1	221266	05/12/2014	721-3449 APR-14	IFA CHARGES-SUBSTATION		\$21,017.41
<u>'</u>				APR-14 5/12/14	ELECTRICITY		
φ	Remit to: ROSEMEAD, CA				!	FYTD:	\$2,671,508.33
	SOUTHERN CALIFORNIA EDISON 1	221416	05/27/2014	APR-14 5/27/14	ELECTRICITY		\$24,923.69
	Remit to: ROSEMEAD, CA					FYTD:	\$2,671,508.33
	SOUTHERN CALIFORNIA GAS CO.	221417	05/27/2014	APR-2014	GAS CHARGES		\$3,963.18
	Remit to: MONTEREY PARK, CA					FYTD:	\$54,532.23
	SOUTHERN PET SUPPLIES	12491	05/19/2014	9373	PET SUPPLIES-ASSORTED NYLON LEADS		\$398.95
	Remit to: SAN DIEGO, CA					FYTD:	\$2,784.10
	SPARKLETTS	12451	05/12/2014	7364551 042314	BOTTLED WATER/SVC-SUNNYMEAD ELEMENTARY "A CHILD'S PLACE"		\$16.19
	Remit to: DALLAS, TX					FYTD:	\$1,014.08
	SPARKLETTS	12492	05/19/2014	7364596 050214	BOTTLED WATER/SVC-CREEKSIDE ELEMENTARY "A CHILD'S PLACE"		\$60.12
				7363683 050214	BOTTLED WATER/SVC-ARMADA ELEMENTARY "A CHILD'S PLACI	E"	



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<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	ayment Amount
SPARKLETTS	12492	05/19/2014	10050036 050214	BOTTLED WATER/SVC-EOC/ERF		\$60.12
Remit to: DALLAS, TX					FYTD:	\$1,014.08
SPARKLETTS	12532	05/27/2014	7387294 050714	BOTTLED WATER/SVC-COTTONWOOD GOLF COURSE		\$5.00
Remit to: DALLAS, TX					FYTD:	\$1,014.08
SPECK, GARY B.	12400	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
SPENCER, MARTHA	12401	05/05/2014	140501	RETIREE MED MAY '14		\$179.21
Remit to: MORENO VALLEY, CA					FYTD:	\$1,953.18
SPRINT	12333	05/05/2014	417544340-089	CELLULAR PHONE SERVICE FOR PD GTF		\$63.92
Remit to: CAROL STREAM, IL					FYTD:	\$5,465.19
SPRINT	12493	05/19/2014	634235346-044	CELLULAR PHONE SERVICE FOR PD SET		\$381.74
Remit to: CAROL STREAM, IL					FYTD:	\$5,465.19
STANDARD INSURANCE CO	221171	05/05/2014	140501	SUPPLEMENTAL INSURANCE		\$1,485.06
Remit to: PORTLAND, OR					FYTD:	\$300,263.98
STANLEY CONVERGENT SECURITY SOLUTINS, INC	12452	05/12/2014	11208335 (LSP)	ALARM SYSTEM MONITORING SERVICES-LASSELLE SPORTS PA	ARK	\$2,105.38
			11194308	ALARM SYSTEM MONITORING SERVICES-EOC		
			11192942	ALARM SYSTEM MONITORING SERVICES-RED MAPLE		
2			11194143	SECURITY SYSTEM MONITORING-MORRISON PARK SNACK BA	R	

# Item No.



# City of Moreno Valley Payment Register For Period 5/1/2014 through 5/31/2014

42	· '						
	<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	Ī	Payment Amount
	STANLEY CONVERGENT SECURITY SOLUTNS, INC	12452	05/12/2014	11193916	SECURITY SYSTEM MONITORING-SUNNYMEAD & BETHUNE PARKS SNACK BARS		\$2,105.38
				11207887	ALARM SYSTEM MONITORING SERVICES-LIBRARY		
				11208335 (CH)	ALARM SYSTEM MONITORING SERVICES-CITY HALL		
				11214551	ALARM SYSTEM MONITORING SERVICES-COTTONWOOD GOLF COURSE		
	Remit to: PALATINE, IL				<u>!</u>	FYTD:	\$41,707.00
-120-	STANLEY CONVERGENT SECURITY SOLUTNS, INC	12533	05/27/2014	11223673	SERVICE REQUEST FOR SYSTEM CHECK DUE TO BREAK-IN AT BETHUNE PK		\$222.00
	Remit to: PALATINE, IL				<u> </u>	FYTD:	\$41,707.00
	STATE BOARD OF EQUALIZATION 1	12502	05/14/2014	043014	SALES & USE TAX REPORT FOR 4/1-4/30/14		\$1,609.00
	Remit to: SACRAMENTO, CA				<u> </u>	FYTD:	\$22,624.23
	STATE DISBURSEMENT UNIT	12296	05/02/2014	2014-00000341	1005 - GARNISHMENT - CHILD SUPPORT*		\$2,482.73
	Remit to: WEST SACRAMENTO, CA	1			Ī	FYTD:	\$51,217.11
	STATE DISBURSEMENT UNIT	12465	05/16/2014	2014-00000364	1005 - GARNISHMENT - CHILD SUPPORT*		\$2,543.61
	Remit to: WEST SACRAMENTO, CA	1			<u>[</u>	FYTD:	\$51,217.11
	STATE DISBURSEMENT UNIT	12543	05/30/2014	2014-00000379	1005 - GARNISHMENT - CHILD SUPPORT*		\$2,387.87
	Remit to: WEST SACRAMENTO, CA	1			<u>[</u>	FYTD:	\$51,217.11
	STATE OF CALIF/DEPT OF INDUSTRIAL	221433	05/27/2014	E1180813SB	OSHA INSPECTION FEE FOR ELEVATOR AT CITY HALL		\$450.00
				E1180781SB	OSHA INSPECTION FEE FOR ELEVATOR AT EOC		



Vendor Name	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	yment Amount
Remit to: PASADENA, CA					FYTD:	\$575.00
STATE OF CALIFORNIA DEPT. OF CONSUMER AF	221350	05/19/2014	CERT TR 1931	PROF. ENGINEERS LICENSE RENEWAL FOR ERIC LEWIS		\$115.00
Remit to: SACRAMENTO, CA					<u>FYTD:</u>	\$345.00
STENO SOLUTIONS TRANSCRIPTION SVCS., IN	12495	05/19/2014	42712	TRANSCRIPTION SERVICES FOR PD		\$3,113.44
Remit to: CORONA, CA					FYTD:	\$25,403.36
STEWART, CLIFFORD	12402	05/05/2014	140501	RETIREE MED MAY '14		\$188.23
Remit to: GLENDALE, AZ					FYTD:	\$2,393.82
STILES ANIMAL REMOVAL, INC.	221155	05/05/2014	102865	LARGE ANIMAL CARCASS REMOVAL		\$150.00
Remit to: GUASTI, CA					FYTD:	\$750.00
STORLIE-SICKLES, ELIZABETH	12403	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$4,143.49
STRADLING, YOCCA, CARLSON & RAUTH	12453	05/12/2014	287277-0000	LEGAL SERVICES		\$2,050.00
			287277-0000 (a)	LEGAL SERVICES		
Remit to: NEWPORT BEACH, CA					FYTD:	\$63,036.48
STRANGE, DIANNE L.	221305	05/12/2014	ACCT. 7010417-04	SOLAR INCENTIVE REBATE		\$10,850.00
Remit to: MORENO VALLEY, CA					FYTD:	\$10,850.00
STRESS LESS EXPRESS, LLC	221351	05/19/2014	5697	PUMP OUT 200 GALLONS OF WASTE WATER/DEBRIS FROM FIRE ST #65	I PIT-	\$783.00



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	ayment Amount
Remit to: SOUTH EL MONTE, CA					FYTD:	\$783.00
STRICKLER ASSOCIATION, THE	12454	05/12/2014	6200	CONSULTING SERVICES RE: PROPERTY		\$581.25
Remit to: SAN BERNARDINO, CA					FYTD:	\$10,743.75
STRICKLER, JOHN W.	12404	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: SAN BERNARDINO, CA					FYTD:	\$3,824.76
SUAZO, JESSE	221199	05/05/2014	R14-072723	AS REFUND-TRAP DEPOSIT		\$50.00
Remit to: MORENO VALLEY, CA					FYTD:	\$50.00
SUNNYMEAD ACE HARDWARE	221156	05/05/2014	55917	MISC. SUPPLIES FOR FIRE STATION #58 PAINTING/REPAIR PROJECTS		\$162.18
			55961	MISC. SUPPLIES FOR FIRE STATION #65		
			55822	MISC. SUPPLIES FOR FIRE STATION #48		
Remit to: MORENO VALLEY, CA					FYTD:	\$2,587.73
T.Y. LIN INTERNATIONAL	221352	05/19/2014	1404433	CONSULTING - SR-60 NASON ST. INTERCHANGE		\$1,147.50
Remit to: PALATINE, IL					FYTD:	\$4,107.50
TERELL, JOHN C.	221284	05/12/2014	5/17-5/20/14	TRAVEL PER DIEM-ICSC CONFERENCE		\$248.50
Remit to: REDLANDS, CA					FYTD:	\$728.95
THE POTTER'S HOUSE CHURCH	221306	05/12/2014	1135776	REFUND OF DEPOSIT FOR PARK RENTAL-BASKETBALL TOURNAMENT 4/19/14		\$75.00
Remit to: MORENO VALLEY, CA					FYTD:	\$75.00
THE PRESS ENTERPRISE	221418	05/27/2014	101272607	NOTICE OF PUBLIC MEETING		\$265.10



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	yment Amount
Remit to: Riverside, CA					FYTD:	\$9,434.70
THE SALVATION ARMY	221307	05/12/2014	1135614	REFUND OF DEPOSIT FOR PARK RENTAL-"CELEBRATE" EVENT 4/19-4/20/14		\$75.00
Remit to: MORENO VALLEY, CA					FYTD:	\$75.00
THERMAL COMBUSTION INNOVATORS	221157	05/05/2014	123096	BIOHAZARDOUS MEDICAL WASTE PICKUP FROM ANIMAL SHELTER		\$72.94
Remit to: COLTON, CA					FYTD:	\$889.49
THERMAL-COOL INC.	221353	05/19/2014	w/o 4239	VAV 33 REPAIRED-PUBLIC SAFETY BLDG.		\$17,440.00
			65583	DEMO. EXISTING & INSTALL 2 NEW HVAC UNITS-CY TRANSP. TRAILER		
Remit to: RIVERSIDE, CA					FYTD:	\$35,690.87
THOMPSON COBURN LLP	12455	05/12/2014	3037838	LEGAL SERVICES FOR MVU RE: RELIABILITY STANDARD COMPLIANCE		\$112.98
			3038253	LEGAL SERVICES FOR MVU RE: NERC COMPLIANCE		
Remit to: WASHINGTON, DC					FYTD:	\$4,493.65
THORNTON, STEVE	221200	05/05/2014	R14-072838	AS REFUND-LIC REFUND		\$19.00
Remit to: MORENO VALLEY, CA					FYTD:	\$19.00
TIM OWENS	12334	05/05/2014	04142014	MICROSOFT EXCEL SOFTWARE ONSITE TRAINING		\$6,000.00
Remit to: HERMOSA BEACH, CA					FYTD:	\$6,000.00
TIME WARNER CABLE	221354	05/19/2014	031518001 5/1/14	CABLE TV SERVICE FOR COTTONWOOD GOLF COURSE		\$61.91
Remit to: PITTSBURGH, PA					FYTD:	\$8,085.26



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	ayment Amount
TOMLIN, TARA	221392	05/19/2014	ACCT. 7008041-03	SOLAR INCENTIVE REBATE		\$11,280.00
Remit to: MORENO VALLEY, CA					FYTD:	\$11,280.00
TORRES, RUFA	221308	05/12/2014	14023169	GRANTED APPEAL FOR FALSE ALARM		\$31.00
Remit to: MORENO VALLEY, CA					FYTD:	\$31.00
TRAN, VINCENT	221434	05/27/2014	REIMB. 5/19/14	REIMBURSEMENT FOR PRINTING OF SPIRAL BOUND COLOR NOTEBOOKS		\$393.95
Remit to: MORENO VALLEY, CA					FYTD:	\$393.95
TRICHE, TARA	221369	05/19/2014	MAY-2014	INSTRUCTOR SERVICES-DANCE CLASSES		\$2,898.30
Remit to: MORENO VALLEY, CA					FYTD:	\$27,301.00
TRINITY BAPTIST CHURCH	221447	05/27/2014	1144449	CRC RENTAL REFUND DEPOSIT		\$750.00
Remit to: MORENO VALLEY, CA					FYTD:	\$750.00
TRINITY BAPTIST CHURCH	221448	05/27/2014	1143692 1143693	TOWNGATE RENTAL REFUND DEPOSIT AND SECURITY GUARD		\$300.00
Remit to: MORENO VALLEY, CA					FYTD:	\$300.00
TRUGREEN LANDCARE	12456	05/12/2014	7706232	REMOVE AND GRIND TREES LIFTING SIDEWALK IN CFD #1		\$18,525.35
			7718296	LANDSCAPE MAINTZONE M-APR 2014		
			7718297	LANDSCAPE MAINTZONE E16-APR 2014		
			7706238	REMOVE AND GRIND DEAD TREE IN EL POTRERO PARK		
			7718301	LANDSCAPE MAINTZONE S-APR 2014		
			7718299	LANDSCAPE MAINTZONES E-4 & E-4A-APR 2014		
Remit to: RIVERSIDE, CA					FYTD:	\$242,781.61



CHECKS SHEEK \$25,000						
<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	ayment Amount
TTG ENGINEERS	221158	05/05/2014	89258	CIVIC CENTER IMPROVEMENTS		\$874.00
Remit to: PASADENA, CA					FYTD:	\$36,464.23
TW TELECOM	221419	05/27/2014	06194267	TELECOM SVCS-LOCAL/LONG DISTANCE CALLS		\$3,118.23
			06194267a	INTERNET & DATA SERVICES		
Remit to: DENVER, CO					FYTD:	\$37,251.55
U.S. HEALTHWORKS MEDICAL GROUP	221420	05/27/2014	2488551-CA	EMPLOYMENT DOT EXAM		\$81.00
Remit to: LOS ANGELES, CA					FYTD:	\$2,698.81
UNION BANK OF CALIFORNIA 1	221159	05/05/2014	859299	INVESTMENT SAFEKEEPING SERVICES		\$306.00
Remit to: SAN DIEGO, CA					FYTD:	\$3,568.70
UNITED POWER GENERATION, INC.	221355	05/19/2014	3724	GENERATOR PREV. MAINT. FINDINGS/REPAIRS-FS #2, 6, 91 & CITY HALL		\$6,022.01
			3711	GENERATOR REPAIR-ANIMAL SHELTER		
Remit to: RIVERSIDE, CA					FYTD:	\$15,198.08
UNITED ROTARY BRUSH CORP	12336	05/05/2014	279377	STREET SWEEPER BROOM KITS/RECONDITIONING		\$1,494.76
Remit to: KANSAS CITY, MO					FYTD:	\$40,080.22
UNITED STATES TREASURY - 4	221160	05/05/2014	2014-00000347	1001 - GARNISHMENT - IRS TAX LEVY		\$50.38
Remit to: FRESNO, CA					<u>FYTD:</u>	\$1,432.08
UNITED STATES TREASURY - 4	221356	05/19/2014	2014-00000359	1001 - GARNISHMENT - IRS TAX LEVY		\$50.38
Remit to: FRESNO, CA					FYTD:	\$1,432.08



## City of Moreno Valley Payment Register

For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	yment Amount
UNITED WAY OF INLAND VALLEY	/S 221161	05/05/2014	2014-00000348	8720 - UNITED WAY		\$344.00
Remit to: RIVERSIDE, CA					FYTD:	\$9,748.00
UNITED WAY OF INLAND VALLEY	/S 221357	05/19/2014	2014-00000360	8720 - UNITED WAY		\$344.00
Remit to: RIVERSIDE, CA					FYTD:	\$9,748.00
URENA, OSCAR KING AUTO REPAIR	221201	05/05/2014	2014-02669	OVERPAYMENT		\$30.80
Remit to: MORENO VALLEY, CA	1				FYTD:	\$30.80
USA BLIMP & BALLOON	221268	05/12/2014	7024 - FINAL	FINAL 50% FOR INFLATABLE BALLOON FOR ANIMAL SHELTER MARKETING		\$2,098.25
Remit to: NEWPORT BEACH, CA	4				FYTD:	\$4,196.50
USA MOBILITY/ARCH WIRELESS	12535	05/27/2014	X6218870E	PAGER SERVICE		\$17.04
Remit to: SPRINGFIELD, VA					FYTD:	\$332.54
VACATE TERMITE & PEST ELIMINATION COMPANY	12457	05/12/2014	48925	PEST CONTROL SERVICE-SENIOR CENTER		\$1,620.00
			49076	PEST CONTROL SERVICE-ANNEX 1 BLDG.		
			48832	PEST CONTROL SERVICE-LIBRARY		
			48895	PEST CONTROL SERVICE-FIRE ST. #65		
			48919	PEST CONTROL SERVICE-FIRE ST. #48		
			48920	PEST CONTROL SERVICE-TOWNGATE COMM. CTR.		
			48921	PEST CONTROL SERVICE-FIRE ST. #99		
			48924	PEST CONTROL SERVICE-FIRE ST. #58		
			48926	PEST CONTROL SERVICE-FIRE ST. #2		



## City of Moreno Valley Payment Register

## For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Payn</u>	ment Amount
VACATE TERMITE & PEST ELIMINATION COMPANY	12457	05/12/2014	49067	PEST CONTROL SERVICE-COTTONWOOD GOLF COURSE		\$1,620.00
			48922	PEST CONTROL SERVICE-FIRE ST. #6		
			49071	PEST CONTROL SERVICE-CONFERENCE & REC CTR.		
			49072	PEST CONTROL SERVICE-CITY YARD		
			48831	PEST CONTROL SERVICE-UTILITY FIELD OFFICE		
			49074	PEST CONTROL SERVICE-EOC		
			48927	PEST CONTROL SERVICE-FIRE ST. #91		
ı <u>.</u>			49077	PEST CONTROL SERVICE-ANIMAL SHELTER		
197			49078	PEST CONTROL SERVICE-MARCH FIELD ASES BLDG.		
1			49079	PEST CONTROL SERVICE-MARCH FIELD PARK COMM. CTR.		
			49080	PEST CONTROL SERVICE-TRANSP. TRAILER		
			48087	GOPHER & RODENT CONTROL-AQUEDUCT		
			48094	GOPHER & RODENT CONTROL-ELECTRIC UTILITY SUBSTATION		
			48405	GOPHER & RODENT CONTROL-AQUEDUCT		
			48407	GOPHER & RODENT CONTROL-ELECTRIC UTILITY SUBSTATION		
			48714	GOPHER & RODENT CONTROL-AQUEDUCT		
			48716	GOPHER & RODENT CONTROL-ELECTRIC UTILITY SUBSTATION		
			49045	GOPHER & RODENT CONTROL-AQUEDUCT		
			49047	GOPHER & RODENT CONTROL-ELECTRIC UTILITY SUBSTATION		
<b>=</b>			49073	PEST CONTROL SERVICE-PUBLIC SAFETY BLDG.		
			49070	PEST CONTROL SERVICE-CITY HALL		
Remit to: MORENO VALLEY, CA				<u>FY</u>	<u>TD:</u>	\$19,920.00

# Item



## City of Moreno Valley **Payment Register**

For Period 5/1/2014 through 5/31/2014

	<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	<u>Invoice Description</u>	<u>Pa</u>	yment Amount
	VAL VERDE UNIFIED SCHOOL DISTRICT	221269	05/12/2014	H2303	YOUTH SPORTS UNIFORMS ORDER		\$2,069.50
				H2395	YOUTH SPORTS UNIFORMS ORDER		
	Remit to: PERRIS, CA					<u>FYTD:</u>	\$10,418.83
	VARIABLE SPEEDS SOLUTIONS INC	12458	05/12/2014	9957	PUMP MAINTENANCE		\$190.00
	Remit to: HUNTINGTON BEACH, (	CA				<u>FYTD:</u>	\$8,021.95
	VASQUEZ, CAROL	221235	05/05/2014	140501	RETIREE MED JAN & MAR '14, PD MAY '14		\$637.46
<u>'</u> 2	Remit to: RIALTO, CA					<u>FYTD:</u>	\$3,824.76
φ	VASQUEZ, JOSE	221449	05/27/2014	R14-072967	AS REFUND-RABIES DEPOSIT		\$20.00
	Remit to: MORENO VALLEY, CA					FYTD:	\$20.00
	VAVRINEK, TRINE, DAY & CO., LLP	221270	05/12/2014	0104237-IN	ASES INVENTORY PROJECT SERVICES		\$6,535.00
	Remit to: RANCHO CUCAMONGA,	, CA				<u>FYTD:</u>	\$14,755.00
	VAZQUEZ, MICHELLE	221202	05/05/2014	R14-072629	AS REFUND-LIC REFUND		\$53.00
	Remit to: MORENO VALLEY, CA					<u>FYTD:</u>	\$53.00
	VERIZON	221358	05/19/2014	EQN6913105-14118	BACKBONE COMMUNICATION CHARGES		\$586.11
	Remit to: TRENTON, NJ					FYTD:	\$10,166.26
	VERIZON CALIFORNIA	221162	05/05/2014	1258220327APR-14	FIOS SERVICES FOR FIRE STATION 99		\$102.76
	Remit to: DALLAS, TX					<u>FYTD:</u>	\$7,867.76
	VERIZON CALIFORNIA	221271	05/12/2014	310 175-9704/'14	ANNUAL PHONE DIRECTORY AD		\$49.33



<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	yment Amount
Remit to: DALLAS, TX					FYTD:	\$7,867.76
VERIZON CALIFORNIA	221359	05/19/2014	877 811-8700/'14	ANNUAL PHONE DIRECTORY LISTING		\$51.16
Remit to: DALLAS, TX					FYTD:	\$7,867.76
VERIZON WIRELESS	221163	05/05/2014	9723336065	CELLULAR SERVICE FOR PD TICKET WRITERS		\$159.60
Remit to: DALLAS, TX					FYTD:	\$1,909.80
VICTOR MAGANA	221285	05/12/2014	5/27-5/29/14	TRAVEL PER DIEM-SO. CALIF. GANG CONFERENCE		\$150.00
Remit to: MORENO VALLEY, CA					FYTD:	\$350.00
VIGIL, ERNEST	12405	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
VISION SERVICE PLAN	12337	05/05/2014	140501	EMPLOYEE VISION INSURANCE		\$4,046.28
Remit to: SAN FRANCISCO, CA					FYTD:	\$46,573.07
VISTA PAINT CORPORATION	12536	05/27/2014	2014-413083-00	PAINT FOR GRAFFITI AT CITY PARKS		\$125.39
Remit to: FULLERTON, CA					FYTD:	\$66,635.63
VOYAGER FLEET SYSTEM, INC.	12497	05/19/2014	869211615417	CNG FUEL PURCHASES		\$1,938.94
Remit to: HOUSTON, TX					FYTD:	\$20,840.92
VULCAN MATERIALS CO, INC.	221164	05/05/2014	70316237 70313805 70319432 70319433	ASPHALTIC MATERIALS ASPHALTIC MATERIALS ASPHALTIC MATERIALS ASPHALTIC MATERIALS		\$835.39



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>Pa</u>	ayment Amount
Remit to: LOS ANGELES, CA					FYTD:	\$31,878.31
VULCAN MATERIALS CO, INC.	221360	05/19/2014	70327458	ASPHALTIC MATERIALS		\$2,057.03
			70324189	ASPHALTIC MATERIALS		
			70330083	ASPHALTIC MATERIALS		
			70321918	ASPHALTIC MATERIALS		
			70327457	ASPHALTIC MATERIALS		
			70332306	ASPHALTIC MATERIALS		
7			70327459	ASPHALTIC MATERIALS		
Remit to: LOS ANGELES, CA					FYTD:	\$31,878.31
VULCAN MATERIALS CO, INC.	221421	05/27/2014	70346268	ASPHALTIC MATERIALS		\$1,703.24
			70340293	ASPHALTIC MATERIALS		
			70343422	ASPHALTIC MATERIALS		
			70335455	ASPHALTIC MATERIALS		
			70343423	ASPHALTIC MATERIALS		
			70348756	ASPHALTIC MATERIALS		
			70335456	ASPHALTIC MATERIALS		
			70338033	ASPHALTIC MATERIALS		
Remit to: LOS ANGELES, CA					FYTD:	\$31,878.31
WADE, ACKER	221310	05/12/2014	1135201	REFUND CLASS CANCELLED DUE TO LACK OF REGISTRATION		\$61.00
Remit to: PERRIS, CA					FYTD:	\$61.00
WAGGONER JR., GLENN C.	12406	05/05/2014	140501	RETIREE MED MAR '14, PD MAY '14		\$318.73



Vendor Name	Check/EFT Number	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u> </u>	Payment Amount
Remit to: RIVERSIDE, CA					FYTD:	\$3,824.76
WAGNER, GARY D.	12407	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
WAGNER, MARIANNE K	12408	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,824.76
WAGONER, ROBERT	12409	05/05/2014	140501	RETIREE MED APR-MAY '14, PD MAY '14		\$362.80
Remit to: ZEPHYRHILLS, FL					FYTD:	\$2,176.80
WAGY, CARYLON	221236	05/05/2014	140501	RETIREE MED MAR '14 (MED & DENTAL), PD MAY '14		\$318.73
Remit to: MORENO VALLEY, CA					FYTD:	\$3,062.70
WASHINGTON, ANTHONY	221203	05/05/2014	R14-072630	AS REFUND-LIC REFUND		\$53.00
Remit to: MORENO VALLEY, CA					FYTD:	\$53.00
WASHINGTON, CAROL	221311	05/12/2014	1137620	REFUND FOR COMPUTER CLASS		\$47.00
Remit to: MORENO VALLEY, CA					FYTD:	\$47.00
WEBFORTIS, LLC	221361	05/19/2014	9784	CRM/IT CONSULTING SERVICES		\$247.50
Remit to: WALNUT CREEK, CA					FYTD:	\$5,115.00
WELLS FARGO CORPORATE TRUST	221422	05/27/2014	1073452	ANNUAL TRUSTEE FEE-CFD #5 2007 TAX BONDS 5/31/14-5/30	)/15	\$2,000.00
Remit to: MINNEAPOLIS, MN					FYTD:	\$8,113,690.47
WEST PAYMENT CENTER	221423	05/27/2014	829570949	LEGAL LIBRARY PUBLICATIONS UPDATES		\$253.85

# Item



## City of Moreno Valley **Payment Register**

## For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	Check/EFT Number	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	ayment Amount
Remit to: CAROL STREAM, IL					FYTD:	\$15,785.05
WESTERN MUNICIPAL WATER DISTRICT	221424	05/27/2014	24753-018620/AP4	WATER CHARGES-MARB BALL FIELDS		\$2,174.95
			23866-018292/AP4	WATER CHARGES-SKATE PARK		
			23821-018257/AP4	WATER CHARGES-MFPCC LANDSCAPE		
			23821-018258/AP4	WATER CHARGES-MFPCC BLDG. 938		
Remit to: ARTESIA, CA					FYTD:	\$25,644.58
WETMORE, ROBIN	221237	05/05/2014	140501	RETIREE MED APR '14, PD MAY '14		\$300.10
Remit to: MORENO VALLEY, CA					FYTD:	\$300.10
WHITE, TRACY	221393	05/19/2014	R14-072981	AS REFUND-S/N DEPOSIT		\$75.00
Remit to: MONROVIA, CA					FYTD:	\$75.00
WIBERG, CHRISTOPHER	221238	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: ANAHEIM, CA					FYTD:	\$3,824.76
WIELIN, RONALD A.	12410	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: BANNING, CA					FYTD:	\$3,824.76
WILLDAN ENGINEERING	12338	05/05/2014	2210922	CIVIC CENTER IMPROVEMENTS		\$2,585.00
Remit to: ANAHEIM, CA					FYTD:	\$621,468.40
WILLDAN FINANCIAL SERVICES	12339	05/05/2014	010-24091	CONSULTING SERVICES-ZONE B LLD/LMD FORMATION		\$18,250.00
			010-24088	CONSULTING SERVICES-CFD 2014-01 FORMATION		
			010-24089	CONSULTING SERVICES-CFD 2014-02 FORMATION		



<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pa</u>	ayment Amount
WILLDAN FINANCIAL SERVICES	12339	05/05/2014	010-24090	CONSULTING SERVICES-ZONE E LLD/LMD FORMATION		\$18,250.00
Remit to: TEMECULA, CA					FYTD:	\$61,840.00
WILLIAMS, JANE L.	12411	05/05/2014	140501	RETIREE MED MAR-APR '14, PD MAY '14		\$274.08
Remit to: GRAND FORKS, ND					FYTD:	\$1,797.20
WILLIS, ROBERT H	221165	05/05/2014	041314	SPORTS OFFICIATING SERVICES-SOFTBALL		\$105.00
Remit to: PERRIS, CA					FYTD:	\$3,599.00
WILLIS, ROBERT H	221166	05/05/2014	041014	SPORTS OFFICIATING SERVICES-SOFTBALL		\$63.00
Remit to: PERRIS, CA					FYTD:	\$3,599.00
WILLIS, ROBERT H	221272	05/12/2014	042414	SPORTS OFFICIATING SERVICES-SOFTBALL		\$189.00
			042714	SPORTS OFFICIATING SERVICES-SOFTBALL		
			041714	SPORTS OFFICIATING SERVICES-SOFTBALL		
Remit to: PERRIS, CA					FYTD:	\$3,599.00
WILSON-BEILKE, DENESE	221239	05/05/2014	140501	RETIREE MED MAY '14		\$318.73
Remit to: GLENDORA, CA					FYTD:	\$4,780.95
WINANS, EMILY	221394	05/19/2014	R14-072977	AS REFUND-RABIES DEPOSIT		\$20.00
Remit to: REDLANDS, CA					FYTD:	\$20.00
WITTY, ROBERT	221204	05/05/2014	R14-072512	AS REFUND-LIC REFUND		\$19.00
Remit to: MORENO VALLEY, CA					FYTD:	\$19.00
WOMACK, ROBERTA	221312	05/12/2014	1139717	REFUND CLASS CANCELLED		\$87.00

# Item No.



# City of Moreno Valley Payment Register

## For Period 5/1/2014 through 5/31/2014

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	Payment Amount
Remit to: MORENO VALLEY, CA				<u>FYTD:</u>	\$87.00
WRCOG WESTERN RIVERSIDE CO. OF GOVT'S.	221362	05/19/2014	6637	SPONSORSHIP OF 23RD ANNUAL GENERAL ASSEMBLY & LEADERSHIP ADDRESS	\$1,500.00
Remit to: RIVERSIDE, CA				<u>FYTD:</u>	\$2,210,626.14
WURM'S JANITORIAL SERVICES, INC.	12340	05/05/2014	22971	EMERGENCY CARPET CLEANING AT ERC	\$645.31
			23007	JANITORIAL SERVICES-EMP. RESOURCE CTR.	
Remit to: CORONA, CA				<u>FYTD:</u>	\$297,547.16
WURM'S JANITORIAL SERVICES, INC.	12460	05/12/2014	23034	CARPET CLEANING & UPHOLSTERY CLEANINGS AT FIRE STATIONS	\$5,389.02
			23008	JANITORIAL SERVICES-LIBRARY	
Remit to: CORONA, CA				<u>FYTD:</u>	\$297,547.16
WURM'S JANITORIAL SERVICES, INC.	12538	05/27/2014	23088	JANITORIAL SERVICES-LIBRARY	\$24,385.93
			23102	SPECIAL CLEANINGS FOR APR. EVENT RENTALS AT TOWNGATE COMM. CTR.	
			23100	SPECIAL CLEANINGS FOR APR. EVENT RENTALS AT SENIOR CTR.	
			23095	JANITORIAL SERVICES-SUNNYMEAD ELEMENTARY	
			23094	JANITORIAL SERVICES-SUNNYMEAD MIDDLE SCHOOL/ASES	
			23092	JANITORIAL SERVICES-RAINBOW RIDGE ELEMENTARY	
			23099	JANITORIAL SERVICES-PD SATELLITE OFFICE/SUNNYMEAD RANCH PKWY	
			23098	JANITORIAL SERVICES-PD SATELLITE OFFICE/SUNNYMEAD BLVD.	
			23091	JANITORIAL SERVICES-GANG TASK FORCE OFFICE	



<b>CHECKS</b>	LINIDED	ĊΊΕ	$\Omega$
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<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	Inv Number	Invoice Description	<u>P</u>	ayment Amount
WURM'S JANITORIAL SERVICES, INC.	12538	05/27/2014	23097	JANITORIAL SERVICES-ANNEX 1 BLDG.		\$24,385.93
			23096	JANITORIAL SERVICES-TOWNGATE COMM. CTR.		
			23093	JANITORIAL SERVICES-SENIOR CENTER		
			23089	JANITORIAL SERVICES-MARCH FIELD PARK COMM. CTR.		
			23086	JANITORIAL SERVICES-EOC		
			23085	JANITORIAL SERVICES-CONFERENCE & REC CTR.		
			23084	JANITORIAL SERVICES-CITY YARD & TRANSP. TRAILER		
			23083	JANITORIAL SERVICES-CITY HALL		
			23090	JANITORIAL SERVICES-PUBLIC SAFETY BLDG.		
Remit to: CORONA, CA					FYTD:	\$297,547.16
XEROX CAPITAL SERVICES, LLC	221273	05/12/2014	073857763	COPIER LEASE FOR PARKS DEPT.		\$491.90
Remit to: PASADENA, CA					FYTD:	\$34,308.80
XEROX CAPITAL SERVICES, LLC	221363	05/19/2014	073945595	COPIER LEASE/BILLABLE PRINTS FOR PARKS DEPT.		\$2,687.82
			073857766	COPIER LEASE FOR GRAPHICS DEPT.		
			073857765	COPIER LEASE/BILLABLE PRINTS FOR GRAPHICS DEPT.		
Remit to: PASADENA, CA					FYTD:	\$34,308.80
YAHOO!	221364	05/19/2014	254760/04221404	INFO SEARCH, RETRIEVAL & ASSEMBLY DUE TO SEARCH WARRANT		\$20.00
Remit to: CAROL STREAM, IL					FYTD:	\$153.60
YAMASHITA, JULIA J.	12412	05/05/2014	140501	RETIREE MED MAR '14, PD MAY '14		\$240.90
Remit to: HIDDEN VALLEY LAKE, C	:A				FYTD:	\$2,216.63





# City of Moreno Valley Payment Register

For Period 5/1/2014 through 5/31/2014

## CHECKS UNDER \$25,000

<u>Vendor Name</u>	<u>Check/EFT</u> <u>Number</u>	<u>Payment</u> <u>Date</u>	<u>Inv Number</u>	Invoice Description	<u>Pay</u>	ment Amount
YAZOLINO-BADIE, TERESA ARCHENE	221318	05/12/2014	MV2130328031	REFUND-CITATION OVERPAYMENT		\$115.00
Remit to: SAN LEANDRO, CA					FYTD:	\$115.00
YUHASZ, DANIEL	221208	05/05/2014	C10511	REFUND - ADMINISTRATIVE CITATION DISMISSED		\$100.00
Remit to: NORCO, CA					FYTD:	\$100.00

TOTAL CHECKS UNDER \$25,000	\$1,121,898.69
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GRAND TOTAL \$9,686,676.21



APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	SMB
CITY MANAGER	D

#### Report to City Council

**TO:** Mayor and City Council

**FROM:** Richard Teichert, Chief Financial Officer

AGENDA DATE: July 8, 2014

TITLE: AUTHORIZATION OF ANNUAL TECHNOLOGY SOFTWARE AND

HARDWARE MAINTENANCE PAYMENTS AND WAIVING FORMAL BIDDING AND INSURANCE REQUIREMENTS FOR

THESE PAYMENTS

#### **RECOMMENDED ACTION**

#### Recommendations:

- 1. Waive the formal bidding requirements for technology annual maintenance payments.
- 2. Waive the insurance requirements for technology annual maintenance payments.
- 3. Authorize the City Manager to make technology annual maintenance payments to various vendors for an aggregate amount not-to-exceed \$999,760 during Fiscal Year 2014-15.

#### **SUMMARY**

Consistent with the City's ongoing commitment to transparency and accountability, a schedule of technology related annual maintenance payments is presented for the City Council's approval. The right to continue to use technology is typically tied to the continuation of annual maintenance payments for that technology. While all technology purchases requiring City Council approval include annual maintenance costs, these costs may continue beyond the initial purchase contract term if the City continues to use the software. Therefore, the requested authorizations make such payments transparent to all interested parties. Due to the unique requirements of technology annual maintenance payments, staff also seeks authorization to waive the formal bidding and insurance requirements associated with these technology payments.

#### **DISCUSSION**

The City's Purchasing Ordinance allows for exceptions to the normal bidding process for materials, supplies, equipment, and services. Sections 3.12.080 and 3.12.250-270 recognize that the City's best interests are served by waiving formal bidding requirements under certain circumstances. The annual maintenance for Technology Services (TS) software, hardware, and off-site maintenance services falls into this category.

There are two reasons why TS annual maintenance payments are incongruent to bidding. Annual maintenance payments are negotiated or purchased as part of the initial equipment or service purchase, per the City's Purchasing Ordinance, but they are budgeted and paid each year. The City does not fund multi-year maintenance payments in advance when the equipment or service does not have a foreseeable termination date. It is not in the City's best interests to attempt to bid such payments annually.

Additionally, many vendors are the sole providers of the support for their products (e.g. software, hardware, and professional services). Many of these sole source providers do not sell directly to customers; they have outsourced all sales functions to Distributors. Thus, technology software, equipment, and maintenance services may appear to have multiple sources but that is an artifact of the manufacturer having outsourced its sales functions. Therefore, the vendors listed in the attached schedule (Attachment 1) should be declared sole source providers per Section 3.12.080 of the City's Purchasing Ordinance.

Waiving the normal insurance requirements for these payments is also requested for two reasons. The first reason is that applicable insurance requirements have already been met for the initial purchase of the software, equipment, and maintenance. Reoccurring payments should not trigger additional insurance requirements; although any insurance requirements necessary for the initial purchase will be kept current. In addition, annual maintenance payments are a continuation of existing software or equipment use, or maintenance services that do not involve vendors coming on-site. Furthermore, none of the vendors listed below stores assets or information for the City so there is no risk of them losing or damaging City assets. Thus the City's usual insurance requirements are not applicable to these payments.

#### <u>ALTERNATIVES</u>

- 1. Waive the formal bidding requirements for technology annual maintenance payments.
- 2. Waive the insurance requirements for technology annual maintenance payments.
- 3. Authorize the City Manager to make technology annual maintenance payments to various vendors for an aggregate amount not-to-exceed \$999,760 during Fiscal Year 2014-15.

- 4. Do not waive the formal bidding and insurance requirements nor authorize the technology annual maintenance payments. This action would cause the City to cease using its communications, radio, and computer technology.
- Provide staff with further direction.

#### Staff recommends Alternatives 1, 2 and 3.

#### FISCAL IMPACT

Funding for all technology annual maintenance payments is available in the Technology Services operating budget accounts (7210-30-39-25410-625010, 7210-30-39-25411-625010, 7210-30-39-25412-625010, 7210-30-39-25412-625099, 7210-30-39-25413-625010, 1010-60-65-40010-620930, and 1010-60-65-40010-625010) due to the City Council's approval of the FY 2014-15 budget.

#### **ATTACHMENTS**

Attachment 1: Schedule of Technology Annual Maintenance Payments

Prepared By: Steve Hargis Technology Services Division Manager

Richard Teichert Chief Financial Officer

Concurred By: Suzanne Bryant City Attorney Concurred By: Rix Skonberg Purchasing Division Manager

Department Head Approval by:

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## **Schedule of Technology Annual Maintenance Payments**

VENDOR NAME	DESCRIPTION	APPROX. COST THIS FISCAL YEAR
A. M. Best Company, Inc.	Insurance Rating software for Risk Management	\$570
Accela	Permitting software	\$100,627
Active Network	Parks software & Cashiering software	\$19,157
Advantage Business Equip.	Check Signer for Finance	\$727
Airtight Networks	Wireless Security monitoring	\$2,005
American Towers	Box Springs Communications Site	\$39,500
AppDev/Learn Now	App developer tools	\$1,323
APWA Paver	PW Street Paving software	\$578
Aviat	Microwave radios	\$25,000
Avrio RMS	Citywide Camera System support services	\$98,000
Barracuda	Senior Center Web filter	\$1,100
Cisco	24x7 Maintenance all Cisco Equip	\$26,067
Commvault City Hall	Backup software for City Hall, PD & Library	\$10,990
CompuCom - Adobe Acrobat	Presentation & reporting software, Acrobat, Photoshop, Contribute, Premier Pro	\$2,750
CompuCom - MS	MS Enterprise Agreement	\$150,188
ComSearch	Microwave Frequency Protection	\$850
Data Ticket	Parking Ticket software/service	\$1,191
Digital Telecom Corp	AVST Voicemail system	\$15,000
DLT Solutions	AutoCAD	\$13,388
DNSStuff	DNS tools website	\$200
Dynamic Communities	MS CRM User Group	\$735
ESET	Workstation antivirus	\$5,395
ESI Acquisition, Inc.	WebEOC - EOC Situation software & mapping	\$14,900
ESRI	GIS software	\$28,226
Firgen Log Analyzer	ASA log analyzer	\$100
Global Software	Spreadsheet Server/Executive Dash	\$22,286
Gruber	Maintenance for UPS systems	\$6,500
Halo	IT Training Subscription	\$3,024

VENDOR NAME	DESCRIPTION	APPROX. COST THIS FISCAL YEAR
HDL Coren & Cone	Property Tax software	\$20,475
HDL Software, LLC	Business Licensing & False Fire	\$13,784
	Alarm software	
HLP, Inc. (Chameleon)	Animal Control software	\$18,507
Hostway	External website hosting	\$572
HP SAN Support	Citywide file storage	\$18,000
Hyland Software	Document Imaging software	\$27,639
iBoss Web filter	Web filter site license	\$4,000
Idera	SQL Admin Toolset	\$124
Iron Mountain	Offsite tape storage	\$14,400
Jam Fire Protection Services	EOC Equipment Room	\$2,000
Kiwi Syslog Daemon	Syslog Software for Cisco equipment	\$100
Latitude Geographic	Moreno Valley Map Viewer	\$16,489
MatrikonOPC	OPC Tunneller/Client for SCADA	\$1,008
Mitchell1	City Yard Fleet Maintenance	\$951
MPulse	Facilities Online Request System	\$4,515
Nessus Professional Feed	Nessus security scanning	\$1,200
	software subscription	
New World Systems	Logos Support	\$141,372
Nexus IS	PBX (Telephone System NEC SV8500) and -48 Power Supply Maintenance	\$14,000
Nobel Systems	GIS Conversion	\$9,450
ONSSI	EOC internal camera licenses	\$2,500
Qualys	External security audit provider	\$2,140
Quantum	Tape Library City Hall & PD	\$3,210
Retina	Online vulnerability assessment	\$3,600
Riverside County GIS	Subscription to City Centerline and Parcel Digital Landbase	\$5,600
Riverside County VPN	VPN access for Code Enforcement	\$540
San Bernardino & Riverside County Fire Equipment	Bi-annual FM-200 Testing (City Hall Computer room, MVTV-3 control room)	\$1,400
Shavlik	PC patch updates	\$3,760
Socrata	Open Data Portal	\$12,555
SolarWinds	Orion & Engineer Edition network monitoring and tools	\$2,133

VENDOR NAME	DESCRIPTION	APPROX. COST THIS FISCAL YEAR
Sonicwall Aventail	VPN for remote access	\$978
St Bernard	iPrism Web filter at Library	\$3,229
TeleMate.Net	Call Accounting Software support	\$1,500
Thawte	Server Certificates	\$349
TimeMatters/REI Mathew Bender & Co.	Time Matters software for City Attorney	\$1,791
TracSystems	Library public print/Internet access	\$3,920
TrustWave	ERC M86 webfilter	\$400
TW Telecomm	Internet Connection	\$18,600
VMware/Nth or CDWG	VMware Support	\$5,713
Web Helpdesk	HelpDesk	\$2,034
Webfortis	MS Dynamics CRM Support	\$12,000
Websense	Websense email filtering	\$8,851
WildPackets (OmniPeek)	Network Analysis	\$3,996

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APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

# Report to City Council

**TO:** Mayor and City Council

**FROM:** Abdul R. Ahmad, Fire Chief

**AGENDA DATE:** July 8, 2014

TITLE: ADOPT RESOLUTION NO. 2014-61 DECLARING THE 2004

SMEAL 75' AERIAL LADDER TRUCK WITH VEHICLE IDENTIFICATION NUMBER 4S7AV2F903C045032 AND CITY ASSET NO. 400042 AS SURPLUS AND AUTHORIZE THE SALE OF THE VEHICLE TO THE RIVERSIDE COUNTY FIRE

**DEPARTMENT** 

#### RECOMMENDED ACTION

#### Recommendations:

- Adopt Resolution No. 2014-61. A Resolution of the City Council of the City of Moreno Valley, California, Declaring the 2004 Smeal 75' Aerial Ladder Truck with Vehicle Identification Number 4S7AV2F903C045032 as Surplus.
- 2. Authorize the Sale of the 2004 Smeal 75' Aerial Ladder Truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042 plus the associated equipment to the Riverside County Fire Department for a total purchase price of \$230,000, including sales tax of \$17,000.
- 3. Authorize the City Manager or Her Designee to Execute Any Documents Associated with the Sale of the 2004 Smeal 75' Aerial Ladder Truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042.
- 4. Approve a revenue appropriation in the amount of \$213,000 and sales tax payable in the amount of \$17,000 to recognize the sale of the 2004 Smeal 75' Aerial Ladder Truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042.

### SUMMARY

This report recommends City Council adopt the proposed Resolution to declare a 2004 Smeal 75' aerial ladder truck with City Asset No. 400042 as surplus and authorize the sale of the vehicle and the associated equipment to the Riverside County Fire Department for \$230,000.

## **DISCUSSION**

Local governments are authorized under State law to acquire real property, vehicles, equipment, and other assets through various means including direct purchase, negotiations, dedication from an individual or entity, and receipt as a gift. Once in possession by the government agency, all assets become public property held for the common good of the community.

After a period of time, vehicles and equipment become obsolete, are no longer operable, or are just no longer needed by the local government. State law, under Government Code Section 37350, authorizes local governments to dispose of real and personal property when it is in the common good. City Fiscal Policy #3.9 for the Surplus of Supplies, Materials, and Equipment authorizes Purchasing to dispose of excess equipment by trade-in, sale, or donation. Purchasing is responsible for determining which method of disposition is advantageous to the City.

The Moreno Valley Fire Department currently has one 100' aerial ladder truck in service at Sunnymead Fire Station 2 and two reserve aerial ladder trucks. The Fire Chief has determined that the City requires only one aerial ladder truck to be in reserve status. As such, the Chief concluded that the 2004 75' Smeal Quint aerial ladder truck, including its equipment, should be declared surplus property by the City.

The Fire Chief has consulted with and received approval from the Purchasing Division, Finance Department, and the City Manager's Office to sell the City owned 2004 75' Smeal Quint aerial ladder truck with City Asset No. 400042. During this process, the City was approached by the Riverside County Fire Department who offered to purchase the vehicle and its associated equipment for \$230,000. Based upon an independent appraisal, and review by the City's Purchasing Division Manager, all parties have agreed this is fair and equitable price.

#### **ALTERNATIVES**

1. Adopt the proposed Resolution declaring the 2004 Smeal 75' aerial ladder truck as surplus; authorize the sale of the 2004 Smeal 75' aerial ladder truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042 plus the associated equipment to the Riverside County Fire Department for a total purchase price of \$230,000; authorize the City Manager or her designee to execute any documents associated with the sale of the 2004 Smeal 75' aerial ladder truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042; and authorize an increase revenue for the gain resulting from the sale of 2004 Smeal 75' aerial ladder truck with vehicle identification number

- 4S7AV2F903C045032 and City Asset No. 400042. Staff recommends this alternative as it will supply the General Fund with one time money without the use of a broker to facilitate the sale of the vehicle.
- 2. Decline to adopt the proposed Resolution declaring the 2004 Smeal 75' aerial ladder truck as surplus; do not authorize the sale of the 2004 Smeal 75' aerial ladder truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042 as well as the associated equipment to the Riverside County Fire Department for a total purchase price of \$230,000; do not authorize the City Manager or her designee to execute any documents associated with the sale of the 2004 Smeal 75' aerial ladder truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042; and do not authorize an increase revenue for the gain resulting from the sale of 2004 Smeal 75' aerial ladder truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042. Staff does not recommend this alternative and would require further direction from Council on either retaining or selling the identified vehicle.

### **FISCAL IMPACT**

The revenue from the sale of the 2004 Smeal 75' aerial ladder truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042 plus the associated equipment to the Riverside County Fire Department will be deposited in the City's General Fund. The price paid by Riverside County Fire covers the cost of the vehicle, the associated equipment, and the sales tax payment to the state. There are no other expenses associated with the sale of the vehicle as the City is not utilizing an outside broker to assist with this exchange. Additionally, once the sale is finalized, the City will no longer be obligated to pay for the maintenance costs on this vehicle nor will the vehicle be carried on the City's vehicle insurance policy.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 14/15 Budget	Proposed Adjustments	FY 14/15 Amended Budget
General Fund	Revenue	1010-99-99-91010- 580040	Rev	\$0	\$213,000	\$213,000
General Fund	Sales Tax Payable	1010-220150	AP	\$0	\$17,000	\$17,000

#### CITY COUNCIL GOALS

<u>Revenue Diversification and Preservation</u> – Develop a variety of City revenue sources and policies to create a stable revenue base and fiscal policies to support essential City services, regardless of economic climate.

### **NOTIFICATION**

N/A

# **ATTACHMENTS**

# Attachment 1 – Proposed Resolution

Prepared By: Cynthia Owens Management Analyst

Concurred By: Rix Skonberg Purchasing & Facilities Division Manager Department Head Approval: Abdul R. Ahmad Fire Chief

Concurred By: Richard Teichert Chief Financial Officer

#### RESOLUTION NO. 2014-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DECLARING THE 2004 SMEAL 75' AERIAL LADDER TRUCK WITH VEHICLE IDENTIFICATION NUMBER 4S7AV2F903C045032 AS SURPLUS

WHEREAS, the City of Moreno Valley purchased and holds title for a 2004 Smeal 75' Aerial Ladder Truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042; and

WHEREAS, the 2004 Smeal 75' Aerial Ladder Truck has been identified by staff to be declared surplus as it is no longer needed for City purposes; and

WHEREAS, said procedure is authorized pursuant to City of Moreno Valley Administrative Policy #3.9; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

- 1. That the 2004 Smeal 75' Aerial Ladder Truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042 is to be declared surplus property.
- 2. That the 2004 Smeal 75' Aerial Ladder Truck with vehicle identification number 4S7AV2F903C045032 and City Asset No. 400042 is to be disposed of in accordance with City of Moreno Valley Administrative Policy #3.9.

APPROVED AND ADOPTED this 8<sup>th</sup> day of July, 2014

ATTEST:	Mayor of the City of Moreno Valley
City Clerk	
APPROVED AS TO FORM:	
City Attorney	

Resolution No. 2014-61 Date Adopted: July 8, 2014

# **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
certify that Resolution No. 2014-	erk of the City of Moreno Valley, California, do hereby 61 was duly and regularly adopted by the City Council regular meeting thereof held on the 8 <sup>th</sup> day of July, 2014
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Council Members, Mayor	Pro Tem and Mayor)
CITY CLERK	
(SEAL)	

Resolution No. 2014-61 Date Adopted: July 8, 2014



APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

# Report to City Council

**TO:** Mayor and City Council

FROM: Ahmad R. Ansari, Public Works Director/City Engineer

**AGENDA DATE:** July 8, 2014

TITLE: ACCEPTANCE OF THE RIVERSIDE COUNTY

TRANSPORTATION COMMISSION'S CONGESTION MANAGEMENT AND AIR QUALITY GRANT; ACCEPTANCE OF THE MOBILE SOURCE AIR POLLUTION REDUCTION REVIEW COMMITTEE GRANT; AND AUTHORIZE EXECUTION OF COOPERATIVE AGREEMENTS FOR THE TRANSPORTATION MANAGEMENT CENTER (TMC) ITS DEPLOYMENT PHASE 1B

PROJECT NO. 808 0015 70 76

#### RECOMMENDED ACTION

#### Recommendations:

- Accept the Congestion Management and Air Quality (CMAQ) grant award from the Riverside County Transportation Commission (RCTC) of up to \$1,541,700 for the TMC ITS Deployment Phase 1B Project.
- 2. Authorize the City Manager to execute a Cooperative Agreement with RCTC for the CMAQ grant, subject to approval by the City Attorney.
- 3. Accept the Mobile Source Air Pollution Reduction Review Committee (MSRC) grant award from the RCTC of up to \$490,000 for the TMC ITS Deployment Phase 1B Project.
- 4. Authorize the City Manager to execute a Cooperative Agreement with RCTC for the MSRC grant when it is received, subject to approval by the City Attorney.

### **SUMMARY**

This report requests that the City Council accept \$2,031,700 in air quality grant funds from the Riverside County Transportation Commission, to be combined with local match, to move forward with the Intelligent Transportation System Deployment (Phase 1B). The project will deploy traffic cameras at 26 key intersections, new traffic signal controller cabinets at 43 existing signalized intersections, and a communications backbone linking them to the soon-to-be constructed Transportation Management Center (TMC) at City Hall.

This equipment will allow operators in the TMC to observe traffic conditions within the City as well as on the freeways. As conditions warrant (i.e. freeway incident management, special event, emergencies, etc.), Transportation Division staff can make dynamic adjustments to traffic flow by adjusting traffic signal timings in real time from the TMC. Under a separate report, staff is recommending approval of grant funding for three Dynamic Message Signs (DMS) to be located on arterials approaching the freeways. The DMS will be connected to the TMC and will display traveler alert messages to motorists. Staff at the TMC will input driver alerts to these signs to inform motorists of freeway traffic conditions and offer alternate route information.

The project is funded with a combination of regional transportation funding along with local match of \$368,300 for a total project cost of \$2.4 million, and has been approved in the 2014/2015 Capital Improvement Plan.

#### DISCUSSION

At its June 2013 meeting, RCTC approved the 2013 Multi-Funding Call for Projects program. On September 10, 2013, City Council approved submittal of grant applications to RCTC and the City's commitment to provide matching funds for projects selected though the program. Fifty-five projects throughout the County were submitted by the September 23, 2013 deadline. The projects were subsequently evaluated based on regional significance, project readiness, safety, air quality benefits, cost/benefit ratio, Regional Transportation Plan/Sustainability Communities Strategy Greenhouse Gas benefits, and local match commitment.

In 2009, the City completed a Master Plan for deployment of an Intelligent Transportation System (ITS) in Moreno Valley to support active traffic management for the purpose of improving mobility. Shortly after completion of the master plan, the City selected Kimley-Horn and Associates to supply the City's new Arterial Traffic Management System (ATMS) software platform. This software has been delivered and is used to manage traffic at eight intersections on Alessandro Boulevard and Cactus Avenue. These arterials were selected for a pilot program due to their proximity to City Hall and the presence of existing traffic signal communication conduit. Having successfully completed the pilot deployment, staff proceeded to design and bid the ITS

Deployment Phase 1A Project, which will implement a portion of the master plan's first deployment phase.

Staff has completed the design of a Transportation Management Center (TMC) within City Hall, and the project is currently out to bid. The TMC is planned in space currently occupied by a conference room adjacent to the front lobby of City Hall; its placement there is intended to demonstrate the City's commitment to maintaining quality mobility on the arterial network. The TMC is scheduled for completion in the second half of this year. However, the ATMS is capable of being operated from any computer on the City's corporate network, and is currently being operated from staff's desks. Additionally, staff operates a satellite TMC in the traffic maintenance modular building at the Corporate Yard.

On January 8, 2014 the City received notification that RCTC will provide up to \$2,031,700 in grant funding for the TMC ITS Deployment Phase 1B Project. The City match is \$368,300 for a total project cost of \$2,400,000. Improvements will be made along the following corridors:

- Ironwood Avenue from Pigeon Pass Road to Perris Boulevard,
- Alessandro Boulevard from Heacock Street to Perris Boulevard,
- Cactus Avenue from Perris Boulevard to Lasselle Street,
- Perris Boulevard from Ironwood Avenue to Harley Knox Road,
- Lasselle Street from Cactus Avenue to Krameria Avenue, and
- Towngate Boulevard/Eucalyptus Avenue from Frederick Street to Old 215 Frontage Road.

Staff is requesting City Council accept the CMAQ and MSRC grant awards from RCTC. Furthermore, staff is requesting authorization for the City Manager to execute the RCTC Cooperative Agreements subject to approval by the City Attorney.

### **ALTERNATIVES**

- 1. Approve and authorize the recommended actions as presented in this staff report. This alternative will allow the City to proceed with the TMC ITS Deployment Phase 1B Project and receive reimbursement from RCTC for the grant amounts.
- 2. Do not approve and authorize the recommended actions as presented in this staff report. This alternative will delay the TMC ITS Deployment Phase 1B Project and the City will lose the grant funds from RCTC.

### FISCAL IMPACT

The CMAQ and MSRC grants will provide for reimbursement of up to \$2,031,700. The grant requires local matching funds of \$368,300 (15%) for the TMC ITS Deployment Phase 1B Project. The local match amount is higher than the letter of commitment amount of \$280,000 as presented in Attachment 1 due to the fact that RCTC only awarded grant money for the construction phase of the project with the City covering all environmental documentation and design costs.

The City has appropriated \$2,031,700 as revenue and expense and \$368,300 as expense in the DIF Traffic Signal Capital Projects Fund (Fund 3302) as part of the 2014/2015 Capital Improvement Plan.

The funding is largely being used to replace outdated traffic control equipment and therefore should reduce ongoing maintenance costs. Maintenance of traffic control equipment is funded through the General Fund. Maintenance cost of fiber optic communication media and equipment is expected to cost \$10,000 per mile per annum. The cost to maintain CCTV cameras is projected to be \$500 per camera per annum. Currently no new funding source has been identified to fund these maintenance costs.

# PROJECT BUDGET:

DIF Traffic Signal Capital Projects Appropriation
(Account No. 3302-70-76-80008) (Project No. 808 0015 70 76-3302A) \$2,031,700
DIF Traffic Signal Capital Projects Appropriation
(Account No. 3302-70-76-80008) (Project No. 808 0015 70 76-3302)
Total\$2,400,000
ESTIMATED PROJECT COSTS:
PA\$ED \$50,000

PA&ED	\$50,000
Design	
Construction	
Total	

# ANTICIPATED PROJECT SCHEDULE:

Execution of Cooperative Agreements	June 2014
Caltrans Approvals	
Complete Design	
Complete Construction	•

# **CITY COUNCIL GOALS**

# REVENUE DIVERSIFICATION AND PRESERVATION:

Develop a variety of city revenue sources and policies to create a stable revenue base and fiscal policies to support essential city services, regardless of economic climate.

# **PUBLIC SAFETY:**

Provide a safe and secure environment for people and property in the community, control the number and severity of fire and hazardous materials incidents, and provide protection for citizens who live, work and visit the City of Moreno Valley.

# PUBLIC FACILITIES AND CAPITAL PROJECTS:

Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

Department Head Approval:

# **ATTACHMENTS**

Attachment 1: **Location Map** 

Letter of Commitment to RCTC, dated September 19, 2013 Attachment 2:

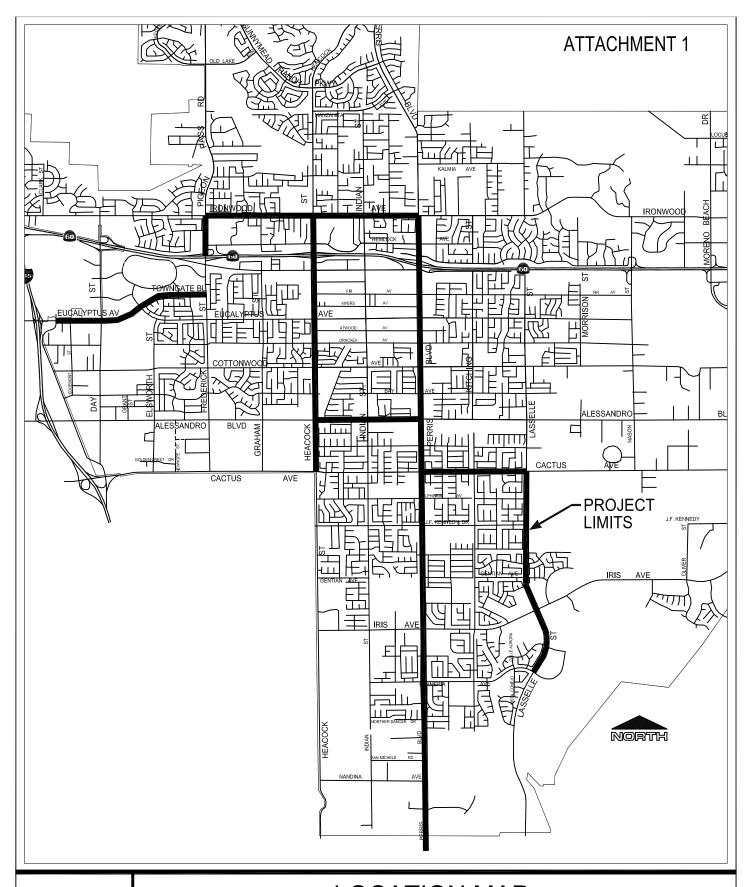
Attachment 3: RCTC CMAQ Cooperative Agreement

Prepared By: Michael Lloyd Senior Engineer, P.E.

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

Concurred By: Eric Lewis, P.E., T.E. City Traffic Engineer

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# **LOCATION MAP**

Public Works Department Transportation Division

TRAFFIC MANAGEMENT CENTER

ITS DEPLOYMENT PHASE 1B

-157- Item No. A.7

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TEL: 951.413.3000 FAX: 951.413.3750 WWW.MORENO-VALLEY\_CA.US



14177 FREDERICK STREET P.O. BOX 88005 MORENO VALLEY, CA 92552-0805

September 19, 2013

Ms. Shirley Medina Riverside County Transportation Commission 4080 Lemon Street, 3rd Floor Riverside, CA 92502

Subject:

Application for 2013 Multi-Funding Call for Projects

Applicant:

City of Moreno Valley

Project:

Transportation Management Center Phase 1B

Funding Request: \$2,120,000

Dear Ms. Medina:

The City of Moreno Valley is pleased to submit an application for the 2013 Multi-Funding Call for Projects for the Transportation Management Center Phase 1B. The City respectfully requests \$2,120,000 in grant funds for the design and construction of this important Intelligent Transportation System project. As a critical next step in the City's deployment of ITS, it greatly improves mobility and air quality across the City and within the region. The project demonstrates conformance to all the selection criteria: Regional Significance, Project Readiness, Local Match, Safety, Air Quality, Cost Benefit, and Consistency with the Regional Transportation Plan (RTP)/Sustainability Communities Strategy (SCS). The project can adhere to federal funding requirements, including having, or intending to obtain, NEPA/CEQA clearance. The City is also very experienced in using Caltrans Local Assistance procedures.

Specifically the Transportation Management Center Phase 1B Project includes the following improvements:

- An Ethernet fiber-optic backbone system.
- CCTV cameras at 16 key intersections.
- New traffic signal controllers at 45 existing signalized intersections.

The total project cost for the design and construction phase is \$2,400,000, the amount of funds requested is \$2,120,000, and the City match amount is \$280,000 or 11.7 percent.

The City Council approved its commitment to these projects by their action dated September 10, 2013. I am pleased to officially authorize the City's funding application for this project. If you have any questions regarding the application, please do not hesitate to contact Michael Lloyd the Senior Engineer of the project at 951.413.3146.

Letter to Ms. Medina September 19, 2013 Page 2

Thank you in advance for your time. The City looks forward to your review of our request.

Sincerely,

Michelle Dawson City Manager

MDL:sc

c: Ahmad R. Ansari, Public Works Director/City Engineer Prem Kumar, Deputy Public Works Director/Assistant City Engineer Eric Lewis, City Traffic Engineer File

W:\CapProj\CapProj\Grant Programs\Grant Programs\Multi-funding Call for Projects (RCTC) Sept 2013\Application 2013 Cover Letter (CM)\_TMC Phase 1B.doc

Agreement No. 14-72-123-00

# Riverside County Transportation Commission FEDERAL FUNDING COOPERATIVE AGREEMENT WITH THE CITY OF MORENO VALLEY FOR RCTC'S 2013 MULTI-FUNDING CALL FOR PROJECT

1.	Parties a	and D	ate.	This	Agre	ement is	made	and	entere	d into th	nis	_ day of
		, 2	2014,	by	and	between	the	Rive	rside	County	Trans	oortation
Comm	nission, h	ereina	fter re	ferre	d to a	s "RCTC,	" and t	he Ci	ty of M	oreno Va	alley, he	reinafte
referre	ed to as ".	Agend	cv".									

# 2. Recitals.

- 2.1 In 1991 the United States Congress authorized the Congestion Mitigation and Air Quality Improvement (CMAQ) Program. CMAQ was most recently reauthorized on July 6, 2012, when the President of the United States signed into law P.L. 112-141, the Moving Ahead for Progress in the 21st Century Act (MAP-21). Under MAP-21, CMAQ provides funding to areas in nonattainment or maintenance for ozone, carbon monoxide, and/or particulate matter; and
- 2.2 MAP-21 also provided continued funding for the Surface Transportation Program (STP). The STP provides funding for state and local government agencies for a range of transportation improvement projects, provided that the projects are identified in the State Transportation Improvement Plan (STIP)/Federal Transportation Improvement Program (FTIP), and meet other funding requirements identified in MAP-21; and
- 2.3 The California Department of Transportation (hereinafter referred to as "Caltrans") administers the CMAQ and STP programs on behalf of the Federal Highway Administration (hereinafter referred to as "FHWA"); and
- 2.4 Within Riverside County, RCTC is responsible for directing the programming and allocation of CMAQ and STP funding to projects within Riverside County. To this end, RCTC held a 2013 Multi-funding Call for Projects; and
- 2.5 Agency prepared a project proposal, attached hereto as Exhibit "A", in accordance with RCTC's Call For Projects; and
- 2.6 The proposal submitted by Agency describes a priority project which RCTC has determined merits funding, and Agency is eligible to receive CMAQ and/or STP funds. Agency's proposal is referred to herein as the "Project"; and
- 2.7 Contingent on Caltrans and/or FHWA approval of the Project, funding shall be programmed by RCTC in the form of CMAQ and/or STP funds, as further specified herein; and

- 2.8 On January 8, 2014, RCTC's Board of Directors approved the programming by RCTC of up to One Million Five Hundred Forty-One Thousand Seven Hundred dollars (\$1,541,700) in CMAQ funds to be matched with Two Hundred Sixty-Eight Thousand Three Hundred dollars (\$268,300) in Agency funds for the Project; and
- 2.9 Agency shall be the direct recipient of any federal funds provided for the Project, and shall utilize the funding disbursed by Caltrans solely for the Project.

# 3. Terms.

# 3.1 Definition; Term of Agreement.

#### A. Definitions.

- 1. <u>Days</u> As used in this Agreement, "days" shall be calendar days.
  - 2. <u>Effective Date</u> Refers to the date first specified above.
- 3. <u>Funding Plan</u> The plan included as part of the attached Exhibit "A" specifying the funding amounts and funding sources for the Project.
- 4. <u>Project</u> The project proposed by Agency, as described in Agency's proposal, attached hereto as Exhibit "A", which has been reviewed and approved by RCTC.
- B. <u>Term.</u> The term of this Agreement shall commence on the Effective Date and shall continue in effect through December 31, 2018, or until written agreement by the Parties that the Project has been completed, unless earlier terminated as provided herein.
- C. <u>Term Contingent on Funding</u>. Notwithstanding the term as defined in subsection B above, the continuation of this Agreement and the programming of the federal funds specified hereunder is contingent on funding availability under MAP-21, on the Project maintaining funding eligibility, and on FHWA and Caltrans approval of the Project, and each Project phase. The parties acknowledge that RCTC is not the funding entity hereunder, and shall have no responsibility or liability to Agency for failure of FHWA or Caltrans to fund the Project, or for any delay, cancellation or reduction of federal funds.

#### 3.2 Use of Funds.

A. <u>Agency Responsibilities</u>. Contingent on Southern California Association of Governments (hereinafter referred to as "SCAG"), Caltrans and FHWA approval of the Project and the funding to be programmed hereunder, Agency shall have the responsibilities set forth in this Agreement, including the following.

- 1. Agency shall act as the lead agency for the engineering, right-of-way, construction and construction management for the Project, unless the Project is on the state highway system and a cooperative agreement with Caltrans specifies that Caltrans is the lead of a specified project phase.
- 2. Agency shall submit National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA) environmental documentation to Caltrans for approval.
- 3. Agency shall prepare and submit all necessary Caltrans-required documentation to Caltrans District 8 including the request for authorization to proceed (hereinafter referred to as "E-76 Request") as indicated on the Project schedule and Funding Plan.
- 4. Agency shall be the direct recipient of all federal funds to be provided for the Project, and shall invoice Caltrans for Project costs at minimum once every six months, or as otherwise required by Caltrans.
- 5. Agency shall create any necessary Project records, reports and financial accounts to permit disbursement of allocated funds to Agency, and shall ensure that federal and state reporting requirements are met.
- B. <u>Project Changes; Cost Overruns</u>. The federal funds described in Section 3.4 and Exhibit "A" of this Agreement are specifically for the Project and make up the entire amount which RCTC has authorized for the Project. Any subsequent amendments to the Project scope or description are not covered by this Agreement, and the funding for any such amendments or for any Project cost overruns shall be the sole responsibility of Agency, unless otherwise approved in writing by RCTC.
- C. <u>Cost Savings</u>. In the event that bids for the Project are lower than anticipated, or there are cost savings for any other reason, the Funding Plan shall revised to apply such cost savings proportionately to each funding source listed in the Funding Plan. Agency shall inform RCTC of any cost savings and the parties shall amend this Agreement to reflect the revisions to the Funding Plan. RCTC's Executive Director and the Agency Manager shall be authorized to execute any such amendment.
- D. Responsibility of Agency for Project Compliance with Federal Rules and Regulations. Agency shall be solely responsible and liable for compliance with all federal and state rules and regulations applicable to the CMAQ and/or STP funds. Approval by RCTC of the Project does not evidence any opinion of or representation by RCTC of the Project's compliance with applicable federal or state rules and regulations regarding use of the CMAQ and/or STP funds. If Caltrans or FHWA determines that any CMAQ and/or STP funds were not spent in accordance with applicable federal or state rules and regulations, Agency shall be solely responsible for reimbursement of all such improperly expended funds and shall make such reimbursement in the manner specified in this Agreement.

E. <u>Funding Reimbursement by Agency</u>. If it is determined pursuant to a Project audit that any funds provided pursuant to this Agreement have been improperly expended, Agency shall, at the direction of the agency performing the audit (e.g. RCTC, Caltrans, FHWA or FTA) reimburse within thirty (30) days the full amount of such improperly expended funds. The funds shall be reimbursed in accordance with the recommendations in the audit, with a notice to RCTC that the reimbursement was accomplished.

# 3.3 Additional Responsibilities of Agency

A. <u>Indemnification</u>. To the fullest extent permitted by law, Agency shall defend, indemnify and hold RCTC, its directors, officials, officers, employees, agents and/or volunteers free and harmless from any and all liability from loss, damage, or injury to property or persons, including wrongful death, in any manner arising out of or incident to any acts, omissions or willful misconduct of Agency or any of its directors, officials, officers, employees, agents, volunteers, or service providers arising out of or in connection with Agency's performance of this Agreement, or the Project, including, without limitation, the payment of consequential damages and attorneys' fees. Further, Agency shall defend, at its own expense, including the payment of attorneys' fees, RCTC, its officials, officers, employees, agents and/or volunteers in any legal action based upon such acts, omissions or willful misconduct. Agency shall reimburse RCTC, its directors, officials, officers, employees, agents and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided.

# B. <u>Standard of Care; Performance Standards</u>.

- 1. Agency shall implement the Project in a skillful and competent manner and in accordance with all applicable local, state, and federal laws, rules and regulations. Agency shall be responsible to RCTC for any errors or omissions in its execution of this Agreement or the implementation of the Project.
- 2. Agency shall meet or exceed the following performance standards for the Project:
- a. Adhere to the timeline set forth in this Agreement or as subsequently approved by RCTC.
- b. Expend the funding specified herein entirely on the Project.
- c. Implement the Project in a manner consistent with Exhibit "A" and all provisions of this Agreement.
- d. Provide Project reporting to RCTC in a manner consistent with this Agreement.

- e. Comply with any requirements and restrictions imposed by the authorizing language in MAP-21.
- C. <u>Insurance</u>. Agency shall obtain and require its subcontractors or subconsultants to obtain insurance of the types and in the amounts described below for the entire term of this Agreement.
- 1. <u>Commercial General Liability Insurance</u>. Agency shall maintain and require its consultants and contractors to maintain sufficient insurance to cover the risks associated with the Project.
- a. Name RCTC and its officials, officers, employees, agents, and consultants, as insureds with respect to performance of this Agreement. Such insured status shall contain no special limitations on the scope of its protection to the above-listed insureds.
- b. Be primary and noncontributory with respect to any insurance or self insurance programs covering RCTC and its directors, officials, officers, employees, agents, and consultants.
  - c. Contain standard separation of insureds provisions.
- 2. <u>Business Automobile Liability Insurance</u>. If Agency hires or owns any vehicle during the term of this Agreement, Agency shall maintain business automobile liability insurance or equivalent form with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.
- 3. <u>Workers' Compensation Insurance</u>. Agency shall maintain workers' compensation insurance with statutory limits and employer's liability insurance with limits of not less than \$1,000,000 per accident.
- 4. <u>Certificates/Insurer Rating/Cancellation Notice</u>. Agency shall, prior to receiving any funding under this Agreement, furnish to RCTC properly executed certificates of insurance, certified copies of endorsements, and policies, if requested by RCTC which shall clearly evidence all insurance required in this Section. Agency shall not allow such insurance to be canceled, allowed to expire or be materially reduced in coverage except on thirty (30) days prior written notice to RCTC.
- D. <u>Obligation to Provide Match Funding</u>. Agency must provide funding at least equal to the amounts shown in Exhibit "A", attached hereto and incorporated by reference, as a match to the funds provided for the Project.

# 3.4 RCTC's Rights and Responsibilities.

A. RCTC shall formally request on behalf of Agency that SCAG amend the FTIP to program up to the amount in accordance with the Funding Plan.

- B. RCTC shall provide assistance to Agency, as described in this Agreement, in securing the CMAQ funds in an amount not to exceed \$1,541,700, as further detailed in the Funding Plan.
- C. RCTC shall not be obligated to program any amount in excess of the amount identified in subsection B above, or the amount ultimately approved for the Project by Caltrans and FHWA, if less than the amount set forth in subsection B above.
  - D. RCTC shall process any required FTIP amendments.
- E. RCTC may cancel funding for the Project under this Agreement if Agency has not submitted an E-76 Request to Caltrans or has not advanced the Project to the "ready-to-list stage" as required by the Project schedule included in the attached Exhibit "A".
- F. RCTC will consider requests for extensions of time if the request if the reason for delay is above and beyond the agencies control.

# 4. Accounting Records.

- 4.1 Retention of Records. Agency shall maintain complete and accurate records with respect to costs incurred and other records generated under this Agreement. All such records shall be clearly identifiable. Agency shall allow representatives of RCTC, Caltrans, FHWA, and other designated agencies during normal business hours to examine, audit, and make transcripts or copies of such records. Agency shall maintain all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the expiration of this Agreement and shall allow inspection hereunder during such time.
- 4.2 <u>Accounting of Funds</u>. When requested by RCTC, Agency shall within fifteen (15) days provide RCTC with a full reporting and accounting of all funds received pursuant to this Agreement during its term.

# 5. Project Reports.

- 5.1 <u>Reporting</u>: Agency shall, in a timely manner, provide milestone reports detailing the Project's progress including a financial status report and milestone progress report in a form approved by RCTC, upon RCTC written request.
- 5.2 <u>Responsibility for Federal Reporting</u>: The responsibility for reporting associated with the CMAQ and/or STP funds shall be exclusively that of the Agency and in no manner the responsibility of RCTC.

# 6. Annual Audit.

- 6.1 RCTC shall notify Agency in writing, by the end of the fiscal year, if Agency is required to conduct an annual financial audit of records pertaining to the Project. If an audit is required, it shall be completed and submitted to RCTC by December 31<sup>st</sup> of the following fiscal year ("Audit Deadline"). In order to ensure compliance with the Audit Deadline, Agency shall respond promptly to the auditor's requests for documentation and records.
- 6.2 RCTC may, in its sole and absolute discretion, grant an extension of the Audit Deadline upon written request of the Agency, which request shall include an explanation for the delay. No extension of the Audit Deadline shall exceed ninety (90) days.
  - 6.3 Agency shall promptly resolve all audit matters to the satisfaction of RCTC.
- 6.4 If Agency fails to complete the audit by the Audit Deadline or by the date of any authorized extension, or if Agency fails to promptly resolve all audit matters to the satisfaction of RCTC, RCTC shall have the right to request suspension of Agency's funding by Caltrans.

#### 7. General Provisions.

# 7.1 Compliance with Federal Procurement Requirements.

- A. In addition to the terms specified herein, Agency shall also achieve and maintain full compliance with all federal contracting and procurement requirements applicable to the Project and Agency's organization. It is the responsibility of the Agency to be familiar with and to be in full compliance with all applicable Caltrans and federal requirements.
- B. In the event of any failure or alleged failure to comply with federal contracting and procurement requirements on the part of the Agency, Agency shall be solely responsible for any penalties, reimbursement of funds, costs of investigation and remedy of such failures.

# 7.2 Termination of Agreement.

A. RCTC may, by written notice to Agency terminate the whole or any part of this Agreement at any time, with or without cause, by giving written notice to Agency of such termination, and specifying the effective date thereof. Agency may not terminate this Agreement except for cause. Upon receipt of notice of termination, Agency shall immediately cease expenditure of funds conveyed pursuant to this Agreement and promptly return all unexpended funds to RCTC or as RCTC may direct.

- B. In the event this Agreement is terminated in whole or in part as provided in subsection A of this Section, RCTC may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.
- C. If this Agreement is terminated as provided in subsection A of this Section, RCTC may require Agency, when implementing a Project, to provide to RCTC all finished or unfinished documents, including but not exclusive to, data, studies, drawings, and reports, prepared by Agency in connection with the performance of this Agreement.
- 7.3 <u>Delivery of Notices</u>. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

To RCTC:

Riverside County Transportation Commission

4080 Lemon Street, Third Floor

P. O. Box 12008

Riverside, California 92502-2208 Attn: Anne Mayer, Executive Director

AMayer@rctc.org

To Agency:

City of Moreno Valley 14177 Frederick St.

Moreno Valley, CA 92552

Attn: Eric Lewis

E-mail: ericle@moval.org

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. mail, first class postage prepaid and addressed to the party at its applicable address. Notice may also be provided via electronic mail and shall be deemed made the date sent, provided that any notice sent via electronic mail shall also be sent by U.S. mail, per the requirements set forth in the foregoing sentence, within twenty-four (24) hours of the notice via electronic mail. Notice sent via electronic mail that is not followed by notice sent via U.S. mail, as required in this paragraph, shall not be considered notice for purposes of this Agreement.

- 7.4 <u>Attorneys' Fees</u>. If any party commences an action against the other arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party's reasonable attorneys' fees and costs of suits.
- 7.5 <u>Entire Agreement</u>. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified in writing, signed by both parties.

- 7.6 <u>Governing Law.</u> This Agreement shall be governed by the laws of the State of California. Venue shall be in Riverside County.
- 7.7 <u>Time of Essence</u>. Time is of the essence for each and every provision of this Agreement.
- 7.8 <u>Successors and Assigns</u>. This Agreement shall be binding on the successors and assigns of the parties, and shall not be assigned by Agency without the prior written consent of RCTC.

# 7.9 Administration.

- A. RCTC's Executive Director, or his or her designee, shall administer this Agreement on behalf of RCTC.
- B. Agency hereby designates \_\_\_\_\_\_ or his or her designee, to act as its representative to administer this Agreement on behalf of Agency ("Agency's Representative"). Agency's Representative shall have full authority to represent and act on behalf of Agency for all purposes under this Agreement.
- 7.10 <u>Severability</u>. If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 7.11 <u>Counterparts</u>. This Agreement may be executed and delivered in any number of counterparts, each of which, when executed and delivered shall be deemed an original and all of which together shall constitute the same agreement. Facsimile signatures shall be considered originals.
- 7.12 <u>Incorporation of Recitals</u>. The Recitals set forth above are true and correct and are incorporated into this Agreement by reference as though fully set forth herein.
- 7.13 <u>Incorporation of Exhibit</u>. This Agreement contains one (1) exhibit (Exhibit "A") which is attached hereto and incorporated into this Agreement by reference.
- 7.14 <u>Legal Authority</u>. RCTC and Agency represent and warrant that the persons signing below on behalf of each party is duly authorized to execute this Agreement on behalf of its respective party and that, by so executing, the parties hereto are formally bound to the provisions of this Agreement.

[Signatures on following page]

# SIGNATURE PAGE

#### TO

# FEDERAL FUNDING AGENCY AGREEMENT FOR RCTC'S 2013 MULTI-FUNDING CALL FOR PROJECT

**IN WITNESS WHEREOF**, the parties hereto have executed the Agreement on the Effective Date.

RCTC: RIVERSIDE COUNTY TRANSPORTATION COMMISSION	AGENCY: THE CITY OF MORENO VALLEY
By: Anne Mayer, Executive Director	By:
APPROVED AS TO FORM:	APPROVED AS TO FORM:
Best Best & Krieger LLP Counsel to the Riverside	By:
County Transportation Commission	Title:
	ATTEST:
	By:
	Title:

# **EXHIBIT "A"**

# SCOPE OF WORK, FUNDING AND TIMETABLE

SCOPE OF WORK: Design and construction of ITS, including an Ethernet fiberoptic backbone system, CCTV cameras at 16 key intersections, and new traffic signal controllers at existing 45 signalized intersections.

#### **FUNDING:**

PHASE	CMAQ Funds	Local Funds	Other Local	TOTAL
			MSRC	
CONSTRUCTION	\$1,541,700	\$268,300	\$490,000	\$2,300,000
TOTAL	\$1,541,700	\$268,300	\$490,000	\$2,300,000

# TIMETABLE:

Phase	Start*	End*	Comments
Environmental	May 2014	October 2014	
Design (PS&E)	November 2014	April 2015	
Right of Way	N/A	N/A	
Construction	May 2015	January 2016	

<sup>\*</sup>Schedule start and end dates revised based on programming of federal funds in 2013 FTIP through Formal Amendment No. 17.

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APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

# Report to City Council

**TO:** Mayor and City Council

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

**AGENDA DATE:** July 8, 2014

TITLE: ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY

OF MORENO VALLEY, CALIFORNIA, TO AMEND THE ELECTRIC

RATES FOR MORENO VALLEY UTILITY

#### RECOMMENDED ACTION

#### Recommendation:

1. Adopt Resolution No. 2014-62. A Resolution of the City Council of the City of Moreno Valley, California, to Amend the Electric Rates for Moreno Valley Utility.

# **SUMMARY**

Per longstanding policy direction by the City Council as incorporated into the Professional Services Agreement by and between the City of Moreno Valley and ENCO Utility Services Moreno Valley, LLC, the City adjusts its electric rates to remain roughly equivalent to those charged by Southern California Edison. This report recommends adoption of Resolution No. 2014-62 to amend the electric rates to correspond with SCE rates that became effective on June 1, 2014.

The amendment to the electric rates was discussed at a Joint Study Session with the City Council and the Utilities Commission on July 1, 2014.

# **DISCUSSION**

The Moreno Valley Utility's service year is divided into two categories, Winter (October through June) and Summer (June through October). Adjusting MVU rates to maintain

parity with SCE rates as presented in this report will increase MVU's rate schedules for both the summer season and the winter season.

Rates are structured to reflect usage; the table below shows the average impact to customers using 600 kWh each month as well as customers using 1,000 kWh monthly. If the City Council approves the proposed rate adjustments, the impact to each class of customers is described in the tables below, and will be effective July 9<sup>th</sup>, 2014.

Average Residential Schedule A	SUM	MER	WIN	TER
600 kWh usage	-\$8.04	-9.06%	\$2.54	2.22%
1,000 kWh usage	\$7.95	3.98%	\$21.24	8.78%

Average Small Commercial Schedule B	SUM	MER	WIN	TER
800 kWh usage	\$24.45	12.48%	\$17.98	10.97%

Average Large Commercial Schedule C	SUM	MER	WIN	TER
26,500 kWh usage, Demand of 90 kW	\$632.51	9.28%	\$157.30	3.97%

Average Large Commercial, TOU Schedule TOU-LGS	SUM	MER	WIN	TER
386,896 kWh usage,				
Demand of 865 kW	\$5,425.10	7.29%		
392,333 kWh usage,				
Demand of 666 kW			\$1,720.95	4.15%

Average Traffic Controller Schedule TC-1		MER	WIN	TER
363 kWh average usage	\$5.99	8.25%	\$5.99	8.25%
				_

Average Streetlight	SUMMER		WIN	TER
Schedule SL-1				
9,500 Lumen (963 lights)	\$519.33	4.38%	\$519.33	4.38%
Schedule SL-1				
22,000 Lumen (510 lights)	\$565.75	6.67%	\$565.75	6.67%
Schedule SL-1 LED				
14,700 Lumen (48 lights)	\$50.44	5.09%	\$50.44	5.09%
Schedule SL-3 (Total)	\$195.97	12.95%	\$195.97	12.95%

### **ALTERNATIVES**

- 1. Approve proposed resolution amending the Electric Rates and Rules for Moreno Valley Utility as on file in the Electric Utility Division, Public Works Department. The amendment of the Electric Rates will allow the City's utility to recover its costs for service. Staff recommends this alternative.
- 2. Do not approve proposed resolution amending the Electric Rates for Moreno Valley Utility as on file in the Electric Utility Division, Public Works Department. *This would restrict the City's utility in its ability to recover utility costs.* Staff does not recommend this alternative.

### **FISCAL IMPACT**

The proposed rate increase is anticipated to generate an additional \$53,797 in revenue per month for Moreno Valley Utility. This is based on the average revenue per month per rate class for the current fiscal year.

## **NOTIFICATION**

Publication of the Agenda.

#### **ATTACHMENTS**

Attachment 1 – Proposed Resolution Attachment 2 – Proposed Electric Rates

Prepared By: Jeannette Olko Electric Utility Division Manager

Department Head Approval: Ahmad R. Ansari, P.E. Public Works Director/City Engineer This page intentionally left blank.

#### RESOLUTION NO. 2014-62

# A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, TO AMEND THE ELECTRIC RATES FOR MORENO VALLEY UTILITY

WHEREAS, the City of Moreno Valley (the "City"), a municipal corporation, is authorized pursuant to Article XI, Section 9(a) of the California Constitution to establish, purchase, and operate public works to furnish its inhabitants with light, water, power, heat, transportation, or means of communication; and

WHEREAS, on June 26, 2001, the City Council of the City of Moreno Valley approved Resolution No. 2001-33 and, as amended by Resolution 2002-46, authorized the formation of a municipally owned utility for the purpose of providing electrical power, storm water, telephone telecommunications, cable TV, water, natural gas, and sanitary sewer; and

WHEREAS, on July 8, 2003, the City Council approved Resolution No. 2003-58 adopting the Electric Service Rules, Fees and Charges document for Moreno Valley Utility which states, in part, that the rates to be charged by and paid to the City for electric service will be the rates legally in effect and on file with the City Council; and

WHEREAS, on January 13, 2004, the City Council approved Resolution No. 2004-05 establishing the electric rates for Moreno Valley Utility; and

WHEREAS, there are sections of the Electric Service Rules, Fees and Charges document that contain rules which define the terms and conditions under which electric service will be provided to the customer; and

WHEREAS, there are rules, fees, charges, and rates associated with providing the services identified in these documents. These rules, fees, charges, and rates are deemed necessary and equitable for services rendered and are required to fund in whole or in part, all of the services required to facilitate the delivery of electric distribution pursuant to the rules; and

WHEREAS, Urgency Ordinance No. 651 was adopted by the City Council on December 9, 2003, allowing for the adoption of rates by resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

1. The City Council hereby adopts the amended Moreno Valley Utility Electric Rates as on file in the Public Works Department.

Resolution No. 2014\_-62 Date Adopted: July 08, 2014

# APPROVED AND ADOPTED this 8th day of July, 2014.

	Mayor of the City of Moreno Valley
ATTEST:	
City Clerk	
APPROVED AS TO FORM:	
City Attorney	

# **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
certify that Resolution No. 2014-	erk of the City of Moreno Valley, California, do hereby 62 was duly and regularly adopted by the City Counci regular meeting thereof held on the 8 <sup>th</sup> day of July, 2014
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Council Members, Mayor	Pro Tem and Mayor)
CITY CLERK	
(SEAL)	

Resolution No. 2014-62 Date Adopted: July 08, 2014 This page intentionally left blank.

 Attachment 2
Moreno Valley Utility
Electric Rates

#### **Electric Rates - Table of Contents**

SCHEDULE A - RESIDENTIAL SERVICE	3
SCHEDULE B - GENERAL SERVICE	6
SCHEDULE C - LARGE GENERAL SERVICE	7
SCHEDULE SL - STREET LIGHTING SERVICE	10
MVU OWNED SYSTEM	10
SCHEDULE SL2 - STREET LIGHTING SERVICE	12
SCHEDULE SL3 – STREET LIGHTING SERVICE	14
SCHEDULE TC-1 - TRAFFIC CONTROL SERVICE	15
SCHEDULE TOU-LGS - TIME OF USE - LARGE GENERAL SERVICE	16
SCHEDULE SE - SERVICE ESTABLISHMENT CHARGE	19
SCHEDULE NEM - NET ENERGY METERING	20
SCHEDULE ED - ECONOMIC DEVELOPMENT ("ED") RATE	21
SCUENIII E EN.RD . BIISINESS DETENTION DATE	21

#### SCHEDULE A - RESIDENTIAL SERVICE

#### **Applicability**

Applicable to electric service for residential uses.

#### **Territory**

Within the designated areas served by the Moreno Valley Utility.

#### Rates

Basic Charge - \$/Day	
Single-Family Residence	\$ 0.031
Multi-Family Residence	\$ 0.024
Energy Usage Charge - \$/kWh	
Summer:	
Tier 1 -Baseline Quantities, all kWh, per kWh	\$ 0.11325
Tier $2 - 101\%$ to 130% of Baseline	\$ 0.14546
Tier $3 - 131\%$ to 200% of Baseline	\$ 0.31152
Tier $4 - 201\%$ to 300% of Baseline	\$ 0.34152
Tier 5 – All excess kWh, per kWh	\$ 0.34152
Winter	
Tier 1 -Baseline Quantities, all kWh, per kWh	\$ 0.11325
Tier $2 - 101\%$ to 130% of Baseline	\$ 0.14545
Tier $3 - 131\%$ to 200% of Baseline	\$ 0.31152
Tier $4 - 201\%$ to 300% of Baseline	\$ 0.34152
Tier 5 – All excess kWh, per kWh	\$ 0.34152
Public Purpose Programs	
All kWh per kWh	\$0.00641
Monthly Minimum Charge:	\$10.00

#### **Energy Cost Adjustment**

1. The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

#### **Special Conditions**

- 1. Baseline Rates: Baseline rates are applicable only to separately metered residential use.
- 2. Baseline Quantities: The residential allocation shall be 16.0 kWhs per day in the Summer season and 10.5 kWhs per day in the Winter season.
- 3. Summer and Winter Seasons are defined as follows: The Summer season begins at 12:00 a.m. on the first Sunday in June and will continue until 12:00 a.m. of the first Sunday in October each year. The Winter season begins at 12:00 a.m. on the first Sunday in October and continues until 12:00 a.m. on the first Sunday in June of the following year.
- 4. Voltage: Service will be supplied at one standard voltage.
- 5. For the purposes of applying the Basic Charge, the following definitions shall be used:

Single-Family Residence - A building of single occupancy which does not share common walls, floors, or ceilings with other residential dwelling units.

Multi-Family Residence - Apartments, mobile homes, condominiums, townhouses, or a building of multiple occupancy which shares common walls and /or floors and ceilings with other residential dwelling units.

6. Medical Baseline Allocation: Upon application and acceptance of a certification from a medical doctor or osteopath licensed to practice medicine in California, eligible residential customers are provided a standard year-round medical baseline allocation of 16.5 kWh per day in addition to the applicable baseline allocation for the season.

	Regular Baseline	Additional Medical	Total Baseline
	Daily kWh	Baseline Daily kWh	Daily kWh
	Allocation	Allocation	Allocation
Summer	16.0	16.5	32.5
Winter	10.5	16.5	27.0

Medical Baseline Allocation Eligibility:

- a) Regular use in the customer's home of one or more medical life-support devices essential to maintain the life of a full-time resident of the household; and/or
- b) A full-time resident of the household is: a paraplegic, hemiplegic, quadriplegic, multiple sclerosis or scleroderma patient, being treated for life-threatening illness, and/or has a compromised immune system.

Life support devices are those devices or equipment that utilize mechanical or artificial means to sustain, restore or supplant a vital function, or mechanical equipment relied upon for mobility both within and outside of buildings.

Life-support devices include:

Aerosol Tent Ultrasonic Nebulizer

Pressure Pad Electrostatic Nebulizer

Apnea Monitor Inhalation Pulmonary Pressure

Pressure Pump Breather Machine (IPPB)

Compressor Iron Lung

Concentrator Dialysis Machine

Respirator (all types) Hemodialysis Machine

Electronic Nerve Stimulator Motorized Wheelchair

Suction Machine Oxygen Generator

Applying for the Medical Baseline Allocation

- 1. Request application from Moreno Valley Utility by telephone, mail or in person
- 2. Complete application.
- 3. The patient's physician will need to fill out the required information on the application and sign it certifying the medical need.
- 4. The customer can mail or bring the application to Moreno Valley Utility's offices
- 5. Once the application is reviewed and approved, the Medical Baseline Allocation will be effective on the next regular electric billing.
- 6. Applications must be renewed every two years.
- 7. Low Income Program A low-income assistance discount program is offered under this standard residential rate. To be considered for this discount, an application must be filed with Moreno Valley Utility. To be eligible for this discount, the income of the customer, including all members of the household, must meet the income levels of the program and can be no more than 200% of Federal Poverty Guidelines. Under this program a discount for qualified low-income residents of 20% is provided on monthly energy charges. Discount applies to energy charges only. The customer charge, public purpose charge, service fees and all taxes are calculated at the standard rates.

#### SCHEDULE B - GENERAL SERVICE

#### **Applicability**

Applicable to nonresidential electric service for all types of uses including lighting and power. Customers whose monthly maximum demand is expected to exceed 20 kW, or has exceeded 20 kW in any three months during the preceding 12 months, are ineligible for service under this schedule.

#### **Territory**

Within the designated areas served by the Moreno Valley Utility.

#### Rates

Customer Cl	narge - \$/Day
-------------	----------------

Single-Phase Service	\$ 0.836
Polyphase Service	\$ 0.059

#### **Energy Usage Charge - \$/kWh**

Summer, all kWh, per kWh	\$ 0.18803
Winter, all kWh, per kWh	\$ 0.15027

#### Public Purpose Programs

All kWh per kWh	\$0.01080

Monthly Minimum Charge: \$10.00

#### **Energy Cost Adjustment**

1. The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

- 1. Summer and Winter Seasons are defined as follows: The Summer season begins at 12:00 a.m. on the first Sunday in June and will continue until 12:00 a.m. on the first Sunday in October each year. The Winter season begins at 12:00 a.m. on the first Sunday in October and continues until 12:00 a.m. on the first Sunday in June of the following year.
- 2. Voltage: Service will be supplied at one standard voltage.

#### SCHEDULE C - LARGE GENERAL SERVICE

#### **Applicability**

Applicable to nonresidential electric service for all types of uses including lighting and power where the customer's monthly maximum demand is expected to exceed 20 kW or has exceeded 20 kW in any of the 3 months during the preceding 12 months.

#### **Territory**

Within the designated areas served by the Moreno Valley Utility.

#### Rates

Customer Charge - \$/Meter/Month - Single Phase Polyphase	\$194.33 \$181.83	
Energy Usage Charge - \$/kWh		
Summer, all kWh, per kWh	\$ 0.08684	
Winter, all kWh, per kWh	\$ 0.07632	
Demand Charge- \$/kW	Summer	Winter
Facilities Related Demand Charge, per kW	\$12.71	\$12.71
Time Related Demand Charge, per kW	\$24.15	\$0.00
Public Purpose Programs		
All kWh per kWh	\$ 0.01008	
Monthly Minimum:	\$10.00	

#### **Energy Cost Adjustment**

1. The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

#### **Special Conditions**

1. Summer and Winter Seasons are defined as follows:

The Summer season begins at 12:00 a.m. on the first Sunday in June and will continue until 12:00 a.m. on the first Sunday in October of each year. The Winter season begins at 12:00 a.m. on the first Sunday in October and continue until 12:00 a.m. on the first Sunday in June of the following year.

- 2. Voltage: Service will be supplied at one standard voltage.
- 3. Billing Demand: The Billing Demand shall be the kilowatts of Maximum Demand, determined to the nearest kW. The Billing Demand shall be the greater of the kilowatts of Maximum Demand recorded (or established for) the monthly billing period or 50% of the highest Maximum Demand established in the preceding eleven months (Ratcheted Demand).
- 4. Maximum Demand: The maximum demand in any month shall be the measured maximum average kilowatt input, indicated or recorded by instruments to be supplied by the City, during any 15-minute metered interval in the month.
- 5. Voltage Discount: The monthly Facilities Related Demand Charge will be reduced by 23.3% for service delivered and metered at voltages of 4 kV through 12 kV. The energy charge will be reduced by \$.00074 per kWh for service delivered and metered at voltages of 2 kV through 12 kV.
- 6. Excess Transformer Capacity: Excess Transformer Capacity is the amount of transformer capacity requested by a customer in excess of that which the City would normally install to serve the customer's Maximum Demand. Excess Transformer Capacity shall be billed at the amount shown in the rates section above.
- 7. Power Factor Adjustment: When Maximum Demand has exceeded 200 kW for three consecutive months, kilovar metering will be installed as soon as practical, and thereafter, until the Maximum Demand has been less than 150 kW for twelve consecutive months, the billing will be adjusted each month for power factor.
  - a. Adjustment Rate:
    - i. For service delivered and metered at voltages 12 kV or less, the billing will be increased by \$0.51 per kilovar of maximum reactive demand.
  - b. Determining the Reactive Demand:
    - i. Service delivered and metered at voltages of 4 kV or greater:
      - 1. The maximum reactive demand shall be the highest measured maximum average kilovar demand indicated or recorded by metering during any 15-minute metered interval in the month. The kilovars shall be determined to

Proposed by the Moreno Valley Utility Date Adopted:

the nearest unit. A device will be installed on each kilovar meter to prevent reverse operation of the meter.

- ii. Services delivered and metered at voltages less than 4 kV:
  - 1. For customers with metering used for billing that measures reactive demand, the maximum reactive demand shall be the highest measured maximum average kilovar demand indicated or recorded by metering during any 15-minute metered interval in the month. The kilovars shall be determined to the nearest unit. A device will be installed on each kilovar meter to prevent reverse operation of the meter.
  - 2. For customers with metering used for billing that measures kilovar-hours instead of reactive demand, the kilovars of reactive demand shall be calculated by multiplying the kilowatts of measured maximum demand by the ratio of the kilovar-hours to the kilowatt-hours. Demands in kilowatts and kilovars shall be determined to the nearest unit. A ratchet device will be installed on the kilovar-hour meter to prevent its reverse operation on leading power factors.

#### **SCHEDULE SL - STREET LIGHTING SERVICE**

#### **MVU OWNED SYSTEM**

#### **Applicability**

Applicable to un-metered service for the lighting of streets and highways where MVU owns and maintains the street lighting equipment and associated facilities included under this schedule.

#### **Territory**

Within the designated areas served by the Moreno Valley Utility.

#### Rates

**Energy Usage Charge -** High Pressure Sodium Vapor Lamps

#### **Basic Charge:**

S				\$/Lamp/Month <u>Public Purpose</u>
		All Night Service	\$/Lamp Monthly	<b>Programs</b>
Initial Lumens	Wattage	Monthly kWhs	<b>Charge</b>	<b>Charge</b>
9,500	100	40	\$11.91	\$0.23
16,000	150	67	\$14.42	\$0.39
22,000	200	85	\$16.26	\$0.49
27,500	250	108	\$17.89	\$0.63

**Energy Usage Charge** – Light Emitting Diode (LED) Lamps

#### **Basic Charge:**

				Ф/ Lamp/Monu
				<b>Public Purpose</b>
		All Night Service	\$/Lamp Monthly	<b>Programs</b>
<b>Initial Lumens</b>	<u>Wattage</u>	Monthly kWhs	Charge	Charge
14,700	173	75	20.03	\$0.46

\$/I amn/Month

#### **Energy Cost Adjustment**

1. The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

Proposed by the Moreno Valley Utility Date Adopted:

- 1. Maintenance shall include periodic inspection, renewal of lamps, cleaning of glassware, replacement of damaged glassware and lamps, and minor repairs to wiring and electrical appurtenances.
- 2. Hours of Service: Under MVU's standard all night operating schedule, approximately 4,140 hours of service will be furnished.
- 3. The developer shall install streetlights that will be served from MVU's underground system. These streetlights must be installed in accordance with MVU's specifications and the developer will deed such facilities to MVU.
- 4. Requirements and Restrictions:
  - a. The applicant for street light service shall specify the lamp size and location of streetlights.
  - b. Service shall not be furnished under this schedule where location, mounting height, or other considerations are unacceptable to the MVU.
  - c. The installation of street lighting equipment and facilities hereunder is contingent upon the MVU obtaining easements, rights of way, and highway permits satisfactory to the MVU for the required poles, equipment, and facilities.
  - d. In accordance with Rule No. 4, a written contract for a term of not less than one year is required in order to receive street light service under the provisions of this schedule.
  - e. Should the applicant not commence using the street lighting in a bona fide manner within ninety (90) days after date of completion and installation of a street light or street lighting system requested by the applicant, the MVU will bill, and the applicant shall pay, the applicable lamp charge(s).
  - 5. Liability of Utility: MVU shall not, by taking action pursuant to its tariffs, be liable for any loss, damage, or injury, established or alleged, which may result, or be claimed to result, therefrom.

# SCHEDULE SL2 – STREET LIGHTING SERVICE CUSTOMER OWNED AND MAINTAINED SYSTEM SCHEDULE (UNMETERED)

#### **Applicability**

Applicable to service for un-metered lighting of streets, highways, and directional highway signs served in conjunction with street and highway lighting, and other publicly operated automobile parking lots which are open to the general public, where the customer owns and maintains the street lighting equipment operated within the period from dusk to dawn.

#### **Territory**

Within the designated areas served by the Moreno Valley Utility.

#### Rates

**Energy Usage Charge -** High Pressure Sodium Vapor Lamps

#### **Basic Charge:**

				5/Lamp/Month
				Public Purpose
		All Night Service	\$/Lamp Monthly	<b>Programs</b>
Initial Lumens	<u>Wattage</u>	Monthly kWhs	<b>Charge</b>	<b>Charge</b>
9,500	100	40	\$ 5.57	\$0.23
16,000	150	67	\$ 7.58	\$0.39
22,000	200	85	\$ 8.98	\$0.49
27,500	250	108	\$ 10.75	\$0.63

C/I amm/Manth

#### **Energy Cost Adjustment**

1. The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

#### **Special Conditions**

- 1. Voltage: Service will be supplied at one standard voltage.
- 2. Requirements and Restrictions:

Proposed by the Moreno Valley Utility Date Adopted:

- a. The applicant for street light service shall specify the lamp size and location of streetlights.
- b. Service shall not be furnished under this schedule where location, mounting height, or other considerations are unacceptable to the MVU.
- c. The installation of street lighting equipment and facilities hereunder is contingent upon the MVU obtaining easements, rights of way, and highway permits satisfactory to the MVU for the required poles, equipment, and facilities.
- 3. Liability of Utility: MVU shall not, by taking action pursuant to its tariffs, be liable for any loss, damage, or injury, established or alleged, which may result, or be claimed to result, therefrom.

### SCHEDULE SL3 – STREET LIGHTING SERVICE CUSTOMER OWNED SYSTEM SCHEDULE (METERED)

#### **Applicability**

Applicable to service for metered lighting service of streets, highways, and directional highway signs served in conjunction with street and highway lighting, and other publicly operated automobile parking lots which are open to the general public, where the customer owns the street lighting equipment operated within the period from dusk to dawn.

#### **Territory**

Within the designated areas served by the Moreno Valley Utility.

#### Rates

\$15.07

#### **Energy Usage Charge - \$/kWh**

All Year - all kWh, per kWh

\$ 0.06948

#### **Public Purpose Programs**

All kWh, per kWh

\$0.00579

#### **Energy Cost Adjustment**

1. The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

- 1. Voltage: Service will be supplied at one standard voltage.
- 2. The customer will furnish and maintain all equipment beyond the meter.

#### SCHEDULE TC-1 - TRAFFIC CONTROL SERVICE

#### **Applicability**

Applicable to service for traffic directional sign or signal lighting service owned by governmental agencies and located on streets, highways and other publicly dedicated outdoor ways and places.

#### **Territory**

Within the designated areas served by the Moreno Valley Utility.

#### Rates

#### **Customer Charge – per Meter per Day**

Single-Phase Service	\$ 0.566
Polyphase Service	\$ 0.035

#### **Energy Usage Charge - \$/kWh**

1111 1 Cui uii k (( 11, pci k (( 11	All Year - all kWh,	per kWh	\$	0.129	<b>)</b> 79
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#### **Public Purpose Programs**

All kWh, per kWh	\$0.01029
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#### **Energy Cost Adjustment**

1. The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

#### **Special Conditions**

1. Voltage: Service will be supplied at one standard voltage.

# SCHEDULE TOU-LGS – TIME OF USE – LARGE GENERAL SERVICE

#### **Applicability**

Applicable to nonresidential electric service for all types of uses including lighting and power where the customer's monthly maximum demand is expected to exceed 500 kW or has exceeded 500 kW in any of the 3 months during the preceding 12 months.

#### **Territory**

Within the designated areas served by the Moreno Valley Utility.

#### Rates

Customer Charge - \$/Meter/Month	\$596.11			
Energy Usage Charge - \$/kWh				
Summer				
On-Peak	\$ 0.14327			
Mid-Peak	\$ 0.08308			
Off-Peak	\$ 0.05592			
Winter				
Mid-Peak	\$ 0.08474			
Off-Peak	\$ 0.06169			
Demand Charge- \$/kW	Summer	Winter		
Facilities Related Demand Charge, per kW	\$14.99	\$14.99		
Time Related Demand Charge, per kW				
On-Peak	\$23.52	\$0.00		
Mid-Peak	\$7.16	\$0.00		
Off-Peak	\$0.00	\$0.00		
Public Purpose Programs				
All kWh per kWh	\$ 0.00911			
Monthly Minimum:	See Condition #4			

#### **Energy Cost Adjustment**

1. The energy charge may be adjusted each month based upon the percentage of the energy being provided by the Department of Water Resources to the investor owned

Proposed by the Moreno Valley Utility Date Adopted:

utility on the billing date monthly. These adjustments could result in slight decreases or increases in the energy charge.

#### **Special Conditions**

1. Time periods are defined as follows:

On-Peak: Noon to 6:00 p.m. Summer weekdays except holidays

Mid-Peak: 8:00 a.m. to Noon and 6:00 p.m. to 11 p.m. Summer

weekdays except holidays; 8 a.m. to 9 p.m. Winter

weekdays except holidays

Off-Peak: All other hours

Holidays are defined as New Year's Day (January 1), Martin Luther King's Birthday (third Monday in January), Washington's Birthday (third Monday in February), Memorial Day (last Monday in May), Independence Day (July 4), Labor Day (first Monday in September), Veterans Day (November 11), Thanksgiving Day (fourth Thursday in November), and Christmas Day (December 25).

When any holiday listed above falls on Sunday, the following Monday will be recognized as an off-peak period. No change will be made for holidays falling on Saturday.

- 2. Summer and Winter Seasons are defined as follows: The Summer season begins at 12:00 a.m. on the first Sunday in June and will continue until 12:00 a.m. on the first Sunday in October of each year. The Winter season begins at 12:00 a.m. on the first Sunday in October and continue until 12:00 a.m. on the first Sunday in June of the following year.
- 3. Voltage: Service will be supplied at one standard voltage.
- 4. Billing Demand: The Billing Demand shall be the kilowatts of Maximum Demand, determined to the nearest kW. The Billing Demand shall be the greater of the kilowatts of Maximum Demand recorded (or established for) the monthly billing period or 50% of the highest Maximum Demand established in the preceding eleven months (Ratcheted Demand).
- 5. Maximum Demand: The maximum demand in any month shall be the measured maximum average kilowatt input, indicated or recorded by instruments to be supplied by the City, during any 15-minute metered interval in the month.
- 6. Excess Transformer Capacity: Transformer Capacity is the amount of transformer capacity requested by a customer in excess of that which the City would normally install to serve the customer's Maximum Demand. Excess Transformer Capacity shall be billed at the amount shown in the rates section above.

- 7. Power Factor Adjustment: The billing will be adjusted each month for power factor.
  - a. Adjustment Rate: The customer's bill will be increased each month for the power factor \$0.51 per kilovar of maximum reactive demand.
  - b. The maximum reactive demand shall be the highest measured maximum average kilovar demand indicated or recorded by metering during any 15 minute metered interval in the month. For customers with metering used for billing that measures kilovar-hours instead of reactive demand, the kilovars of reactive demand shall be calculated by multiplying the kilowatts of measured maximum demand by the ratio of the kilovar-hours to the kilowatt-hours. Demands in kilowatts and kilovars shall be determined to the nearest unit. A device will be installed on the kilovar-hour meter to prevent its reverse operation on leading power factors.

#### **SCHEDULE SE - SERVICE ESTABLISHMENT CHARGE**

#### **Applicability**

Applicable to general service and domestic service customers.

#### **Territory**

Within the entire territory served by Moreno Valley Utility.

#### Rate

For each establishment of electric service, a charge will apply.

- 1. The service establishment charge is in addition to the charges calculated on the applicable rate schedule and will be made each time an account is established.
- 2. Establishment means each time an account is opened, including a turn on of electric service or a change of name that requires a meter reading.
- 3. If the customer requests electric service be established on the same day as his request or outside regular business hours, an additional charge will apply.

#### **SCHEDULE NEM - NET ENERGY METERING**

#### **Applicability**

Applicable to general service and domestic service customers who have eligible renewable energy generation systems connected to MVU's system (interconnected) and meet program requirements.

#### **Territory**

Within the entire territory served by Moreno Valley Utility.

#### **Net Surplus Compensation Rate**

The net surplus compensation rate shall be \$0.08979 per kWh applied to any net surplus energy remaining at the end of the customer's twelve (12) month billing period ("relevant period").

- 1. NEM customers will receive a credit for the surplus electricity supplied to MVU's system.
- 2. This credit will be applied to the customer's energy bill, to offset all or part of the costs associated with the energy that is consumed each month.
- 3. Residential accounts are billed once a year for "net" energy consumed or generated over the previous 12 months, if any.
- 4. Small business accounts served under the General Service Rate also qualify for annual billing.
- 5. Large business NEM accounts under the Large General Service Rate are billed monthly for their energy usage.
- 6. Net surplus energy is the amount of generated kilowatt-hours (kWh) energy that is exported to MVU's system that exceeds the amount that is received from MVU.
- 7. Any net surplus energy remaining at the end of the 12-month billing period (also called the "relevant period") will be given a monetary value known as the Net Surplus Compensation Rate (NSCR).
- 8. The NSCR value is established by MVU to reflect the costs MVU avoids in procuring power during the time period net surplus generators are likely to produce excess power.
- 9. Customers may choose to either roll over the monetary value of any net surplus energy to the next billing cycle, or receive payment for any net surplus energy at the end of your 12-month relevant period.
- 10. Customers will be billed monthly for nominal non-energy-related charges such as taxes.

#### SCHEDULE ED - ECONOMIC DEVELOPMENT ("ED") RATE

#### **Applicability**

Commercial or industrial end-use customers that would otherwise receive service under Electric Rate Schedule TOU-LGS (Time of Use-Large General Service) and meet certain criteria as established and adopted by resolution of the City Council of the City of Moreno Valley may take advantage of the ED rate as a New Customer or Expanded Load Customer. This ED rate is applicable to all or part of the services provided to New Customers and Expanded Load Customers, as such terms are defined herein.

- 1. A New Customer shall be a customer seeking to locate a new business or relocate an existing business (not currently located within the territory served by Moreno Valley Utility) within Moreno Valley Utility's service territory.
- 2. An Expanded Load Customer shall be an existing Moreno Valley Utility TOU-LGS customer that is adding new load to Moreno Valley by a minimum of 200 kW based upon the customer's past electrical demand as determined by Moreno Valley Utility. The expanded load can be at the customer's current site, or at a new site within the Moreno Valley Utility service territory. The ED rate will only be applied to the expanded load as determined in Section 5 below.
- 3. A New Customer shall meet the following criteria:
  - a. Targeted industries
    - i. Logistics/Distribution
    - ii. Medical/Healthcare
    - iii. Auto Dealerships
  - b. Building/Area size
    - i. Logistics/Distribution 500,000 sf minimum
      - 1. Tier 5 Discount Rate
        - a. Regional Corporate Office Space 50,000 sf minimum
        - b. Perishable Space 200,000 sf minimum
    - ii. Medical/Healthcare 100.000 sf minimum
    - iii. Auto Dealerships 5 acres
  - c Job Creation
    - i. Tier 1 Discount Rate 150 499 jobs ii. Tier 2 Discount Rate 500 999 jobs
    - iii. Tier 3 Discount Rate greater than 1000 jobs
    - iv. Tier 4 Discount Rate 350 jobs minimum
    - v. Tier 5 Discount Rate 200 jobs minimum
  - d. City Revenue Producer either sales tax or use tax generation
    - i. Tier 1a Discount Rate
    - ii. Tier 4 Discount Rate minimum \$40,000 annual sales tax revenue to the City

#### **Territory**

Within the entire territory served by Moreno Valley Utility.

#### **Character of Service**

The service provided hereunder shall be alternating current with regulated frequency of 60 hertz, three-phase, or a combination single and three-phase served through one meter, at a standard voltage not to exceed 480 volts, or as may be specified by the Electric Division. To be eligible to participate all customers must have a demand meter.

#### Rates

Except as provided herein, or in the Economic Development Rate Agreement, all charges and provisions of the customer's otherwise applicable rate schedule shall apply. The applicable Energy Charge and Demand Charge under the customer's otherwise applicable rate schedule will be reduced as follows:

	Tier 1/Tier 1a	Tier 2	Tier 3	Tier 4	Tier 5
Years 1 - 2	15%	20%	20%	20%	20%
Years 3 - 4	12%	15%	20%	20%	20%
Years 5 – 6	10%	10%	15%	20%	20%
Years 7 -12	-	-	-	20%	20%
Years 13 - 18					20%

- 1. <u>Term</u>: Economic Development Rate Agreements entered into under this Schedule shall be for a single six-year term, except for Tier 4, which shall be for a single twelve-year term and Tier 5, which shall be for a single eighteen-year term.
- 2. <u>Approval</u>: Application of this Rate Schedule shall be subject to the approval of the City Manager or his designee, based on meeting the eligibility criteria outlined herein.
- 3. <u>Agreement</u>: The customer must sign a standard Moreno Valley Economic Development Rate Agreement in order for the rates under this Schedule to be applicable. In addition to the other terms of this Schedule, the Economic Development Rate Agreement shall require the customer to reimburse Moreno Valley for all rate reductions received under this Schedule, if the customer fails to maintain the required minimum load during the applicable term of the Agreement.

- 4. Minimum Load: Customers qualifying under this Schedule as a New Customer with a projected minimum monthly electric demand of at least 500 kW or as an Expanded Load Customer under Applicability Sections 1 and 2 above, respectively, must agree to maintain a minimum level of load for six years for Tier 1/1a, Tier 2, and Tier 3 discounts, twelve years for Tier 4 discount, and eighteen years for Tier 5 discount from the date service is first rendered under this Schedule as set forth in the Economic Development Rate Agreement.
- 5. <u>Base Period Usage</u>: Base Period Usage shall be established and agreed to in the Economic Development Rate Agreement for Expanded Load Customers. Base Period Usage shall be the average monthly energy use and demand for the customer during the last three years of service to the customer, from the date ending the last payment period before the date of the Agreement. Expanded Load qualifying for the rate under this Schedule shall be measured as the difference between the new monthly, meter documented energy use and demand, and the Base Period Usage.
- 6. <u>State Mandated Public Purpose Program Charge</u>: All bills rendered under this Schedule shall be subject to the Public Purpose Program Charge as established by the City Council.
- 7. <u>Miscellaneous Fees and Charges</u>: Rates charged pursuant to this Schedule shall be subject to any Energy Users Taxes, Utility Users Taxes, and any other governmental taxes, duties, or fees which are applicable to Electric Service provided to Customer by the City of Moreno Valley. Rates are also subject to adjustment, as established by the City of Moreno Valley City Council in response to federal or state climate change laws, renewable portfolio standard or other mandated legislation. These adjustments may include but are not limited to charges to mitigate the impacts of greenhouse gas emissions or "green power" premiums.
- 8. <u>Expanded Load</u>: Expanded Load customers applying for this rate must demonstrate to the satisfaction of the Utility that the expanded load is new to Moreno Valley.
- 9. <u>Effective Date</u>: The effective date of the Economic Development Rate Agreement shall commence within 12 months from the date of the City's approval, or the Agreement becomes null and void. The Agreement becomes effective upon execution by the parties, and the Economic Development Rate commences upon written notice by customer, and coincides with the customer's normal billing cycle.
- 10. <u>Reapplication</u>: Customers who have received service under the Economic Development Rate are eligible to reapply for the rate as an Expanded Load Customer 12 months after their current Economic Development Rate Agreement has expired, if they meet the criteria therefore.
- 11. <u>Restrictions</u>: Residential customers and federal, state or local government agencies are not eligible to apply for service under this Schedule.

# SCHEDULE ED-BR ECONOMIC DEVELOPMENT- BUSINESS RETENTION RATE

#### **Applicability**

This Schedule is applicable to the anchor stores at Stoneridge Towne Centre and Moreno Beach Plaza, whose building size is 25,000 square feet or larger and have 30 or more employees.

- 1. The Customer must demonstrate to the satisfaction of the City that relocation of its entire operation to a site outside of Moreno Valley Utility's service territory is a viable alternative or that the threat of closure of the Customer's existing facilities is otherwise imminent.
- 2. The Customer must provide:
  - a. An affidavit that "but for" the economic development retention rate incentives, in combination with other city-sponsored incentives, such customer would relocate outside of the City's electric service territory, and
  - b. Substantial evidence demonstrating the business has considered viable locations outside of Moreno Valley's service territory including but not limited to incentive offer letters from competing states, local jurisdictions and economic development organizations and/or real estate sale and lease agreements for competing sites, or
  - c. Substantial evidence documenting the imminent threat of facility closure, including but not limited to letters from business owners or appropriate corporate officers documenting the circumstances which have led to this imminent threat and why the Business Retention Rate is necessary to retain the business within Moreno Valley Utility's service territory.
- 3. The Customer must agree to maintain a minimum level of load for five years from the date service is first rendered as set forth in the Economic Development Rate Agreement for Business Retention.

#### **Territory**

Within the entire territory served by Moreno Valley Utility.

#### Rates

Except as provided herein, or in the Economic Development Business Retention Rate Agreement, all charges and provisions of the customer's otherwise applicable rate schedule shall apply. The applicable Energy Charge and Demand Charge under the customer's otherwise applicable rate schedule will be reduced as follows:

- Year 1 20%
- Year 2 20%

Proposed by the Moreno Valley Utility Date Adopted:

- Year 3 20%
- Year 4 0%
- Year 5 0%

- 1. <u>Term</u>: Economic Development Rate Agreement for Business Retention entered into under this Schedule shall be for a single five-year term.
- 2. <u>Approval</u>: Application of this Rate Schedule shall be subject to the approval of the Public Works Director or his designee, based on meeting the eligibility criteria outlined herein.
- 3. <u>Agreement</u>: The customer must sign a standard Moreno Valley Economic Development Rate Agreement for Business Retention in order for the rates under this Schedule to be applicable. In addition to the terms of this Schedule, the Economic Development Rate Agreement for Business Retention shall require the customer to reimburse Moreno Valley for all rate reductions received under this Schedule, if the customer fails to maintain the required minimum load during the five-year term of the Agreement.
- 4. <u>Minimum Load</u>: All customers must agree to maintain a minimum level of load for five years from the date service is first rendered under this Schedule as set forth in the Economic Development Rate Agreement for Business Retention.
- 5. <u>State Mandated Public Purpose Charge</u>: All bills rendered under this Schedule shall be subject to the Public Purpose Charge as established by the City Council.
- 6. <u>Miscellaneous Fees and Charges</u>: Rates charged pursuant to this Schedule shall be subject to any Energy Users Taxes, Utility Users Taxes, and any other governmental taxes, duties, or fees which are applicable to Electric Service provided to Customer by the City of Moreno Valley. Rates are also subject to adjustment, as established by the City of Moreno Valley City Council in response to federal or state climate change laws, renewable portfolio standard or other mandated legislation. These adjustments may include but are not limited to charges to mitigate the impacts of greenhouse gas emissions or "green power" premiums.
- 7. <u>Effective Date</u>: The Agreement becomes effective upon execution by the parties, and the Economic Development Business Retention Rate commences with the customer's normal billing cycle following execution of the Agreement by both parties.

8.	<u>Restrictions</u> : Residential customers, small commercial customers, and federal, state or local government agencies are not eligible to apply for service under this Schedule.
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APPROVA	LS
BUDGET OFFICER	me
CITY ATTORNEY	SMB
CITY MANAGER	D

#### Report to City Council

TO: Mayor and City Council

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

**AGENDA DATE:** July 8, 2014

TITLE: APPROVE ATTACHMENT #3 TO THE INTEGRATED

GENERATION MANAGEMENT PROJECT/ICE BEAR DEPLOYMENT AGREEMENT BETWEEN SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY (SCPPA) AND THE CITY OF MORENO VALLEY FOR THE PURCHASE AND INSTALLATION OF ICE BEAR UNITS AND REPLACEMENT AND INSTALLATION OF EXISTING AIR CONDITIONING UNITS AT

THE ANIMAL SHELTER

#### **RECOMMENDED ACTION**

#### Recommendations:

- Approve Attachment #3 to the Integrated Generation Management Project/Ice Bear Deployment Agreement between SCPPA and the City of Moreno Valley in the amount of \$201,015.
- 2. Authorize the City Manager to execute the Attachment.

#### **SUMMARY**

This report recommends approval of the purchase and installation of four (4) Ice Bear units and the replacement and installation of eleven packaged air conditioning units at the Animal Shelter. Public Purpose Program funds will be used for purchase and installation of all materials, equipment, and work.

#### **DISCUSSION**

The City Council approved the revised Integrated Generation Management Project, Ice Bear Deployment Agreement on March 13, 2012. The Ice Bear Project involves the procurement, deployment, and commissioning of Ice Bear energy storage units which shift peak demand to off-peak hours. This is accomplished by producing ice at night, and using the ice to cool refrigerant and provide air conditioning during the day. Ice Bear units are codified by the California Energy Commission as a building energy efficiency measure, and a LEED building enabling technology.

The existing air conditioning units at the Animal Shelter are fourteen (14) years old, are at or near the end of their useful life and in need of replacement. The size and age of the air conditioning units make the Animal Shelter an ideal location for the placement of Ice Bear energy storage units.

Ice Energy, through the existing Deployment Agreement, will provide design and installation services for both the Ice Bear and HVAC units. Installation is anticipated to be completed by September 30, 2014. The HVAC equipment warranty will be transferred to the City upon project completion; the City will be responsible for ongoing HVAC maintenance. Ongoing maintenance for the Ice Bear units will be performed by Ice Energy under a separate service agreement.

#### **ALTERNATIVES**

- 1. Approve Attachment #3 to the Integrated Generation Management Project/Ice Bear Deployment Agreement between SCPPA and the City of Moreno Valley in the amount of \$201,015. Staff recommends this alternative. The approval of the Attachment will benefit the Animal Shelter through the installation of new HVAC units at no cost to the Shelter, and provide demand savings to both the Shelter and the utility by shifting peak load to off-peak hours.
- 2. Do not approve Attachment #3 to the Integrated Generation Management Project/Ice Bear Deployment Agreement between SCPPA and the City of Moreno Valley in the amount of \$201,015. Staff does not recommend this alternative. The Animal Shelter would not be able to replace existing HVAC units that are at or near the end of their useful life, and the utility's distribution system would not benefit from shifting peak load to off-peak hours.

#### FISCAL IMPACT

This Ice Bear program is funded through the collection of state mandated Public Purpose Program funds, which the City Council formally adopted on January 13, 2004. The Fiscal Year 2014/2015 budget year has allocated \$256,300 for Demand Response programs under account number 6010-70-80-45511-710142. Public Purpose Program funds can only be utilized under a strict umbrella of programs, determined at the State level of government.

#### **CITY COUNCIL GOALS**

#### **POSITIVE ENVIRONMENT**:

The proposed action will help to create a positive environment within the community.

#### **NOTIFICATION**

Posting of the Agenda.

#### **ATTACHMENTS**

Attachment 1 – Attachment #3 to the Integrated Generation Management

Project/Ice Bear Deployment Agreement

Attachment 2 – Quotation from Ice Energy

Prepared By: Jeannette Olko Electric Utility Division Manager Department Head Approval: Ahmad R. Ansari, P.E. Public Works Director/City Engineer

Concurred By: Chris Paxton Administrative Services Director This page intentionally left blank.

#### **ATTACHMENT #3**

This Attachment extends Ice Energy's equipment scope and services to the City of Moreno Valley ("Moreno Valley") during fiscal year 2014/2015 and is made part of and incorporated into the Integrated Generation Management Project/Ice Bear Deployment Agreement between Southern California Public Power Authority and the City of Moreno Valley, dated June 1, 2011 ("Deployment Agreement").

Moreno Valley elects to secure Ice Energy's services to install no more than four (4) Ice Bear units and twelve (12) energy efficient air conditioners to be installed at the City of Moreno Valley Animal Shelter.

Project Fees for said services and associated tasks include:

- a) Deployment costs, per Southern California Public Power Authority's (SCPPA's) Ice Bear Unit Purchase and Sale Agreement ("UPSA") with Ice Energy, including appendices, will be itemized for each installation location, and equal \$2,170 for each kilowatt (kW) of offset capacity, as defined in the UPSA.
- b) A fixed SCPPA Planning and Development Cost of one thousand dollars (\$1,000) per installed unit.
- c) Any applicable sales taxes and regulatory fees.
- d) Any other itemized fees as may be applicable to the Project.

Based on the preceding, and assuming an average offset capacity of 11.3 kW with each Ice Bear installation, the "Initiation Fee", as defined in the Deployment Agreement is established at one hundred thousand dollars (\$100,000) plus applicable sales taxes on equipment. This amount will be due and payable to Ice Energy upon the order of each and every Ice Bear.

The total dollar amount for all materials, equipment, work and services as defined herein is not to exceed one hundred eighty thousand dollars (\$201,015) including required equipment sales taxes, shipping and handling.

Ice Energy will provide design and installation services for Ice Bears and HVAC equipment replacement and will complete construction by September 30, 2014. HVAC equipment warranty will be transferred to City of Moreno Valley upon project completion and will be responsible for ongoing HVAC maintenance services. Ice Bears will be maintained by Ice Energy under separate Moreno Valley Utility Ice Bear service agreement.

Any changes to this Attachment, including but not limited to, increases or decreases in the quantities purchased or services rendered shall require mutual agreement by all parties.

Except as provided herein, all other terms and conditions of the Deployment Agreement and UPSA shall remain in full force and effect.

#### SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY

By:	
-	BILL D. CARNAHAN
	Executive Director
	Executive Director
CITY	OF MORENO VALLEY
By:	
Dy.	MICHELLE DAWSON
	City Manager
and;	
,	
ICF I	ENERGY INSTALLATION, LLC
ICE	ENERGI INSTALLATION, LLC
By:	
	GREG MILLER
	Executive Vice President



## **QUOTATION**

#### Ice Energy

Intelligent Storage at Work

823 Milford Street, Glendale, CA 91203 Phone: 877-542-3232 Fax 818-476-5518

Company:City of Moreno ValleyDate: 6/17/2014Shipping Address:Billing Address:Quote Expires: 8/16/2014

14331 Frederick St

Moreno Valley

Project ID: MVU3

 CA, 92553
 IE Contact: Greg Miller

 Ph.: 951.413.3502
 Primary Contact: Jeannette Olko
 Phone: (970) 227-9406

Fax: Email: jeannetteo@moval.org Email: gmiller@ice-energy.com

	MATERIALS			
QTY	DESCRIPTION	UN	IT PRICE	TOTAL
4	Thermal Energy Storage Systems with HVAC replacements	\$	13,500	\$ 54,000
	Included scope:			\$ -
2	- 2 ton Carrier replacement HVAC condensor unit	\$	1,325	\$ 2,649
2	- 2 ton Carrier replacement HVAC packaged unit with economizer	\$	2,262	\$ 4,524
1	- 3 ton Carrier replacement HVAC packaged unit with economizer	\$	3,683	\$ 3,683
2	- 4 ton Carrier replacement HVAC packaged unit with economizer	\$	4,293	\$ 8,585
1	- 5 ton Carrier replacement HVAC packaged unit with economizer	\$	4,707	\$ 4,707
1	- 6 ton Carrier replacement HVAC packaged unit with economizer	\$	5,712	\$ 5,712
4	- 6 ton Carrier replacement HVAC packaged unit Ice Bear Evap Coils	\$	6,834	\$ 27,336
				\$ -
			201	\$ 111,197
	LABOR			
QTY	DESCRIPTION	UN	IT PRICE	TOTAL
1	Engineering, Roofing and Mechanical Labor and Construction Permits	\$ 1	12,000.00	\$ 12,000.00
4	Turnkey Ice Bear Installation and Equipment Commisioning Services	\$ 1	11,500.00	\$ 46,000.00
8	HVAC replacements, disposal, and recycle refrigerant	\$	2,750.00	\$ 22,000.00
	Exclusions			\$ -
	- screens, fenses, landscaping			\$ -
				\$ -
	Payments			\$ -
	- 30% due upon contracting signing NET10	\$	60,304	\$ -
	- 60% due upon major equiment delivery and crane lift NET30	\$	120,609	\$ -
	- 10% due upon installation completion NET30	\$	20,101	\$ -
		Tot	tal Labor:	\$ 80,000
For T	arms and Conditions associated with this sale, places see "Standard Torms C. Carditions for INVAC		Subtotal	\$ 191,197
	erms and Conditions associated with this sale, please see "Standard Terms & Conditions for HVAC cement" which is attached and incorporated by reference.	9	Sales Tax	\$ 8,618
періа	ections which is accorded and incorporated by reference.		Shipping	\$ 1,200
Sales	Tax Rate: 7.75%		Total	\$ 201,015

#### Notes:

To accept this quotation, sign/date here and return:

- 1. Above price is firm and will remain in effect for 30 days.
- $\ensuremath{\mathsf{2}}.$  All orders subject to credit acceptance by Ice Energy.

Signed By:			

Name:	Jeannette Olko
Title:	Owner
-	

Date:

THANK YOU FOR YOUR BUSINESS



# Ice Energy Intelligent Storage at Work

## QUOTATION

823 Milford Street, Glendale, CA 91203 Phone: 877-542-3232 Fax 818-476-5518

#### Standard Terms & Conditions for HVAC Replacement

- 1. Quotation The quotation is the document to which these terms and conditions are attached and apply. Other documents which are now or may be attached to or form part of the quotation, including other schedules, submittal, and these terms and conditions, form an integral part of the resulting contract.
- 2. Acceptance The quotation is valid for 30 days unless otherwise specified in the quotation, and is subject to change without notice. Subject to credit approval by Ice Energy within 15 days of receipt by Ice Energy of acceptance of the quotation by Customer, the accepted quotation shall become a contract upon such acceptance by Customer. If no credit approval is obtained within 15 days, unless Ice Energy waives this provision, there shall be no contract.
- 3. Conflicting Terms These terms and conditions are subject to the specific terms and conditions set out in the quotation but otherwise take priority over any conflicting terms of any purchase order issued, or other document forming part of the contract between the parties. No modifications of any order accepted by Ice Energy or these terms and conditions of sale shall be binding on Ice Energy unless specifically modified in writing and signed by an authorized representative of Ice Energy.
- 4. Price The price, unless otherwise specified, is exclusive of all applicable state and federal custom tariffs, duties, sales taxes and other direct and similar taxes of every nature and kind whatsoever imposed.
- 5. Delivery and Completion Delivery and/or installation dates in the quotation are approximate only and are subject to confirmation by Ice Energy within fifteen (15) days of time of order. Delivery dates may be adjusted by Ice Energy in its sole and unfettered discretion if, at any time during the currency of the contract, Ice Energy does not receive from Customer in a timely fashion, all necessary information with respect to delivery and/or installation.
- 6. Installation Customer will at its sole expense, at the site(s) identified in Schedule A, provide an appropriate location including clearing, screening (if required), a concrete pad and electric utility and refrigerant connections and Ice Energy will perform the installation in accordance with applicable laws.
- 7. Payment Terms of payment shall be net cash within 30 days from the date of invoice. Unless otherwise specified in the quotation, 35% of the total price specified will be invoiced upon the contract becoming effective. Progress payments, if applicable, are as specified in the quotation. No holdbacks are applicable after delivery unless otherwise agreed to in writing by both parties. Payments not received by the due date shall be subject to interest at a rate of 1.5% per month (18% per annum) on the outstanding balance until payment is received, plus any expenses incurred by Ice Energy in collecting overdue amounts, including all legal and professional fees.
- 8. Permits Permits required to operate, use or own the Product shall be the responsibility of Customer unless otherwise required by law.
- 9. Warranty Ice Energy warrants that the equipment provided by it shall be free and clear from defects in material and workmanship arising from normal usage for a period of one (1) year from installation. Ice Energy warrants that for equipment furnished and or installed but not manufactured by Ice Energy, Ice Energy will extend the same warranty terms and conditions which Ice Energy receives from the manufacturer of said equipment. If Customer provides written notice to Ice Energy of any such defect within thirty (30) days after the appearance or discovery of such defect, Ice Energy shall, at its option, repair or replace the defective equipment. These warranties do not extend to any equipment which has been repaired by others, abused, altered or misused, or which has not been properly or reasonably maintained. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOS EOF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE.
- 10. Security Interest The Product shall remain the property of Ice Energy until the price is fully paid, and Customer hereby grants to Ice Energy a security interest in the Product (and all proceeds thereof) to secure Customer's obligation to pay for the Product.
- 11. Force Majeure Failure on the part of Ice Energy to perform any contract of sale or deliver or install the Product thereunder on or about the delivery or installation date shall not constitute default, or give rise to a claim for damages if caused by act, omission or event outside the control of Ice Energy, which could not have been prevented by the exercise of due diligence by Ice Energy.
- 12. Cancellation and Delay The contract shall not be subject to cancellation or delay by Customer except with the written consent of Ice Energy. In the event cancellation or delay is occasioned by Customer, then Customer shall indemnify and save harmless Ice Energy from all direct and indirect costs, losses, liabilities and commitments, including loss of profit arising from the cancellation or delay.
- 13. Damages Subject to the balance of the provisions of this clause, Ice Energy shall only be liable for the cost of replacement of any defective Product provided under this quotation. Ice Energy shall not be liable to Customer for special, consequential or indirect damages, including but not limited to loss of profits or revenue, loss of use of Product and facilities, and claims by or payments to customers, suppliers or other parties who have a relationship with Customer. In no event will Ice Energy's maximum liability to Customer in connection with the Product, including without limitation resulting from breach of contract or any other performance or non-performance of this quotation or contract, exceed the amount of the purchase price paid to Ice Energy hereunder.
- 14. Applicable Laws and Forum This contract shall be interpreted in accordance with and shall be governed by the laws of California, and the parties agree that any disputes hereunder or with respect to this quotation or the resulting contract between the parties shall be determined exclusively by the Courts in California, and the parties hereby expressly attorn to the exclusive jurisdiction of the Courts in California.



APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

#### Report to City Council

TO: Mayor and City Council

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

**AGENDA DATE:** July 8, 2014

TITLE: ACCEPTANCE OF THE RIVERSIDE COUNTY

TRANSPORTATION COMMISSION'S CONGESTION MANAGEMENT AND AIR QUALITY GRANT AND AUTHORIZE EXECUTION OF A COOPERATIVE AGREEMENT FOR THE DYNAMIC TRAVELER ALERT MESSAGE BOARDS PROJECT

NO. 808 0016 70 76

#### **RECOMMENDED ACTION**

#### Recommendations:

- Accept the Congestion Management and Air Quality (CMAQ) grant award from the Riverside County Transportation Commission (RCTC) of up to \$340,500 for the Dynamic Traveler Alert Message Boards Project.
- 2. Authorize the City Manager to execute a Cooperative Agreement with RCTC for the Dynamic Traveler Alert Message Boards Project, subject to approval by the City Attorney.

#### **SUMMARY**

This report requests City Council accept the \$340,500 CMAQ grant award from RCTC and authorize the execution of the Cooperative Agreement. The project is funded with a combination of regional transportation funding along with local match, and has been approved in the 2014/2015 Capital Improvement Plan.

#### DISCUSSION

At its June 2013 meeting, RCTC approved the 2013 Multi-Funding Call for Projects program. On September 10, 2013, City Council approved submittal of grant applications to RCTC and the City's commitment to provide matching funds for projects selected though the program. Fifty-five projects throughout the County were submitted

by the September 23, 2013 deadline. The projects were subsequently evaluated based on regional significance, project readiness, safety, air quality benefits, cost/benefit ratio, Regional Transportation Plan/Sustainability Communities Strategy Greenhouse Gas benefits, and local match commitment.

On January 8, 2014 the City received notification that RCTC will provide \$340,500 in CMAQ grant funding with a 24% local match of \$109,500 for a total amount of \$450,000 for the Dynamic Traveler Alert Message Boards Project. The project consists of deploying dynamic message signs (DMS) along City arterials leading to the I-215 and SR-60 freeways. The DMS would alert motorists of incidents along the freeways and advise an alternative route. Motorists could make informed travel decisions based upon real-time traffic conditions, thus reducing congestion and improving traffic flow. A total of three DMS are proposed with this project. Locations will be selected from the Cactus Avenue, Alessandro Boulevard, Eucalyptus Avenue, and Day Street corridors based upon feasibility and need.

Staff presented the project to the Traffic Safety Commission (TSC) on June 4, 2014 as a discussion item. Information presented included a description of DMS purpose, functions, appearance and design, potential locations, and types of displayed messages. The TSC indicated that it would like updates in the future regarding DMS appearance, locations, and message policy. Although the TSC took no formal action at the meeting, all TSC members expressed support for the project.

Staff is requesting that the City Council accept the CMAQ grant award from RCTC. As part of the grant process, RCTC has forwarded a Cooperative Agreement for the City to sign (Attachment 2) which outlines the project schedule, funding plan, and local agency match. Staff is requesting authorization for the City Manager to execute the Cooperative Agreement, subject to approval by the City Attorney. Staff has committed to providing the requested updates to the TSC as the project progresses.

Staff will also return to the City Council for advance approval of DMS design and placement.

#### <u>ALTERNATIVES</u>

- Approve and authorize the recommended actions as presented in this staff report.
   This alternative will allow the City to proceed with the Dynamic Traveler Alert
   Message Boards Project and receive reimbursement from RCTC for the grant
   amount.
- 2. Do not approve and authorize the recommended actions as presented in this staff report. This alternative will delay the Dynamic Traveler Alert Message Boards Project and the City will lose the grant funds from RCTC.

#### FISCAL IMPACT

The CMAQ grant will provide for reimbursement of up to \$340,500. The grant requires local matching funds of \$109,500 (24%) for the Dynamic Traveler Alert Message Boards

Project. This amount is higher than the letter of commitment amount of \$52,000 as presented in Attachment 1 due to the fact that RCTC only awarded grant money for the construction phase of the project with the City covering all environmental documentation and design costs. Matching funds are provided from Measure A fund (Fund 2001).

The City has appropriated \$340,500 as revenue and expense in the Capital Projects Reimbursements fund (Fund 3008) and \$109,500 as expense in the Measure A fund (Fund 2001) as part of the 2014/2015 Capital Improvement Plan. Each of the three Dynamic Traveler Alert Message Board is expected to incur maintenance costs of \$2,700 annually based on estimates from the USDOT. This amount excludes any additional amounts to be set aside for the future replacement of the message boards following the end of their useful life in 10-25 years. Although there is no impact to the General Fund for the construction of this project, currently no new funding source has been identified to fund any future maintenance costs.

#### PROJECT BUDGET:

11100201 2020211	
Capital Projects Reimbursements Appropriation	
(Account No. 3008-70-76-80008) (Project No. 808 0016 70 76-3008) \$340	,500
Measure A Appropriation	
(Account No. 2001-70-76-80008) (Project No. 808 0016 70 76-2001)	,500
Total\$450	,000
	,
ESTIMATED PROJECT COSTS:	
PA&ED\$20,	000
Design\$45,	000
Construction\$385,	
Total\$450,	
ANTICIPATED PROJECT SCHEDULE:	

Execution of Cooperative Agreement	June 2014
Caltrans Approvals	September 2014
Complete Design	September 2015
Complete Construction	September 2016

#### CITY COUNCIL GOALS

#### REVENUE DIVERSIFICATION AND PRESERVATION:

Develop a variety of city revenue sources and policies to create a stable revenue base and fiscal policies to support essential city services, regardless of economic climate.

### **PUBLIC SAFETY:**

Provide a safe and secure environment for people and property in the community, control the number and severity of fire and hazardous materials incidents, and provide protection for citizens who live, work and visit the City of Moreno Valley.

# PUBLIC FACILITIES AND CAPITAL PROJECTS:

Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

# **ATTACHMENTS**

Attachment 1: Letter of Commitment to RCTC, dated September 19, 2013

Attachment 2: RCTC Cooperative Agreement

Prepared By: Michael Lloyd Senior Engineer, P.E. Department Head Approval: Ahmad R. Ansari, P.E. Public Works Director/City Engineer

Concurred By: Eric Lewis, P.E., T.E. City Traffic Engineer Tel: 951.413,3000 Fax: 951.413.3750 www.moreno-valley.ca.us



14177 Frederick Street P. O. Box 88005 Moreno Valley, CA 92552-0805

September 19, 2013

Ms. Shirley Medina Riverside County Transportation Commission 4080 Lemon Street, 3rd Floor Riverside, CA 92502

Subject:

Application for 2013 Multi-Funding Call for Projects

Applicant:

City of Moreno Valley

Project:

Dynamic Traveler Alert Message Boards

Funding Request:

\$398,000

Michellet ausen

Dear Ms. Medina:

The City of Moreno Valley is pleased to submit an application for the 2013 Multi-Funding Call for Projects for the Dynamic Traveler Alert Message Boards Project. The City respectfully requests \$398,000 in grant funds for the design and construction of this important motorist alert project. As a vital part in the deployment of the City's ITS program, the project will greatly improve motorist notification of freeway incidents and congestion on approaches to I-15 and SR-60 within the City. The project demonstrates conformance to all the selection criteria: Regional Significance, Project Readiness, Local Match, Safety, Air Quality, Cost Benefit, and Consistency with the Regional Transportation Plan (RTP)/Sustainability Communities Strategy (SCS). The project can adhere to federal funding requirements, including having, or intending to obtain, NEPA/CEQA clearance. The City is also very experienced in using Caltrans Local Assistance procedures.

Specifically the Dynamic Traveler Alert Message Boards Project includes the following tasks:

• Design and install three signs on City streets approaching either I-15 or SR-60.

The total project cost for the design and construction phase is \$450,000, the amount of funds requested is \$398,000, and the City match is \$52,000 or 11.6 percent.

The City Council approved its commitment to these projects by their action dated September 10, 2013. I am pleased to officially authorize the City's funding application for this project. If you have any questions regarding the application, please do not hesitate to contact Michael Lloyd the Senior Engineer of the project at 951.413.3146.

Thank you in advance for your time. The City looks forward to your review of our request.

Sincerely,

Michelle Dawson

City Manager

Letter to Ms. Medina September 19, 2013 Page 2

# MDL:sc

c: Ahmad R. Ansari, Public Works Director/City Engineer Prem Kumar, Deputy Public Works Director/Assistant City Engineer Eric Lewis, City Traffic Engineer File

W:\CapProj\CapProj\Grant Programs\Grant Programs\Multi-funding Call for Projects (RCTC) Sept 2013\Application 2013 Cover Letter (CM)\_DMS.doc

Agreement No. 14-72-124-00

# Riverside County Transportation Commission FEDERAL FUNDING COOPERATIVE AGREEMENT WITH THE CITY OF MORENO VALLEY FOR RCTC'S 2013 MULTI-FUNDING CALL FOR PROJECT

1.	<b>Parties</b>	and	Date.	This	Agre	ement is	made	and	entere	ed into t	his	_ day of
			2014,	by	and	between	the	Rive	rside	County	Trans	portation
Comm	nission, h	nereir	nafter re	eferre	d to a	as "RCTC,	" and t	he Ci	ity of M	loreno V	alley, he	ereinafter
referre	ed to as	''Age	ncy".									

# 2. Recitals.

- 2.1 In 1991 the United States Congress authorized the Congestion Mitigation and Air Quality Improvement (CMAQ) Program. CMAQ was most recently reauthorized on July 6, 2012, when the President of the United States signed into law P.L. 112-141, the Moving Ahead for Progress in the 21st Century Act (MAP-21). Under MAP-21, CMAQ provides funding to areas in nonattainment or maintenance for ozone, carbon monoxide, and/or particulate matter; and
- 2.2 MAP-21 also provided continued funding for the Surface Transportation Program (STP). The STP provides funding for state and local government agencies for a range of transportation improvement projects, provided that the projects are identified in the State Transportation Improvement Plan (STIP)/Federal Transportation Improvement Program (FTIP), and meet other funding requirements identified in MAP-21; and
- 2.3 The California Department of Transportation (hereinafter referred to as "Caltrans") administers the CMAQ and STP programs on behalf of the Federal Highway Administration (hereinafter referred to as "FHWA"); and
- 2.4 Within Riverside County, RCTC is responsible for directing the programming and allocation of CMAQ and STP funding to projects within Riverside County. To this end, RCTC held a 2013 Multi-funding Call for Projects; and
- 2.5 Agency prepared a project proposal, attached hereto as Exhibit "A", in accordance with RCTC's Call For Projects; and
- 2.6 The proposal submitted by Agency describes a priority project which RCTC has determined merits funding, and Agency is eligible to receive CMAQ and/or STP funds. Agency's proposal is referred to herein as the "Project"; and
- 2.7 Contingent on Caltrans and/or FHWA approval of the Project, funding shall be programmed by RCTC in the form of CMAQ and/or STP funds, as further specified herein; and

- 2.8 On January 8, 2014, RCTC's Board of Directors approved the programming by RCTC of up to Three Hundred Forty Thousand Five Hundred dollars (\$340,500) in CMAQ funds to be matched with Forty-Four Thousand Five Hundred dollars (\$44,500) in Agency funds for the Project; and
- 2.9 Agency shall be the direct recipient of any federal funds provided for the Project, and shall utilize the funding disbursed by Caltrans solely for the Project.

#### 3. Terms.

# 3.1 <u>Definition; Term of Agreement.</u>

# A. Definitions.

- 1. <u>Days</u> As used in this Agreement, "days" shall be calendar days.
  - 2. <u>Effective Date</u> Refers to the date first specified above.
- 3. <u>Funding Plan</u> The plan included as part of the attached Exhibit "A" specifying the funding amounts and funding sources for the Project.
- 4. <u>Project</u> The project proposed by Agency, as described in Agency's proposal, attached hereto as Exhibit "A", which has been reviewed and approved by RCTC.
- B. <u>Term</u>. The term of this Agreement shall commence on the Effective Date and shall continue in effect through December 31, 2018, or until written agreement by the Parties that the Project has been completed, unless earlier terminated as provided herein.
- C. <u>Term Contingent on Funding</u>. Notwithstanding the term as defined in subsection B above, the continuation of this Agreement and the programming of the federal funds specified hereunder is contingent on funding availability under MAP-21, on the Project maintaining funding eligibility, and on FHWA and Caltrans approval of the Project, and each Project phase. The parties acknowledge that RCTC is not the funding entity hereunder, and shall have no responsibility or liability to Agency for failure of FHWA or Caltrans to fund the Project, or for any delay, cancellation or reduction of federal funds.

#### 3.2 Use of Funds.

A. <u>Agency Responsibilities</u>. Contingent on Southern California Association of Governments (hereinafter referred to as "SCAG"), Caltrans and FHWA approval of the Project and the funding to be programmed hereunder, Agency shall have the responsibilities set forth in this Agreement, including the following.

- 1. Agency shall act as the lead agency for the engineering, right-of-way, construction and construction management for the Project, unless the Project is on the state highway system and a cooperative agreement with Caltrans specifies that Caltrans is the lead of a specified project phase.
- 2. Agency shall submit National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA) environmental documentation to Caltrans for approval.
- 3. Agency shall prepare and submit all necessary Caltransrequired documentation to Caltrans District 8 including the request for authorization to proceed (hereinafter referred to as "E-76 Request") as indicated on the Project schedule and Funding Plan.
- 4. Agency shall be the direct recipient of all federal funds to be provided for the Project, and shall invoice Caltrans for Project costs at minimum once every six months, or as otherwise required by Caltrans.
- 5. Agency shall create any necessary Project records, reports and financial accounts to permit disbursement of allocated funds to Agency, and shall ensure that federal and state reporting requirements are met.
- B. <u>Project Changes; Cost Overruns</u>. The federal funds described in Section 3.4 and Exhibit "A" of this Agreement are specifically for the Project and make up the entire amount which RCTC has authorized for the Project. Any subsequent amendments to the Project scope or description are not covered by this Agreement, and the funding for any such amendments or for any Project cost overruns shall be the sole responsibility of Agency, unless otherwise approved in writing by RCTC.
- C. <u>Cost Savings</u>. In the event that bids for the Project are lower than anticipated, or there are cost savings for any other reason, the Funding Plan shall revised to apply such cost savings proportionately to each funding source listed in the Funding Plan. Agency shall inform RCTC of any cost savings and the parties shall amend this Agreement to reflect the revisions to the Funding Plan. RCTC's Executive Director and the Agency Manager shall be authorized to execute any such amendment.
- D. Responsibility of Agency for Project Compliance with Federal Rules and Regulations. Agency shall be solely responsible and liable for compliance with all federal and state rules and regulations applicable to the CMAQ and/or STP funds. Approval by RCTC of the Project does not evidence any opinion of or representation by RCTC of the Project's compliance with applicable federal or state rules and regulations regarding use of the CMAQ and/or STP funds. If Caltrans or FHWA determines that any CMAQ and/or STP funds were not spent in accordance with applicable federal or state rules and regulations, Agency shall be solely responsible for reimbursement of all such improperly expended funds and shall make such reimbursement in the manner specified in this Agreement.

E. <u>Funding Reimbursement by Agency</u>. If it is determined pursuant to a Project audit that any funds provided pursuant to this Agreement have been improperly expended, Agency shall, at the direction of the agency performing the audit (e.g. RCTC, Caltrans, FHWA or FTA) reimburse within thirty (30) days the full amount of such improperly expended funds. The funds shall be reimbursed in accordance with the recommendations in the audit, with a notice to RCTC that the reimbursement was accomplished.

# 3.3 Additional Responsibilities of Agency

A. <u>Indemnification</u>. To the fullest extent permitted by law, Agency shall defend, indemnify and hold RCTC, its directors, officials, officers, employees, agents and/or volunteers free and harmless from any and all liability from loss, damage, or injury to property or persons, including wrongful death, in any manner arising out of or incident to any acts, omissions or willful misconduct of Agency or any of its directors, officials, officers, employees, agents, volunteers, or service providers arising out of or in connection with Agency's performance of this Agreement, or the Project, including, without limitation, the payment of consequential damages and attorneys' fees. Further, Agency shall defend, at its own expense, including the payment of attorneys' fees, RCTC, its officials, officers, employees, agents and/or volunteers in any legal action based upon such acts, omissions or willful misconduct. Agency shall reimburse RCTC, its directors, officials, officers, employees, agents and/or volunteers, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided.

# B. <u>Standard of Care; Performance Standards</u>.

- 1. Agency shall implement the Project in a skillful and competent manner and in accordance with all applicable local, state, and federal laws, rules and regulations. Agency shall be responsible to RCTC for any errors or omissions in its execution of this Agreement or the implementation of the Project.
- 2. Agency shall meet or exceed the following performance standards for the Project:
- a. Adhere to the timeline set forth in this Agreement or as subsequently approved by RCTC.
- b. Expend the funding specified herein entirely on the Project.
- c. Implement the Project in a manner consistent with Exhibit "A" and all provisions of this Agreement.
- d. Provide Project reporting to RCTC in a manner consistent with this Agreement.

CMAQ/STP Cooperative Agreement

4

- e. Comply with any requirements and restrictions imposed by the authorizing language in MAP-21.
- C. <u>Insurance</u>. Agency shall obtain and require its subcontractors or subconsultants to obtain insurance of the types and in the amounts described below for the entire term of this Agreement.
- 1. <u>Commercial General Liability Insurance</u>. Agency shall maintain and require its consultants and contractors to maintain sufficient insurance to cover the risks associated with the Project.
- a. Name RCTC and its officials, officers, employees, agents, and consultants, as insureds with respect to performance of this Agreement. Such insured status shall contain no special limitations on the scope of its protection to the above-listed insureds.
- b. Be primary and noncontributory with respect to any insurance or self insurance programs covering RCTC and its directors, officials, officers, employees, agents, and consultants.
  - c. Contain standard separation of insureds provisions.
- 2. <u>Business Automobile Liability Insurance</u>. If Agency hires or owns any vehicle during the term of this Agreement, Agency shall maintain business automobile liability insurance or equivalent form with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.
- 3. <u>Workers' Compensation Insurance</u>. Agency shall maintain workers' compensation insurance with statutory limits and employer's liability insurance with limits of not less than \$1,000,000 per accident.
- 4. <u>Certificates/Insurer Rating/Cancellation Notice</u>. Agency shall, prior to receiving any funding under this Agreement, furnish to RCTC properly executed certificates of insurance, certified copies of endorsements, and policies, if requested by RCTC which shall clearly evidence all insurance required in this Section. Agency shall not allow such insurance to be canceled, allowed to expire or be materially reduced in coverage except on thirty (30) days prior written notice to RCTC.
- D. <u>Obligation to Provide Match Funding</u>. Agency must provide funding at least equal to the amounts shown in Exhibit "A", attached hereto and incorporated by reference, as a match to the funds provided for the Project.

#### 3.4 RCTC's Rights and Responsibilities.

A. RCTC shall formally request on behalf of Agency that SCAG amend the FTIP to program up to the amount in accordance with the Funding Plan.

- B. RCTC shall provide assistance to Agency, as described in this Agreement, in securing the CMAQ funds in an amount not to exceed \$340,500, as further detailed in the Funding Plan.
- C. RCTC shall not be obligated to program any amount in excess of the amount identified in subsection B above, or the amount ultimately approved for the Project by Caltrans and FHWA, if less than the amount set forth in subsection B above.
  - D. RCTC shall process any required FTIP amendments.
- E. RCTC may cancel funding for the Project under this Agreement if Agency has not submitted an E-76 Request to Caltrans or has not advanced the Project to the "ready-to-list stage" as required by the Project schedule included in the attached Exhibit "A".
- F. RCTC will consider requests for extensions of time if the request if the reason for delay is above and beyond the agencies control.

# 4. Accounting Records.

- 4.1 <u>Retention of Records</u>. Agency shall maintain complete and accurate records with respect to costs incurred and other records generated under this Agreement. All such records shall be clearly identifiable. Agency shall allow representatives of RCTC, Caltrans, FHWA, and other designated agencies during normal business hours to examine, audit, and make transcripts or copies of such records. Agency shall maintain all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the expiration of this Agreement and shall allow inspection hereunder during such time.
- 4.2 <u>Accounting of Funds</u>. When requested by RCTC, Agency shall within fifteen (15) days provide RCTC with a full reporting and accounting of all funds received pursuant to this Agreement during its term.

# 5. Project Reports.

- 5.1 <u>Reporting</u>: Agency shall, in a timely manner, provide milestone reports detailing the Project's progress including a financial status report and milestone progress report in a form approved by RCTC, upon RCTC written request.
- 5.2 <u>Responsibility for Federal Reporting</u>: The responsibility for reporting associated with the CMAQ and/or STP funds shall be exclusively that of the Agency and in no manner the responsibility of RCTC.

# 6. Annual Audit.

- 6.1 RCTC shall notify Agency in writing, by the end of the fiscal year, if Agency is required to conduct an annual financial audit of records pertaining to the Project. If an audit is required, it shall be completed and submitted to RCTC by December 31<sup>st</sup> of the following fiscal year ("Audit Deadline"). In order to ensure compliance with the Audit Deadline, Agency shall respond promptly to the auditor's requests for documentation and records.
- 6.2 RCTC may, in its sole and absolute discretion, grant an extension of the Audit Deadline upon written request of the Agency, which request shall include an explanation for the delay. No extension of the Audit Deadline shall exceed ninety (90) days.
  - 6.3 Agency shall promptly resolve all audit matters to the satisfaction of RCTC.
- 6.4 If Agency fails to complete the audit by the Audit Deadline or by the date of any authorized extension, or if Agency fails to promptly resolve all audit matters to the satisfaction of RCTC, RCTC shall have the right to request suspension of Agency's funding by Caltrans.

### 7. General Provisions.

# 7.1 <u>Compliance with Federal Procurement Requirements.</u>

- A. In addition to the terms specified herein, Agency shall also achieve and maintain full compliance with all federal contracting and procurement requirements applicable to the Project and Agency's organization. It is the responsibility of the Agency to be familiar with and to be in full compliance with all applicable Caltrans and federal requirements.
- B. In the event of any failure or alleged failure to comply with federal contracting and procurement requirements on the part of the Agency, Agency shall be solely responsible for any penalties, reimbursement of funds, costs of investigation and remedy of such failures.

# 7.2 Termination of Agreement.

A. RCTC may, by written notice to Agency terminate the whole or any part of this Agreement at any time, with or without cause, by giving written notice to Agency of such termination, and specifying the effective date thereof. Agency may not terminate this Agreement except for cause. Upon receipt of notice of termination, Agency shall immediately cease expenditure of funds conveyed pursuant to this Agreement and promptly return all unexpended funds to RCTC or as RCTC may direct.

- B. In the event this Agreement is terminated in whole or in part as provided in subsection A of this Section, RCTC may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.
- C. If this Agreement is terminated as provided in subsection A of this Section, RCTC may require Agency, when implementing a Project, to provide to RCTC all finished or unfinished documents, including but not exclusive to, data, studies, drawings, and reports, prepared by Agency in connection with the performance of this Agreement.
- 7.3 <u>Delivery of Notices</u>. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

To RCTC:

Riverside County Transportation Commission

4080 Lemon Street, Third Floor

P. O. Box 12008

Riverside, California 92502-2208 Attn: Anne Mayer, Executive Director

AMayer@rctc.org

To Agency:

City of Moreno Valley 14177 Frederick St.

Moreno Valley, CA 92552

Attn: Eric Lewis

E-mail: ericle@moval.org

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. mail, first class postage prepaid and addressed to the party at its applicable address. Notice may also be provided via electronic mail and shall be deemed made the date sent, provided that any notice sent via electronic mail shall also be sent by U.S. mail, per the requirements set forth in the foregoing sentence, within twenty-four (24) hours of the notice via electronic mail. Notice sent via electronic mail that is not followed by notice sent via U.S. mail, as required in this paragraph, shall not be considered notice for purposes of this Agreement.

- 7.4 <u>Attorneys' Fees</u>. If any party commences an action against the other arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party's reasonable attorneys' fees and costs of suits.
- 7.5 <u>Entire Agreement</u>. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified in writing, signed by both parties.

- 7.6 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Riverside County.
- 7.7 <u>Time of Essence</u>. Time is of the essence for each and every provision of this Agreement.
- 7.8 <u>Successors and Assigns</u>. This Agreement shall be binding on the successors and assigns of the parties, and shall not be assigned by Agency without the prior written consent of RCTC.

# 7.9 Administration.

- A. RCTC's Executive Director, or his or her designee, shall administer this Agreement on behalf of RCTC.
- B. Agency hereby designates \_\_\_\_\_\_ or his or her designee, to act as its representative to administer this Agreement on behalf of Agency ("Agency's Representative"). Agency's Representative shall have full authority to represent and act on behalf of Agency for all purposes under this Agreement.
- 7.10 <u>Severability</u>. If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 7.11 <u>Counterparts</u>. This Agreement may be executed and delivered in any number of counterparts, each of which, when executed and delivered shall be deemed an original and all of which together shall constitute the same agreement. Facsimile signatures shall be considered originals.
- 7.12 <u>Incorporation of Recitals</u>. The Recitals set forth above are true and correct and are incorporated into this Agreement by reference as though fully set forth herein.
- 7.13 <u>Incorporation of Exhibit</u>. This Agreement contains one (1) exhibit (Exhibit "A") which is attached hereto and incorporated into this Agreement by reference.
- 7.14 <u>Legal Authority</u>. RCTC and Agency represent and warrant that the persons signing below on behalf of each party is duly authorized to execute this Agreement on behalf of its respective party and that, by so executing, the parties hereto are formally bound to the provisions of this Agreement.

[Signatures on following page]

# **SIGNATURE PAGE**

# TO

# FEDERAL FUNDING AGENCY AGREEMENT FOR RCTC'S 2013 MULTI-FUNDING CALL FOR PROJECT

IN WITNESS WHEREOF, the parties hereto have executed the Agreement on the Effective Date.

RCTC: RIVERSIDE COUNTY TRANSPORTATION COMMISSION	AGENCY: THE CITY OF MORENO VALLEY
By: Anne Mayer, Executive Director	By:
APPROVED AS TO FORM:	APPROVED AS TO FORM:
By:  Best Best & Krieger LLP Counsel to the Riverside County Transportation Commission	By: Surger Bright  Title: City Attorney
	ATTEST:
	By:
	Title:



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CITY ATTORNEY	8MB				
CITY MANAGER	D				

# Report to City Council

**TO:** Mayor and City Council

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

**AGENDA DATE:** July 8, 2014

TITLE: FUNDING AUTHORIZATION FOR THE REALIGNMENT OF

RECHE VISTA DRIVE PROJECT FOR COMPLETING THE

CONSTRUCTION PHASE, PROJECT NO. 801 0009 70 77

# **RECOMMENDED ACTION**

#### Recommendations:

- Authorize the transfer of \$1,800,000 of the Total Road Improvement Program (TRIP) (Fund 3411) from the Nason Street Improvements from Cactus Avenue to Fir Avenue (GL: 3411-70-77-80001-720199, Project No: 801 0001 70 77-3411-99) to the Realignment of Reche Vista Drive from Perris Boulevard/Heacock Street Intersection to North City Limit (GL: 3411-70-77-80001-720199, Project No: 801 0009 70 77-3411-99).
- 2. Authorize the transfer of \$1,300,000 of the TRIP (Fund 3411) from the Perris Boulevard Widening from Ironwood Avenue to Manzanita Avenue (GL: 3411-70-77-800001-720199, Project No: 801 0024 70 77-3411-99) to the Realignment of Reche Vista Drive from Perris Boulevard/Heacock Street Intersection to North City Limit (GL: 3411-70-77-80001-720199, Project No: 801 0009 70 77-3411-99).
- 3. Authorize the appropriation of \$900,000 from the unencumbered Capital Projects Reimbursements (Fund 3008) fund balance to the Realignment of Reche Vista Drive from Perris Boulevard/Heacock Street Intersection to North City Limit (GL: 3411-70-77-80001-720199, Project No: 801 0009 70 77-3411-99).
- Authorize the Public Works Director/City Engineer to advertise the project for construction bids.

## **SUMMARY**

This report recommends transferring a portion of budget savings (TRIP Funds) from the Nason Street Improvements and Perris Boulevard Widening projects, and the appropriation of funds from the unencumbered Capital Projects Reimbursements fund balance, in the total amount of \$4 million to realign Reche Vista Drive from the Intersection of Perris Boulevard and Heacock Street to the North City Limits. Because Reche Vista Drive experiences an Average Daily Traffic count of 15,000 vehicles, motorists encounter significant traffic delays and queuing at the existing all-way stop intersection. The project is also recommended because the collision rate for this segment of the roadway is higher than average based on Caltrans published average collision rates for comparable roadways.

#### **DISCUSSION**

The proposed project will replace the existing 2,400 foot portion of Reche Vista Drive from the Intersection of Perris Boulevard and Heacock Street to the North City Limits with new roadway alignment. The improvements will consist of grading, asphalt paving to provide two twelve-foot wide travel lanes (one each direction), eight-foot wide paved shoulders (each side), a center twelve-foot wide turning lane at intersections, a traffic signal at Heacock Street and Perris Boulevard, miscellaneous storm drain improvements and other appurtenant improvements. The new improvements will join existing improvements at both termini.

Reche Vista Drive is a major City entryway connecting Riverside and San Bernardino Counties. In its existing winding alignment, the roadway does not meet current standards for shoulders and horizontal/vertical curvature profile. With an Average Daily Traffic count of approximately 15,000 vehicles, there is extensive vehicle queuing at the existing all-way stop intersection resulting in a Level of Service E (or significant delay traffic) designation. The calculated collision rate for this segment of the roadway is higher than average based on Caltrans published average collision rates for similar applicable roadway type. Maintenance records going back to year 2006 show that pothole repairs, street rehabilitation, flooding, slope failures, and guardrail repair work have occurred. Due to the roadway curvature and high volume of traffic, road maintenance is a challenge and concern along this stretch of Reche Vista Drive.

On May 27, 2008 the City entered into an Agreement for Professional Consultant Services with KOA Corporation (KOA) to provide Phase 1 Preliminary Engineering services for the project, including an environmental assessment Initial Study in compliance with the California Environmental Quality Act (CEQA) and City requirements. On January 27, 2009, the City Council approved the First Amendment to KOA's agreement to provide Phase 2 Final Engineering services for the project. KOA Corporation completed the design in September 2011.

On February 24, 2009, the City Council adopted a Mitigated Negative Declaration (MND) for this Realignment of Reche Vista Drive project. The adopted MND required various mitigation measures to be included in the project's construction specifications with the purpose of reducing all potential environmental impacts to an acceptable level in compliance with CEQA requirements.

The City recently had bid openings for the Nason Street Improvements and Perris Boulevard Widening projects and favorable bids were received, resulting in budget savings in TRIP funds in the amount of \$1,800,000 for Nason Street Improvements and \$1,300,000 for Perris Boulevard Widening. Staff recommends transferring these savings to the Realignment of Reche Vista Drive project. In addition, staff recommends the appropriation of \$900,000 from the unencumbered Capital Projects Reimbursements (Fund 3008) fund balance to this project. All together, the requested fund transfers are totaled at \$4,000,000 which could provide sufficient budget for the project to be advertised for construction bids and completing the construction of this project within the next eighteen (18) months.

# **ALTERNATIVES**

- 1. Approve and authorize the recommended actions as presented in this staff report. This alternative will facilitate the timely completion of budgeted realignment of the Reche Vista Drive project.
- 2. Do not approve and authorize the recommended actions as presented in this staff report. This alternative will delay the completion of the realignment of the Reche Vista Drive project.

#### FISCAL IMPACT

This project is included in the adopted Fiscal Year 2014-2015 CIP. The construction phase of this project is to be funded with TRIP Funds (Fund 3411) and Capitol Projects Reimbursements Funds (Fund 3008) upon approval of the transfer/appropriation of these funds. There is no impact to the General Fund.

#### PROPOSED BUDGET RE-APPROPRIATION

Des	Fund	Project No. (PN) GL Account No. (GL)	Туре	Original FY 13/14 Budget	Proposed Adjustment	FY 13/14 Amended Budget
CIP	TRIP Capital Projects (3411)	GL: 3411-70-77-80001-720199	EXP	\$18,067,390	\$0	\$18,067,390
CIP	TRIP Capital Projects (3411)	PN: 801 0001 70 77-3411-99	EXP	\$13,567,390	(\$1,800,000)	\$11,767,390

CIP	TRIP Capital Projects (3411)	PN: 801 0024 70 77-3411-99	EXP	\$1,500,000	(\$1,300,000)	\$200,000
CIP	TRIP Capital Projects (3411)	PN: 801 0009 70 77-3411-99	EXP	\$0	\$3,100,000	\$3,100,000

Des	Fund	Project No (PN) GL Account No. (GL)	Type	Original FY 13/14 Budget	Proposed Adjustment	FY 13/14 Amended Budget
CIP	Capital Projects Reimbursements	PN: 801 0009 70 77-3008-99	EXP	\$0	\$900,000	\$900,000
CIP	(3008)	GL: 3008-70-77-80001-720199		\$9,184,631	\$900,000	\$10,084,631

#### AVAILABLE BUDGET FOR CONSTRUCTION

Approved Budget – Fiscal Year 2013/14 (Account 2001-70-77-80001) (Project No. 801 0009 70 77-2001) ...... \$4,935 Proposed TRIP Fund Appropriation

Proposed Capital Projects Reimbursements Fund Appropriation

# **ESTIMATED CONSTRUCTION RELATED COSTS:**

Construction Costs	\$3,600,000
Updated Design and Environmental Validation	\$100,000
Construction Geotechnical Services	\$60,000
Construction Surveying Services	\$80,000
Construction Management and Inspection Services	\$100,000
Project Administration*	\$60,000
Total Estimated Construction-Related Project Costs	\$4,000,000

\*City staff will provide Project Administration and oversight of the Construction Management and Inspection Services.

#### **ANTICIPATED PROJECT SCHEDULE:**

Start Construction	October 2014
Anticipated Completion of Construction	December 2015

# **CITY COUNCIL GOALS**

#### **PUBLIC SAFETY:**

Provide a safe and secure environment for people and property in the community, control the number and severity of fire and hazardous material incidents, and provide protection for citizens who live, work and visit the City of Moreno Valley.

# PUBLIC FACILITIES AND CAPITAL PROJECTS:

Ensure that needed public facilities, roadway improvements, and other infrastructure improvements are constructed and maintained.

#### **NOTIFICATION**

A notice was published on January 31, 2009 in the Press Enterprise describing the Project and advising the public of the preparation of a Mitigated Negative Declaration (MND); notice of time and place where the environmental documents could be inspected; and notice that the City Council would consider approval of a Mitigated Negative Declaration (MND) for the Project (or appropriate modifications or alternatives to the Project) on the date of this meeting. This notice advised that comments could be submitted to the City prior to or at this meeting. No comments were received prior to the meeting.

Due to the lapse in time, another neighborhood meeting will be held to inform the community of the project's scope of work before construction bids are solicited.

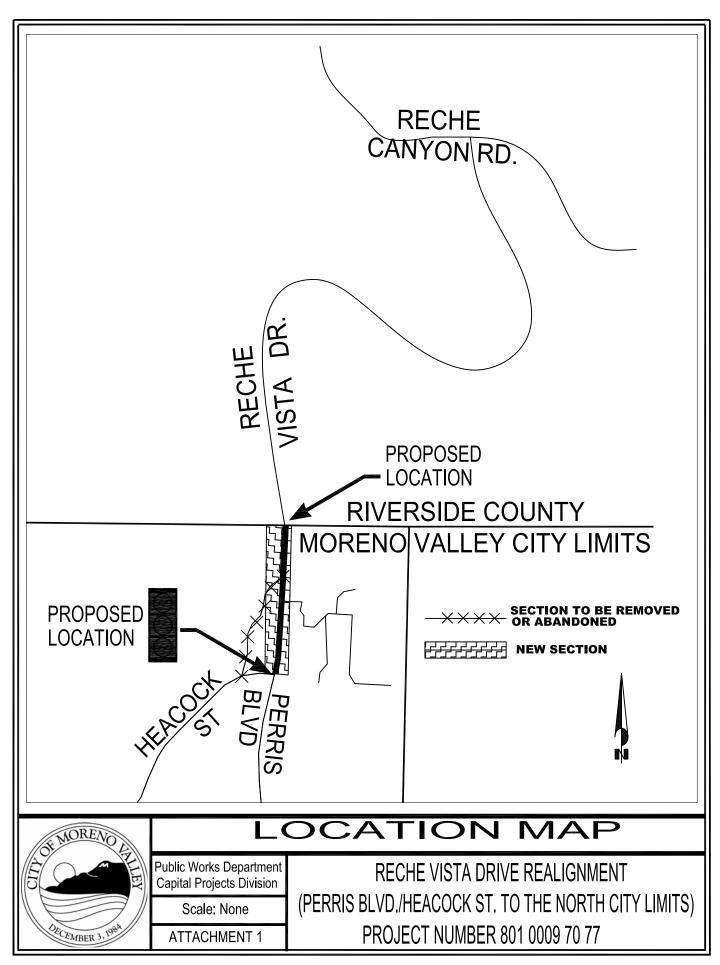
All utilities, adjacent property owners, business owners, law enforcement, fire department, and other emergency services responders in the area will be notified in a timely manner prior to the start of construction work.

#### ATTACHMENT

Attachment 1: Location Map

Prepared By: Quang Nguyen Senior Engineer, P.E. Department Head Approval: Ahmad R. Ansari, P.E. Public Works Director/City Engineer

Concurred By: Prem Kumar, P.E. Deputy Public Works Director/Assistant City Engineer This page intentionally left blank.



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# Report to City Council

**TO:** Mayor and City Council

**FROM:** Chris Paxton, Administrative Services Director

**AGENDA DATE:** July 8, 2014 (Continued from June 24, 2014)

TITLE: AMENDMENT TO EXISTING CONTRACT WITH LIBRARY

SYSTEMS AND SERVICES (LSSI)

#### RECOMMENDED ACTION

#### Recommendations:

- 1. Approve the amendment to City's current contract with LSSI to add information technology (IT) services.
- 2. Authorize the City Manager to sign the contract amendment.
- 3. Authorize the revenue and expenditure appropriations as identified within the Fiscal Impact section of this report.

#### SUMMARY

This report recommends that the City amend the current contract with LSSI to include the provision of information technology support services for the library.

# **DISCUSSION**

On June 25, 2013, the City Council approved a contract with Library Systems and Services (LSSI) to provide staffing and management of the City's library. This outsourcing agreement enhanced service hours by 25%, increased the purchase of library materials by 200%, expanded programming and will create cost savings of nearly \$1.3 million over the life of the contract. The success of the LSSI contract has led to an exploration of additional services the firm might provide in order to further enhance service to the public and increase efficiency.

Historically, the City's Technology Services (TS) Division has provided information technology support for the library. This has remained true even after LSSI took over responsibility for operating and managing the library. While this arrangement has worked well, staff has continued to look for ways to more efficiently and cost-effectively serve the library's unique needs.

At the City's request, LSSI has submitted a proposal to provide information technology support for the library including support for computers donated by the Friends of the Library Group. In addition, LSSI will replace all hardware components (computers, servers, etc.) once they reach the end of their useful lifecycle or when the manufacturer's warranty expires. All hardware and software will be replaced over the remaining contract period. Support and maintenance of the telephone system will remain the responsibility of the City's Technical Services Division. A full description of the LSSI scope of work is provided as Attachment A to the contract amendment.

LSSI currently provides technology services for all thirty-four Riverside County branch libraries. As its technology support staff is located in Riverside, LSSI guarantees a maximum response time of four hours. Because LSSI is an exclusive provider of library services, its technical staff offers specialized expertise in hardware and software issues related to library operations. This unique skillset affords increased efficiency and cost savings. LSSI also buys computers, software and supplies in bulk, which extends additional economies of scale to our library.

The proposed savings along with the total added costs (in addition to the existing contract) over the remaining years of the LSSI contract are:

	LSSI Contract Adjustment	Existing/Projected City Technology Service Charges	Proposed Savings
Contract Year 1 (FY 14/15)	\$126,000	\$214,400	\$88,400
Contract Year 2 (FY 15/16)	\$129,150	\$214,400	\$85,250
Contract Year 3 (FY 16/17)	\$132,379	\$214,400	\$82,021
Contract Year 4 (FY 17/18)	\$135,688	\$214,400	\$78,712
Total	\$523,217	\$857,600	\$334,383

The Library shall receive an estimated savings of \$334,383 over the four years for maintaining and operating our information technology infrastructure at the library. It includes the cost of all hardware, software and labor. The Technology Services Division budget will be adjusted to reflect the reduction in technology service charges and the Division will continue to examine and modify current operations to comply with the amended budget.

The Library has also historically received an annual transfer of \$160,000 from the Community Services District (CSD) Zone A (Parks and Community Services) to support the availability of computers within the library. The CSD Zone A parcel taxes which support these activities currently do not have an approved annual inflation adjustment and has remained at \$87.50 per parcel/dwelling unit since FY 1992/93. Due to these limited revenues and the ability to financial support these services, it is being proposed that the current transfer from CSD Zone A is replaced by a transfer from the City's General Fund. The Library will continue to review annual budgets and operations to determine if any additional savings will be available to reduce the General Fund transfers in the future.

# **ALTERNATIVES**

- 1. Amend the existing contract with Library Systems and Services to provide information technology support for the Moreno Valley Public Library including replacement and maintenance of all software and hardware, with a target implementation date of July 15, 2014; and Authorize the City Manager to sign the amendment. Staff recommends this alternative.
- Do not amend the City's contract with LSSI and continue to have the City's Technology Services Division provide technology support for the library, thereby forgoing the additional savings and efficiency associated with the change. Staff does <u>not</u> recommend this option.

# **FISCAL IMPACT**

It is estimated that the contracting of the library technology support will result in a savings to the Library of approximately \$334,383 over the next four years of the LSSI contract.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 14/15 Budget	Proposed Adjustments	FY 14/15 Amended Budget
Tech. ISF	Library	5010-18-56-18510-690118	Exp	\$214,400	(\$214,400)	\$0
Tech ISF Tech ISF 7		7210-99-99-97210-585020	Rev	\$3,989,300	(\$214,400)	\$3,774,900
Transfer-In Library		5010-99-99-95010-805011	Rev	\$160,000	(\$160,000)	\$0
Transfer-Out	Zone A	5011-99-99-95011-905010	Exp	\$160,000	(\$160,000)	\$0
Transfer-In	Library	5010-99-99-95010-801010	Rev	\$300,011	\$71,600	\$371,611
Transfer-Out	Gen Fund	1010-99-99-91010-905010	Exp	\$300,011	\$71,600	\$371,611

## **ATTACHMENTS**

Attachment 1: LSSI Contract Amendment

Prepared and Approved By: Chris Paxton Administrative Services Director Concurred By: Richard Teichert Chief Financial Officer

Concurred By: Thomas M. DeSantis Assistant City Manager

#### **AMENDMENT**

This Amendment made and entered into this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 2014 between Library Systems & Services, LLC, a Maryland limited liability company with a mailing address of 12850 Middlebrook Road, Suite 400, Germantown, Maryland 20874 ("LSSI") and the City of Moreno Valley, with a mailing address of 14177 Frederick Street, Moreno Valley, California 92553 ("Customer").

The parties hereto are parties to a certain Library Administration and Operations

Agreement dated July 24, 2013 (the "Agreement"). For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby amend the Agreement to provide additional services as follows:

1. Delete the text of Section 1(a) of the Agreement in its entirety and substitute therefor the following:

LSSI will (i) during the term of this Agreement provide the labor and administrative services described on <u>Schedule A</u>; and (ii) commencing July 1, 2014 provide the labor and Information Technology (I.T.) services described on Schedule B (collectively, "Services").

2. Delete the text of Section 3(a) of the Agreement in its entirety and substitute therefor the following:

LSSI shall provide the Services for the Charges (exclusive of any current or future taxes on services) set forth in Section E of Schedule A and Section M of Schedule B.

3. Delete the first sentence of Section 3(b) of the Agreement and substitute therefor the following:

LSSI shall invoice Customer prior to each month's Services for the monthly amounts set forth in Section E of Schedule A and Section M of Schedule B.

4. Insert Attachment I attached hereto as a new Schedule B of the Agreement.

Intending to be legally bound, the parties have caused this Amendment to be executed by their duly authorized representatives.

CITY OF MORENO VALLEY	LIBRARY SYSTEMS & SERVICES, LLC
By:	By:
Name:	Name:
Title:	Title:

#### SCHEDULE B

# **Information Technology Support**

- A. LSSI will provide I.T. support out of its offices in Riverside, CA. A maximum 4-hour response to any critical service calls, during normal business hours, will be provided.
- B. LSSI will provide support for the computers donated by the Friends of the Library (FOL) Group in the Children's area used for Early Childhood Education and for the laptop purchased by the FOL Group that is used for the Summer Reading Program statistics, which have not been supported by the City's I.T. department. LSSI will also provide support for any additional or replacement computer equipment donated to the Library by the FOL group.
- C. LSSI will replace all hardware components, once they have reached their end of useful life cycle, or when the manufacturer's maintenance warranty has expired, whichever occurs first. Initially, LSSI will replace all equipment that is currently out of warranty. Fifty-one of the 68 PCs, including servers, in the Library are currently out of warranty. All new equipment will be purchased with up to a 4-year maintenance warranty from the manufacturer.
- D. Essentially, all the hardware and software in the Library will be replaced with new technology over the next four years, most of it during the first year.
- E. The current telephone system in the Library will be retained and maintained by the City.
- F. LSSI may replace some hardware and software, which it feels will add functionality or improve the patron's experience and/or will be more efficient for LSSI to maintain.
- G. LSSI will amortize the cost of any new software or hardware over the four years remaining in this Agreement. The title to all software and equipment purchased by LSSI will be transferred to the City at no cost at the end of the amortization period. If this Agreement is terminated by the City prior to June 30, 2018, the City shall pay LSSI for the unamortized cost of such items based on a four year life thereof.
- H. As an option, LSSI will implement RFID technology in the Library for an additional cost to be mutually agreed upon at the time the City desires to implement this option. The RFID option will include the hardware and software for self-check and security gates, RFID tags for the collection and the additional labor needed to tag the collection.
- I. There will be a transition period of approximately 30-days, during which the City's I.T. department and LSSI will need to work closely together to insure a smooth transition.
- J. During the transition period there will be some downtime as software and hardware components are removed and replaced with new technology.
- K. The full cooperation of the City's I.T. department will be critical during the transition period.
- L. The City will continue to be responsible for any capital improvements or renovations in the Library.
- M. LSSI's charges for the services described in this Schedule B are as follows:

Year		Annual Charge	Monthly Charge		
	FY '15	\$126,000	\$10,500.00		
	FY '16	\$129,150	\$10,762.50		
	FY '17	\$132,379	\$11,031.58		
	FY '18	\$135,688	\$11,307.35		

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# Report to City Council

**TO:** Mayor and City Council

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

**AGENDA DATE:** July 8, 2014

TITLE: APPROVE 33 KV SERVICE AGREEMENT FOR WHOLESALE

DISTRIBUTION SERVICE BETWEEN THE CITY OF MORENO

VALLEY AND SOUTHERN CALIFORNIA EDISON (SCE)

#### RECOMMENDED ACTION

#### Recommendations:

- 1. Approve 33 kV Service Agreement for Wholesale Distribution Service between the City of Moreno Valley and Southern California Edison Company.
- 2. Authorize the City Manager to execute the Agreement on behalf of the City of Moreno Valley.

#### SUMMARY

Moreno Valley Utility (MVU) uses a portion of SCE's transmission and distribution system to bring power to and serve MVU customers. The Service Agreement for Wholesale Distribution Service describes the terms and conditions under which MVU can connect to SCE's system; an approved Agreement is required at each point that MVU's system connects to SCE's system. MVU is currently connected to SCE at six locations in the City; this Agreement is for the 33 kV substation (MoVal South) located in the south industrial portion of the City. This report recommends approval of the Service Agreement for Wholesale Distribution Service.

## **DISCUSSION**

MVU's Electrical System Facility Forecast for the Planning Period 2013 through 2017 identified a 10 MW 33 kV substation as a high priority project to accommodate planned development in the south industrial area of the City. MVU applied for a 33 kV interconnect with SCE's system in September 2012. Two Agreements with SCE are required to complete an interconnection with SCE's system; an Interconnection Facilities Agreement and a Service Agreement for Wholesale Distribution Service. The Agreements are prepared after a study is completed by SCE that analyzes the impact of an interconnection on their system. The Interconnection Facilities Agreement (IFA) provides the terms and conditions for SCE to design, purchase, construct, own, operate, and maintain the facilities necessary for MVU to connect to SCE's system. The IFA was approved by the City Council on October 8, 2013. MVU has since been waiting for SCE to provide the Service Agreement for Wholesale Distribution Service; it was submitted to staff on June 24, 2014.

The Service Agreement for Wholesale Distribution Service provides the terms and conditions to allow MVU to connect to SCE's system at 33 kV. Under this Agreement, SCE will allow MVU to connect to SCE's system. MVU will be charged a customer charge of \$6.86 per month, and a demand charge of \$2.01 per kW per month. The Agreement will remain in effect until the City provides six months advance written notice of termination.

# <u>ALTERNATIVES</u>

- 1. Approve the Service Agreement for Wholesale Distribution Service. Staff recommends this alternative because execution of this Agreement is necessary to energize the substation. Completion of MoVal South is critical to meet projected electrical demand in the south industrial area.
- Do not approve the Service Agreement for Wholesale Distribution Service. Staff does not recommend this alternative because it will impair the utility's ability to efficiently and reliably serve customers in the south industrial area.

# FISCAL IMPACT

Funds are available in account 6010-70-80-45510-710114 for the monthly charge, which will commence in August 2014.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 14/15 Budget
WDAT Charges	ELEC	6010-70-80-45510-710114	Exp	\$621,328

# **CITY COUNCIL GOALS**

The 33 kV substation will improve the reliability and operational flexibility of the electric distribution system in the south industrial area of the City. This will help to create a positive environment for economic development and future job creation within the community.

# **NOTIFICATION**

Posting of Agenda

# **ATTACHMENTS**

Attachment 1: Service Agreement for Wholesale Distribution Service between the

City of Moreno Valley and Southern California Edison

Prepared By: Jeannette Olko Electric Utility Division Manager Department Head Approval: Ahmad R. Ansari, P.E. Public Works Director/City Engineer This page intentionally left blank.

Title Page FERC FPA Electric Tariff

Southern California Edison Company Tariff Title: Wholesale Distribution Access Tariff Tariff Record Title: Service Agreement No. xxx

# SERVICE AGREEMENT FOR WHOLESALE DISTRIBUTION SERVICE

#### Between

# SOUTHERN CALIFORNIA EDISON COMPANY

#### And

# CITY OF MORENO VALLEY

(Project: San Michele Road Load Project – WDT999)

Contract Effective Date: xx/xx/xx 905.[Insert Service Agmt Number].0

Number: 0.0.0 WDT999 Tariff Record Proposed Effective Date: xx/xx/xx Version

Option Code A

#### SERVICE AGREEMENT FOR WHOLESALE DISTRIBUTION SERVICE

- 1. This Service Agreement, dated <u>as of the date executed by the Distribution Customer</u>, is entered into, by and between Southern California Edison Company ("Distribution Provider"), and City of Moreno Valley ("Distribution Customer").
- 2. The Distribution Customer has been determined by the Distribution Provider to have a Completed Application for Distribution Service under the Tariff.
- 3. The Distribution Customer has provided to the Distribution Provider an Application deposit in the amount of \$2,700.00, in accordance with the provisions of Section 15.2 of the Tariff.
- 4. Service under this Service Agreement shall commence on the later of (1) twenty four (24) weeks following the Effective Date of the San Michele Road Wholesale Distribution Access Tariff Interconnection Facilities Agreement ("IFA") executed concurrently herewith, or (2) the date on which construction of any Direct Assignment Facilities and/or Distribution System Upgrades specified in Sections 7.0 and 8.0 of the attached Specifications For Wholesale Distribution Service are completed and all additional requirements are met pursuant to Section 13.5 of the Tariff, or (3) such other date as it is permitted to become effective by the Commission. Service under this Service Agreement shall terminate on the earliest of the following to occur: (1) the termination date of the IFA between Distribution Provider and Distribution Customer executed concurrently herewith, or (2) the date on which Distribution Provider terminates at Distribution Provider's option, subject to FERC acceptance, if: (i) prior to the Interconnection Facilities Completion date as defined in the IFA, the Distribution Provider learns that Distribution Customer has terminated its plan to complete and energize the San

Michele Road WDAT Load Project; or (ii) Distribution Customer does not utilize the Distribution Service provided under this Service Agreement for a period of two consecutive years or more following the commencement date of Distribution Service under this Service Agreement (except for any period when Distribution Customer does not utilize the Distribution Service due to the occurrence of an Uncontrollable Force or default of Distribution Provider under this Service Agreement), or (3) at Distribution Provider's option, upon failure by Distribution Customer to provide Distribution Provider advance notice prior to making any changes (other than maintenance which is addressed in Attachment C, Section 2.2.4 of the Tariff) to the generation or power transformation facilities and equipment which comprise the San Michele Road WDAT Load Project. Distribution Customer shall notify Distribution Provider within a reasonable time prior to the date when such changes are planned to be placed in service so that the Distribution Provider can evaluate any potential system impacts which may occur as a result of such changes and whether such changes will require a new Application under the Tariff. If Distribution Customer fails to provide Distribution Provider advance notice of changes to the generation or power transformation equipment and facilities which comprise the San Michele Road WDAT Load Project and any such change does or may cause material system impacts or is or may be materially inconsistent with the service provided pursuant to this Service Agreement, Distribution Provider shall have the right to terminate this Service Agreement subject to FERC acceptance or approval.

5. The Distribution Provider agrees to provide and the Distribution Customer agrees to take and pay for Distribution Service in accordance with the provisions of the Tariff and this Service Agreement.

6. Any notice or request made to or by either Party regarding this Service Agreement shall be made to the representative of the other Party as indicated below.

Distribution Provider:

Southern California Edison Company

Transmission & Distribution

Manager, Grid Contract Management

P. O. Box 800

2244 Walnut Grove Avenue

Rosemead, California 91770

Telefax No. (626) 302-1152

Telephone No. (626) 302-9640

Distribution Customer:

City of Moreno Valley

City Manager's Office

Attn: City Manager

14177 Frederick Street

Moreno Valley, CA 92552-0805

Telefax No. (909) 413-3000

Telephone No. (909) 413-3750

7. The Tariff and attached Specifications For Wholesale Distribution Service are incorporated herein and made a part hereof.

IN WITNESS WHEREOF, the Parties have caused this Service Agreement to be executed by		
their respective authorized official	als.	
Distribution Provider:		
By:	Vice President, Engineering and Technical Services - Transmission & Distribution	
Kevin M. Payne	Title	Date
Distribution Customer:		
By:	]	

#### SPECIFICATIONS FOR WHOLESALE DISTRIBUTION SERVICE

- Term of Transaction: <u>See Section 4 of the Service Agreement</u>
   Service Commencement Date: <u>See Section 4 of the Service Agreement</u>
   Termination Date: <u>See Section 4 of the Service Agreement</u>
- 2. For a Resource connected to the Distribution Provider's Distribution System, a description of capacity and energy to be transmitted by Distribution Provider and a five year forecast of monthly Generation: San Michele Road WDAT Load Project as described in the IFA.

  Capacity shall be as specified in Section 6 below. Distribution Customer shall provide

  Distribution Provider a five-year forecast of monthly Generation.
- 3. Point of Receipt: The Tap on the Distribution Provider's Hammock 34.5 kV line.

  Point of Delivery: The CAISO Grid at Distribution Provider's Valley Substation, 500kV bus.
  - Receiving Party: <u>The California Independent System Operator Corporation.</u>
- 4. Description of Wholesale Distribution Load at the Point of Delivery (including a five year forecast of monthly load requirements): Electric energy delivered by the Distribution

  Provider at 34.5kV for use to serve Distribution Customer's Wholesale Distribution Load at the San Michele Road WDAT Load Project as defined in the IFA between Distribution Provider and the Distribution Customer executed concurrently herewith.
- 5. Interruptible Load amount (summer and winter), location and conditions/limitations (five year forecast): Not Applicable.

- 6. For Resources, the maximum amount of capacity and energy to be transmitted. For Wholesale Distribution Load, the estimated peak load for informational purposes only: 1,000 kW for 2013, 3,000 kW for 2014, 5,000 kW for 2015, 8,000 kW for 2016 and 10,000 kW for 2017.
- 7. Direct Assignment Facilities: <u>The Interconnection Facilities described in the IFA between</u>

  <u>Distribution Provider and Distribution Customer executed concurrently herewith.</u>
- 8. Distribution System Upgrades required prior to the commencement of service: None.
- 9. Real Power Loss Factors: 2.27%
- 10. Power Factor: The Distribution Customer is required to maintain its power factor within a range of 0.95 lagging to 0.95 leading (or, if so specified in the Service Agreement, a greater range), pursuant to Good Utility Practice. This provision recognizes that a Distribution Customer may provide reactive power support in accordance with Section 12.10 (Self Provision of Ancillary Services), of this Tariff. The operating power factor at the Point of Receipt shall be at unity unless Distribution Customer is otherwise notified by the Distribution Provider to maintain a specified voltage schedule while operating within the power factor range as specified above.
- 11. Distribution Service under this Agreement will be subject to the charges detailed below.
  - 11.1 Customer Charge: \$6.86/month.
  - 11.2 Demand Charge: <u>The Demand Charge is the product of the Demand Rate expressed as \$/kW-mo and the monthly Billing Demand expressed in kW.</u>
  - 11.2.1 The Demand Rate is \$2.01/kW per month
  - 11.2.2 Billing Demand is the higher of the metered demand or the contract demand. The metered demand is the hourly demand averaged over

15 or 5-minute intervals, summed for a month and expressed in kilowatts. The metered demand is rounded to the nearest kW. The Distribution Provider will meter the Distribution Customer's demand using a 15-minute interval under normal conditions. If such demand is intermittent or subject to violent fluctuations, a 5-minute interval may be used. The contract demand is as set forth in Section 6 above.

- 11.3 Facilities Charge: <u>The charges as provided in the IFA between</u>

  <u>Distribution Provider and Distribution Customer executed concurrently</u>

  <u>herewith.</u>
- 11.4 System Impact and/or Facilities Study Charge(s): None.
- 12. Letter of credit or alternative form of security to be provided and maintained by Distribution Customer pursuant to Sections 8 and 16.4 of the Tariff: <u>Provided for in the IFA</u> between Distribution Provider and Distribution Customer executed concurrently herewith.



APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

## Report to City Council

**TO:** Mayor and City Council

**FROM:** Jane Halstead, CMC, City Clerk

**AGENDA DATE:** July 8, 2014

TITLE: ACCEPTANCE OF CERTIFICATION OF PETITION SUFFICIENCY

TO RECALL OF COUNCIL MEMBER VICTORIA BACA, DISTRICT 5; CALLING AND GIVING NOTICE OF THE ELECTION; REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE TO CONSOLIDATE THE ELECTION WITH THE STATEWIDE GENERAL MUNICIPAL ELECTION AND ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE

OFFICE PERTAINING TO CANDIDATES' STATEMENTS

#### RECOMMENDED ACTION

#### Recommendations:

- 1. Accept the City Clerk's Certificate of Sufficiency for the Recall Petition of Council Member Victoria Baca, District 5.
- 2. Adopt the following resolutions to commence the Recall Election process:

Adopt Resolution No. 2014-64. A Resolution of the City Council of the City of Moreno Valley, California, Calling and Giving Notice of the Holding of a Recall Election on Tuesday, November 4, 2014 for the Submission of the Question of the Recall of a Certain Officer and the Election of a Candidate to Fill the Vacancy if the Recall Prevails.

 Adopt Resolution No. 2014-65. A Resolution of the City Council of the City of Moreno Valley, California, Requesting the Board of Supervisors of the County of Riverside to Consolidate the Recall Election with the Statewide General Municipal Election to be Held on Tuesday, November 4, 2014, Pursuant to Section 10403 of the California Elections Code.

- 4. Adopt Resolution No. 2014-66. A Resolution of the City Council of the City of Moreno Valley, California, Adopting Regulations for Candidates for Elective Office Pertaining to Candidates' Statements Submitted to the Voters for the Recall Election consolidated with the Statewide General Municipal Election to be held on Tuesday, November 4, 2014.
- 5. Approve an appropriation on the amount of \$9,710 for election costs for FY 2014/15.

#### **DISCUSSION/SUMMARY**

According to Elections Code 11227, if the Elections Official finds the signatures on the recall petition to be sufficient, the Elections Official shall submit a certificate as to the sufficiency of the recall petition to the governing body (City Council) at its next regular meeting. The certificate shall contain:

- (a) The name of the officer whose recall is sought.
- (b) The title of his or her office.
- (c) The number of signatures required by law.
- (d) The number total number of signatures on the petition.
- (e) The number of valid signatures on the petition.
- (f) The number of signatures which were disqualified.

#### Recall Process

Proponents filed a Notice of Intention to circulate recall petition for Council Member Baca with the City Clerk's office on January 16, 2014. The City Clerk approved the recall petition format on February 10, 2014. The proponents filed the signed petitions on June 9, 2014. The City Clerk accepted the petitions upon determinations that the petitions contained the required number of signatures. Based on the Secretary of State's registration totals, the proponent needed to collect 2,547 valid signatures. The petitions were submitted to the Registrar of Voters office on June 9, 2014. The Elections Official contracted with the Registrar of Voters office for 100% signature verification.

#### Certificate of Sufficiency

Elections Code Section 11227 requires the Elections Official to submit a Certificate of Sufficiency of the petition to the governing body (City Council) at its next regular meeting after completion of the signature verification completed by the Registrar of Voters office.

The City Clerk received a certificate on June 27, 2014 from the Registrar of Voters office that the petition for Council Member Victoria Baca, District 5 was sufficient. The number of valid signatures required to qualify the petition is 2,547. Riverside County Registrar of Voters' Certificate of Sufficiency states the following:

Total number of signatures submitted for said petition	3,421
Total number of signatures checked	3,421
Total number of sufficient signatures on said petition	2,817
Total number of insufficient signatures on said petition	604

#### Call of an Election

Elections Code 11240 requires the governing body (City Council) to issue the order calling for an election for a successful recall petition no later than 14 days after receipt of the Certificate of Sufficiency. The election will have to be held between 88 days and 125 days (October 4 – November 10, 2014) from the date of the order (July 8, 2014). According to E.C. 11242, the election shall be held not less than 88 days, nor more than 125 days after the issuance of the order, and if a regular or special election is to be held throughout the electoral jurisdiction of the officer sought to be recalled within this time period, the recall election shall be held on the same day, and consolidated with the regular or special election. The next scheduled election is the Statewide General Municipal election on November 4, 2014.

#### Nomination Period

The nomination period for candidates to replace the City Council Member should the recall succeed, will be from July 14 through August 21, 2014.

Candidates may file a Candidate's Statement to be included within the sample ballot packet that is mailed to registered voters. A deposit is required and must be made upon filing of nomination papers. The amount of the deposit is determined by the County of Riverside Registrar of Voters office. This recall election cycle the amount for District 5 will be \$400.00. The Candidate's Statement is limited to 200 words. Candidates are also charged a nomination papers filing fee of \$25.00.

The term for the seat expires on December 2016. The incumbent may not run as a candidate in the recall election.

#### Election Results

The Registrar of Voters will certify the election results within 28 days of the election. Should a majority of voters vote in favor of the recall, the incumbent will vacate his seat upon certification of the election results by the governing body (City Council). If one-half or more of the votes at a recall election are "No", the officer sought to be recalled shall continue in office. The candidate garnering the highest number of votes would be seated to fill that vacancy for the remainder of the existing term of office.

#### FISCAL IMPACT

The estimated cost of the election for District 5 will be approximately \$8,000 on the scheduled election date of November 4, 2014 (cost provided by the Registrar of Voters office), with an additional cost of \$1,710 for signature verification. The Registrar of Voters will invoice the City for actual costs of the election.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 14/15 Budget	Proposed Adjustments	FY 14/15 Amended Budget
Election Services	Gen. Fund	1010-12-05-12010-620120	Exp	\$125,000	\$9,710	\$134,710

#### **NOTIFICATION**

Publication of Notice of Election Publication of the agenda

#### **ATTACHMENTS**

- 1. Certificate of Sufficiency City of Moreno Valley
- 2. Certificate of Sufficiency County of Riverside Registrar of Voters
- Proposed Resolution A Resolution Calling and Giving Notice of the Holding of a Recall Election on Tuesday, November 4, 2014 for the Submission of the Question of the Recall of a Certain Officer and the Election of a Candidate to Fill the Vacancy if the Recall Prevails.
- 4. Proposed Resolution Requesting the Board of Supervisors of the County of Riverside to Consolidate the Recall Election with the Statewide General Municipal Election to be Held on Tuesday, November 4, 2014, Pursuant to Section 10403 of the California Elections Code.
- 5. Proposed Resolution Adopting Regulations for Candidates for Elective Office Pertaining to Candidates' Statements Submitted to the Voters for the Recall Election to Be Held on Tuesday, November 4, 2014.

Prepared and Approved By: Jane Halstead, CMC, City Clerk

#### CITY CLERK'S CERTIFICATE OF SUFFICIENCY TO RECALL PETITION

I, Jane Halstead, City Clerk of the City of Moreno Valley, do hereby certify: That the Petition for the recall of Victoria Baca from the office of Member of the City Council of the City of Moreno Valley was left with this office for checking the validity of signatures.

That each section contained signatures purported to be the signatures of District 5 registered voters within the City of Moreno Valley.

At the time the Notice of Intent was published, the County Clerk's Official Report of Registration to the Secretary of State showed 12,732 District 5 registered voters in the City of Moreno Valley.

Twenty percent (20%) of said registration requires 2,547 valid signatures of District 5 to qualify the recall Petition.

That said Petition has been examined; and, as a result of such examination, it has been confirmed that the Petition has been signed by the requisite number of voters.

In addition, the following has been determined:

- 1. Total number of signatures submitted for said petition was......3,421
- 2. Total number of signatures checked was......3,421
- 3. Total number of sufficient signatures on said petition is......2,817
- 4. Total number of insufficient signatures on said petition is......604

I further certify that the number of valid signatures required to qualify said petition is 2,547 and that because the number of valid signatures on said petition was 2,817, the petition is hereby declared sufficient.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Moreno Valley this 8<sup>th</sup> day of July, 2014.

Jane Halstead, CMC City Clerk City of Moreno Valley This page intentionally left blank.

2724 Gateway Drive Riverside, CA 92507-0918

State of California

)



(951) 486-7200 • FAX (951) 486-7272 FTY (951) 697-8966 www.voteinfo.net

# REGISTRAR OF VOTERS COUNTY OF RIVERSIDE

#### CERTIFICATE OF REGISTRAR OF VOTERS

0	) ss.
County of Riverside	)

I, REBECCA SPENCER, Registrar of Voters of the County of Riverside, State of California, do hereby certify that on June 9, 2014, the Petition to Recall Councilmember Victoria Baca from the Moreno Valley City Council, District 5 was delivered to my office for the purpose of verifying that the signatures thereon were registered within the defined area.

I further certify that the signatures on said petition were counted and examined by means of a 100% verification process, and that the results of said examination are as follows:

That the total number of signatures submitted for said petition was	3,421
The total number of signatures checked was	3,421
The total number of sufficient signatures on said petition is	2,817
The total number of insufficient signatures on said petition is	604

I further certify that the number of valid signatures required to qualify said petition is 2,547 and that because the number of valid signatures on said petition was 2,817, the petition is hereby declared sufficient.

Dated: June 27, 2014

REBECCA SPENCER
Registrar of Voters

Melissa Eickman Chief Deputy This page intentionally left blank.

#### RESOLUTION NO. 2014-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A RECALL ELECTION ON TUESDAY, NOVEMBER 4, 2014 FOR THE SUBMISSION OF THE QUESTION OF THE RECALL OF A CERTAIN OFFICER AND THE ELECTION OF A CANDIDATE TO FILL THE VACANCY IF THE RECALL PREVAILS

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, proponents have filed a petition demanding the recall of City Council Member Victoria Baca; and

WHEREAS, the petitions were signed by more than twenty percent of the voters of District 5, the City of Moreno Valley; and

WHEREAS, a candidate shall be elected to fill the vacancy or vacancies if the recall prevails; and

WHEREAS, the City Council is authorized and directed by statute to submit the proposed recall to the voters;

WHEREAS, the Nomination Period for said Election will be July 14, 2014 through August 21, 2014, during regular office hours as posted;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. Pursuant to the requirements of the laws of the State of California relating to general law cities, there is called and ordered to be held in the City of Moreno Valley, California, on Tuesday, November 4, 2014, a Recall Election for the purpose of submitting the question of the recall of Victoria Baca, Member of the City Council, District 5, and the election of candidate to fill the vacancy, if the recall prevails.

SECTION 2. That on the ballot to be used at the election, in addition to any other matters required by law, there shall be printed substantially the following:

Shall <u>Victoria Baca</u> be recalled (removed) from the office of the City Council Member, City of Moreno Valley District 5?	Yes	
	No	
Candidates to succeed		
Victoria Baca as City Council Member		
if recalled (removed)		
from office by this election.	ote for C	NE

SECTION 3. That the ballots to be used at the election shall be in form and content as required by law.

SECTION 4. That the polls for the election shall be open at seven o'clock a.m. of the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, except as provided in Section 14212 of the Elections Code of the State of California.

SECTION 5. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 6. That notice of the time and place of holding the election is hereby given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

SECTION 7. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

# APPROVED and ADOPTED this 8<sup>th</sup> day of July, 2014.

	Mayor
ATTEST:	
City Clerk	
(SEAL)	
APPROVED AS TO FORM:	
City Attorney	

# **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
that Resolution No. 2014-64 was	of the City of Moreno Valley, California, do hereby certify duly and regularly adopted by the City Council of the City eeting thereof held on the 8 <sup>th</sup> day of July, 2014 by the
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Council Members, Mayor	Pro Tem and Mayor)
CITY CLERK	
(SEAL)	

#### RESOLUTION NO. 2014-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE TO CONSOLIDATE A RECALL ELECTION WITH THE STATEWIDE GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 4, 2014, PURSUANT TO SECTION 10403 OF THE CALIFORNIA ELECTIONS CODE

WHEREAS, the City Council of the City of Moreno Valley, California, called a Statewide General Municipal Election to be held on Tuesday, November 4, 2014.

WHEREAS, the City Council is submitting to the voters the questions relating to the recall of Council Member Victoria Baca, District Five, City of Moreno Valley; and

WHEREAS, it is desirable that such a municipal election be consolidated with the Statewide General Municipal Election to be held on the same date, and that within the City, the precincts, polling places and election officers of the two elections be the same, and that the Registrar of Voters of the County of Riverside canvass the returns of said municipal election, and that the elections be held in all respects as if there were only one election; and be conducted in the manner prescribed in Section 10418 of the Elections Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. Pursuant to the requirements of Section 10403 of the Elections Code, the City Council of the City of Moreno Valley hereby requests that the Board of Supervisors of the County of Riverside consent and agree to the consolidation of a Recall Election with the Statewide General Municipal Election on Tuesday, November 4, 2014, for the purpose of submitting to the voters the question relating to the recall of Victoria Baca, Member of the City Council, District 5.

#### SECTION 2. The question to appear on the ballot as follows:

Shall Victoria Baca be recalled (removed) from the office of the City Council Member, City of Moreno Valley District 5?	Yes	
	No	
Candidates to succeed		•
Victoria Baca as City Council Member		
if recalled (removed)		
from office by this election.		
V	ote for C	ONE

SECTION 2. That, except for those services routinely conducted by the City Clerk, delegation is hereby made to the Registrar of Voters of the powers and duties of the elections officer for the City of Moreno Valley to conduct said election in accordance with all applicable laws and procedures. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used.

SECTION 3. That the Board of Supervisors is hereby requested to issue instructions to the Registrar of Voters to take any and all steps necessary for the holding of the consolidated election.

SECTION 4. That the City of Moreno Valley, California, recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for such additional costs.

SECTION 5. That the City Clerk is hereby directed to file a certified copy of this resolution with the Board of Supervisors, the Registrar of Voters of the County of Riverside, and with the County Clerk.

SECTION 6. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

# APPROVED AND ADOPTED this 8th day of July, 2014.

	Mayor
ATTEST:	
City Clerk	
(SEAL)	
APPROVED AS TO FORM:	
City Attorney	

# **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
certify that Resolution No. 2014-	erk of the City of Moreno Valley, California, do hereby 65 was duly and regularly adopted by the City Counc regular meeting thereof held on the 8th day of July, 2014
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Council Members, Mayor	Pro Tem and Mayor)
CITY CLERK	
(SEAL)	

#### RESOLUTION NO. 2014-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES' STATEMENTS SUBMITTED TO THE VOTERS FOR THE RECALL ELECTION CONSOLIDATED WITH THE STATEWIDE GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 4, 2014

WHEREAS, Section 13307 of the California Elections Code permits the governing body of any local agency to adopt regulations pertaining to charges for handling, packaging, and mailing the candidates' statements in relation to elections for nonpartisan elective offices;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. GENERAL PROVISIONS. That pursuant to §13307 of the California Elections Code, each candidate for elective office to be voted for at an election to be held in the City of Moreno Valley, California, on Tuesday, November 4, 2014, may prepare a candidate's statement on an appropriate form provided by the City Clerk. The statement may include the name, age, and occupation of the candidate and a brief description of no more than two hundred (200) words of the candidate's education and qualifications expressed by the candidate himself or herself. The statement shall not include the party affiliation of the candidate, nor membership or activity in partisan political organizations. The statement cannot reference other candidates, their character, qualifications or activities. The statement shall be filed in the office of the City Clerk at the time the candidate's nomination papers are filed. The statement may be withdrawn, but not changed, during the period for filing nomination papers, July 14, 2014 through August 21, 2014, during regular office hours as posted, and until 5:00 p.m. of the next working day after the close of the nomination period.

Pursuant to § 13107 of the California Elections Code, each candidate has to fill out a ballot designation worksheet that supports the use of his/her ballot designation in compliance with the provisions of California Elections Code 13106 and 13107.

SECTION 2. ADDITIONAL MATERIALS. No candidate will be permitted to include additional materials in the sample ballot package.

SECTION 3. PAYMENT. A candidate filing a candidates' statement for inclusion

in the sample ballot shall pay in advance his or her pro rata share for printing, handling and mailing, as a condition of having his or her statement included in the voter's pamphlet. A deposit of: \$400.00 for Council District Five (5), must be paid at the time each candidate's statement is filed. Payment of the deposit shall be by cash or by check payable to the City of Moreno Valley. The City Clerk shall bill each candidate for any cost in excess of the deposit or, if the actual cost is found to be less than the deposit, shall prorate the excess amount among the candidates and refund the excess amount paid within thirty (30) days of the election.

SECTION 4. COPY TO CANDIDATE. The City Clerk shall provide each candidate or the candidate's representative a copy of this resolution at the time nominating papers are issued.

SECTION 5. REPEAL OF PRIOR RESOLUTIONS. All previous resolutions establishing council policy on payment for candidates' statements are repealed.

SECTION 6. LIMITED APPLICABILITY. This resolution shall apply only to the election to be held on Tuesday, November 4, 2014 and shall then be repealed.

SECTION 7. CERTIFICATION. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

APPROVED AND ADOPTED this 8th day of July, 2014.

ATTEST:	Mayor
City Clerk	
(SEAL)	
APPROVED AS TO FORM:	
City Attorney	

# **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
certify that Resolution No. 2014-	erk of the City of Moreno Valley, California, do hereby 66 was duly and regularly adopted by the City Counci regular meeting thereof held on the 8th day of July, 2014
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Council Members, Mayor	Pro Tem and Mayor)
CITY CLERK	
(SEAL)	

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APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

## Report to City Council

**TO:** Mayor and City Council

**FROM:** Jane Halstead, City Clerk

**AGENDA DATE:** July 8, 2014

**TITLE:** APPOINT A VOTING DELEGATE AND ALTERNATE DELEGATES

FOR THE LEAGUE OF CALIFORNIA CITIES (LCC) 2014 ANNUAL

**CONFERENCE BUSINESS MEETING** 

#### **RECOMMENDED ACTION**

#### Recommendation:

1. Appoint Council Member Richard A. Stewart as the voting delegate, Council Member George E. Price as the first alternate voting delegate, and Mayor Pro Tem Victoria Baca as the second alternate voting delegate for the League of California Cities (LCC) 2014 Annual Conference business meeting.

#### SUMMARY

The League of California Cities Annual Conference is scheduled September 3-5, 2014, in Los Angeles. At this meeting, the League membership will consider and take action on resolutions that establish League policy. The city must designate a voting delegate and may appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve. Designation of a voting delegate must be done by City Council action.

#### **ALTERNATIVES**

 Appoint Council Member Richard A. Stewart as the voting delegate, Council Member George E. Price as the first alternate voting delegate, and Mayor Pro Tem Victoria Baca as the second alternate voting delegate for the League of California Cities (LCC) 2014 Annual Conference business meeting. 2. Do not appoint a voting delegate and first and second alternate delegates for the League of California Cities (LCC) 2014 Annual Conference business meeting (not recommended by staff).

# **NOTIFICATION**

Agenda publication.

# **ATTACHMENTS**

1. 2014 Annual Conference Voting Delegate/Alternate Form

Prepared By: Cindy Miller Executive Assistant to the Mayor/City Council Department Head Approval: Jane Halstead City Clerk



CITY	Moreno	Valley	

## 2014 ANNUAL CONFERENCE VOTING DELEGATE/ALTERNATE FORM

Please complete this form and return it to the League office by Friday, <u>August 15, 2014</u>. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate <u>one voting delegate and up to two alternates</u>.

In order to vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE	
Name: Richard A. Stewart	
Title: Council Member	
2. VOTING DELEGATE - ALTERNATE	3. VOTING DELEGATE - ALTERNATE
Name: George E. Price	Name:Victoria Baca
Title: Council Member	Title: Mayor Pro Tem
PLEASE ATTACH COUNCIL RESOLUTAND ALTERNATES.	TION DESIGNATING VOTING DELEGATE
<u>OR</u>	
ATTEST: I affirm that the information podesignate the voting delegate and alternate	rovided reflects action by the city council to e(s).
Name:	E-mail
Mayor or City Clerk	Phone:
Please complete and return by Friday, Aug	gust 15, 2014
League of California Cities	FAX: (916) 658-8220
ATTN: Karen Durham	E-mail: kdurham@cacities.org
1400 K Street, 4th Floor	(916) 658-8262
Sacramento, CA 95814	

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APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

#### Report to City Council

TO: Mayor and City Council

**FROM:** Richard Teichert, Chief Financial Officer

AGENDA DATE: July 8, 2014

TITLE: APPROVE APPROPRIATION IN THE AMOUNT OF \$77,000 FOR

PROFESSIONAL CONSULTING SERVICES FOR THE DEVELOPMENT SOFTWARE REPLACEMENT PROJECT FOR FY

2014/15

#### **RECOMMENDED ACTION**

#### Recommendation:

 Approve an appropriation in the amount of \$77,000 for professional consulting services to support the Development Software Replacement Project for FY 2014/15.

#### SUMMARY

This report recommends an appropriation for specialized consultant services as part of the forthcoming project to replace the software system currently used to support the City's community development functions. The increased obsolescence of the existing system, combined with the need to meet the demands of increased development activity prompt staff to embark upon this project at this time.

Consultant support is recommended for this activity to meet the need for swift, specialized assistance over a limited period of time.

#### **DISCUSSION**

Permits Plus, the City's current community development software system, was implemented in the early 1990s. Since 2000, the manufacturer has only improved the product when customers pay the full cost of the enhancements. Consequently, features of the community development software have become outdated and custom

enhancements have become prohibitively expensive. In order to adequately support the City's community development processes, it is necessary to plan for the replacement of the community development software with more modern technology. Two important prerequisites to replacing such an extensive software system are the documenting of current processes and the integration of industry best practices that have emerged since the initial software implementation. Staff is requesting an expenditure appropriation to hire a consultant to accomplish these two prerequisites.

New community development software will not only encompass existing functions but will support many associated functions that have come to play an important role in our community development processes. In replacing a software system that is integral to the work of three departments, it is important to document the details of all current processes and compare any anticipated changes to best practices that have developed in the industry over the decades.

An outside consultant is necessary to complete this highly specialized, short-term assignment. A consultant will also bring a new perspective on our business processes to ensure that we implement the most efficient processes possible. The consultant will also integrate results from a functional review of development services processes and workflow now underway.

As system requirements are more precisely defined, staff will return to the Council with additional recommendations regarding funding, procurement and implementation of the new software.

#### <u>ALTERNATIVES</u>

- Approve an appropriation in the amount of \$77,000 for professional consulting services to support the Community Development Software Replacement Project for FY 2014/15.
- Do not authorize an expenditure appropriation for professional consulting services to document existing development services business processes and integrate industry best practices. This action will delay staff efforts to replace development services software.
- Provide staff with further direction.

#### Staff recommends Alternative No. 1.

#### FISCAL IMPACT

Funding for this consulting engagement is available in the Technology Services operating budget account (7210-30-39-25453-720199).

Prepared By: Steve Hargis Technology Services Division Manager Department Head Approval by: Richard Teichert Chief Financial Officer

# MINUTES – REGULAR MEETING OF JUNE 24, 2014 (Report of: City Clerk Department)

Recommendation: Approve as submitted.

**SEE AGENDA ITEM A.2** 

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# MINUTES – REGULAR MEETING OF JUNE 24, 2014 (Report of: City Clerk Department)

Recommendation: Approve as submitted.

**SEE AGENDA ITEM A.2** 

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# MINUTES – REGULAR MEETING OF JUNE 24, 2014 (Report of: City Clerk Department)

Recommendation: Approve as submitted.

**SEE AGENDA ITEM A.2** 

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CITY ATTORNEY	8MB
CITY MANAGER	D

# Report to City Council

TO: Mayor and City Council

**FROM:** John C. Terell, Community & Economic Development Director

**AGENDA DATE:** July 8, 2014

TITLE: A PUBLIC HEARING FOR AN APPEAL OF THE PLANNING

COMMISSION'S APRIL 24, 2014, APPROVAL OF P13-078; REVISED TENTATIVE TRACT MAP 31592 AND PA13-0039, A CONDITIONAL USE PERMIT (CUP) FOR A PLANNED UNIT DEVELOPMENT (PUD). THE APPLICANT IS CV COMMUNITIES AND THE APPELLANT IS JOHNSON & SEDLACK, ON BEHALF OF SIERRA CLUB. RESIDENTS FOR A LIVABLE MORENO

**VALLEY AND AREA RESIDENTS** 

#### RECOMMENDED ACTION

Recommendations: That the City Council:

- 1. Conduct a public hearing for Revised Tentative Tract Map 31592 (P13-078) and Conditional Use Permit for a Planned Unit Development (PA13-0039), and subsequent to the public hearing:
- 2. Adopt Resolution No. 2014-63. A Resolution of the City Council of the City of Moreno Valley, California, Thereby Denying the Appeal and Recognizing that the Revised Tentative Tract Map 31592 and Conditional Use Permit (P13-078 and PA13-0039) Qualify as an Addendum to the Adopted Negative Declaration per the California Environmental Quality Act (CEQA) Guideline Section 15164 (B) and Approving the Addendum and P13-078, Revised Tentative Tract Map 31592 and PA13-0039, Conditional Use Permit for a Planned Unit Development subject to the Conditions of Approval included as Exhibit A, Assessors Parcel Numbers 474-490-024 & 025 and 474-040-032.

# **SUMMARY**

This report recommends approval of P13-078, a Revised Tentative Tract Map 31592 to subdivide 203.52 acres into 115 residential lots including 138.87 acres of natural open space and a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) in the R3 (Residential – 3 units per acre maximum) zone. The revised Tentative Tract Map 31592 reduces the number of lots to 115 from 138 residential lots previously approved with PA03-0086.

The revised project was approved by the Planning Commission on April 24, 2014, and was appealed by Residents for a Livable Moreno Valley and Sierra Club represented by Johnson & Sedlack identifying concerns pertaining to the Addendum document. The Addendum Initial Study and related studies have been updated and augmented since the Planning Commission hearing to address the concerns and provide additional information pertaining to air quality, noise, traffic, and hydrology. The augmented information is intended to facilitate the public's understanding of the project, and environmental considerations pertaining to it. Public notice of the "Negative Declaration Addendum Revised" was completed 20 days prior to this hearing.

# **DISCUSSION**

# ADVISORY BOARD/COMMISSION RECOMMENDATION

The Planning Commission at its April 24, 2014, meeting approved Planning Commission Resolution 2014-05 by a 7-0-0 vote recognizing that the project qualifies as an Addendum to the adopted Negative Declaration per the California Environmental Quality Act (CEQA) Guideline Section 15164 (b) and approve P13-078 Revised Tentative Tract Map 31592 and PA13-0039 a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) for 115 single family residential lots on 203.52 acres in the R3 (Residential – 3 units per acre maximum) zone.

#### <u>APPEAL</u>

An appeal of the Planning Commission's approval was submitted on May 5, 2014, by Johnson & Sedlack Attorney's at Law on behalf of Residents for a Livable Moreno Valley and Sierra Club. The appeal was received within the required 10-day appeal period. The appeal stated there was a lack of information within the Addendum Initial Study, the related studies and the staff report to make a decision.

In the appeal letter, the appellant stated several reasons for the appeal including that pertinent information was omitted from the staff report and the addendum, and that Addendum process should be reconsidered for the project. Furthermore, the letter also states that the Planning Commission did not approve the Addendum.

The Planning Commission staff report provided the information regarding the project and the history of the proposed project as well as the existing entitled project. The

Negative Declaration Addendum Revised was completed after the Planning Commission hearing along with revised studies to address the concerns of the appellant and further clarify the potential environmental impacts of the revised project. The revisions to the Addendum are intended to augment the information that was already provided.

# Planning Commission Public Hearing

The Planning Commission Hearing was held on April 24, 2014. Following the staff report presentation, several speakers expressed opinions and concerns for the project.

Two residents discussed the "adobe structure" located on the northern portion of the project in the open space area. The site contains a three sided structure possibly dating back to the late 1800's. The speakers were seeking assurance that the structure would be protected and also suggested fencing. As the site is located within the "open space" area, no development will occur on the site.

Three residents from the adjacent tract spoke with concerns on the traffic, adjacent slopes, loss of the hillside view and the displacement of wildlife.

Two speakers discussed their concerns with the project and referred to the letter received before the meeting from Johnson & Sedlack. One speaker discussed the need for high end housing.

# **BACKGROUND**

The applicant, CV Communities submitted an application for a Revised Tentative Tract Map 31592 to subdivide 203.52 acres into 115 residential lots including 138.87 acres of natural open space and a Conditional Use Permit for a Planned Unit Development in the R3 zone. The revised Tentative Tract Map 31592 reduces the number of lots to 115 from 138 residential lots as approved with PA03-0086 and modifies the street design. The CUP provides the development guidelines for the PUD.

# P13-078 Revised Tentative Tract Map 31592

The Revised Tentative Tract Map subdivides 203.52 acres into 115 residential lots on 64.65 acres with 138.87 acres of natural open space. The lots will range from 10,000 square feet to 15,000 square feet with a proposed density of 1.78 units per net developed acre well below the 3 units per acre maximum for the R3 zone.

The Tentative Map includes a multi-use trail extending along the eastern perimeter of the tract. Additionally, the tract provides 138.87 acres of open space on the northern, eastern and southern portions of the site, all of which will remain in its natural state with no grading or structures.

The tract was originally approved in June of 2004 with 138 residential lots within the same area and a different street plan. The original approval expires in 2017.

# Conditional Use Permit for a Planned Unit Development

The proposed project includes a Conditional Use Permit (CUP) for a Planned Unit Development (PUD). The purpose of the PUD is to provide specific development guidelines for this project. A PUD provides for greater innovation in housing development including a variation in lot sizes and amenities not found in standard housing tracts. The review process for a Planned Unit Development requires a Conditional Use Permit as stated in the Muncipal Code Section 9.03.060.

The proposed PUD provides guidelines for multiple architectural styles of housing that meet or exceed City-wide standards in the Municipal Code. All development within the tract is required to meet the standards as stated in the PUD including plotting, setbacks and four sided architecture. The PUD includes a pedestrian oriented environment with a multi-use trail along the eastern boundary which includes exercise equipment stations along the trail. Enhanced landscaping will be provided on all main streets with an entry monument provided along Covey Road and all front yards landscaped by the developer with 25% being a xeriscape design as required per the Municipal Code.

The project is located in the R3 zone which requires 10,000 square foot minimum lots with a minimum width of 90 feet and 100 feet in depth. The proposed tentative map meets and at times exceeds the standards except for the lot width. The PUD provides for the reduced minimum lot width of 75 feet while still meeting the overall lot size and depth minimums for the R3 zone. This standard facilitates a revised tract map with more lots oriented to the excellent views available from the site and an overall reduction in overall site grading.

#### **ENVIRONMENTAL**

The project site is a 203.52 acre site located east of Perris Boulevard north of Manzanita along the hillside. The project is Revised Tentative Tract Map 31592 which originally provided for 138 lots with a Negative Declaration adopted and filed on June 28, 2004. The revised project qualifies for an Addendum as provided for in the California Environmental Quality Act Guidelines.

The project description is similar to the entitled project with the exception of minor changes to the description regarding a reduction of lots, street/lot redesign and the addition of a PUD for development guidelines. There has been no change to the overall footprint of the map or the designated open space. The revision to the street design provides a better lot design and reduces the overall grading to the site providing less slopes and more flat usable land on the lots, and more lots oriented to the excellent views available from the site.

An Initial Study was completed for the project concluding that although technical changes are required to the Initial Study, the revised project will not have any additional impacts not already addressed with the original project. Several studies were updated and additional studies were included that were not addressed with the original project as they were not required namely, the Greenhouse Gas Analysis (GHG) and the Preliminary Water Quality Management Plan.

The Addendum document and associated studies were revised after the Planning Commission hearing to further clarify and augment the information. The revised document "Negative Declaration Addendum Revised" provides additional information regarding the potential impacts relating to noise, hydrology/storm water retention, traffic and grading excavation (import/export of dirt). The information includes adding to the description of the modified project within the Initial Study and information from the related studies. The augmented information is intended to facilitate the public's understanding of the project, and environmental considerations pertaining to it. Public notice of the "Negative Declaration Addendum Revised" was completed in conjunction with the notice for this hearing.

The revised project will reduce the number of lots from 138 to 115 while using the same development footprint area as the original map. The north, south and southeast open space areas will be the same as the original map with no grading or development.

The PUD does not modify the site and will not result in any environmental changes to the project or the Negative Declaration as it is a design mechanism while allowing for enhanced improvements and a variation to the required lot width well within the maximum allowable density for the R3 zone designation.

#### <u>ALTERNATIVES</u>

- 1. Approve the proposed Resolution and thereby deny the appeal. The Resolution recognizes that the project qualifies as an Addendum to the Adopted Negative Declaration per the California Environmental Quality Act (CEQA) Guidelines Section 15164 (b) for P13-078, Revised Tentative Tract Map 31592, and PA13-0039, a Conditional Use Permit for a Planned Unit Development, and Approving the Addendum occurred, and approving P13-078 Revised Tentative Tract Map 31592 and PA13-0039 Conditional Use Permit subject to the attached conditions of approval included as Exhibit A. Staff recommends this alternative.
- 2. Deny the project applications, and thereby uphold the appeal. This would not modify the existing entitlements on the property that allow for a total of 138 residential lots, which is 23 lots more than the proposed Revised Tentative Tract. Staff does not recommend this alternative.

3. Do not approve the proposed Resolution and refer the proposed project back the Planning Commission for further review and consideration. Staff does not recommend this alternative.

# **FISCAL IMPACT**

Not applicable.

# **CITY COUNCIL GOALS**

Not applicable.

# **NOTIFICATION**

A 20-day public hearing notice was published in the Press Enterprise on June 18, 2014. The public hearing notice was also posted at required City locations and at the project site and notice was sent to all property owners within 300 feet of the project site and to 4 interested parties who asked to be notified of the project.

As of the date of report preparation, staff has not received public inquiries in response to the noticing for the City Council public hearing for this project.

# **ATTACHMENTS**

- 1. Public Hearing Notice
- 2. Proposed Resolution
- 3. Revised Initial Study Addendum with Appendices A-I
- 4. Initial Study Addendum Planning Commission/Appendices
- 5. Zoning
- 6. Ortho
- 7. Project Plans
- 8. Limits of Grading
- 9. Planned Unit Development Guidelines
- 10. Letter from Johnson & Sedlack to the Planning Commission
- 11. Appeal Letter from Johnson & Sedlack.
- 12. Planning Commission Minutes from April 24, 2014

Prepared By: Julia Descoteaux Associate Planner Department Head Approval:
John C. Terell, AICP
Community & Economic Development Director

Concurred By: Chris Ormsby Interim Planning Official



# Notice of PUBLIC HEARING

This may affect your property. Please read. Notice is hereby given that a Public Hearing will

be held by the City Council of the City of Moreno Valley on the following item(s)

CASE: P13-078 (Revised Tentative Tract Map/PUD)

PA13-0039 (Conditional Use Permit PUD)

**APPLICANT/OWNER:** CV Communities

**REPRESENTATIVE:** Ryan Thomas

Appellant: Johnson & Sedlack

**LOCATION**: NE Perris Boulevard at Manzanita Avenue.

**PROPOSAL:** A Public Hearing for an appeal of the Planning Commission's April 24, 2014 approval of P13-078 and PA13-0039, a Revised Tentative Tract Map 31592 to subdivide 203.52 acres into 115 residential lots and 138.87 acres of open space with a Conditional Use Permit for a Planned Unit Development in the Residential 3 (R3) zone. The revised Tentative Tract Map 31592 will reduce the number of lots from 138 to 115 residential lots as approved with PA03-0086.

**ENVIRONMENTAL DETERMINATION:** The project is consistent with the Negative Declaration prepared for the original project (PA03-0086) with minor changes to the number of lots (reduced by 20) and therefore, an Addendum to the Negative Declaration has been prepared pursuant to Section 15164 of the California Environmental Quality Act Guidelines. None of the conditions described in Section 15162 of the Guidelines that call for preparation of a subsequent Negative Declaration have occurred. Also, no changes or additions are required to the Negative Declaration.

**COUNCIL DISTRICT:** No 2

#### 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 and 7:30 a.m. to 1:30 p.m. every 2<sup>nd</sup> and 4<sup>th</sup> Friday), 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 City Council, 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 City Council at, or prior to, the Public Hearing.



LOCATION NØ

# **CITY COUNCIL HEARING**

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

DATE AND TIME: July 8, 2014 at 6:00 PM CONTACT PLANNER: Julia Descoteaux

PHONE: (951) 413-3209

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#### RESOLUTION NO. 2014-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, THEREBY DENYING THE APPEAL AND RECOGNIZING THAT THE REVISED TENTATIVE TRACT MAP 31592 AND CONDITIONAL USE PERMIT (P13-078 AND PA13-0039) QUALIFY AS AN ADDENDUM TO THE ADOPTED NEGATIVE DECLARATION PER THE **CALIFORNIA** ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINE SECTION 15164 (B) AND APPROVING THE ADDENDUM AND P13-078, REVISED TENTATIVE TRACT MAP 31592 AND PA13-0039. CONDITIONAL USE PERMIT FOR **PLANNED** Α DEVELOPMENT SUBJECT TO THE CONDITIONS OF APPROVAL INCLUDED AS EXHIBIT A, ASSESSORS PARCEL NUMBERS 474-490-024 & 025 AND 474-040-032

WHEREAS, the applicant, CV Communities LLC has filed an application for the approval of P13-078, a Revised Tentative Tract Map 31592, and PA13-0039, a Conditional Use Permit Planned Unit Development (PUD) as described in the title of this Resolution; and

WHEREAS, on April 24, 2014, a public hearing was held before the Planning Commission to consider the project, and the Planning Commission unanimously approved the project which included an Addendum to the previously adopted Negative Declaration; and

WHEREAS, on May 5, 2014, an appeal was filed within the 10 day appeal period; and

WHEREAS, subsequent to the submittal of the appeal, the Addendum was augmented with additional information to address concerns raised in the appeal, and further the public's understanding of the environmental considerations pertaining to the project; the modified Addendum is described as "Negative Declaration Addendum Revised" and dated June 24, 2014; and

WHEREAS, on July 8, 2014, the City Council of the City of Moreno Valley held a meeting to consider the application; and

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

WHEREAS, the City Council considered that the project is consistent with the Negative Declaration prepared for the original project (PA03-0086) with minor changes to the project description, lot design and the number of lots (reduced by 23), and therefore, an Addendum to the Negative Declaration has been prepared pursuant to Section 15164 of the California Environmental Quality Act Guidelines. None of the

conditions described in Section 15162 of the Guidelines that call for preparation of a subsequent Negative Declaration have occurred. Also, no changes or additions are required to the Negative Declaration; and

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and City ordinances; and

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, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

- A. This City Council 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 City Council during the above-referenced meeting on July 8, 2014, including written and oral staff reports, and the record from the public hearing, this City Council hereby specifically finds as follows:

# **Section 1 Addendum to Negative Declaration:**

- A. This City Council 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 City Council during the above-referenced meeting on July 8, 2014, including written and oral staff reports, and the record from the public hearing, this City Council hereby specifically finds as follows:
  - 1. No Subsequent or Supplemental Negative Declaration is required.

**FACT:** Preparation of an Addendum to the Negative Declaration for the project for P13-078, Revised Tentative Tract Map 31592 and PA13-0039 Conditional Use Permit for a Planned Unit Development warranted since none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 calling for preparation of a Negative Declaration have occurred.

2. An Addendum Need Not Be Circulated for Public Review.

**FACT:** As stated in Section 15164(c) of the CEQA Guidelines, an Addendum to the Negative Declaration need not be recirculated for public review. However, notices of a Public Hearing for P13-078, Revised Tentative Tract Map 31592 and PA13-0039 Conditional Use Permit for a Planned Unit Development were noticed by publication in the Press Enterprise on June 18, 2014, and through the United State Postal Service to all property owners within 300 feet of the project site and to all interested parties. The notice provided a general project description and referenced the public hearing date of July 8, 2014.

Copies of the Addendum were available during the noticing period and provided to all interested parties upon request.

3. Independent Judgment Finding

**FACT:** The Applicant retained the independent consulting firm of T&B Planning to prepare the Addendum for the Project. T&B Planning has prepared the Addendum under the supervision, direction and review of the City. The City of Moreno Valley is the Lead Agency for the preparation of the Addendum to the Negative Declaration, as defined by CEQA CPRC Section 21067 as amended. The City Council has received and reviewed the Addendum prior to making any decision to approve or disapprove the Project.

The Addendum for the Project reflects the City's independent judgment. The City has exercised independent judgment in accordance with *Public Resources Code* Section 21082.1(c) (3) in directing the consultant in the preparation of the Addendum as well as reviewing, analyzing and revising material prepared by the consultant.

# Section 2 P13-078 Revised Tentative Tract Map 31592

1. That the proposed land division is consistent with applicable general and specific plans;

**FACT:** Revised Tentative Tract Map 31592 will subdivide 203.52 acres into 115 single family residential lots with 138.87 acres of open space. The project as proposed is consistent with the City's General Plan which includes trails designed to City standards located on the eastern portion of the site between the housing and the hillside area. The project meets the Residential 3 (R3) zoning standards with the approval of the PUD for a variation of lot width. All lots will meet the 10,000 square foot requirement. The proposed density is 1.78 units per acre and is well under the maximum of 3 units per acre as permitted in the R3 land use district. The project is not within a Specific Plan.

2. That the site of the proposed land division is physically suitable for the type of development;

**FACT:** The site is vacant with moderate slopes with no serious physical constraint and is physically suited to single-family residential development. The tract has been designed to overcome the physical constraints of the property to achieve acceptable street grades, slope heights and water and sewer drainage.

 That the design of the proposed land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat;

**FACT:** The site is vacant and gently sloping with no serious physical constraints and is physically suitable for the proposed density. The project is comprised of 115 single family lots in the R3 zone which will have lots from 10,000 square feet to 15,000 square feet with development standards as stated in the Planned Unit Development requirements submitted in conjunction with the proposed map. The project as planned and conditioned is consistent with the surrounding development.

The project site is located in an area that the Multi Species Habitat Conservation Plan (MSHCP) has identified as having the potential for burrowing owl habitat. A Biological report was completed for the project stating no burrowing owls were detected on the site. A 30-day pre-construction survey will be required prior to any grading on the site.

4. That the design of the proposed land division or the type of improvements are unlikely to cause serious public health problems:

**FACT:** As conditioned, the proposed land division would not cause serious public health problems. The Eastern Municipal Water District will provide water and sewer services to the subdivision. There are no known hazardous conditions associated with the property, the design of the land division or the type of improvements.

The revised project qualifies as an Addendum as it is within the scope of the Negative Declaration adopted with PA03-0086.

The project is consistent with the Negative Declaration prepared for the original project (PA03-0086) with minor changes to the description regarding a reduction of lots and the addition of a PUD for development guidelines which will not modify the site and will not result in any environmental changes to the project or the Negative Declaration. The revised project will reduce the number of lots from 138 to 115 while using the same grading footprint area as the original map. The north, south and southeast open space areas will be the same as the original map with no grading.

An Addendum to the Negative Declaration has been prepared pursuant to Section 15164 of the California Environmental Quality Act Guidelines. None of the conditions described in Section 15162 of the Guidelines that call for preparation of a subsequent Negative Declaration have occurred. Also, no changes or additions are required to the Negative Declaration other than the description.

5. That the design of the land division or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision:

**FACT:** The project site is a 203.52 acre site located east of Perris Boulevard north of Manzanita along the hillside. The project is a revised tentative tract map 31592 which originally provided for 138 lots with a Negative Declaration prepared and filed on June 28, 2004. All easements are addressed on the map which does not conflict with any public easements.

6. That the design of the land division provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision:

**FACT:** The size, configuration and orientation of most of the lots in this land division allow solar access for passive heating. All lots provide opportunities for placement of shade trees and other vegetation for cooling.

7. That the effect of the proposed land division on the housing needs of the region were considered and balanced against the public service needs of the residents of Moreno Valley and available fiscal and environmental resources.

**FACT:** The land division will allow development of 115 residences. The project will supplement the City's fiscal resources by paying impact fees for public facilities. Additionally, future residents will pay Community Services District fees, property tax, sales tax and other taxes and fees that will be used to provide landscape maintenance as well as police, fire and other public services.

# **Section 3 Conditional Use Permit**

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

**FACT:** Pursuant to the approval of the Revised Tentative Tract Map, the proposed Conditional Use Permit for a Planned Unit Development is consistent with the General Plan which encourages innovation in single family residential development.

2. **Conformance with Zoning Regulations –** The proposed use complies with all applicable zoning and other regulations.

**FACT:** The proposed density of 1.78 units per acre is well under the maximum of three dwelling units per acre permitted in the Residential 3 land use district. The PUD requirements are detailed in the PUD document and meet or exceed the zoning standards for the land use district.

3. **Health, Safety and Welfare –** The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

**FACT:** The project site is a 203.52 acre site located east of Perris Boulevard north of Manzanita along the hillside. The project is a Revised Tentative Tract Map 31592 which originally provided

for 138 lots with a Negative Declaration prepared and filed on June 28, 2004. The revised project qualifies as an Addendum provided for in the CEQA Guidelines.

An Addendum to the Negative Declaration has been prepared pursuant to Section 15164 of the California Environmental Quality Act Guidelines. None of the conditions described in Section 15162 of the Guidelines that call for preparation of a subsequent Negative Declaration have occurred. Also, no changes or additions are required to the Negative Declaration other than the description.

4. **Location, Design and Operation –** The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

**FACT:** The Planned Unit Development includes 115 single family lots which will be consistent with the existing residential properties to the west and south, with open space provided to the north and predominately vacant land and hillside to the east.

The tract will be accessed from Covey Road and Manzanita Avenue and will include entry monuments. A multi-use trail will be provided along the eastern perimeter with exercise equipment stations along the trail and designated open space provided to the north.

**BE IT FURTHER RESOLVED** that the City Council **HEREBY APPROVES** Resolution No. 2014- , and thereby:

- 1. **RECOGNIZES** that the Revised Tentative Tract Map 31592 and Conditional Use Permit (P13-078 and PA13-0039) qualify as an Addendum to the adopted Negative Declaration per the California Environmental Quality Act (CEQA) Guideline Section 15164 (b); and
- 2. **APPROVES** the Addendum and P13-078, Revised Tentative Tract Map 31592 and PA13-0039 Conditional Use Permit for a Planned Unit Development, Assessor Parcel Numbers 474-490-024 & 025 AND 474-040-032, subject to the attached Conditions of Approval included as Exhibit A, thereby denying the appeal.

APPROVED AND ADOPTED this 8<sup>th</sup> day of July, 2014.

	Mayor of the City of Moreno Valley
ATTEST:	
City Clerk	
APPROVED AS TO FORM:	
City Attorney	

# **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
certify that Resolution No. 2014-6	rk of the City of Moreno Valley, California, do hereby 63 was duly and regularly adopted by the City Counci regular meeting thereof held on the 8 <sup>th</sup> day of July, by
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Council Members, Mayor	Pro Tem and Mayor)
CITY CLERK	
(SEAL)	

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# CITY OF MORENO VALLEY CONDITIONS OF APPROVAL P13-078 REVISED TENTATIVE TRACT MAP 31592 PA13-0039 CONDITIONAL USE PERMIT (PUD) APN: 474-490-024, -025, and 474-040-032

APPROVAL DATE: July 08, 2014 EXPIRATION DATE: July 30, 2017

- X Planning (P), including School District (S), Post Office (PO), Police (PD)
- X Building Division (B)
- X Fire Prevention Bureau (F)
- X Public Works, Land Development (LD)
- X Public Works Transportation Engineering (TE)
- X Financial and Management Services, Special Districts (SD)
- X Parks & Community Services (PCS)

**Note:** All Special conditions are in bold lettering. All other conditions are standard to all or most development projects.

# COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT Planning Division

For questions regarding any Planning condition of approval, please contact the Planning Division at (951) 413-3206.

#### **GENERAL CONDITIONS**

- P1. This Conditional Use Permit approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
- **P2.** This tentative map shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)

Timing Mechanisms for Conditions (see abbreviation at beginning of affected condition):

R - Map Recordation GP - Grading Permits CO - Certificate of Occupancy or building final WP - Water Improvement Plans BP - Building Permits P - Any permit

Governing Document (see abbreviation at the end of the affected condition):

GP - General Plan Ord - Ordinance Res - Resolution CEQA - California Environmental Quality Act Ldscp - Landscape Development Guidelines and Specs

- Uniform Fire Code UBC - Uniform Building Code



- P3. The Conditional Use Permit and Tentative Tract Map shall be developed in accordance with the approved plans on file in the Community & Economic Development Department Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
- **P4.** The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- **P5.** All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- **P6.** A drought tolerant, low water using landscape palette shall be utilized throughout the tract to the extent feasible.
- **P7.** (GP) All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

# **Special Conditions**

- P8. The site has been approved for Revised Tentative Tract Map 31592 and a Conditional Use Permit for a Planned Unit Development. The Planned Unit Development includes the Revised Tentative Tract Map 31592 for 115 single family lots to include HOA maintained lots, water quality features and natural open space areas per the approved plans. A change or modification shall require separate approval. For a Conditional Use Permit, violation may result in revocation in the case of a Conditional Use Permit.
- P9. Water quality features included in the tract design that are visible from the public right-of-way shall be integrated into the landscaping and include street trees on either side of the fencing based on the design.
- P10. A total of six water quality features are designed with the tract. In the event an additional feature is required per the Final Water Quality Management Plan, an alternate has been provided for lot 14.
- P11. Lots 1-14 and 43-54 located along the western property line north and south of

Covey Road shall be designed with single story homes. No two story homes shall be allowed on the west side of Street A and Street C.

- P12. If the proposed project requires blasting, it shall be used only as a last resort. In such cases, it shall be approved by the Fire Marshall, and the developer shall comply with the current City ordinance governing blasting. (Ord)
- P13. The multi-use trail along the eastern edge of the tract will include exercise stations designed per Parks and Community Services standards.
- P14. A Phasing Plan will be required to phase development within the tract. Water quality treatment areas, HOA maintained areas and trails shall be developed with the adjacent housing per the phasing plan.
- P15. The Planned Unit Development and Revised Tentative Tract Map 31592 will be developed per the approved plans and the standards set forth in in the design manual Covey Ranch Development Guidelines and where silent, the City's Municipal Code.

# **Prior to Issuance of Grading Permits**

P16. (GP) If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be implemented as deemed appropriate by the Community & Economic Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be contacted within a reasonable timeframe to identify the "most likely descendant." The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

- **P17.** (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
- P18. Prior to any disturbance of the site, clearing of the site or grading permit issuance, the clearing of potential nesting vegetation shall be conducted outside of the nesting season (February 1<sup>st</sup> to August 31<sup>st</sup>). If vegetation must be removed during the nesting season a qualified biologist shall conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal not more than 3 days prior to scheduled removals. If active nests are identified, the biologist will be required to establish appropriate buffers around the vegetation containing the active nests. The vegetation containing the active nest is not permitted to be removed, and no grading shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active.
- P19. (GP) Prior to approval of any grading permit, the developer shall submit for review and approval of a tree plan to the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)
- P20. (GP) Prior to approval of a grading plan, a detailed trail plan, indicating widths, maximum slopes, physical conditions, fencing, exercise stations and walls in accordance with City standards, shall be reviewed and approved by the Planning Division and Parks and Community Services.
- P21. (GP) Prior to the issuance of grading permits, final erosion control landscape and irrigation plans for all cut or fill slopes over 3 feet in height shall be submitted to the Planning Division for review and approval for the phase in process. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer for that phase. Man-made slopes greater than 10 feet in height shall be "land formed" to conform to the natural terrain and shall be landscaped and stabilized to minimize visual scarring. (GP Objective 1.5, MC 9.08.080, DG)
- P22. (GP) Within thirty (30) days prior to any grading or other land disturbance, a preconstruction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan.

- P23. (GP) Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval per the Planned Unit Development Covey Ranch Development Guidelines and where silent, the City's Municipal Code.
- P24. (GP) Prior to issuance of grading permits a design review application shall be submitted and approved for the product to include colors, materials and a plotting list for each lot.
- P25. (GP) Prior to approval of precise grading plans, final front and street side yard landscape and irrigation plans shall be submitted to the Planning Division for review and approval per the Landscape Requirements and the PUD Guidelines.

# PRIOR TO BUILDING PERMITS

- **P26.** (BP) Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets. Gas and Electrical meters shall be located on the garage side of the dwelling out of public view. All air conditioning units shall be behind the side fence or in the rear of the parcel out of public view.
- **P27.** (BP) Prior to issuance of building permits, the developer or developer's successor-ininterest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, and the City's adopted Development Impact Fees. (Ord)
- P28. (BP) Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for the HOA maintained areas, basins, trails, right of way areas, slopes and front yards for review and approval by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the Covey Ranch Development Guidelines and the City's Municipal Code.
- P29. Prior to the issuance of building permits, landscape and irrigation plans for areas maintained by the Homeowner's Association shall be submitted to the Planning Division. All landscape plans shall be approved prior to the release of any building permits for the site. The plans shall be prepared in accordance with the PUD guidelines and the City's Landscape Requirements. Landscaping is required for the sides and or slopes of all water quality basin and drainage areas, while a hydroseed mix with irrigation is acceptable for the bottom of the basin areas. All detention basins shall include trees, shrubs and groundcover

up to the concreted portion of the basin. A solid decorative wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Planning Official is required to secure all water quality and detention basins.

# PRIOR TO RECORDATION OF FINAL MAP

- P30. (R) Prior to final map recordation any required trail easements shall be provided.
- P31. (R) Prior to recordation, the developer shall grant a conservation easement(s) to the City for the preservation of the areas designated as open space.
- P32. (R) Prior to recordation of the final subdivision map, the developer shall submit for review and approval the following documents to the Planning Division which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approval:
  - The document to convey title a.
  - Deed restrictions, easements, or Covenants, Conditions and b. Restrictions to be recorded

The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for general maintenance of the site, open space use restrictions, conservation easements, water quality basins, lighting, landscaping and common area use items such as exercise stations, public seating areas and other recreation facilities. The approved documents shall also contain a provision, which provides that they may not be terminated and/or substantially amended without the consent of the City and the developer's successor-in-interest. (MC 9.14.090)

In addition, the following deed restrictions and disclosures shall be included within the document and grant deed of the properties:

- The developer and the Covey Ranch Planned Unit Development Guidelines and/or homeowners association shall promote the use of native plants and trees and drought tolerant species to the extent feasible.
- (R) All lots designated for open space and, or basins, shall be dedicated to and maintained by a Homeowners Association (HOA). The HOA shall contract with a private maintenance entity or establish a funding

mechanism approved by the City in a maintenance agreement for City maintenance. Language to this effect shall be included and reviewed within the required Covenant Conditions and Restrictions (CC&Rs) prior to the approval of the final map.

- All reverse frontage property and public right-of-way landscape areas, shall be maintained by a Homeowners Association (HOA) or through a property owner funded landscaping district as maintained by the City. Language to this effect shall be included and reviewed within the required Covenant Conditions and Restrictions (CC&Rs) prior to the approval of the final map.
- Maintenance of any and all common facilities.
- A conservation easement for lettered lots shall be recorded on the deed of the property and shown on the final map. Said easement shall include access restrictions prohibiting motorized vehicles from these areas except on the maintenance road and access driveways for the water quality basins.
- Oleander plants or trees shall be prohibited on open space lots adjacent to multi-use trails.

## PRIOR TO CERTIFICATE OF OCCUPANCY

- **P33.** (CO) Prior to issuance of Certificates of Occupancy or building final, the required landscaping and irrigation shall be installed. (DC 9.03.040)
- **P34.** (CO)Prior to the issuance of Certificates of Occupancy or building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. (MC 9.080.070).
- **P35.** (BP/CO) Prior to issuance of Certificate of Occupancy or building final, installed landscaping and irrigation shall be inspected by the Planning Division.

## **Building and Safety Division**

B1. New structures shall comply with the current California Building Standards Code (CBC, CEC, CMC, CPC and Green Building Standards) as well as City ordinances. Plans shall

- be submitted to the Building and Safety Division as a separate submittal and shall include a soils report at time of first submittal. The current code edition is the 2013 CBC.
- B2. Prior to final inspection, all plans will be placed on a CD Rom for reference and verification. Plans will include "as built" plans, revisions and changes. The CD will also include Title 24 energy calculations, structural calculations and all other pertinent information. It will be the responsibility of the developer and or the building or property owner(s) to bear all costs required for this process. The CD will be presented to the Building and Safety Division for review prior to final inspection and building occupancy. The CD will become the property of the Moreno Valley Building and Safety Division at that time. In addition, a site plan showing the path of travel from public right of way and building to building access with elevations will be required.
- B3. The proposed development may be subject to the payment of development fees as required by the City's Fee Ordinance at the time an application is submitted or prior to the issuance of permits as determined by the City.
- B4. Prior to the issuance of a building permit, the applicant shall submit a properly completed "Waste Management Plan" (WMP), as required.
- B5. An automatic fire extinguishing system is required in accordance with the latest adopted California Residential Code and/or Moreno Valley Fire Code Ordinance. Fire suppression systems shall conform to the standards adopted by the National Fire Protection Association and the Moreno Valley Fire Department.
- B6. The proposed development shall comply with the latest adopted California Green Building Code Standards. The city has adopted the mandatory standards and does not enforce the voluntary standards.
- B7. The proposed new development is subject to the payment of School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district to obtain building permits from the City.

# SCHOOL DISTRICT

S1. (BP) Prior to issuance of building permits, the developer shall provide to the Community & Economic Development Director Building Division, a written certification by the affected school district that either: (1) the project has complied with the fee or other exaction levied on the project by the governing board of the district, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the project.

# **UNITED STATES POSTAL SERVICE**

PO1. (BP) Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

# POLICE DEPARTMENT

**Note:** All Special conditions are in bold lettering. All other conditions are standard to all or most development projects

# **Standard Conditions**

- PD1. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard as determined by the Public Works Department. If security fencing is required, it shall remain in place until the project is completed or the above conditions no longer exist. (DC 9.08.080)
- PD2. (GP) Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:
  - a. The name (if applicable) and address of the development.
  - b. The developer's name, address, and a 24-hour emergency telephone number. (DC 9.08.080)
- PD3. Addresses needs to be in plain view visible from the street and visible at night.

CITY OF MORENO VALLEY CONDITIONS OF APPROVAL Case No: PA13-0039, P13-078

APN: 474-490-024,-025, 474-040-032,-018,-020

DATE: 04/21/14

# FIRE PREVENTION BUREAU

- 1. This project falls in the Very High Fire Severity Zone and shall comply with the 2013 edition (or most current edition) of the following codes:
  - a. California Fire Code Chapter 49 Requirements for Wildland-Urban Interface Fire Areas
  - California Building Code Chapter 7A Materials and Construction
     Methods for Exterior Wildfire Exposure
  - c. California Residential Code Section R327 Materials And Construction Methods For Exterior Wildfire Exposure
  - d. California Reference Standard Code Chapter 12-7A Materials and Construction Methods for Exterior Wildfire Exposure
  - e. All dwellings shall be fire sprinklered.
- 2. There shall be a "Parking Enforcement Plan" submitted. The plan will detail the enforcement of parking provisions and fire lanes by the HOA. This plan will then be required to be submitted and incorporated into the CC&R's. This condition shall be completed prior to approval of the Final Map.
- 3. The following statements need to be placement on the Final Map prior to recording:
  - a. "This project is located within the Very High Fire Hazard Severity Zone and shall comply with all special construction features as required in Chapter 7A of the California Building Code."
  - b. "All single family and multifamily dwellings including attached and detached garages, pool houses, and other enclosed accessory structures shall be equipped with automatic fire sprinklers."
- 4. Fire access gates shall meet City of Moreno Valley standards.
- 5. Fire flow request is for homes with a square footage under 3600 sf. Any larger structures will require higher fire flows.
- 6. The following Standard Conditions shall apply.

With respect to the conditions of approval, the following fire protection measures shall be provided in accordance with Moreno Valley City Ordinances and/or recognized fire protection standards:

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. <u>Single Family Dwellings</u>. Schedule "A" fire prevention approved standard fire hydrants (6" x 4" x 2 ½") located at each intersection of all residential streets and spaced no more than 500 feet apart in any direction, more than 250 feet from any portion of the building as measured along approved emergency vehicular travel ways. Minimum fire flow shall be \_1000\_ GPM for \_2\_ hours duration of 20 PSI. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, serving one and two-family residential developments, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along the tract boundary for transportation hazards. (CFC 507.3, Appendix B, MVMC 8.36.060).
- F3. Maximum cul-de-sac or dead end road length shall not exceed 660 feet. The Fire Chief, based on City street standards, shall determine minimum turning radius for fire apparatus based upon fire apparatus manufacture specifications. (CFC 503.2, MVMC 9.15.030)
- F4. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
- F5. Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. (CFC 501.3)
- F6. Prior to construction and issuance of building permits, all locations where structures are to be built shall have an approved Fire Department emergency vehicular access road (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4 and MV City Standard Engineering Plan 108d)
- F7. Prior to construction and issuance of Building Permits, fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty–four (24) feet as approved by the Fire Prevention Bureau and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
- F8. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4 and MV City Standard Engineering Plan 108d)

- F9. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- Prior to issuance of Building Permits, the applicant/developer shall furnish one copy F10. of the water system plans to the Fire Prevention Bureau for review. Plans shall:
  - a) Be signed by a registered civil engineer or a certified fire protection engineer:
  - b) Contain a Fire Prevention Bureau approval signature block; and
  - c) Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau.

After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

- F11. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1 and MV City Standard Engineering Plan 422 a, b, c) (CFC 509.1)
- Prior to issuance of Certificate of Occupancy or Building Final, all residential F12. dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numbers shall be located consistently on each dwelling throughout the development. The numerals shall be no less than four (4) inches in height and shall be low voltage lighted fixtures. (CFC 505.1, MVMC 8.36.060[I])
- F13. Prior to Certificate of Occupancy or Building Final, all structures shall have fire retardant roofing materials (Class A roofs) as described in CBC Chapter 7A and CFC Chapter 49.
- F14. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9)
- F15. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer must submit a simple plot plan, a simple floor plan, and other plans as requested, each as an electronic file in .dwg format, to the Fire Prevention Bureau. Alternate file formats may be acceptable with approval by the Fire Chief.

- F16. Prior to issuance of Building Permits, fuel modification plans shall be submitted to the Fire Prevention Bureau for review and approval for all open space areas adjacent to the wildland vegetation interface. (CFC Chapter 49)
- F17. Prior to issuance of Building Permits, plans for structural protection from vegetation fires shall be submitted to the Fire Prevention Bureau for review and approval. Measures shall include, but are not limited to: noncombustible barriers (cement or block walls), fuel modification zones, etc. (CFC Chapter 49)
- F18. Complete plans and specifications for fire alarm systems, fire-extinguishing systems (including automatic sprinklers or standpipe systems), clean agent systems (or other special types of automatic fire-extinguishing systems), as well as other fire-protection systems and appurtenances thereto shall be submitted to the Moreno Valley Fire Prevention Bureau for review and approval prior to system installation. Submittals shall be in accordance with CFC Chapter 9 and associated accepted national standards.
- F19. Approval of the safety precautions required for buildings being constructed, altered or demolished shall be required by the Fire Chief in addition to other approvals required for specific operations or processes associated with such construction, alteration or demolition. (CFC Chapter 14 & CBC Chapter 33)
- F20. Construction or work for which the Fire Prevention Bureau's approval is required shall be subject to inspection by the Fire Chief and such construction or work shall remain accessible and exposed for inspection purposes until approved. (CFC Section 105)
- F21. The Fire Prevention Bureau shall maintain the authority to inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Fire Chief for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety. (CFC Section 105)
- F22. Permit requirements issued, which designate specific occupancy requirements for a particular dwelling, occupancy, or use, shall remain in effect until such time as amended by the Fire Chief. (CFC Section 105)
- F23. In accordance with the California Fire Code Appendix Chapter 1, where no applicable standards or requirements are set forth in this code, or contained within other laws, codes, regulations, ordinances or bylaws adopted by the jurisdiction, compliance with applicable standards of the National Fire Protection Association or other nationally recognized fire safety standards as are approved shall be deemed as prima facie evidence of compliance with the intent of this code as approved by the Fire Chief. (CFC Section 102.8)
- F24. Any alterations, demolitions, or change in design, occupancy and use of buildings or site will require plan submittal to the Fire Prevention Bureau with review and approval prior to installation. (CFC Chapter 1)

- F25. Emergency and Fire Protection Plans shall be provided when required by the Fire Prevention Bureau. (CFC Section 105)
- F26. Prior to Certificate of Occupancy all locations where medians are constructed and prohibit vehicular ingress/egress into or away from the site, provisions must be made to construct a median-crossover at all locations determined by the Fire Marshal and the City Engineer. Prior to the construction, design plans will be submitted for review and approval by the City Engineer and all applicable inspections conducted by Land Development Division.
- F27. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.

# CITY OF MORNEO VALLEY PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

PA13-0039 – Conditional Use Permit for a PUD P13 -078 (PA03-0086) – Revised Tentative Tract Map 31592

**Note:** All Special Conditions are in Bold lettering and follow the standard conditions.

#### PUBLIC WORKS DEPARTMENT - LAND DEVELOPMENT DIVISION

The following are the Public Works Department – Land Development Division Conditions of Approval for this project and shall be completed at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Public Works Department – Land Development Division.

## **General Conditions**

- LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). (MC 9.14.010)
- LD2. (G) If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. The City Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area of any particular map, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. (MC 9.14.080, GC 66412 and 66462.5) If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. The City Engineer may require the construction of necessary utilities, streets or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public.
- LD3. (G) It is understood that the tentative map/master plot plan/plot plan/conditional use permit correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD4. (G) In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. In the event that the developer is unsuccessful, he shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will

permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. (GC 66462.5)

- LD5. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the Public Improvement Agreement or issuance of a permit.
- LD6. (G) The developer shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
  - (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
  - (b) Observance of working hours as stipulated on permits issued by the Public Works Department.
  - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
  - (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements shall be adhered to during the grading operations.

Violation of any condition or restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedies as noted in the City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

- LD7. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. (MC 9.14.110)
- LD8. (G) Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: "Drainage Easement no structures, obstructions, or encroachments by land fills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.
- LD9. (G) For single family residential subdivisions, all lots shall drain toward the street unless otherwise approved by the City Engineer. Residential lot drainage to the street shall be by side yard swales and include yard drain pipes and inlet grates (or stubbed and capped if area is not yet landscaped) that convey flows to the street in accordance to City Standard No. 303 independent of adjacent lots. No

Page 2 of 17

- over the sidewalk drainage shall be allowed, all drainage shall be directed to a driveway or drainage devices located outside the right-of-way. (MC 9.14.110)
- LD10. (G) A detailed drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices and storm drain lines. (MC 9.14.110). Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.pdf) digital format to the Land Development Division of the Public Works Department.
- LD11. (G) Water quality basins designed to meet Water Quality Management Plan (WQMP) requirements for single-family residential development may not be used as a construction best management practice. The water quality basin shall be maintained for the entire duration of project construction and be used to treat runoff from those developed portions of the project. The water quality basin shall be protected from upstream construction related runoff by having proper best management practices in place and maintained. The water quality basin shall be graded per the approved design drawings and once landscaping and irrigation has been installed, it and its maintenance shall be turned over to an established Homeowner's Association. The Homeowner's Association shall enter into an agreement with the City for basin maintenance.
- LD12. (G) Prior to final map approval, commencing applicable street improvements, or obtaining the first building permit, the developer shall enter into a Development Impact Fee (DIF) Improvement Credit Agreement to secure credit and reimbursement for the construction of applicable arterial street, traffic signal, and/or interchange improvements. If the developer fails to complete this agreement prior to the timing as specified above, no credits or reimbursements will be given. The applicant shall pay Arterial Streets, Traffic Signals, and Interchange Improvements development impact fees adopted by the City Council by resolution. (Ord. 695 § 1.1 (part), 2005) (MC 3.38.030, .040, .050)
- LD13. (G) Prior to final map approval, commencing applicable street improvements, or obtaining the first building permit, the developer shall enter into a Transportation Uniform Mitigation Fee (TUMF) Improvement Credit Agreement to secure credit and reimbursement for the construction of applicable improvements. If the developer fails to complete this agreement by the timing as specified above, no credits or reimbursements will be given for any work. Prior to approval of the TUMF Improvement Credit Agreement, an approved engineer's cost estimate and street improvement plan are required.
- LD14. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.

#### Prior to Grading Plan Approval or Grading Permit

- LD15. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD16. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
  - a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
  - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
  - c. A grading permit shall be obtained from the Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.
  - d. All improvement plans are substantially complete and appropriate clearance and at-risk letters are provided to the City. (MC 9.14.030)
  - e. The developer shall submit a soils and geologic report to the Public Works Department Land Development Division. The report shall address the soil's stability and geological conditions of the site.
- LD17. (GPA) Prior to grading plan approval, the developer shall select and implement treatment control best management practices (BMPs) that are medium to highly effective for treating Pollutants of Concern (POC) for the project. Projects where National Pollution Discharge Elimination System (NPDES) mandates water quality treatment control best management practices (BMPs) shall be designed per the City of Moreno Valley guidelines or as approved by the City Engineer.
- LD18. (GPA) Prior to approval of the grading plans for projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.
- LD19. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that:
  - a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly

- connected impervious areas to the City's street and storm drain systems, and conserves natural areas:
- b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
- c. Incorporates Treatment Control BMPs and provides information regarding design considerations;
- d. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
- e. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division of the Public Works Department.

- LD20. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) digital format (PDF) prior to grading plan approval.
- LD21. (GPA) Prior to the grading plan approval, or issuance of a building permit as determined by the City Engineer, the approved final project-specific WQMP shall be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
- LD22. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request. The SWPPP shall be submitted to the Storm Water Program Manager on compact disk in digital format (PDF).
- LD23. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.
- LD24. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.
- LD25. (GP) Prior to issuance of a grading permit, or building permit when a grading permit is not required, for projects that require a project-specific Water Quality Management Plan (WQMP), a project-specific final WQMP (F-WQMP) shall be approved. Upon approval, a WQMP Identification Number is issued by the Storm Water Management Section and shall be noted on the rough grading plans as confirmation that a project-specific F-WQMP approval has been obtained.
- LD26. (GP) Prior to the issuance of a grading permit the developer shall submit recorded slope easements from adjacent landowners in all areas where grading resulting in slopes is proposed to take place outside of the project boundaries. For all other offsite grading, written permission from adjacent property owners shall be submitted.

- LD27. (GP) Prior to issuance of a grading permit, if the project does not involve the subdivision of land and if the developer chooses to construct the project in construction phases, a Construction Phasing Plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer.
- LD28. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)
- LD29. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project. (MC 8.21.070)
- LD30. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the implementation and maintenance of erosion control measures required as a condition of approval of the project. At least twenty-five (25) percent of the required security shall be in cash and shall be deposited with the City. (MC 8.21.160)
- LD31. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.

#### Prior to Map Approval or Recordation

- LD32. (MA) Prior to approval of the map, the developer shall submit a copy of the Covenants, Conditions and Restrictions (CC&Rs) to the Land Development Division for review and approval. The CC&Rs shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project. In addition, for single-family residential development, the developer shall submit bylaws and articles of incorporation for review and approval as part of the maintenance agreement for any water quality basin.
- LD33. (MA) Prior to approval of the map, all street dedications shall be irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. All dedications shall be free of all encumbrances as approved by the City Engineer.
- LD34. (MA) Prior to approval of the map, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.
- LD35. (MA) Prior to approval of the map, the developer shall enter into an agreement with the City and Riverside County Flood Control and Water Conservation District

Date Adopt: July 8, 2014

- establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities required to be constructed as part of the project. (MC 9.14.110)
- LD36. (MR) Prior to recordation of the map the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities. (MC 9.14.110)
- LD37. (MR) Prior to recordation of the map, if the developer chooses to construct the project in construction phases, a Construction Phasing Plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California State Department of Real Estate.
- LD38. (MR) Prior to recordation of the map, if applicable, the developer shall have all street names approved by the City Engineer. (MC 9.14.090)
- LD39. (MR) Prior to recordation of the final map, this project is subject to requirements under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (NPDES) as mandated by the Federal Clean Water Act. Following are the requirements:
  - a. Establish a Home Owners Association (HOA) to finance the maintenance of the "Water Quality Ponds/Bio-swales". Any lots which are identified as "Water Quality Ponds/Bio-Swales" shall be owned in fee by the HOA.
  - b. Dedicate a maintenance easement to the City of Moreno Valley.
  - c. Execute a maintenance agreement between the City of Moreno Valley and the HOA. The maintenance agreement must be approved by City Council.
  - d. Establish a trust fund per the terms of the maintenance agreement.
  - e. Provide a certificate of insurance per the terms of the maintenance agreement.
  - f. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
  - g. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Residential NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process, or
  - h. Establish an endowment to cover future maintenance costs for the Residential NPDES Regulatory Rate Schedule.
  - Notify the Special Districts Division of the intent to record the final map 90 days prior to City Council action authorizing recordation of the final map and the financial option selected. The final option selected shall be in place prior to the issuance of certificate of occupancy. (California Government Code & Municipal Code)
- LD40. (MR) Prior to recordation of the Final Map, the Grading Plan (s) and Landscape and Irrigation Plan (s) prepared for the "Water Quality Ponds/Bio-Swales" shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer or other registered/licensed professional as required. The developer, or the developer's successors or assignees shall secure the

Res Item No. E.1
Date Adopt. July 0, 2014

initials of the Engineering Division Manager or his designee on the mylars prior to the plans being approved by the City Engineer. (MC 9.14.100.C.2)

#### Prior to Improvement Plan Approval or Construction Permit

- LD41. (IPA) Prior to approval of the improvement plans, the improvement plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD42. (IPA) Prior to approval of the improvement plans, the developer shall submit clearances from all applicable agencies, and pay all outstanding plan check fees. (MC 9.14.210)
- LD43. (IPA) All public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer in order for the Public Improvement Agreement and accompanying security to be executed.
- LD44. (IPA) Prior to approval of the improvement plans, securities and a public improvement agreement shall be required to be submitted and executed as a guarantee of the completion of the improvements required as a condition of approval of the project.
- LD45. (IPA) The street improvement plans shall comply with all applicable City standards and the following design standards throughout this project:
  - a. Corner cutbacks in conformance with City Standard 208 shall be shown on the final map or, if no map is to be recorded, offered for dedication by separate instrument.
  - b. Lot access to major thoroughfares shall be restricted except at intersections and approved entrances and shall be so noted on the final map. (MC 9.14.100)
  - c. The minimum centerline and flow line grades shall be one percent unless otherwise approved by the City Engineer. (MC 9.14.020)
  - d. All street intersections shall be at ninety (90) degrees plus or minus five (5) degrees per City Standard No. 706A, or as approved by the City Engineer. (MC 9.14.020)
  - e. All reverse curves shall include a minimum tangent of one hundred (100) feet in length.
- LD46. (IPA) Prior to approval of the improvement plans, the plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer. Design plan and profile information shall include the minimum 300 feet beyond the project boundaries.

- LD47. (IPA) Prior to approval of the improvement plans, the plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three years old and recently slurry sealed streets less than one year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved in writing by the City Engineer.
- LD48. (IPA) Prior to approval of the improvement plans, the developer shall pothole to determine the exact location of existing underground utilities. The improvement plans shall be designed based on the pothole field investigation results. The developer shall coordinate with all affected utility companies and bear all costs of utility relocations.
- LD49. (IPA) Prior to approval of the improvement plans, all dry and wet utility crossings shall be potholed to determine actual elevations. Any conflicting utilities shall be identified and addressed on the plans. The pothole survey data shall be submitted with the street improvement plans for reference purposes.
- LD50. (IPA) Prior to approval of the improvement plans, the developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, those access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless approved otherwise by the City Engineer.
- LD51. (IPA) Prior to approval of the improvement plans, drainage facilities with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided. (MC 9.14.110)
- LD52. (IPA) Prior to the approval of the improvement plans, the hydrology study shall show that the 10-year storm flow will be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. In addition, one lane in each direction shall not be used to carry surface flows during any storm event for street sections equal to or larger than a minor arterial. When any of these criteria is exceeded, additional drainage facilities shall be installed. (MC 9.14.110 A.2)
- LD53. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the Public Works Department Land Development Division. (MC 9.14.110)
- LD54. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public

Page 9 of 17

improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)

- LD55. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.
- LD56. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in digital format (PDF) to the Land Development Division of the Public Works Department.
- LD57. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

#### Prior to Building Permit

- LD58. (BP) Prior to issuance of building permits, if the project involves a residential subdivision, the map shall be recorded (excluding model homes). (MC 9.14.090)
- LD59. (BP) Prior to issuance of a building permit (excluding model homes), an approval by the City Engineer is required of the water quality control basin(s). The developer shall provide certification to the line, grade, flow test and system invert elevations.
- LD60. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.
- LD61. (BP) Prior to issuance of a building permit, the developer shall submit for review and approval, a Waste Management Plan (WMP) that shows data of waste tonnage, supported by original or certified photocopies of receipts and weight tags or other records of measurement from recycling companies and/or landfill and disposal companies. The Waste Management Plan shall contain the following:
  - a. The estimated volume or weight of project waste to be generated by material type. Project waste or debris may consist of vegetative materials including trees, tree parts, shrubs, stumps, logs, brush, or any other type of plants that are cleared from a site. Project waste may also include roadwork removal, rocks, soils, concrete and other material that normally results from land clearing.
  - b. The maximum volume or weight of such materials that can be feasibly diverted via reuse and recycling.
  - c. The vendor(s) that the applicant proposes to use to haul the materials.
  - d. Facility(s) the materials will be hauled to, and their expected diversion rates.
  - e. Estimated volume or weight of clearing, grubbing, and grading debris that will be landfilled .

Approval of the WMP requires that at least fifty (50) percent of all clearing, grubbing, and grading debris generated by the project shall be diverted, unless the developer is

granted an exemption. Exemptions for diversions of less than fifty (50) percent will be reviewed on a case by case basis. (AB939, MC 8.80)

#### Prior to Certificate of Occupancy

- LD62. (CO) Prior to issuance of a certificate of occupancy, the final map shall be recorded.
- LD63. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.
- LD64. (CO) The City of Moreno Valley has an adopted Development Impact Fee (DIF) nexus study. All projects unless otherwise exempted shall be subject to the payment of the DIF prior to issuance of occupancy. The fees are subject to the provisions of the enabling ordinance and the fee schedule in effect at the time of occupancy.
- LD65. (CO) The City of Moreno Valley has an adopted area wide Transportation Uniform Mitigation Fee (TUMF). All projects unless otherwise exempted shall be subject to the payment of the TUMF prior to issuance of occupancy. The fees are subject to the provisions of the enabling ordinance and the fee schedule in effect at the time of occupancy.
- LD66. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:
  - a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation, medians, redwood header boards, pavement tapers/transitions and traffic control devices as appropriate.
  - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
  - c. City-owned utilities.
  - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
  - e. Under grounding of existing and proposed utility lines less than 115,000 volts.
  - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
- LD67. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)
- LD68. (CO) Prior to issuance of a certificate of occupancy or building final for residential projects, the last 20% or last 5 units (whichever is greater, unless as otherwise determined by the City Engineer) of any Map Phase, punch list work for improvements and capping of streets in that phase must be completed and approved for acceptance by the City.

Res Item No. E.1
Date Adopt. July 0, 2014

- LD69. (CO) Prior to issuance of a certificate of occupancy or building final, in order to treat for water quality the sub-area tributary to the basin, the Developer must comply with the following:
  - a. The water quality basin and all associated treatment control BMPs and all hardware per the approved civil drawing must be constructed, certified and approved by the City Engineer including, but not limited to, piping, forebay, aftbay, trash rack, etc.) Landscape and irrigation plans are not approved for installation at this time.
  - b. Provide the City with an Engineer's Line and Grade Certification.
  - c. Perform and pass a flow test per City test procedures.
- LD70. (CO) Prior to issuance of a certificate of occupancy or building final for the last 20% of the permitted structures or the last five (5) permitted units (whichever is greater) for any Phase of the development, the Developer shall:
  - a. Notify City Staff (Land Development Division) prior to construction and installation of all structural BMPs so that an inspection(s) can be performed.
  - b. Demonstrate that all structural BMPs described in the approved final projectspecific WQMP have been constructed and installed in conformance with the approved plans and specifications;
  - c. Demonstrate that Developer is prepared to implement all non-structural BMPs described in the approved final project-specific WQMP; and
  - d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.
  - e. Clean and repair the water quality basin, including regrading to approved civil drawing if necessary.
  - f. Provide City with updated Engineer's Line and Grade Certification.
  - g. Obtain approval from City to install irrigation and landscaping.
  - h. Complete installation of irrigation and landscaping.
- LD71. (CO) Prior to issuance of a certificate of occupancy or building final, the applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
  - a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP)
  - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted to the City for review and approval.

#### Prior to Acceptance of Streets into the City Maintained Road System

LD72. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. The latex shall be added

Page 12 of 17

at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to  $2\frac{1}{2}$ ) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.

#### **SPECIAL CONDITIONS**

- LD73. Prior to final map approval, the Developer shall guarantee the construction of the following improvements by entering into a public improvement agreement and posting security. The improvements shall be completed prior to occupancy of the first building or as otherwise determined by the City Engineer.
  - a. Covey Road (66' RW / 44' CC) shall be constructed to full-width per City Standard No. MVSI-106B-0. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, cross gutter, any necessary drainage structures including catch basins, local depressions, storm drain laterals and storm drain connection to Line H-10 located within Perris Boulevard, streetlights, pedestrian access ramps, and dry and wet utilities.
  - b. Manzanita Avenue (56' RW / 36' CC) shall be constructed to full-width per City Standard No. MVSI-106B-0. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, cross gutter, any necessary drainage structures including catch basins, local depressions, storm drain, streetlights, pedestrian access ramps, and dry and wet utilities. It should be noted that this portion of Manzanita Avenue is partially constructed and roadway transitions will be required.
  - c. Cloud Haven Drive (56' RW / 36' CC), from Manzanita Avenue to Lot 75, shall be constructed to full-width per City Standard No. MVSI-107A-0. . Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, cross gutter, any necessary drainage structures including catch basins, local depressions, storm drain, streetlights, pedestrian access ramps, and dry and wet utilities.
  - d. Cloud Haven Drive (45' RW / 30' CC), from Lot 75 to Street "B", shall be constructed to full-width per City Standard No. MVSI-107A-0 (modified). Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, cross gutter, any necessary drainage structures including catch basins, local depressions, storm drain, streetlights, pedestrian access ramps, and dry and wet utilities.
  - e. Interior Streets "A", "B", "C" "D", "E", "F", "I" and "J" (56' RW / 36') CC shall be constructed to full-width per City Standard No. MVSI-106B-0. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, cross gutter, any necessary drainage structures including catch basins, local

Res **Item No. E.1**Date Adopt. July 0, 2014

- depressions, storm drain, streetlights, pedestrian access ramps, and dry and wet utilities.
- f. Street "G" (51' RW / 36' CC) shall be constructed to full-width per City Standard No. MVSI-107A-0 (modified). Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, cross gutter, any necessary drainage structures including catch basins, local depressions, storm drain, streetlights, pedestrian access ramps, and dry and wet utilities.
- g. All cul-de-sacs shall be shall be constructed per City Standard No. MVSI-163A-0.
- LD74. All mulit-use trails shall be shall be constructed per City Standard Series No. MVGF-610 Series as applicable. All parkway landscape and drainage ditches adjacent to muli-use trails shall be privately maintained by a homeowner's association (HOA).
- LD75. All storm drains that are smaller than 24" in diameter related to the bioretention and/or water quality basins that are located within the public right-of-way, shall be privately maintained by an HOA and noted as such in the CC&R's.
- LD76. Prior to final map approval, the Developer shall hire an appraiser, approved by the City, to appraise the value of land within the tentative map boundary and belonging to the City of Moreno Valley Community Services District (MVCSD), shown as Lot "E", Lot "I" and that portion of Starshine Drive and request City Council approval of acceptance of an offer to purchase that property. This portion of MVCSD property may be subject to "Surplus Land" as defined by Government Code Section 54221. If so, the developer shall post a cash deposit to cover all costs associated with the process of disposition of land. The Developer shall bear all costs to cause the conveyance of land by Grant Deed in which the City offers to the Developer the land designated as Lot "E", Lot "I" and that portion of Starshine Drive. As the new property owner, the developer shall dedicate to the City that portion of Starshine Drive as shown on the tentative tract for the construction of street improvements along the proposed extension of Starshine Drive.
- LD77. Prior to final map approval, Lots "A", "B", "C", "D", "I", "J", "K", and "L" shall be designated as detention or debris basins, whichever the case may be, and retained by the developer. All basins shall be maintained by an HOA.
- LD78. Prior to final map approval, Lots "P", "Q", "R", and "S" shall be designated fuel modification zones, including access easements and/or requirements as determined by the Fire Department.
- LD79. Prior to final map approval, Lots "M", "MM", "N", and "O" shall be designated as landscape areas as determined by the Planning Division.

- LD80. Prior to final map approval, Lots "T", "U", "V", "W", and "X" shall be designated as trails as determined by the Parks and Community Services Department. The final map shall dedicate trail easements over said lots to the Moreno Valley Community Services District.
- LD81. Prior to final map approval, Lots "Y", "YY", and "Z" shall be designated as open space areas as shown on the tentative tract map.
- LD82. Prior to rough grading plan approval, steep street grades such as those shown on the tentative tract map Covey Road shall be approved by the City Engineer. Street intersection approach grades shall be designed per Standard MVSI-160C-0 to achieve adequate line of sight and stopping sight distances as approved by the City Engineer.
- LD83. Prior to rough grading plan approval, the grading plan shall show all offsite flows being intercepted and directed to proposed detention basins. Where those offsite flows are directed into a proposed concrete v-ditch, splash walls shall be constructed to help intercept and direct flows into v-ditch to prevent trail washout.
- LD84. Prior to rough grading plan approval, Lots "A", "B", "C", "D", "I", "J", "K", and "L"designated as detention or debris basins, the grading plan shall show maintenance access drives.
- LD85. Prior to rough grading plan approval, the grading plans shall clearly demonstrate, with detail, the proper function and design of the water quality basin (shown as Lot "G" on the tentative tract map). The design of the basin shall conform to City guidelines as found on the City's website. The water quality basin design, including inlet/outlet/overflow/maintenance access locations, shall be designed per the approval of the City engineer. (http://www.moreno-valley.ca.us/city\_hall/forms.shtml#wqmp).
- LD86. Prior to approval of any grading plan, the plans and the submitted drainage study shall clearly demonstrate this project's increased runoff mitigation. This project shall not discharge runoff at a rate greater in the post developed condition than that in the pre-developed condition, for any given storm event. The storms to be studied include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, 10-year and 100-year return frequencies.
- LD87. Prior to issuance of a building permit, the Developer shall submit Covenant Conditions and Restrictions (CCR's) stating that an HOA will be responsible for maintaining open space areas, detention basins, debris basins, water quality basins and bio-retention basins as well as any other common facilities identified by the City Engineer.
- LD88. Prior to the issuance of the first building permit, a Construction Phasing Plan shall be submitted to the Land Development Division for review and approval.
- LD89. Prior to the issuance of the first occupancy for any Construction Phase, all public improvements shall be complete for that phase. This includes any

public improvements that are required or necessary for access purposes and/or the safe and proper conveyance of run-off into approved public and/or private drainage facilities.

- LD90. All onsite runoff shall be directed to water quality and/or bio-retention basins before entering the public storm drain system. Additional water quality basins from those proposed on the tentative tract map may be necessary as required by the City Engineer.
- LD91. The developer shall be required to grade and build the water quality basins and bio-retention basins to allow maintenance vehicles access. This will be accomplished by separate designated road or by a 5:1 slope ratio on one side that permits vehicles the ability to drive into the basin. The City of Moreno Valley Land Development division, Storm Water Management Program section shall have final determination regarding the basin configuration and slope ratios. Signature on the grading plans by the Storm Water Management Program shall be required per the conditions of approval.
- LD92. Overall, the proposed LID BMP concept (Alternate 1 or Alternate 2) is accepted as the conceptual LID BMP implementation for the proposed site. The Applicant has proposed to incorporate the use of Bioretention facilities and an extended detention (water quality) basin. Final design details of these LID BMPs must be provided in the first submittal of the F-WQMP. The sizes of all LID BMPs are to be determined using the current procedures set forth the Riverside County Flood Control and Water Conservation District's Design Handbook for Low Impact Development Best Management Practices. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance, subject to "effective area" requirements.
- LD93. In first submittal of the Final WQMP, Applicant shall submit a project-specific document that solely presents either Alternative 1 or Alternative 2 that as proposed in the approved P-WQMP, and that is in general conformance with the approved Preliminary WQMP.

Alternative 1 proposes a bio-retention basin located within Lot "E". Lot "E" is located on the south side of Starshine Drive between Lot "I" (Starshine Detention Basin) and Lot "N". In addition, bio-retention cells are proposed on the single-family residential Lots 7 through 23, 41, and 42.

Alternative 2 proposes changing Lot 14 from a single-family residential lot to a lettered Lot "E" for a larger bio-retention basin than that proposed in Alterntive 1. In addition, the proposed bio-retention cells on the single-family residential lots will not be constructed.

The Applicant acknowledges Alternative 1 as a possible water quality treatment feature <u>only if</u> the City has the appropriate policy, assessment rates, monitoring plan, enforcement, maintenance requirements, etc. in place when the project submits the F-WQMP and construction plans. At this time, the City does not have any of the aforementioned items in place and it is likely that Alternative 2 will need to be shown on the F-WQMP and

Date Adopt: July 8, 2014

- constructed accordingly once the project undergoes the design construction phase.
- LD94. The Applicant shall prepare and submit for approval a final, project-specific water quality management plan (F-WQMP) for PA13-0039, PA13-078 Tract 31592 Covey Ranch (Project). The F-WQMP shall be consistent with the approved P-WQMP and in full conformance with the document; "Water Quality Management Plan, A Guidance Document for the Santa Ana Region of Riverside County," with an approval date of October 22, 2012 (WQMP Guidance). The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits or building permits. At a minimum, the F-WQMP shall include the following: LID principles; Harvest and Use BMPs (as applicable); Source control BMPs; LID BMPs; Operation and Maintenance requirements for BMPs; and sources of funding for BMP implementation.
- LD95. The Applicant shall substantiate all applicable Hydrologic Condition of Concern (HCOC) issues in the first submittal of the F-WQMP.
- LD96. The Applicant shall record with the County-Clerk Recorder a "Covenant and Agreement" that informs future property owners of the requirements to implement the approved F-WQMP and the associated Master F-WQMP. The "Covenant and Agreement" shall be in a form acceptable to the City of Moreno Valley. The Applicant may propose, subject to approval by the City of Moreno Valley, the recording of alternative documents to inform future owners of the requirements to implement the approved F-WQMP. Documents shall be approved by the City of Moreno Valley and recorded with the County-Clerk Recorder prior to issuance of building or grading permits.
- LD97. As-built drawings shall be submitted for review and approval at the completion of improvements and prior to the 90% improvement security release for the following drawings: street Improvement, storm drain improvement, traffic signals, and signing and striping. Additional as-built drawings may be required as determined by the City Engineer.
- LD98. As-built drawings for precise grading plans shall be submitted for review and approval prior to the last issuance of certificate of occupancy for any construction phase or as determined by the City Engineer.



# CITY OF MORENO VALLEY Public Works Transportation Engineering Division

#### **M** E M O R A N D U M

To: Julia Descoteaux, Associate Planner

From: Michael Lloyd, Senior Engineer

Date: February 25, 2014

Subject: Conditions of Approval for PA13-0039, P13-078 – Conditional Use Permit for

TTM 31592 and Planned Unit Development for 118 single family residential

units located east of Perris Boulevard and north of Manzanita Avenue.

Attached are the Transportation Engineering Conditions of approval for the subject project.

#### **CITY OF MORENO VALLEY**

#### CONDITIONS OF APPROVAL PA13-0039, P13-078

Conditional Use Permit for TTM 31592 and Planned Unit Development for 118 single family residential units located east of Perris Boulevard and north of Manzanita Avenue.

**Note: All Special conditions are in bold lettering.** All other conditions are standard to all or most development projects.

#### <u>Transportation Engineering Division – Conditions of Approval</u>

Based on the information contained in our standard review process we recommend the following conditions of approval be placed on this project:

#### **GENERAL CONDITIONS**

- TE1. A focused traffic study shall be prepared by a registered Traffic Engineer that assesses any feasible traffic calming measures that could be implemented within the project and to the connections to Perris Boulevard. This study shall be completed and recommended traffic calming measures shall be installed by the developer prior to final Certificate of Occupancy to the satisfaction of the City Traffic Engineer.
- TE2. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code Design Guidelines and City of Moreno Valley Standard No. 117A for residential driveway approach.
- TE3. Conditions of approval may be modified or added if a phasing plan is submitted for this development.

#### PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE4. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans Section 4 for all streets.
- TE5. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.
- TE6. Prior to final approval of the street improvement, grading, and/or landscape plans, the project plans shall demonstrate that sight distance at proposed streets and driveways conforms to City Standard Plan No. 125A, B, C.

2 of 3

#### PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

TE7. (CO) Prior to issuance of a Certificate of Occupancy, all approved signing and striping shall be installed per current City Standards and the approved plans to the satisfaction of the City Traffic Engineer. If the project is constructed per a Phasing Plan, then the signing and striping shall be installed consistent with the Phasing Plan to the satisfaction of the City Traffic Engineer.

#### PRIOR TO ACCEPTANCE OF STREETS INTO THE CITY-MAINTAINED ROAD SYSTEM

TE8. Prior to acceptance of streets into the City-maintained road system, all approved signing and striping shall be installed per current City Standards and the approved plans.

### CITY OF MORENO VALLEY CONDITIONS OF APPROVAL

Case No: PA13-0039 (CUP for a PUD) and P13-078 (Revised TTM 31592)
APNs: 474-490-024, -025, and 474-040-032
08.22.13

#### FINANCIAL & MANAGEMENT SERVICES DEPARTMENT

#### **Special Districts Division**

Note: All Special Conditions, Modified Conditions, or Clarification of Conditions are in bold lettering. All other conditions are standard to all or most development projects.

#### **Acknowledgement of Conditions**

The following items are Special Districts' Conditions of Approval for project **PA13-0039**; this project shall be completed at no cost to any Government Agency. All questions regarding Special Districts' Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Financial & Management Services Department 951.413.3480 or by emailing <a href="mailto:specialdistricts@moval.org">specialdistricts@moval.org</a>.

#### **General Conditions**

- SD-1 The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks & Community Services) and C (Arterial Street Lighting). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C for operations and capital improvements.
- SD-2 Any damage to existing landscape areas maintained by the Moreno Valley Community Services District due to project construction shall be repaired/replaced by the developer, or developer's successors in interest, at no cost to the Moreno Valley Community Services District.
- SD-3 The ongoing maintenance of any landscaping required to be installed in the parkways and open spaces areas shall be the responsibility of the Home Owners Association.
- SD-4 Street light Authorization forms, for all street lights that are conditioned to be installed as part of this project, must be submitted to the Special Districts Division for approval, prior to street light installation. The Street light Authorization form can be obtained from the utility company providing electric service to the project, either Moreno Valley Utility or Southern California Edison.

Special Districts Division Conditions of Approval

Case No: PA13-0039 (CUP for a PUD) and P13-078 (Revised TTM 31592)

APNs: 474-490-024, -025, and 474-040-032

Page 2 of 4

#### **Prior to Recordation of Final Map**

- SD-5 (R) This project has been conditioned to provide a funding source for the continued maintenance, enhancement, and or retrofit of parks, open spaces, linear parks, and/or trail systems. In order for the Developer to meet the financial responsibilities to fund the defined maintenance, one of the options as outlined below shall be selected. The Developer must notify Special Districts of intent to record final map 90 days prior to City Council action authorizing recordation of the map and the financial option selected to fund the continued maintenance.
  - a. Participate in a special election for annexation into **Community** Facilities District No. 1; or
  - b. Establish an endowment to cover future maintenance costs for new neighborhood parks.

Annexation to CFD No. 1 shall be completed <u>or</u> proof of payment to establish the endowment shall be provided prior to the issuance of the first building permit for this project.

- SD-6 (R) This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for **Public Safety** services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the developer shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district that may already be established. The Developer must notify Special Districts of intent to record final map 90 days prior to City Council action authorizing recordation of the map. (California Government Code)
- SD-7 (R) This project is conditioned to provide a funding source for the capital improvements, energy charges, and maintenance for residential street lighting. In order for the Developer to meet the financial responsibility to maintain the defined service, one of the options as outlined below shall be selected. The Developer must notify Special Districts of intent to record final map 90 days prior to City Council action authorizing recordation of the map and the financial option selected to fund the continued maintenance.
  - a. Participate in a ballot proceeding for residential street lighting and pay all associated costs with the ballot process and formation costs, if any. Financing may be structured through a

Special Districts Division Conditions of Approval

Case No: PA13-0039 (CUP for a PUD) and P13-078 (Revised TTM 31592)

APNs: 474-490-024, -025, and 474-040-032

Page 3 of 4

Community Services District zone, Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the city; or

- b. Establish a Home Owners Association (HOA) to maintain the residential street lights; or
- c. Establish an endowment to cover future maintenance costs for the residential street lights.

## The financial option selected shall be in place prior to the issuance of the first building permit.

- SD-8 Residential (R) If Land Development, a Division of the Community and Economic Development Department, requires this project to supply a funding source necessary to provide, but not limited to, stormwater utilities services for the required continuous operation, maintenance, monitoring, system evaluations and enhancements, remediation and/or replacement, the developer must notify Special Districts of intent to record final map 90 days prior to City Council action authorizing recordation of the map and the financial option selected to fund the continued maintenance. (California Government Code)
- SD-9 (R) Prior to recordation of the final map, the developer, or the developer's successors or assignees, shall record with the County Recorder's Office a **Covenant of Assessments** for each assessable parcel therein, whereby the developer covenants the existence of the Moreno Valley Community Services District, its established benefit zones, and that said parcel(s) is (are) liable for payment of annual benefit zone charges and the appropriate National Pollutant Discharge Elimination System (NPDES) maximum regulatory rate schedule when due. A copy of the recorded Covenant of Assessments shall be submitted to the Special Districts Division. For a copy of the Covenant of Assessments form, please contact Special Districts, phone 951.413.3480.

#### **Prior to Building Permit Issuance**

SD-10 (BP) This project has been identified to be included in the formation of a Map Act Area of Benefit Special District for the construction of **major thoroughfares and/or freeway** improvements. The property owner(s) shall participate in such District, and pay any special tax, assessment, or fee levied upon the project property for such District. At the time of the public hearing to consider formation of the district, the property owner(s) will not protest the formation, but the property owners(s) will retain the right to object if any eventual assessment is not equitable, that is, if the financial burden of the assessment is not reasonably proportionate to the benefit which the affected property obtains from the improvements which

Special Districts Division Conditions of Approval

Case No: PA13-0039 (CUP for a PUD) and P13-078 (Revised TTM 31592)

APNs: 474-490-024, -025, and 474-040-032

Page 4 of 4

are to be installed. The Developer must notify Special Districts of intent to request building permits 90 days prior to their issuance. (Street & Highway Code, GP Objective 2.14.2, MC 9.14.100)

SD-11 (BP) Prior to the issuance of the first building permit for this project, the developer shall pay Advanced Energy fees for all applicable Zone B (Residential Street Lighting) and/or Zone C (Arterial Street Lighting and Intersection Lighting) street lights required for this development. Payment shall be made to the City of Moreno Valley, as collected by the Land Development Division, based upon the Advanced Energy fee rate in place at the time of payment, as set forth in the current Listing of City Fees, Charges and Rates, as adopted by City Council.

The developer shall provide a receipt to the Special Districts Division showing that the Advanced Energy fees have been paid in full for the number of street lights to be accepted into the CSD Zone B and/or Zone C programs. Any change in the project which may increase the number of street lights to be installed will require payment of additional Advanced Energy fees at the then current fee.

#### CITY OF MORENO VALLEY CONDITIONS OF APPROVAL FOR TTM 31592

#### PARKS AND COMMUNITY SERVICES DEPARTMENT

- PR-1 Multi-use trails shall be designated for Tract 31592. The trail shall be located along the exterior of the tract. Additionally, the trail shall be improved throughout the landowners property that is designated 'Open Space' and connect to established trail paths. All trails shall be dedicated as an easement from the HOA or a non-residential lot. The multi-use trail shall conform to the City of Moreno Valley Parks and Community Services Department "Park Specification Guide" and "Trail Specification Guide." The developer shall comply with the following:
  - a. Trail width must comply with Parks and Community Services (CSD) and Fire Services standards and have a 20' wide minimum path of travel where fire access is required. Where fire access is not required, the trail may be 11' in width (includes concrete header on each side). An additional five to 10 feet is required for fencing, drainage ditch, etc.
  - b. HOA Lot 'O' (Fire Access) shall become part of the trail system.
  - c. Trails shall connect with existing offsite trails.
  - d. Concurrent with the recordation of the first final map, the offer of dedication for trails shall be made to the CSD as an easement from an HOA lettered lot. No landscaped areas or drainage structures shall be located within the easement. Trails shall clearly be designated as "Multi-Use Trail Easement"
  - e. Prior to recordation or the issuance of any grading permits, a detailed map of the trail and areas adjacent to the trail shall be submitted to the Parks and Community Services Department for review and written approval. Easements shall be clearly shown on plans.
  - f. A rough grading <u>and profiled rough</u> grading plan for the trail shall be submitted and approved by the Director of Parks and Community Services or his designee and the Community and Economic Development Department prior to the issuance of grading permits. All grade changes shall be detailed on the plans.
  - g. Detailed final plans (Mylars & AutoCAD file on a CD-ROM) for the trail, fencing, and adjoining landscaped areas shall be submitted to and approved by the Director of Parks and Community Services or his designee, prior to the issuance of <u>any</u> building permits. All plans are to include a grid showing grade changes. Landscaped areas adjacent to the trail shall be designed to prevent water damage to the trail. The Director of Parks and Community Services or his designee shall approve landscape plans for these areas in writing.
  - h. Eight sets of full trail (grading, fence/wall, trail construction) plans shall be submitted to Parks and Community Services Department for routing. Final construction plans and details require the plan the wet stamped and signed Mylars, six sets of copies, and the AutoCAD file on CD or DVD.
  - i. Prior to recordation, the developer shall post security to guarantee construction of the trail to the City's standards. Written proof of recordation shall be provided to Parks and Community Services prior to the issuance of any building permits.
  - j. CSD Zone 'A' plan check fees shall be paid prior to trail plan approval.
  - k. CSD Zone 'A' inspection fees shall be paid prior to the issuance of building permits.
  - I. A deed restriction shall be placed on lots that back up to the trail, preventing openings or gates accessing the trail. This shall be accomplished through CC&R's for the tract. The Director Parks and Community Services or his designee shall receive and approve the CC&R section that pertains to the said restriction.

- m. The trail construction shall be completed prior to the issuance of any building permits of any lots that adjoin the trail. Where the trail located in open space it shall be completed prior to the release of the 80<sup>th</sup> building permit.
- n. The trail shall connect with all adjacent trails. The trail not adjacent to homes in 'Open Space' shall be improved with mow curb and stabilized decomposed granite, per City Standard Plans. Three-rail fencing may be required in some locations.
- o. Any damage to the trail or fencing during construction shall be repaired by the developer and inspected by the Parks and Community Services Department. This shall occur before the last phase of building permits are issued.
- p. The trail adjoining landscaped areas shall be fenced on both sides and have a concrete mow strip six-inches in width and six-inches deep with one-#4 rebar. Mow strips shall be located to the inside of the fence posts and trail.
- q. Decorative block (no precision block) wall with a minimum height of 72" on the trailside shall be installed along lots that adjoin the trail. Block walls shall be located solely on private property. If landscaping is to be utilized between the block wall and the trail, a PVC fence shall be installed along the trail separating the landscaping from the trail. All block walls that have public view shall have an anti-graffiti coating. The specification for split-faced, slump stone, and any other decorative block finish shall be 'Vitrocem Hi-Build Anti Graffiti Glazed Coatings', manufactured by Bithel Inc (800) 277-1676 or as approved from the Parks and Community Services Project Manager.
- All inspections shall be requested 48 hours in advance from Parks and Community Services 951.413.3163 at the time of precise grading, fence installation, curb and 'V' ditch, D.G. installation, graffiti coating, and final inspection.
- In order to construct tract access on the north side of the project, the developer must acquire property from the CSD. The CSD owned lot is APN 474-490-020. Additionally, the property acquired will create one or more buildable lots; provide roadways; right-ofway area. In order for the developer to acquire the subject property, the developer shall provide an appraisal (at no expense to the City/CSD) to the CSD from a City approved MIA appraiser, with consideration to the buildable lot(s). The developer shall monetarily compensate the CSD for the property and provide the Lot Line Adjustment (LLA) prior to the recordation of the Final Map.
- PR-3 This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. At the time of the public hearing to consider formation of the district, the property owner(s) will not protest the formation, but the property owners(s) will retain the right to object the rate and method of maximum special tax. In compliance with Proposition 218, the developer shall agree to approve the mail ballot proceeding for either formation of the CFD or annexation into an existing district that may already be established. The Developer must notify Special Districts Administration of intent to record the final map 70 days prior to recordation. (California Government Code)
- This project shall be incorporated into the Moreno Valley Community Services Districts Zone A (Parks & Community Services). All assessable parcels therein shall be subject to annual Zone A charges for operations and capital improvements. (GP Objective 51.2, Ord. DC 9.14.100)
- Prior to recordation of the final map, the developer, or the developer's successors or assignees, shall record with the County Recorder's Office a Declaration Of Covenant and Acknowledgement of Assessments for each assessable parcel therein, whereby the developer covenants and acknowledges the existence of the Moreno Valley

Community Services District, its established benefit zones, and that said parcel(s) is (are) liable for payment of annual benefit zone charges when due.

**PR-6** This tract is subject to <u>current</u> Development Impact Fees.

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## Negative Declaration Addendum (Revised)

PA13-0039 and P13-078 (Revised TTM 31592)

Lead Agency: City of Moreno Valley

Planning Division
P.O. Box 88005
Moreno Valley, CA
6/24/2014

#### City of Moreno Valley

# Negative Declaration Addendum COVEY RANCH (Revised) PA13-0039 (CUP for a PUD) and P13-078 (Revised TTM 31592)

Lead Agency:
City of Moreno Valley
Community & Economic Development Department
Planning Division
14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552

**DATE: June 24, 2014** 



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

- 1. **Project Title:** PA13-0039 (CUP for a PUD) and P13-078 (Revised TTM 31592)
- 2. **Lead Agency Name and Address:** City of Moreno Valley, Community & Economic Development Department, Planning Division, 14177 Frederick Street, P.O. Box 88005, Moreno Valley, CA 92552
- 3. Contact Person and Phone Number: Julia Descoteaux, Associate Planner, (951) 413-3209
- 4. **Project Location:** Northeast of Manzanita Avenue and Covey Road (APNs: 474-490-024, 474-490-025, 474-040-032)
- Project Sponsor's Name and Address: CV Communities, LLC, 1900 Quail Street, Newport Beach, CA 92660
- 6. **Description of the Project:** The proposed Project, PA13-0039 (Conditional Use Permit (CUP) for a Planned Unit Development (PUD)) and P13-078 (Revised Tentative Tract Map (TTM 31592)), herein referred to as "2014 Modified Project," is a modification of previously approved Case Numbers PA00-0035, PA00-0036, PA00-0037, and PA03-0086 approved by the City of Moreno Valley in 2004, herein referred to as the "2004 Approved Project."

The 2004 Approved Project consists of the following: PA00-0035 is an approved Change of Zone (CZ) application and PA00-0036 is an approved General Plan Amendment (GPA) application on approximately 60 acres located east of Perris Boulevard between Manzanita Avenue and Casey Court along the eastern border of Section 30, Township 2 S, Range 3 W. PA00-0035 and PA00-0036 changed the zoning and general plan designation on those 60 acres from "Residential 2 (up to 2 dwellings per acre)" and "Hillside Residential" to "Residential 3 (up to 3 dwellings per acre)" on 39 acres and "Open Space" on 21 acres. Development is not permitted in the "Open Space" designation. PA00-0037 is an approved pre-annexation zoning and general plan amendment application concerning approximately 138 acres located in the southwest quarter of Section 29, Township 2 S, Range 3 W. The 138 acres were annexed to the City of Moreno Valley on April 26, 2007 (LAFCO Case # 2006-81-1 & 5). Prior to the annexation, Riverside County zoning was "Rural Residential" and "Rural Mountainous," allowing one lot for every 5 - 10 acres. PA00-0037 pre-zoned approximately 20 acres of the property as "Residential 3 (up to 3 dwellings per acre)" and the remaining 118 acres were pre-zoned as "Open Space." These City of Moreno Valley zoning designations became effective upon the property's annexation to the City in 2007. Tentative Tract Map 31592 (TTM 31592) (PA03-0086) is an approval to subdivide 199 acres into 138 residential lots, common ownership lots, open space, and trails, consistent with the general plan and zoning designations of Case Numbers PA00-0035, PA00-0036, and PA00-0037.

The proposed 2014 Modified Project consists of a Revised Tentative Tract Map (TTM 31592) and a CUP for a PUD. Revised TTM 31592 proposes to reduce the number of residential lots previously approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The PUD proposes a reduction/variation for the required residential lot width to allow for the reorientation of lots into an arrangement that improves wildfire protection and view opportunities from the lots to open space areas to the east. The grading footprint of the proposed 2014 Modified Project is nearly identical to the 2004 Approved Project and the general grading and construction characteristics of the 2014 Modified Project are very similar but not identical to the 2004 Approved Project. The 2004 Approved Project would have resulted in an estimated earthwork excavation quantity of 414,750 cubic yards (CY), and embankment, subsidence, shrinkage and loss to over-excavation of approximately 347,000 CY which would have required the export of 68,000 CY of earth material. Under the 2014 Modified Project, earthwork is calculated to balance on-site at 449,830 CY, with no import or export of material required. Also under the 2014 Modified Project, a temporary noise barrier (fence) is proposed to be erected along the western and southwestern property boundaries to separate on-site construction activities from the residential community located immediately to the west.

Exhibits showing the 2004 Approved Project and the proposed 2014 Modified Project are attached as Figure 1 and Figure 2. As demonstrated by comparing Figure 1 and Figure 2, the 2014 Modified Project is designed to reorient the residential lots to provide better scenic views opportunities from the lots to the open space areas located directly east. Additionally, the 2014 Modified Project provides a single-loaded street along a portion of the residential homes' eastern perimeter, which assists in improving protection from wildfire hazards. The trail system and connections to the off-site trail system, water quality basins (four (4) on-site and one (1) off-site), and water, sewer, storm drain, and other infrastructure systems proposed by the 2014 Modified Project substantially conform to the designs of these features approved as part of the 2004 Approved Project. The 2014 Modified Project adds additional Best Management Practices (BMPs) for storm water treatment in order to meet the current and more stringent requirements of the Santa Ana Regional Water Quality Control Board (RWQCB). To comply with the Santa Ana RWQCB's more stringent urban runoff treatment requirements, the proposed bioretention areas increased from approximately 60,120 s.f. in land area under the 2004 Approved Project to approximately 74,910 s.f in land area under the 2014 Modified Project. Further, the 2014 Modified Project proposes to add approximately 84,360 s.f. of storm water detention basins to accommodate the post construction runoff for the 2-year, 24hour storm event. Compared to existing conditions, all increased post-construction storm flows would be detained as required by the Santa Ana RWQCB.

The Project site consists of 203.52 acres, of which 64.65 acres would be used for the 115 single-family residential lots and surrounding fuel modifications zones (1.82 units per net developed acre). The remaining 138.87 acres includes natural open space, upgraded trails, water quality basins, internal roads, and improvements to two existing roads (Covey Road and Manzanita Avenue). The proposed development footprint is nearly identical to the 2004 Approved Project.

- 7. **General Plan Designation:** "Residential 3 (R3)" and "Open Space (OS)"
- 8. **Existing Zoning:** City of Moreno Valley Zoning: "Residential 3 (R3) and "Open Space (OS)" on APNs 474-490-024, 474-490-025, and 474-040-032. County of Riverside Zoning: RA 2 ½ on the southern portion of APN 474-040-025.
- 9. **Proposed Zoning:** Planned Unit Development (PUD)

- 10. Surrounding Land Uses and Setting: The property is located south of Casey Court, north of Manzanita Avenue and Alta Vista Drive, and east of Perris Boulevard. A single-family residential community is located between the western boundary of the Project site and Perris Boulevard. The east and north boundary of the Project site form the boundary of the City of Moreno Valley. Unincorporated Riverside County is located to the east and north, consisting of vacant land and hillside residential development. To the east are the southwest-facing slopes of Olive Peak. Olive Peak is a part of a northwest-southeast trending ridge that traverses the eastern portion of the Project site. The sloped topography in the eastern portion of the site transitions to rolling hills in the western portion of the site. Elevation on-site ranges from 1,968 to 2,744 feet above mean sea level. The subject property is currently undeveloped, but contains two (2) Eastern Municipal Water District (EMWD) reservoir outparcels and access easements located within the eastern portion of the property. The western portion of the property (where residential development is approved and proposed) is gently sloping and consists of fallow disked fields that are bare soil or contain some ruderal vegetation. Dominant vegetation types in the remaining areas of the property (where open space is approved and proposed) include coastal sage scrub, an abandoned citrus orchard and olive groves in the west, non-native grasslands in the south and southeast, chamise chaparral in the northeast, and various ornamental species dominated by Eucalyptus in the western portion of the site.
- 11. Other public agencies whose approval is required: Santa Ana Regional Water Quality Control Board (Construction Activity General Construction Permit; NPDES Permit), Riverside County Flood Control and Water Conservation District (Water Quality Management Permit and storm drain design), and Eastern Municipal Water District (domestic water and sewer system design).

#### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below ( $\blacksquare$ ) 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
	Agriculture and Forest 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.	
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, and because only minor technical changes or additions are necessary, or none of the conditions	
described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent negative declaration	
have occurred, nothing further is required.	

Julialuellero H	June 24, 2014
Signature	Date
Julia Descoteaux, Associate Planner	City of Moreno Valley
Printed Name	For

#### **EVALUATION OF ENVIRONMENTAL IMPACTS**

- 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.
- 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).
- 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	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

#### **I. AESTHETICS.** Would the project:

a) Have a substantial adverse effect on a scenic vista?

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan Figure 7-2, Major Scenic Resources; 2004 Approved Project; 2014 Modified Project; Google Earth Imagery 33°N 117°W)

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of a few additional single-family homes on a portion of the property, which, depending on one's point of view, may degrade visual quality. However, it also provides for the conservation of the hillside terrain, which is about one-third of the acreage, as open space. Preservation of the hillside acreage would have a beneficial effect on visual quality in comparison to the existing land use plan.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115. Therefore, Revised TTM 31592 would result in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. The proposed CUP for a PUD proposes to revise the tract design to allow a reduction/variation in the required lot widths to accommodate reorientation of the lots and interior circulation system. The grading footprint of the 2014 Modified Project is nearly identical to the 2004 Approved Project. Because the number of homes would be reduced, and the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe effect on a scenic vista than would the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property and provide trail connections to the open space, both of which are a beneficial effect.

*Finding:* The 2014 Modified Project proposes a reduced number of residential lots, similar visual characteristics, and a nearly identical grading footprint and grading characteristics as the 2004 Approved Project. Therefore, the 2014 Modified Project has no potential to result in a new impact or more severe impact to a scenic vista than the 2004 Approved Project. The impact would remain less than significant as concluded by the 2004 ND.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

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(Source: California Scenic Highway Program (Caltrans); City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan Figure 7-2, Major Scenic Resources; Google Earth Imagery 33°N 117°W; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of a few additional single-family homes on a portion of the property, which, depending on one's point of view, may degrade visual quality. However, it also provides for the conservation of the hillside terrain, which is about one-third of the acreage, as open space. Preservation of the hillside acreage would have a beneficial effect on visual quality in comparison to the existing land use plan.

Discussion of 2014 Modified Project: The Project site is not located within a view corridor of a state scenic highway. The 2014 Modified Project proposes to reduce the number of residential lots previously approved by TTM 31592 from 138 to 115. Therefore, Revised TTM 31592 would result in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. The proposed CUP for a PUD proposes to revise the tract design to allow a reduction/variation in the required lot widths to accommodate reorientation of the lots and interior circulation system. The grading footprint of the 2014 Modified Project is nearly identical to the 2004 Approved Project. Because the number of homes would be reduced and the proposed grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact to scenic resources than would the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property and provide trail connections to the open space, both of which are a beneficial effect.

Finding: The 2014 Modified Project would have a reduced number of residential lots, similar visual characteristics, and a nearly identical grading footprint and grading characteristics as the 2004 Approved Project. Therefore, the 2014 Modified Project has no potential to result in a new impact or more severe impact to scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway as compared to the 2004 Approved Project. The property is not within the view of a state scenic highway; therefore, any impact to scenic resources would remain less than significant as concluded by the 2004 ND.

c) Substantially degrade the existing visual character or quality of the site and its		
surroundings?		_

(Source: Google Earth Imagery 33°N 117°W; 2004 Approved Project; 2014 Modified Project)

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of a few additional single-family homes on a portion of the property, which, depending on one's point of view, may degrade visual quality. However, it also provides for the conservation of the hillside terrain, which is about one-third of the acreage, as open space. Preservation of the hillside acreage would have a beneficial effect on visual quality in comparison to the existing land use plan.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots previously approved by TTM 31592 from 138 to 115. Therefore, Revised TTM 31592 would result in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. The proposed CUP for a PUD proposes to revise the tract design to allow a reduction/variation in the required lot widths to accommodate reorientation of the lots and interior circulation system. The grading footprint of the 2014 Modified Project is nearly identical to the 2004 Approved Project. Because the number of homes would be reduced and the proposed grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact to the visual quality of the site and its surroundings than would the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property and provide trail connections to the open space, both of which are a beneficial effect.

*Finding:* The 2014 Modified Project would have a reduced number of residential lots, similar visual characteristics, and a nearly identical grading footprint and grading characteristics as the 2004 Approved Project. Therefore, the 2014 Modified Project has no potential to result in a new impact or more severe impact to the visual character of the site and its surroundings than the 2004 Approved Project. The impact would remain less than significant as concluded by the 2004 ND.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

(Source: Google Earth Imagery 33°N 117°W; 2004 Approved Project; 2014 Modified Project; Moreno Valley Municipal Code)

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of a few additional single-family homes on a portion of the property, which, depending on one's point of view, may degrade visual quality. However, it also provides for the conservation of the hillside terrain, which is about one-third of the acreage, as open space. Preservation of the hillside acreage would have a beneficial effect on visual quality in comparison to the existing land use plan.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115. Therefore, Revised TTM 31592 would result in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. The proposed CUP for a PUD proposes to revise the tract design to allow a reduction/variation in the required lot widths to accommodate reorientation of the lots and interior circulation system. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Because the number of homes would be reduced and associated sources of light and glare would be reduced commensurately, the 2014 Modified Project would have no potential to create a new impact or more severe light or glare impact than would the 2004 Approved Project.

Finding: The 2014 Modified Project would have a reduced number of residential lots, similar visual characteristics, and a nearly identical grading footprint and grading characteristics as the 2004 Approved Project. Sources of light and glare would be reduced commensurately with the reduction in residential lots as compared to the 2004 Approved Project. Therefore, the 2014 Modified Project has no potential to result in a new impact or more severe light or glare impact than the 2004 Approved Project. The impact would remain less than significant as concluded by the 2004 ND.

II. AGRICULTURE AND FOREST 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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?

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR Section 5.8, Agricultural Resources, and Figure 5.8-1, Important Farmlands; California Department of Conservation, "Riverside County

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

Important Farmland 2010"; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposal will result in the conversion of former farmland and a small orange grove to residential uses. The orange grove is designated as Unique Farmland on the Important Farmland Map published by the California Department of Conservation. The orchard is not economically viable. The remainder of the property is designated Other Land or Grazing Land. The project would result in the conversion of no more farmland to non-agricultural use than would be the case under the existing land use plan.

Discussion of 2014 Modified Project: Since the 2004 Approved Project was approved, the small on-site orange grove designated as Unique Farmland has been abandoned. Unique Farmland is defined by the California Department of Conservation as: "Lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California." Although the portion of the Project site containing the former orange grove is designated as Unique Farmland as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program (FMMP), as stated in the 2004 ND, the grove was not economically viable in 2004. Since that time, the grove has been abandoned. The 2014 Modified Project proposes a nearly identical grading and ground disturbance footprint as analyzed in the 2004 ND. As such, the 2014 Modified Project has no potential to create a new impact or more severe impact on the Unique Farmland designation. The 2004 ND concluded that loss of the orchard was a less than significant impact, because the orchard was not economically viable. At present time, the orchard no longer exists. Further, the City of Moreno Valley General Plan FEIR states that "[t]he General Plan policies support agriculture as an interim use; however, no land in the [city] is designated for agricultural preservation. For these reasons, the 2014 Modified Project has no potential to result in a new impact or more severe impact to agricultural resources than the 2004 Approved Project. The impact would remain less than significant as concluded by the 2004 ND.

*Finding:* The 2014 Modified Project would have a nearly identical grading and development footprint as the 2004 Approved Project. Therefore, the 2014 Modified Project has no potential to result in a new impact or more severe impact to agricultural resources than the 2004 Approved Project. The impact would remain less than significant as concluded by the 2004 ND.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

(Source: On-site Inspection (2014), City of Moreno Valley GIS Maps On-Line, Riverside County Land Information System, City of Moreno Valley General Plan Conservation Element; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposal will result in the conversion of former farmland and a small orange grove to residential uses. The orange grove is designated as Unique Farmland on the Important Farmland Map published by the California Department of Conservation. The orchard is not economically viable. The remainder of the property is designated Other Land or Grazing Land. The project would result in the conversion of no more farmland to non-agricultural use than would be the case under the existing land use plan.

Discussion of 2014 Modified Project: The Project site is not zoned for agricultural use and is not burdened by a Williamson Act contract. A portion (APN: 474-490-024 and 474-040-032) of the subject property is zoned "Open Space (OS)," and the remaining portion (APN 474-040-025) is zoned "Residential 3 (R3)". Because the Project site is not located within an Agricultural Preserve, neither the 2004 Approved Project or the 2014 Modified Project has the potential to conflict with a Williamson contract; therefore, the 2014 Modified Project will result in no impact as concluded by the 2004 ND. Similarly, because the property is not zoned for agricultural use, neither the 2004 Approved Project or the 2014 Modified Project has the potential to conflict with existing zoning for agricultural use.

Finding: The 2014 Modified Project is proposed on property that is not zoned for agricultural use and is not covered by a Williamson Act Contract. The 2014 Modified Project would have a nearly identical grading and development footprint as the 2004 Approved Project. Therefore, the 2014 Modified Project has no potential to result in a new impact or more severe impact to agricultural zoning and Williamson Act contracts than the 2004 Approved Project. No impact would occur as concluded by the 2004 ND.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in		
Public Resources Code Section 12220(g)), timberland (as defined by Public		
Resources Code Section 4526), or timberland zoned Timberland Production (as		_
defined by Government Code Section 51104(g))?		

(Source: City of Moreno Valley General Plan Land Use Element; City of Moreno Valley Zoning Ordinance; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: This question was not included on the Environmental Checklist Form used in 2004.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

Discussion of 2014 Modified Project: The Project site does not contain forest land or timberland or lands zoned for such purposes. It is a vacant property a portion of which was formerly farmed. A portion (APN: 474-490-024 and 474-040-032) of the Project site is zoned "Open Space (OS)," and the remaining portion (APN 474-040-025) is zoned "Residential 3 (R3)," which are not zoning designations intended for forest land, timberland, or timberland zoned Timberland Production. Because the Project site does not contain forest land or timberland zoned Timberland Production, the 2014 Modified Project has no potential to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220 (g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g)).

Finding: Although the 2004 ND did not address this subject, the 2004 ND contained enough information about the property's existing land use, vegetation types, and zoning that with the exercise of reasonable diligence, information about the absence of forest land and forest land zoning was readily available to the public. The 2014 Modified Project is proposed on property that does not contain and is not zoned for forest land, timberland, or Timberland Production as defined by Government Code Section 51104(g); therefore, no impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

(Source: City of Moreno Valley General Plan Land Use Element; City of Moreno Valley Zoning Ordinance; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: This question was not included on the Environmental Checklist Form used in 2004.

Discussion of 2014 Modified Project: The Project site does not contain forest land. Because the Project site does not contain forest land, the 2014 Modified Project would not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur.

*Finding:* Although the 2004 ND did not address this subject, the 2004 ND contained enough information about the property's existing land use, vegetation types, and zoning that with the exercise of reasonable diligence, information about the absence of forest land and forest land zoning was readily available to the public. The 2014 Modified Project would not convert forest lands to nonforest use because no forest lands exist on the property. Therefore, no impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

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(Source: City of Moreno Valley General Plan FEIR Figure 5.8-1, Important Farmlands; Google Earth; 2004 Approved Project)

2004 ND Conclusion: This question was not included on the Environmental Checklist Form used in 2004.

Discussion of 2014 Modified Project: Since the 2004 Approved Project was approved, the small on-site orange grove designated as Unique Farmland has been abandoned. Unique Farmland is defined by the California Department of Conservation as: "Lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California." Although the portion of the Project site containing the former orange grove is designated as Unique Farmland as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program (FMMP), as stated in the 2004 ND, the grove was not economically viable in 2004. The 2014 Modified Project proposes a nearly identical grading and ground disturbance footprint that was analyzed in the 2004 ND. As such, the 2014 Modified Project has no potential to further convert Farmland to a non-agricultural use. The 2004 ND concluded that loss of the orchard was a less than significant impact, because the orchard was not economically viable. At present time, the orchard has been abandoned and no longer exists. Further, the City of Moreno Valley General Plan FEIR states that "[t]he General Plan policies support agriculture as an interim use; however, no land in the [city] is designated for agricultural preservation. The impact would remain less than significant as concluded by the 2004 ND. The Project site does not contain forest land. Because the Project site does not contain forest land, the 2014 Modified Project would not result in any condition that could convert forest land to non-forest use; therefore, no impact will occur.

Finding: Although the 2004 ND did not address this subject, the 2004 ND contained enough information about the property's existing land use and vegetation types, that with the exercise of reasonable diligence, information about the subject of land use conversion related to forests and Farmland was readily available to the public. The 2014 Modified Project would have a nearly identical grading and ground disturbance footprint as the 2004 Approved Project; therefore, it has no potential to result in a new

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

impact or more severe impact to Farmland. The 2014 Modified Project would not convert forest lands to non-forest use because no forest lands exist on the property. For these reasons, a less than significant impact would occur.

**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?

(Source: South Coast Air Quality Management District Air Quality Management Plan, 2012; City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality; 2004 Approved Project; 2014 Modified Project; Covey Ranch Air Quality Impact Analysis (Urban Crossroads 2014a))

2004 ND Conclusion: Less than Significant Impact. The amendment allows for the development of a small amount of additional housing than would otherwise be allowed, but it will not result in an increase in the local or regional rate of housing development. Air emissions will be generated to meet the energy demands associated with all housing developments, including electricity, space heating and transportation for the future residents.

Discussion of 2014 Modified Project: The Project site is located within the South Coast Air Basin (SCAB or "Basin") within which air quality is overseen by the South Coast Air Quality Management District (SCAQMD). The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. The most recent AQMP was published in 2012 and relies on SCAG's 2012 Regional Transportation Plan, which assumes build out of land uses called for in local agency General Plans. Because the 2014 Modified Project proposes to reduce the number of residential lots previously approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project, and is consistent with the City of Moreno Valley's General Plan, the 2014 Modified Project would have no potential to obstruct implementation of the SCAQMD's AQMP. The 2014 Modified Project is consistent with the land use designation that has been in place on the property for the last several iterations of the regional population projections and the AQMP.

Finding: The SCAQMD AQMP relies on land use designations of the City of Moreno Valley General Plan; therefore, because the 2014 Modified Project is consistent with the General Plan land use designations, there is no potential for a conflict with the AQMP. Further, because the 2014 Modified Project proposes to reduce the approved residential lot count by 23 homes, there would be a concomitant reduction in associated air pollutants. The 2014 Modified Project would not conflict with or obstruct implementation of the SCAQMD's AQMP and as concluded by the 2004 ND, the impact would be less than significant. No new significant impact or more severe impact would occur.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

(Source: South Coast Air Quality Management District Air Quality Management Plan, 2012; City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality; 2004 Approved Project; 2014 Modified Project; Covey Ranch Air Quality Impact Analysis (Urban Crossroads 2014a))

2004 ND Conclusion: Less than Significant Impact. The amendment allows for the development of a small amount of additional housing than would otherwise be allowed, but it will not result in an increase in the local or regional rate of housing development. Air emissions will be generated to meet the energy demands associated with all housing developments, including electricity, space heating and transportation for the future residents.

Discussion of 2014 Modified Project: As with any new development project, the 2014 Modified Project has the potential to generate air pollutants during both construction and long-term operation. The 2014 Modified Project proposes to reduce the number of lots previously approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The reduction in residential lots would result in a concomitant reduction in traffic trips and energy use, which are the primary sources of air pollutants associated with residential development. Therefore, due to the reduction in traffic trips and energy use in the long-term operating condition, the 2014 Modified Project would result in a lesser concentration of air pollutants than the 2004 Approved Project.

The grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. The number and types of construction equipment used on a daily basis would be very similar, with the exception that newer construction equipment with more stringent emission controls would be used under the 2014 Modified Project than would have been assumed under the 2004 Approved Project. The 2004 Approved Project would have resulted in an estimated earthwork excavation quantity of 414,750 CY, and embankment, subsidence, shrinkage and loss to over-excavation of approximately 347,000 CY which

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

would have required the export of 68,000 CY of earth material. Under the 2014 Modified Project, earthwork is calculated to balance on-site at 449,830 CY, with no import or export of material required. Although the total amount of on-site earth material that would be moved under the 2014 Modified Project is slightly more than the total amount that would have been required to implement the 2004 Approved Project, the quantity of earth moved on a daily basis would be the same under the 2014 Modified Project and the 2004 Approved Project. In addition, there would be less daily construction emissions due to the 2014 Modified Project's elimination of 68,000 CY of earth material import. For these reasons, air emissions associated with the short-term construction process would be largely the same; except for emission reductions captured by building 23 fewer homes under the 2014 Modified Project. To substantiate the conclusion that air pollutant emissions would be below SCAQMD thresholds, a project-specific air quality technical report is appended to this Initial Study, the results of which are summarized in the tables below.

Emissions resulting from the 2014 Modified Project's construction would be less than significant with implementation of best available control methods (BACMs). BACMs include compliance with the South Coast Air Quality Management District's SCAQMD's Rule 403 for dust suppression and compliance with Title 13, Chapter 10, Section 2485, Division 3 of the of the California Code of Regulations, which imposes a requirement that heavy duty trucks not idle for greater than five minutes at any location, including construction traffic.

**Emissions Summary of Overall 2014 Modified Project Construction (With BACMs)** 

Year		Emissions (pounds per day)						
	VOC	NOx	CO	SOx	PM10	PM2.5		
2015	10.69	87.91	55.46	0.07	10.34	6.77		
2016	10.30	36.74	30.11	0.05	3.67	2.62		
Maximum Daily Emissions	10.69	87.91	55.46	0.07	10.34	6.77		
SCAQMD Regional Threshold	75	100	550	150	150	55		
Threshold Exceeded?	NO	NO	NO	NO	NO	NO		

Source: Urban Crossroads, 2014a

Localized Significance Summary of 2014 Modified Project Construction (with BACMs)

		CO		PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	Averaging Time				
	1-Hour	8-Hour	1-Hour	24-Hours (C	onstruction)
Peak Day Localized Emissions	0.26	0.19	0.02	6.11	4.05
Background Concentration A	2.70	0.70	0.05		
<b>Total Concentration</b>	2.96	0.89	0.07	6.11	4.05
SCAQMD Localized Significance Threshold	20	9	0.18	10.4	10.4
Threshold Exceeded?	NO	NO	NO	NO	NO

Source: Urban Crossroads, 2014a

	CO		NO <sub>2</sub>	$PM_{10}$	PM <sub>2.5</sub>	
Grading	Averaging Time					
	1-Hour			24-Hours (C	Construction)	
Peak Day Localized Emissions	0.35	0.26	0.01	4.78	3.32	
Background Concentration A	2.70	0.70	0.05			
<b>Total Concentration</b>	3.05	0.96	0.06	4.78	3.32	
SCAQMD Localized Significance Threshold	20	9	0.18	10.4	10.4	
Threshold Exceeded?	NO	NO	NO	NO	NO	

Source: Urban Crossroads, 2014a

<sup>A</sup> Highest concentration from the last three years of available data

Note:  $PM_{10}$  and  $PM_{2.5}$  concentrations are expressed in  $\mu g/m^3$ . All others are expressed in ppm

Issues and Supporting Information	Potentially Significant New Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	Impact Fully Analyzed in 2004 ND
		Incorporated		

**Summary of 2014 Modified Project Peak Operational Emissions** 

Operational Activities – Summer		Emissions (pounds per day)					
Scenario	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	
Area Source	6.91	0.11	9.66	5.00e-4	0.21	0.20	
Energy Source	0.11	0.93	0.39	5.92e-3	0.08	0.08	
Mobile	4.49	14.17	50.55	0.12	8.60	2.43	
Maximum Daily Emissions	11.51	15.21	60.60	0.13	8.88	2.71	
SCAQMD Regional Threshold	55	55	550	150	150	55	
Threshold Exceeded?	NO	NO	NO	NO	NO	NO	

Operational Activities – Winter		Emissions (pounds per day)					
Scenario	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	
Area Source	6.91	0.11	9.66	5.00e-4	0.21	0.20	
Energy Source	0.11	0.93	0.39	5.92e-3	0.08	0.08	
Mobile	4.39	14.77	47.00	0.12	8.60	2.43	
Maximum Daily Emissions	11.40	15.81	57.05	0.12	8.88	2.71	
SCAQMD Regional Threshold	55	55	550	150	150	55	
Threshold Exceeded?	NO	NO	NO	NO	NO	NO	

Source: Urban Crossroads, 2014a

**Localized Significance Summary of 2014 Modified Project Operations** 

On and and Addition	Emissions (pounds per day)				
Operational Activity	NO <sub>x</sub>	СО	PM <sub>10</sub>	PM <sub>2.5</sub>	
<b>Maximum Daily Emissions</b>	1.78	12.58	0.72	0.40	
SCAQMD Localized Threshold	270	1,577	4	2	
Threshold Exceeded?	NO	NO	NO	NO	

Source: Urban Crossroads, 2014a

Finding: Because the grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would contribute less air pollutant emissions than the 2004 Approved Project and would not exceed the significance thresholds of the SCAQMD. Therefore, the 2014 Modified Project would not increase violations of any air quality standard or contribute substantially to an existing or projected air quality violation. No new significant impact or more severe impact would occur. Consistent with the conclusion made by the 2004 ND, impacts would be less than significant.

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)?	

(Source: South Coast Air Quality Management District Air Quality Management Plan, 2012; City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality; 2004 Approved Project; 2014 Modified Project; Covey Ranch Air Quality Impact Analysis (Urban Crossroads 2014a))

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

2004 ND Conclusion: Less than Significant Impact. The amendment allows for the development of a small amount of additional housing than would otherwise be allowed, but it will not result in an increase in the local or regional rate of housing development. Air emissions will be generated to meet the energy demands associated with all housing developments, including electricity, space heating and transportation for the future residents.

Discussion of 2014 Modified Project: The Project site is located within the South Coast Air Basin (SCAB or "Basin") within which air quality is overseen by the South Coast Air Quality Management District (SCAQMD). State and federal attainment status of the SCAB is summarized in the table below.

Attainment Status of Criteria Pollutants in the South Coast Air Basin (SCAB)

Criteria Pollutant	State Designation	Federal Designation
Ozone - 1hour standard	Nonattainment	No Standard
Ozone - 8 hour standard	Nonattainment	Nonattainment
$PM_{10}$	Nonattainment	Nonattainment
PM <sub>2.5</sub>	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Nonattainment	Attainment
Sulfur Dioxide	Attainment	Attainment
Lead	Attainment	Attainment

Source: State/Federal designations were taken from <a href="http://www.arb.ca.gov/desig/adm/adm.htm">http://www.arb.ca.gov/desig/adm/adm.htm</a>

Note: See Appendix 3.2 for a detailed map of State/National Area Designations within the South Coast Air Basin

Note: The State and Federal nonattainment designation for lead is only applicable towards the Los Angeles County portion of the SCAB.

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, and state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards. The SCAQMD has adopted a series of AQMPs to reduce air emissions in the Basin. The most recent AQMP was published in 2012 and relies on SCAG's 2012 Regional Transportation Plan, which assumes build out of land uses called for in local agency General Plans. Because the 2014 Modified Project proposes to reduce the number of residential lots approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project, and is consistent with the City of Moreno Valley's General Plan, the 2014 Modified Project would have no potential to 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. Refer also to the response under Threshold III.b), above.

Finding: Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would contribute less air pollutant emissions associated with building construction and traffic trips than the 2004 Approved Project. No new significant impact or more severe air quality impact would occur and the 2014 Modified Project would not 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. Consistent with the conclusion made by the 2004 ND, impacts would be less than significant.

#### d) Expose sensitive receptors to substantial pollutant concentrations?

(Source: South Coast Air Quality Management District Air Quality Management Plan, 2012; City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality; Google Earth; 2004 Approved Project; 2014 Modified Project; Covey Ranch Air Quality Impact Analysis (Urban Crossroads 2014a))

2004 ND Conclusion: No Impact. The amendment allows for the development of a small amount of additional housing than would otherwise be allowed, but it will not result in an increase in the local or regional rate of housing development. Air emissions will be generated to meet the energy demands associated with all housing developments, including electricity, space heating and transportation for the future residents.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

Discussion of 2014 Modified Project: No known point source emitters are located in the immediate vicinity of the Project site. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. The 2014 Modified Project is a residential project that does not propose any land uses that may be considered point source emitters; therefore, the 2014 Modified Project would not expose sensitive receptors to substantial pollutant concentrations. Refer also to the response under Threshold III.b), above.

*Finding:* As the 2014 Modified Project would have a nearly identical grading footprint and grading characteristics as the 2004 Approved project, and is planned for residential use with no point source emitters located on or near the property. Consistent with the conclusion made by the 2004 ND, no impact would occur.

e) Create objectionable odors affecting a substantial number of people?

(Source: Project Application Materials; 2004 Approved Project; 2014 Modified Project; Covey Ranch Air Quality Impact Analysis (Urban Crossroads 2014a))

2004 ND Conclusion: No Impact. The amendment allows for the development of a small amount of additional housing than would otherwise be allowed, but it will not result in an increase in the local or regional rate of housing development. Air emissions will be generated to meet the energy demands associated with all housing developments, including electricity, space heating and transportation for the future residents.

Discussion of 2014 Modified Project: As with any new development project, the 2014 Modified Project has the potential to generate air pollutants during both construction and long-term operation. Any temporary odor impacts generated during Project-related construction, such as asphalt paving and the application of architectural coatings, would be short-term and would cease upon completion of the construction phase of the Project. The 2014 Modified Project proposes to reduce the number of lots approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The reduction in residential lots would result in a concomitant reduction in traffic trips and energy use, which are the primary sources of air pollutants associated with residential development. Therefore, due to the reduction in traffic trips and energy use in the long-term operating condition, the 2014 Modified Project would result in a lesser concentration of air pollutants than the 2004 Approved Project. The grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Thus, air emissions associated with the short-term construction process would be largely the same; except for emission reductions captured by building 23 fewer homes under the 2014 Modified Project. Refer also to the response under Threshold III.b), above.

Finding: Because the grading footprint and construction characteristics of the 2014 Modified Project be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would contribute less air pollutant emissions and less temporary odor impacts generated during Project-related construction and operation than the 2004 Approved Project. Therefore, the 2014 Modified Project has no potential to result in a new impact or more severe odor impact. Consistent with the conclusion made by the 2004 ND, no impact would occur.

## IV. BIOLOGICAL RESOURCES. Would the project:

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?

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources; Western Riverside County Multiple Species Habitat Conservation Plan; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of single-family homes in a part of the property, which would result in removal of natural habitat. However, the project would result in the loss of less habitat area than the existing land use plan. The project provides for the conservation of most of the area as open space. A biology study of sensitive habitat was prepared by Principe and Associates. Coastal California gnatcatchers were observed or heard within and to the east of the proposed Open Space designations, but the area proposed for development was unoccupied by the gnatcatcher. The project will not result in take of the Coastal California gnatcatcher, a bird that is designated as threatened under the Endangered Species Act. Part of the site is located within designated Coastal California Gnatcatcher Critical Habitat, a designation that affects the actions of federal agencies and federally funded or permitted activities. The project does not require federal funding or a federal permit. The property will be subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Moreno Valley became a signatory to the MSHCP Implementing Agreement on January 13, 2004. The resource agencies are scheduled to sign the agreement

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

by the end of May of 2004. The intent of the MSHCP is to ensure the survival of a range of plants and animals and avoid the costs and delays of mitigating biological impacts on a project-by-project basis. The objective is to conserve about 500,000 acres of habitat, funded in part by developer fees. The project site is not within one of the areas identified for conservation. The MSHCP would allow incidental take of listed (threatened and endangered) species as well as unlisted species that might one day become listed. The MSHCP includes survey requirements for the burrowing owl. Prior to grading, this project would be required to follow the burrowing owl survey requirements.

Discussion of 2014 Modified Project: An updated biological resources survey of the property was conducted in 2013 by Glenn Lukos Associates, the results of which are provided in a biological resources report appended to this Initial Study (GLA, 2013). The survey results confirmed that the biological conditions of the property have not substantially changed since prior studies were conducted to support the 2004 ND. In summary, the property supports nine distinct vegetation/land use types, including chamise chaparral (CC), Riversidean sage scrub (RSS), disturbed Riversidean sage scrub (dRSS), former orchard, non-native grassland (NNG), olive, ornamental, disturbed/ruderal, and western sycamore woodland. A 0.82-acre area that would be impacted off-site to accommodate a water quality basin consists of dRSS and disturbed/ruderal. A large majority of the eastern portion of the property where development is proposed consists of disturbed/ruderal habitat, which is not a sensitive habitat community. Impacts would consist of:

Vegetation/Land Use Type	<b>Total Onsite</b>	<b>Impacts Onsite</b>	Impacts Offsite
Chamise Chaparral	10.25	0.03	0.00
Disturbed Riversidean Sage Scrub	5.04	1.99	0.75
Disturbed/Ruderal	54.18	43.4	0.07
Former Orchard	5.55	4.81	0.00
Non-Native Grassland	21.59	0.09	0.00
Olive	11.46	1.60	0.00
Ornamental	5.98	3.13	0.00
Riversidean Sage Scrub	89.32	0.69	0.00
Western Sycamore Woodland	0.16	0.00	0.00
Total	203.52	55.74	0.82

Source: Glenn Lukos Associates, 2013

The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property, which is a beneficial effect. In addition, as with the 2004 Approved Project, the 2014 Modified Project provides for conservation of most of the Project site as open space. Since approval of the 2004 Approved Project, the Western Riverside County MSHCP Implementing Agreement was signed by the City of Moreno Valley and became effective. The Western Riverside County MSHCP sets forth a variety of policies and requirements for the protection of biological resources. The Project site is located outside of any MSHCP Plan designated Criteria Cells or Cell groups and does not occur within the Riverside County MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) or Criteria Area Plant Species Survey Area (CAPSSA). The burrowing owl is designated as a California Department of Fish and Wildlife (CDFW) California Species of Concern. Although the Project site is not located within areas targeted for conservation by the MSHCP, the Project site is located within the MSHCP burrowing owl survey area. Therefore, as with the 2004 Approved Project, the 2014 Modified Project would be required to comply with MSHCP BUOW protocols. Burrowing owl surveys conducted in August 2013 were negative (GLA, 2013). In addition, the 2014 Modified Project is conditioned to comply with City of Moreno Valley Municipal Code Title 3, Chapter 3.48, Western Riverside County Multiple Species Habitat Conservation Plan Fee Program, which requires a per-acre local development fee that will assist in providing revenue to acquire and preserve vegetation communities and natural areas within the City and western Riverside County which are known to support threatened, endangered or key sensitive populations of plant and wildlife species. The 2014 Modified Project is also conditioned to comply with the City of Moreno Valley Municipal Code Title 3, Chapter 8.60. Threatened and Endangered Species, which requires a per-acre local development mitigation fee pursuant to the City's adopted, "The Habitat Conservation Plan for the Stephen's Kangaroo Rat in Western Riverside, California, and as established pursuant to Fee Resolution 89-92. Lastly, the 2014 Modified Project is conditioned (Condition No. P18) to preclude significant impacts to nesting birds by requiring that the clearing of potential nesting vegetation be conducted outside of the nesting season (February 1st to August 31st) to the extent that this is feasible. If vegetation must be removed during the nesting season, the Condition P18 requires that a qualified biologist conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys are required be conducted no more than three (3) days prior to scheduled removals. If active nests are identified, the biologist will be required to establish appropriate

<b>Issues and Supporting Information</b>	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

buffers around the vegetation containing the active nest. The vegetation containing the active nest is not permitted to be removed, and no grading is allowed to occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest).

*Finding:* Because the biological conditions of the property have not substantially changed, the grading footprint and grading characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and, as with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property, and would provide for conservation of most of the area as open space, the 2014 Modified Project has no potential to result in a new impact or more substantial impact on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW. As concluded by the 2004 ND, a less than significant impact would occur.

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 Wildlife or U. S. Wildlife Service?

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources; Western Riverside County Multiple Species Habitat Conservation Plan; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of single-family homes in a part of the property, which would result in removal of natural habitat. However, the project would result in the loss of less habitat area than the existing land use plan. The project provides for the conservation of most of the area as open space. A biology study of sensitive habitat was prepared by Principe and Associates. Coastal California gnatcatchers were observed or heard within and to the east of the proposed Open Space designations, but the area proposed for development was unoccupied by the gnatcatcher. The project will not result in take of the Coastal California gnatcatcher, a bird that is designated as threatened under the Endangered Species Act. Part of the site is located within designated Coastal California Gnatcatcher Critical Habitat, a designation that affects the actions of federal agencies and federally funded or permitted activities. The project does not require federal funding or a federal permit. The property will be subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Moreno Valley became a signatory to the MSHCP Implementing Agreement on January 13, 2004. The resource agencies are scheduled to sign the agreement by the end of May of 2004. The intent of the MSHCP is to ensure the survival of a range of plants and animals and avoid the costs and delays of mitigating biological impacts on a project-by-project basis. The objective is to conserve about 500,000 acres of habitat, funded in part by developer fees. The project site is not within one of the areas identified for conservation. The MSHCP would allow incidental take of listed (threatened and endangered) species as well as unlisted species that might one day become listed. The MSHCP includes survey requirements for the burrowing owl. Prior to grading, this project would be required to follow the burrowing owl survey requirements.

Discussion of 2014 Modified Project: An updated biological resources survey of the property was conducted in 2013 by Glenn Lukos Associates, the results of which are provided in a biological resources report appended to this Initial Study (GLA, 2013). The survey results confirmed that the biological conditions of the property have not substantially changed since prior studies were conducted to support the 2004 ND. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property, which is a beneficial effect. No substantial adverse effects to riparian habitat would occur, because no riparian habitat is present on the property (GLA, 2013). A large majority of the eastern portion of the property where development is proposed consists of disturbed/ruderal habitat, which is not a sensitive habitat community. Compliance with the Western Riverside County MSHCP as addressed in the response to Threshold IV.a), above, would ensure that the minimal loss of sensitive natural communities would result in less than significant impacts.

Finding: Because the biological conditions of the property have not substantial changed, riparian habitat is not present on the property, the grading footprint and grading characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and, as with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property, and would provide for conservation of most of the area as open space, the 2014 Modified Project has no potential to result in a new impact or more substantial impact on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW. As concluded by the 2004 ND, a less than significant impact would occur.

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	

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

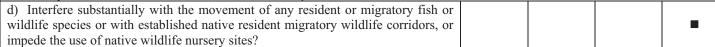
other means?

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources; Western Riverside County Multiple Species Habitat Conservation Plan; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: No Impact. The project allows for the development of single-family homes in a part of the property, which would result in removal of natural habitat. However, the project would result in the loss of less habitat area than the existing land use plan. The project provides for the conservation of most of the area as open space. A biology study of sensitive habitat was prepared by Principe and Associates. Coastal California gnatcatchers were observed or heard within and to the east the proposed Open Space designations, but the area proposed for development was unoccupied by the gnatcatcher. The project will not result in take of the Coastal California gnatcatcher, a bird that is designated as threatened under the Endangered Species Act. Part of the site is located within designated Coastal California Gnatcatcher Critical Habitat, a designation that affects the actions of federal agencies and federally funded or permitted activities. The project is does not require federal funding or a federal permit. The property will be subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Moreno Valley became a signatory to the MSHCP Implementing Agreement on January 13, 2004. The resource agencies are scheduled to sign the agreement by the end of May of 2004. The intent of the MSHCP is to ensure the survival of a range of plants and animals and avoid the costs and delays of mitigating biological impacts on a project-by-project basis. The objective is to conserve about 500,000 acres of habitat, funded in part by developer fees. The project site is not within one of the areas identified for conservation. The MSHCP would allow incidental take of listed (threatened and endangered) species as well as unlisted species that might one day become listed. The MSHCP includes survey requirements for the burrowing owl. Prior to grading, this project would be required to follow the burrowing owl survey requirements.

Discussion of 2014 Modified Project: In 2007, critical habitat for Coastal California gnatcatcher was modified to exclude areas covered by the MSHCP. Therefore, the site is not within critical habitat of the Coastal California gnatcatcher (see Figure 3). The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. There are no federally protected wetlands located on the Project site (GLA, 2013). Because the grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project and the Project site does not contain federally protected wetlands, the 2014 Modified Project would have no potential to create a new impact or more severe impact than would the 2004 Approved Project.

*Finding:* Because no federally protected wetlands are located on the property, neither the 2004 Approved Project or the 2014 Modified Project, which have the same grading footprint, would have the potential to adversely affect federally protected wetlands as defined by Section 404 of the Clean Water Act. No impact would occur.



(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources; Western Riverside County Multiple Species Habitat Conservation Plan; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of single-family homes in a part of the property, which would result in removal of natural habitat. However, the project would result in the loss of less habitat area than the existing land use plan. The project provides for the conservation of most of the area as open space. A biology study of sensitive habitat was prepared by Principe and Associates. Coastal California gnatcatchers were observed or heard within and to the east of the proposed Open Space designations, but the area proposed for development was unoccupied by the gnatcatcher. The project will not result in take of the Coastal California gnatcatcher, a bird that is designated as threatened under the Endangered Species Act. Part of the site is located within designated Coastal California Gnatcatcher Critical Habitat, a designation that affects the actions of federal agencies and federally funded or permitted activities. The project does not require federal funding or a federal permit. The property will be subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Moreno Valley became a signatory to the MSHCP Implementing Agreement on January 13, 2004. The resource agencies are scheduled to sign the agreement by the end of May of 2004. The intent of the MSHCP is to ensure the survival of a range of plants and animals and avoid the costs and delays of mitigating biological impacts on a project-by-project basis. The objective is to conserve about 500,000 acres of habitat, funded in part by developer fees. The project site is not within one of the areas identified for conservation. The MSHCP would allow incidental take of listed (threatened and endangered) species as well as unlisted species that might one day become listed. The MSHCP includes survey requirements for the burrowing owl. Prior to grading, the 2014 Modified Project would be required to follow the burrowing owl survey requirements.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. The Project site is located within the MSHCP Study Area but is located outside of any MSHCP Plan designated Criteria Cells or Cell groups and is therefore not located within or adjacent to any areas proposed for conservation, including areas identified as proposed or existing linkages (including constrained linkages). The MSHCP Reserve Area was designed to ensure the establishment and/or preservation of wildlife movement corridors, and because the Project site is not located in areas targeted for such purposes, Project implementation would not interfere substantially with the movement of any wildlife species. Additionally, there are no native wildlife nursery sites in close proximity to the proposed Project site. As the 2014 Modified Project would have the same grading footprint and grading characteristics as the 2004 Approved Project and is located outside of any MSHCP Plan designated Criteria Cells or Cell groups and is therefore not located within or adjacent to any areas proposed for conservation, including areas identified as proposed or existing linkages (including constrained linkages), the 2014 Modified Project would not 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. As such, 2014 Modified Project would have no potential to create a new impact or more severe impact than would the 2004 Approved Project.

Finding: The 2014 Modified Project would have the same grading footprint and grading characteristics as the 2004 Approved Project. The Project site is located outside of any MSHCP-designated Criteria Cells or Cell groups and is therefore not located within or adjacent to any areas proposed for conservation, including areas identified as proposed or existing linkages (including constrained linkages); thus, the 2014 Modified Project has no potential to 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. No impact would occur.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources; Western Riverside County Multiple Species Habitat Conservation Plan; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

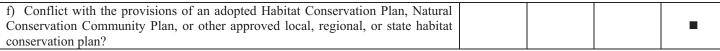
2004 ND Conclusion: Less than Significant Impact. The project allows for the development of single-family homes in a part of the property, which would result in removal of natural habitat. However, the project would result in the loss of less habitat area than the existing land use plan. The project provides for the conservation of most of the area as open space. A biology study of sensitive habitat was prepared by Principe and Associates. Coastal California gnatcatchers were observed or heard within and to the east of the proposed Open Space designations, but the area proposed for development was unoccupied by the gnatcatcher. The project will not result in take of the Coastal California gnatcatcher, a bird that is designated as threatened under the Endangered Species Act. Part of the site is located within designated Coastal California Gnatcatcher Critical Habitat, a designation that affects the actions of federal agencies and federally funded or permitted activities. The project does not require federal funding or a federal permit. The property will be subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Moreno Valley became a signatory to the MSHCP Implementing Agreement on January 13, 2004. The resource agencies are scheduled to sign the agreement by the end of May of 2004. The intent of the MSHCP is to ensure the survival of a range of plants and animals and avoid the costs and delays of mitigating biological impacts on a project-by-project basis. The objective is to conserve about 500,000 acres of habitat, funded in part by developer fees. The project site is not within one of the areas identified for conservation. The MSHCP would allow incidental take of listed (threatened and endangered) species as well as unlisted species that might one day become listed. The MSHCP includes survey requirements for the burrowing owl. Prior to grading, this project would be required to follow the burrowing owl survey requirements.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. The 2014 Modified Project is conditioned to comply with City of Moreno Valley Municipal Code Title 3, Chapter 3.48, Western Riverside County Multiple Species Habitat Conservation Plan Fee Program, which requires a per-acre local development fee that will assist in providing revenue to acquire and preserve vegetation communities and natural areas within the City and western Riverside County which are known to support threatened, endangered or key sensitive populations of plant and wildlife species. The 2014 Modified Project is conditioned to comply with the City of Moreno Valley Municipal Code Title 3, Chapter 8.60. Threatened and Endangered Species, which requires a per-acre local development mitigation fee pursuant to the City's adopted, "The Habitat Conservation Plan for the Stephen's Kangaroo Rat in Western Riverside, California, and as established pursuant to Fee Resolution 89-92. The 2014 Modified Project is conditioned to comply with the City of Moreno Valley's Landscape Ordinance which requires that "all mature trees on site with 4-inch calipers or greater in place shall be retained or preserved."

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

As the 2014 Modified Project would have the same grading footprint and grading characteristics as the 2004 Approved Project and is located outside of any MSHCP-designated Criteria Cells or Cell groups and would be required to comply with all conditions required by the City of Moreno Valley, the 2014 Modified Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. As such, 2014 Modified Project would have no potential to create a new impact or more severe impact than would the 2004 Approved Project.

Finding: As the 2014 Modified Project would have the same grading footprint and grading characteristics as the 2004 Approved Project and the Project site is located outside of any MSHCP-designated Criteria Cells or Cell groups and would comply with all conditions required by the City of Moreno Valley, the 2014 Modified Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. As such, 2014 Modified Project would have no potential to create a new impact or more severe impact than would the 2004 Approved Project. As concluded by the 2004 ND, no impact would occur.



(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources; Western Riverside County Multiple Species Habitat Conservation Plan; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: No impact. The project allows for the development of single-family homes in a part of the property, which would result in removal of natural habitat. However, the project would result in the loss of less habitat area than the existing land use plan. The project provides for the conservation of most of the area as open space. A biology study of sensitive habitat was prepared by Principe and Associates. Coastal California gnatcatchers were observed or heard within and to the east the proposed Open Space designations, but the area proposed for development was unoccupied by the gnatcatcher. The project will not result in take of the Coastal California gnatcatcher, a bird that is designated as threatened under the Endangered Species Act. Part of the site is located within designated Coastal California Gnatcatcher Critical Habitat, a designation that affects the actions of federal agencies and federally funded or permitted activities. The project is does not require federal funding or a federal permit. The property will be subject to the Western Riverside County MSHCP. Moreno Valley became a signatory to the MSHCP Implementing Agreement on January 13, 2004. The resource agencies are scheduled to sign the agreement by the end of May of 2004. The intent of the MSHCP is to ensure the survival of a range of plants and animals and avoid the costs and delays of mitigating biological impacts on a project-by-project basis. The objective is to conserve about 500,000 acres of habitat, funded in part by developer fees. The project site is not within one of the areas identified for conservation. The MSHCP would allow incidental take of listed (threatened and endangered) species as well as unlisted species that might one day become listed. The MSHCP includes survey requirements for the burrowing owl. Prior to grading, this project would be required to follow the burrowing owl survey requirements.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property, which is a beneficial effect. In addition, as with the 2004 Approved Project, the 2014 Modified Project provides for conservation of most of the area as open space. The property is located within the Western Riverside County MSHCP Study Area, which sets forth a variety of policies and requirements for the protection of biological resources. However, the Project site is located outside of any MSHCP-designated Criteria Cells or Cell groups and does not occur within the Riverside County MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) or Criteria Area Plant Species Survey Area (CAPSSA). Even through the property is located outside of MSHCP-designated Criteria Cells and Cell groups and is therefore not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process, or the Joint Project Review (JPR) process, development on the Project site still must demonstrate consistency with MSHCP Reserve assembly requirements; specifically, Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures).

Compliance with Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools): The property does not contain vernal pools. The Project site contains areas defined by the MSHCP as riparian/riverine; however, these areas would not be permanently or temporarily impacted by the 2014 Modified Project and are proposed for avoidance. As such, the 2014 Modified Project is consistent with MSHCP requirements for the Protection of Species Associated with Riparian/Areas and Vernal Pools and no DBESP is necessary or required. Additionally, the 2014 Modified

Issues and Supporting Information	Potentially Significant New Impact	Less than Significant Impact With	Less than Significant Impact	Impact Fully Analyzed in 2004 ND
	New Impact	Mitigation Incorporated	Impact	2004 ND

Project would not impact habitat occupied by the least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo. As such, the 2014 Modified Project is consistent with MSHCP Volume I, Section 6.1.2 as it pertains to these species.

Section 6.1.3 (Protection of Narrow Endemic Plant Species): Volume I, Section 6.1.3 of the MSHCP requires that within identified NEPSSA, site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The Project is not located within the MSHCP NEPSSA pursuant to Section 6.3.2 of the MSHCP. As such, the 2014 Modified Project is consistent with requirements for the Protection of Narrow Endemic Plant Species.

Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface): The MSHCP Urban/Wildland Interface Guidelines (UWIG) are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. The development footprint of the 2014 Modified Project, which is nearly identical to the development footprint of the 2004 Approved Project, is not located adjacent to the MSHCP Conservation Area. Regardless, as discussed in Section 5.8 of the biological resources report prepared for the 2014 Modified Project (GLA, 2013), the 2014 Modified Project proposes design measures that would reduce edge effects related to drainage, water quality, lighting, noise, invasive plant species, and access to address potential edge effects to adjacent sensitive habitats. As such, the 2014 Modified Project, adjacent to the preserved/avoided streambed, the proposed Project will be consistent with the UWIG Would be consistent with the guidelines contained in MSHCP Volume I, Section 6.1.4.

Section 6.3.2 (Additional Survey Needs and Procedures): Volume I, Section 6.3.2 of the MSHCP identifies that in addition to the Narrow Endemic Plant Species addressed in Section 6.1.3, additional surveys may be needed for other certain plant and animal species in conjunction with MSHCP implementation in order to achieve full coverage for these species. Within areas of suitable habitat, focused surveys are required if a project site occurs within a designated CAPSSA, or special animal species survey area (i.e., burrowing owl (BUOW), amphibians, and mammals). The Project site occurs within the burrowing owl survey area, but does not occur within the amphibian or mammal survey areas, or within the CAPSSA. The BUOW is designated as a California Department of Fish and Wildlife California Species of Concern. Therefore, as with the 2004 Approved Project, the 2014 Modified Project is required to comply with MSHCP BUOW protocols. Focused BUOW surveys were conducted on the Project site in 2013 by Glenn Lukos Associates (GLA 2013), and no BUOW were detected. As required by the MSHCP, pre-construction burrowing owl survey is required to occur within the 30 days of site disturbance. The requirement for the survey and to follow California Department of Fish and Wildlife protocol if the species is detected is required by a condition of approval placed on the 2014 Modified Project.

The 2014 Modified Project is conditioned to comply with City of Moreno Valley Municipal Code Title 3, Chapter 3.48, Western Riverside County Multiple Species Habitat Conservation Plan Fee Program, which requires a per-acre local development fee that will assist in providing revenue to acquire and preserve vegetation communities and natural areas within the City and western Riverside County which are known to support threatened, endangered or key sensitive populations of plant and wildlife species. The 2014 Modified Project is also conditioned to comply with the City of Moreno Valley Municipal Code Title 3, Chapter 8.60. Threatened and Endangered Species, which requires a per-acre local development mitigation fee pursuant to the City's adopted, "The Habitat Conservation Plan for the Stephen's Kangaroo Rat in Western Riverside, California, and as established pursuant to Fee Resolution 89-92.

As the 2014 Modified Project would have a nearly identical grading footprint and grading characteristics as the 2004 Approved Project and is located outside of any MSHCP-designated Criteria Cells or Cell groups and would be required to comply with all conditions required by the City of Moreno Valley, the 2014 Modified Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. As such, the 2014 Modified Project would have no potential to create a new impact or more severe impact than would the 2004 Approved Project.

Finding: As the 2014 Modified Project would have a nearly identical grading footprint and grading characteristics as the 2004 Approved Project and the Project site is located outside of any MSHCP-designated Criteria Cells or Cell groups and would comply with all Western Riverside County MSHCP and Stephens' Kangaroo Rat HCP conditions required by the City of Moreno Valley, the 2014 Modified Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. As such, the 2014 Modified Project would

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

have no potential to create a new impact or more severe impact than would the 2004 Approved Project. As concluded by the 2004 ND, a less than significant impact would occur.

## 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?

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.10 – Cultural Resource; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The ruins of an old adobe structure are located in the proposed open space at the north end of the project. The ruins are described in the cultural resources survey that was prepared for the project by archeologist Aaron Gardner. The proposed amendment would have a positive effect on cultural resources in comparison to the existing land use plan because they will be retained within the proposed Open Space designation. There are no other cultural resources on the site.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve open space in the eastern portion of the property, including the area of the documented old adobe structure. Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, and the old adobe structure would remain in an area designated as open space, the 2014 Modified Project would have no potential to create a new impact or more severe impact to a historic resource than would the 2004 Approved Project. No historic resources are located in the development footprint of the Project; thus, no impact would occur.

*Finding*: Because the proposed grading footprint and the grading characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and the old adobe structure would remain in an area designated as open space, the 2014 Modified Project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5. No adverse impact to historic resources would occur.

b) Cause a substantial adverse change in the significance of archaeological resources pursuant to Section 15064.5?

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.10 – Cultural Resources; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The ruins of an old adobe structure are located in the proposed open space at the north end of the project. The ruins are described in the cultural resources survey that was prepared for the project by archeologist Aaron Gardner. The proposed amendment would have a positive effect on cultural resources in comparison to the existing land use plan because they will be retained within the proposed Open Space designation. There are no other cultural resources on the site.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would conserve the eastern portion of the property as open space, including the area of the old adobe structure. Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, and the old adobe structure would remain in an area designated as open space, the 2014 Modified Project would have no potential to create a new impact or more severe impact to archaeological resources than would the 2004 Approved Project. A condition of approval (Condition P15) was applied to the 2004 Approved Project that specified protocol should resources be discovered during ground-disturbing construction activities. In addition, Condition P15 required that the 2004 Approved Project comply with California Public Resources Code Section 5097.98, "Native American Historical, Cultural, and Historical Sites." These conditions would continue to be applied to the 2014 Modified Project. Thus, any resource, if discovered, would be assured proper treatment to avoid a substantial adverse change in the significance of archaeological resources pursuant to Section 15064.5. As concluded by the 2004 ND, no adverse impact would occur.

Finding: Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project and the old adobe structure would remain in an area designated as open space, the 2014 Modified Project would have no potential to result in a new or more severe impact to archaeological resources than disclosed in the 2004 ND. A City condition of approval would assure the proper treatment of any resource that may be discovered during the construction process to ensure that there would be no substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5. No adverse impact would occur as concluded by the 2004 ND.

c) Directly or indirectly destroy a unique paleontological resource or site or unique		
geologic feature?		-

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.10 – Cultural Resources; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The ruins of an old adobe structure are located in the proposed open space at the north end of the project. The ruins are described in the cultural resources survey that was prepared for the project by archeologist Aaron Gardner. The proposed amendment would have a positive effect on cultural resources in comparison to the existing land use plan because they will be retained within the proposed Open Space designation. There are no other cultural resources on the site.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve open space in the eastern portion of the property. Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact to paleontological resources than would the 2004 Approved Project. A condition of approval (Condition P15) was applied to the 2004 Approved Project that specified protocol should resources be discovered during ground-disturbing construction activities. This condition of approval would continue to be applied to the 2014 Modified Project. Thus, any resource, if discovered, would be assured proper treatment to avoid the destruction of a unique resource. As concluded by the 2004 ND, no adverse impact would occur.

Finding: Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to result in a new or more severe impact to paleontological resources than disclosed in the 2004 ND. A City condition of approval would assure the proper treatment of any resource that may be discovered during the construction process to ensure that there would be no destruction of a unique resource. No adverse impact would occur as concluded by the 2004 ND.

d) Disturb any human remains, including those interred outside of formal cemeteries?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The ruins of an old adobe structure are located in the proposed open space at the north end of the project. The ruins are described in the cultural resources survey that was prepared for the project by archeologist Aaron Gardner. The proposed amendment would have a positive effect on cultural resources in comparison to the existing land use plan because they will be retained within the proposed Open Space designation. There are no other cultural resources on the site.

Discussion of 2014 Modified Project: Human remains are not known to occur at the Project site. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve the eastern portion of the property as open space. Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact to human remains than would the 2004 Approved Project. A condition of approval (Condition P15) was applied to the 2004 Approved Project that required that the 2004 Approved Project comply with California Public Resources Code Section 5097.98, "Native American Historical, Cultural, and Historical Sites." This condition would continue to be applied to the 2014 Modified Project. Thus, any human remains, if discovered, would be assured proper treatment. As concluded by the 2004 ND, no adverse impact would occur.

*Finding:* Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to result in a new or more severe impact to human remains than disclosed in the 2004 ND. A City condition of approval would assure compliance with California Public Resources Code Section 5097.98, "Native American Historical, Cultural, and Historical Sites." No adverse impact would occur as concluded by the 2004 ND.

# 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	ı ınvolvıng:
(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.

(Source: City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils; California Department of Conservation "Alquist-Priolo Earthquake Fault Zone Maps;" United States Geological Survey Earthquake Hazards Program; Google Earth; 2004 Approved Project; 2014 Modified Project)

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

2004 ND Conclusion: No Impact. The proposed amendment would be subject to seismic shaking similar to that of the rest of Moreno Valley. The developable portions of the site are not subject to the geologic and soil hazards described above.

Discussion of 2014 Modified Project: The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Because the number of homes would be reduced and the proposed grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact associated with fault rupture than would the 2004 Approved Project. Additionally, the 2014 Modified Project would be conditioned to comply with the City of Moreno Valley Building Code (City of Moreno Valley Ordinance No. 816) and California Code of Regulations, Title 24, Part 2, the California Green Building Standards Code, which provides minimum standards for building design. The 2014 Modified Project would also be conditioned to comply with all applicable requirements of the City of Moreno Valley grading and excavation code (City of Moreno Valley Ordinance No. 586).

Finding: The property is not subject to fault rupture because no geological faults are located on the property. Regardless, because the grading footprint and the grading characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving 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. As concluded by the 2004 ND, no impact would occur.

(ii) Strong seismic ground shaking?

(Source: City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would be subject to seismic shaking similar to that of the rest of Moreno Valley. The developable portions of the site are not subject to the geologic and soil hazards described above.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Because the number of homes would be reduced and the proposed grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact associated with seismic ground shaking than would the 2004 Approved Project. The 2014 Modified Project would be conditioned to comply with the City of Moreno Valley Building Code (City of Moreno Valley Ordinance No. 816) and California Code of Regulations, Title 24, Part 2, the California Green Building Standards Code, which provides minimum standards for building design. The 2014 Modified Project would also be conditioned to comply with all applicable requirements of the City of Moreno Valley grading and excavation code (City of Moreno Valley Ordinance No.586).

Finding: Because the grading footprint and the grading characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and 23 fewer residential homes would be constructed, the 2014 Modified Project would have no potential to result in a new or more severe impact to associated with seismic ground shaking than disclosed in the 2004 ND. As concluded by the 2004 ND, a less than significant impact would occur. Mandatory compliance with the City of Moreno Valley Building Code (City of Moreno Valley Ordinance No. 816) and California Code of Regulations, Title 24, Part 2, the California Green Building Standards Code, provide minimum standards for building design to ensure that impacts would be less than significant.

(iii) Seismic-related ground failure, including liquefaction?

(Source: City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would be subject to seismic shaking similar to that of the rest of Moreno Valley. The developable portions of the site are not subject to the geologic and soil hazards described above.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Because the number of homes would be reduced and the

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
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		Mitigation		
		Incorporated		

proposed grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact associated with liquefaction than would the 2004 Approved Project. The 2014 Modified Project would be conditioned to comply with the City of Moreno Valley Building Code (City of Moreno Valley Ordinance No. 816) and California Code of Regulations, Title 24, Part 2, the California Green Building Standards Code, which provides minimum standards for building design. The 2014 Modified Project would also be conditioned to comply with all applicable requirements of the City of Moreno Valley grading and excavation code (City of Moreno Valley Ordinance No.586).

*Finding:* Because the grading footprint and the grading characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and 23 fewer residential homes would be constructed, the 2014 Modified Project would have no potential to result in a new or more severe impact associated with seismic liquefaction than disclosed in the 2004 ND. As concluded by the 2004 ND, no impact would occur because the site does not possess soils that have a high liquefaction potential.

(iv) Landslides?

(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would be subject to seismic shaking similar to that of the rest of Moreno Valley. The developable portions of the site are not subject to the geologic and soil hazards described above.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Because the number of homes would be reduced, the eastern portion of the property containing sloping terrain would be preserved as open space, and the proposed grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact associated with landslides than would the 2004 Approved Project.

Finding: Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving landslides. No areas subject to landslide have the potential to affect the residential development area approved by the 2004 Approved Project or proposed by the 2014 Modified Project. As concluded by the 2004 ND, impacts would be less than significant.

(b) Result in substantial soil erosion or the loss of topsoil?

(Source: Project Application Materials, USDA Natural Resources Conservation Service Web Soil Survey (Web Site); 2004 Approved Project; 2004 Approved Project; 2014 Modified Project; Letter Re: Revised Tentative Tract 31592 (Covey Estates), Winchester Associates, 2014b; Letter Re: Revised Tentative Tract 31592 (Covey Estates), (Winchester Associates, Inc. 2014a))

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would be subject to seismic shaking similar to that of the rest of Moreno Valley. The developable portions of the site are not subject to the geologic and soil hazards described above.

Discussion of 2014 Modified Project: The grading footprint proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes improved water quality features as compared to the 2004 Approved Project. Specifically, the 2014 Modified Project proposes four (4) on-site water quality basins, one (1) off-site basin, and a constructed drainage channel along the eastern boundary of the proposed residential development area. As such, the 2014 Modified Project would have no potential to create a new impact or more severe impact associated with soil erosion or loss of topsoil than would the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would be required to comply with the requirements of the State Water Resources Control Board and obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. The NPDES Permit requires the Project Applicant to prepare and submit to the City for approval a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). The SWPPP and WQMP must identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. The 2014 Modified Project adds additional Best Management Practices (BMPs) for storm water treatment in order to meet the new and more stringent requirements of the Santa Ana Regional Water Quality Control Board (RWQCB). Adherence to the requirements noted in the Project's required WQMP and site-specific SWPPP would ensure that potential construction-related impacts associated with water erosion would be less than significant. During grading and other construction activities involving soil exposure or the transport of earth materials, City of Moreno Valley Ordinance No. 568, which

Issues and Supporting Information	Potentially Significant New Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	Impact Fully Analyzed in 2004 ND
establishes requirements for the control of erosion during construction (including Modified Project. In addition, requirements for the reduction of particulate matter i With mandatory compliance to these regulatory requirements, the potential for soil er	n the air are	addressed by	y SCAQMD	Rule 403.
Finding: Because the grading footprint and the grading characteristics proposed by identical to the 2004 Approved Project, the 2014 Modified Project would have no possociated with soil erosion than disclosed in the 2004 ND. As concluded by the occur.	otential to res	sult in a new	or more sev	ere impact
(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?				•
(Source: Project Application Materials; City of Moreno Valley General Plan Safety FEIR, Chapter 5.6 – Geology and Soils; 2004 Approved Project; 2014 Modified Proj		ity of Moren	o Valley Ge	neral Plan
2004 ND Conclusion: No Impact. The proposed amendment would be subject to Moreno Valley. The developable portions of the site are not subject to the geologic and the state of the proposed amendment would be subject to the geologic and the state of the proposed amendment would be subject to the geologic and the state of the state				the rest of
Discussion of 2014 Modified Project: The residential development area approved by 2014 Modified Project is not located on a geologic unit or soil that is unstable, or project, and potentially result in on- or off-site landslide, lateral spreading, subsidence Project proposes to reduce the number of residential lots approved by TTM 31592 frolots than the 2004 Approved Project. The grading footprint of the 2014 Modified Approved Project. Because the number of homes would be reduced, the eastern powould be preserved as open space, and the proposed grading footprint and grading 2004 Approved Project, the 2014 Modified Project would have no potential to create with geologic instability than would the 2004 Approved Project.	that would ce, liquefaction com 138 to 1 Project wou ortion of the characteristi	become unst on or collaps 15, resulting ald be nearly property con cs would be	table as a rese. The 2014 in 23 fewer dentical to ataining slop nearly identical identical to a slope the slope of the slo	sult of the Modified residential to the 2004 ing terrain tical to the
Finding: There are no conditions of geological instability located in the area of the Because the proposed grading footprint and the grading characteristics would be not 2014 Modified Project would have no greater potential to expose people or struinstability than the 2004 Approved Project. As concluded by the 2004 ND, no adverse	arly identical actures to co	to the 2004 onditions ass	Approved F	Project, the
(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?  (Source: Project Application Materials; City of Moreno Valley General Plan Safety FEIR, Chapter 5.6 – Geology and Soils, 2004 Approved Project; 2014 Modified Projects	Element; C		o Valley Ge	■ neral Plan
2004 ND Conclusion: No impact. The proposed amendment would be subject to Moreno Valley. The developable portions of the site are not subject to the geologic are	o seismic sha			the rest of
Discussion of 2014 Modified Project: The residential development area approved by 2014 Modified Project is not located in an area of expansive soil. The 2014 Mod residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential footprint of the 2014 Modified Project would be nearly identical to the 2 homes would be reduced, and the proposed grading footprint and grading charact Approved Project, the 2014 Modified Project would have no potential to create a new expansive soil than would the 2004 Approved Project.	ified Project lential lots th 004 Approve teristics wou	proposes to an the 2004 ed Project. E lld be nearly	reduce the Approved Page ause the dentical to	number of roject. The number of the 2004
Finding: There are no expansive soils located in the area of the property proposed grading footprint and the grading characteristics would be nearly iden. Modified Project would have no greater potential to create substantial risks to life a concluded by the 2004 ND, no adverse impact would occur.	tical to the	2004 Appro	ved Project,	the 2014
(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?				

disposal of waste water?

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

(Source: Project Application Materials; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would be subject to seismic shaking similar to that of the rest of Moreno Valley. The developable portions of the site are not subject to the geologic and soil hazards described above.

Discussion of 2014 Modified Project: The 2004 Approved Project did not propose the use of septic or alternative wastewater systems, nor does the 2014 Modified Project propose the use of septic or alternative wastewater systems. The residential homes proposed on the Project site would be connected to the Eastern Municipal Water District (EMWD) sanitary sewer system. Thus, there is no potential for an impact to occur related to septic or alternative wastewater systems.

*Finding:* Because neither the 2004 Approved Project nor the 2014 Modified Project include the use of septic tanks or alternative waste water disposal systems, no impact would occur as concluded by the 2004 ND.

# 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?

(Source: South Coast Air Quality Management District Air Quality Management Plan, 2012; City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality; 2004 Approved Project; 2014 Modified Project; Covey Ranch Greenhouse Gas Report (Urban Crossroads 2014b))

2004 ND Conclusion: This question was not a part of the 2004 IS Environmental Checklist.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Because the number of homes would be reduced and the proposed grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new greenhouse gas impact or more severe impact than would the 2004 Approved Project.

Although greenhouse gas (GHG) emissions effects on climate change were not specifically evaluated in the 2004 ND, the ND disclosed that 138 residential homes would be constructed on the property, which would generate a small increase in traffic levels in the area and that air emissions would be generated to meet the energy demands associated with a housing development. GHG emissions and the issue of global climate change (GCC) do not represent new information of substantial importance which was not known and could not have been known at the time the 2004 ND was approved. Information on the effect of GHG emissions on climate was known long before the City of Moreno Valley approved the 2004 ND. GCC and GHG emissions were identified as environmental issues since as early as 1978 when the U.S. Congress enacted the National Climate Program Act (Pub L 95-367, 92 Stat 601). In 1979, the National Research Council published "Carbon Dioxide and Climate: A Scientific Assessment," which concluded that climate change was an accelerating phenomenon partly due to human activity. Numerous studies conducted before and after the National Research Council report reached similar conclusions. Information also was widely published in a series of reports by the Intergovernmental Panel on Climate Change (IPPC) dating back to the 1990s, including IPPC's "2001 Third Assessment Report." California adopted legislation in 2002 requiring the California Air Resources Board to develop regulations limiting greenhouse gas emissions from automobiles. As such, information about GCC and GHG emissions was available with the exercise of reasonable diligence at the time the ND was approved in 2006. No objections or concerns were raised regarding GHG emissions or climate change and no legal challenge was filed within the statute of limitations period for the ND. Pursuant to CEQA case law and CEQA Guidelines Section 15162(a) (3), the issue of project-related GHG emissions does not provide new information of substantial importance or substantial evidence of a new impact to the environment that was not or could not have been known at the time the 2004 ND was approved; thus, minor additions are needed to make the previous ND adequate to cover the 2014 Modified Project.

To evaluate whether the proposed 2014 Modified Project would result in GHG emissions that are less than significant using currently accepted standards, a GHG study was prepared for the 2014 Modified Project by Urban Crossroads, Inc., which is appended to this Initial Study. Currently (as of May 2014), the SCAQMD has not adopted significance thresholds for GHG emissions for residential development projects within the SCAQMD region, although the SCAQMD is considering the adoption of a project-level efficiency threshold of 4.8 metric tons of carbon monoxide equivalent (MT CO2e) per service population. The City similarly has not adopted significance thresholds for GHG emissions. In any case, the SCAQMD uses a screening threshold of 3,000 MT CO2e per year to determine if a detailed analysis is even necessary (SCAQMD recommends a detailed analysis when emissions would exceed 3,000

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

MT CO2e). As specified in the GHG report appended to this Initial Study, the 2014 Modified Project would result in approximately 2,187.47 MT CO2e per year, which is below the SCAQMD's screening threshold; therefore, a less than significant would occur and no additional analysis is required.

Finding: Although the 2004 ND did not address this subject, the 2004 ND contained enough information about the 2004 Approved Project's expected energy use and traffic generation that with the exercise of reasonable diligence, information about GHG emissions was readily available to the public. Because the grading footprint and the grading characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and 23 fewer residential homes would be constructed, the 2014 Modified Project would have no potential to result in a new or more severe GHG emissions impact than the 2004 Approved Project. The 2014 Modified Project would emit approximately 2,187.47 MT CO2e per year, which is below the SCAQMD's screening threshold; therefore, a less than significant would occur and no additional analysis is required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of					
o) comment with an approved plant, pointy of regulation adopted for the purpose of	b) Conflict with an application	able plan, policy or regulation	on adopted for the purpose of		
reducing the emissions of greenhouse gases?	reducing the emissions of	greenhouse gases?			

(Source: South Coast Air Quality Management District Air Quality Management Plan, 2012; City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality; 2004 Approved Project; 2014 Modified Project; Covey Ranch Greenhouse Gas Report (Urban Crossroads 2014b))

2004 ND Conclusion: This question was not a part of the 2004 IS Environmental Checklist.

Discussion of 2014 Modified Project: The City of Moreno Valley approved its Final Energy Efficiency and Climate Action Strategy on October 9, 2012. The overall goal of the Energy Efficiency and Climate Action Strategy is to ensure that the City is consistent with and would not otherwise conflict with the provisions of AB 32. Thus, a project that would otherwise be consistent with the goals and policies outlined in AB 32 would be deemed to be consistent with the City's Energy Efficiency and Climate Action Strategy Document. AB 32 is the State of California's primary GHG emissions regulation and the SCAQMD's GHG draft significance threshold is designed to ensure compliance with AB 32 emissions reductions requirements in the South Coast Air Basin. Therefore, if a proposed project emits below the draft significance threshold 4.8 MT CO2e per service population or the screening threshold of 3,000 MT CO2e per year, the project can be assumed to comply with AB 32 within the SCAQMD's jurisdiction. As the 2014 Modified Project would emit less than 3,000.00 MTCO2e per year, it would not conflict with the state's ability to achieve the reduction targets defined in AB 32. Additionally, the construction and operation of any project is required to comply with mandatory regulatory requirements including but not limited to:

- Global Warming Solutions Act of 2006 (AB32)
- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)
- Pavely Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles
- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction.
- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). Establishes energy efficiency requirements for appliances.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- California Water Conservation in Landscaping Act of 2006 (AB1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

Finding: Although the 2004 ND did not address this subject, the 2004 ND contained enough information about the property's existing land uses and resultant air emissions that with the exercise of reasonable diligence, information about GHG impacts was readily available to the public. Because the grading footprint and the grading characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and 23 fewer residential homes would be constructed, the 2014 Modified Project would have no potential to result in a new or more severe GHG emissions impact than the 2004 Approved Project. The 2014 Modified Project would emit approximately 2,187.47 MT CO2e per year, which is below the SCAQMD's screening threshold;

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
	_	Mitigation	_	
		Incorporated		

therefore, a less than significant would occur and no additional analysis is required.	
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?	_

(Source: Results of Soil Sampling (Waterstone Environmental, 2005); 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed project would place people and structures along the urban-wildland interface where the fire hazard is higher than average. However, the proposed location of the future housing poses less of a safety hazard than the existing zoning, because the existing zoning would allow hillside residential development. The proposed project contains a recreation trail/fire road and a fuel modification zone along the interface with the adjacent hills to protect the future residences from wildland fire hazard.

Discussion of 2014 Modified Project: The environmental condition of the subject property has not been altered since approval of the 2004 Approved Project. Soil sampling conducted in 2005 by Waterstone Environmental and reported in documentation appended to this Initial Study revealed that that property's soils are not contaminated above state and federal levels of safety and no mitigating measures are necessary. The routine transport, use, and disposal of hazardous materials would be limited to common construction materials and substances used in a typical residential home (cleaning agents, paints, batteries, etc.). The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. Because the number of homes would be reduced and associated sources of hazardous materials would be reduced commensurately, the 2014 Modified Project would have no potential to create a new impact or more severe hazardous materials impact than would the 2004 Approved Project. The 2014 Modified Project would be required to comply with all federal, state, and local, hazardous materials regulations, as overseen and enforced by the California Department of Toxic Substances Control, the Riverside County Department of Environmental Health, and the Moreno Valley Fire Department. As concluded by the 2004 ND, a significant hazard to the public would not be created and no adverse impact would occur

*Finding:* The 2014 Modified Project would have a reduced number of residential lots and an associated reduction in potential to transport, use, or dispose of common hazardous materials associated with residential construction and operation. The 2014 Modified Project has no potential to result in a new impact or more severe hazardous materials impact than the 2004 Approved Project. No adverse impact would occur as concluded by the 2004 ND.

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?

(Source: Project Application Materials; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impacts. The proposed project would place people and structures along the urban-wildland interface where the fire hazard is higher than average. However, the proposed location of the future housing poses less of a safety hazard than the existing zoning, because the existing zoning would allow hillside residential development. The proposed project contains a recreation trail/fire road and a fuel modification zone along the interface with the adjacent hills to protect the future residences from wildland fire hazard.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. Because the number of homes would be reduced and associated sources of hazardous materials would be reduced commensurately, the 2014 Modified Project would have no potential to create a new impact or more severe accidental upset condition than would the 2004 Approved Project, although no accidental upsets are foreseeable associated with a residential neighborhood development. As concluded by the 2004 ND, no accidental upset hazards would be created and no adverse impact would occur.

*Finding:* The 2014 Modified Project would have a reduced number of residential lots and an associated reduction in potential to be upset by or cause accidental release of hazardous materials into the environment. The 2014 Modified Project has no potential to result in a new impact or more severe hazardous materials impact than the 2004 Approved Project. No adverse impact would occur as concluded by the 2004 ND

as concluded by the 2004 11D.		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials,		
substances, or waste within one-quarter mile of an existing or proposed school?		_

(Source: Project Application Materials; Google Earth; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed project would place people and structures along the urban-wildland interface where

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

the fire hazard is higher than average. However, the proposed location of the future housing poses less of a safety hazard than the existing zoning, because the existing zoning would allow hillside residential development. The proposed project contains a recreation trail/fire road and a fuel modification zone along the interface with the adjacent hills to protect the future residences from wildland fire hazard.

Discussion of 2014 Modified Project: The closest school, Midland Elementary School, is located approximately 1.0 mile from the Project site. Therefore, there is no potential for either the 2004 Approved Project or the 2014 Modified Project to cause the emission or handling of hazardous or acutely hazardous materials, substances, or wastes within one-quarter mile of an existing or proposed school. As concluded by the 2004 ND, no impact would occur.

*Finding:* There are no existing or proposed schools within one-quarter mile of the Project site. Therefore, as concluded by the 2004 ND, there is no potential for the 2014 Modified Project to cause the emission or handling of hazardous or acutely hazardous materials, substance, or wastes within one-quarter mile of a school.

d) 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?

(Source: Project Application Materials, California Department of Toxic Substances Control "Envirostor" Database; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed project would place people and structures along the urban-wildland interface where the fire hazard is higher than average. However, the proposed location of the future housing poses less of a safety hazard than the existing zoning, because the existing zoning would allow hillside residential development. The proposed project contains a recreation trail/fire road and a fuel modification zone along the interface with the adjacent hills to protect the future residences from wildland fire hazard.

Discussion of 2014 Modified Project: The Project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962. Therefore, there is no potential for either the 2004 Approved Project or the 2014 Modified Project to create a significant hazard to the public or the environment as a result of listing. As concluded by the 2004 ND, no impact would occur.

*Finding:* The Project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962. Therefore, as concluded by the 2004 ND, there is no potential the 2014 Modified Project to create a significant hazard to the public or the environment as a result of listing.

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?

(Source: City of Moreno Valley General Plan Safety Element Figure 6-5, Air Crash Hazards; City of Moreno Valley General Plan FEIR, Chapter 5.5 – Hazards; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed project would place people and structures along the urban-wildland interface where the fire hazard is higher than average. However, the proposed location of the future housing poses less of a safety hazard than the existing zoning, because the existing zoning would allow hillside residential development. The proposed project contains a recreation trail/fire road and a fuel modification zone along the interface with the adjacent hills to protect the future residences from wildland fire hazard.

Discussion of 2014 Modified Project: The Project site is not located within an airport land use plan or, where such a plan has not been adopted, or within two miles of a public airport or public use airport. Therefore, there is no potential for either the 2004 Approved Project or the 2014 Modified Project to result in an airport safety hazard to people residing or working in the project area. As concluded by the 2004 ND, no impact would occur.

*Finding:* The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, there is no potential for either 2014 Modified Project to result in an airport safety hazard to people residing or working in the project area. As concluded by the 2004 ND, no impact would occur.

Issues and Supporting Information	Potentially Significant New Impact	Less than Significant Impact With	Less than Significant Impact	Impact Fully Analyzed in 2004 ND
	New Impact	Mitigation Incorporated	mpact	2004 ND

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?		_

(Source: City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR, Chapter 5.5 – Hazards; Google Earth; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed project would place people and structures along the urban-wildland interface where the fire hazard is higher than average. However, the proposed location of the future housing poses less of a safety hazard than the existing zoning, because the existing zoning would allow hillside residential development. The proposed project contains a recreation trail/fire road and a fuel modification zone along the interface with the adjacent hills to protect the future residences from wildland fire hazard.

Discussion of 2014 Modified Project: The Project site is not located within the vicinity of a private airstrip. Therefore, there is no potential for either the 2004 Approved Project or the 2014 Modified Project to result in a private airstrip safety hazard to people residing or working in the project area. As concluded by the 2004 ND, no impact would occur.

*Finding:* The Project site is not located within the vicinity of a private airstrip. Therefore, there is no potential for either 2014 Modified Project to result in a private airstrip safety hazard to people residing or working in the project area. As concluded by the 2004 ND, no impact would occur.

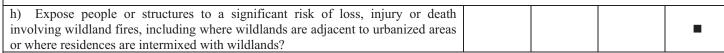
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?

(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR, Chapter 5.5 – Hazards; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed project would place people and structures along the urban-wildland interface where the fire hazard is higher than average. However, the proposed location of the future housing poses less of a safety hazard than the existing zoning, because the existing zoning would allow hillside residential development. The proposed project contains a recreation trail/fire road and a fuel modification zone along the interface with the adjacent hills to protect the future residences from wildland fire hazard.

Discussion of 2014 Modified Project: The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Therefore, there is no potential for either the 2004 Approved Project or the 2014 Modified Project to interfere with an adopted emergency response plan or emergency evacuation plan. During construction and long-term operation, the 2014 Modified Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. Because the Project would not impair implementation of, or physically interfere with an adopted emergency response or evacuation plan, the 2014 Modified Project would not result in any new or significant impact. As concluded by the 2004 ND, no impact would occur.

*Finding:* The 2004 ND did not identify the Project site as an emergency evacuation route documented in any emergency response plans or emergency evacuation plans. No evacuation routes have been identified on or near the Project site since the 2004 ND was approved; therefore, there has been no change in circumstance. As concluded by the 2004 ND, no impact would occur.



(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR Figure 5.5-2, Floodplains and High Fire Hazard Areas; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed project would place people and structures along the urban-wildland interface where the fire hazard is higher than average. However, the proposed location of the future housing poses less of a safety hazard than the existing zoning, because the existing zoning would allow hillside residential development. The proposed project contains a recreation trail/fire road and a fuel modification zone along the interface with the adjacent hills to protect the future residences from wildland fire hazard.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project is nearly identical to the 2004 Approved Project. The proposed CUP for a PUD proposes to revise the tract design to allow a reduction/variation for the required lot widths to accommodate reorientation of the lots and interior circulation system. The 2014 Modified Project provides a single-loaded street

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

along a portion of the residential homes' eastern perimeter and a 20-foot multi-use and fire trail with adjacent drainage channel, on the residential homes' eastern perimeter, both of which assist in improving wildfire protection as compared to the 2004 Approved Project. As such, the 2014 Modified Project would not expose people or structures to any new or more 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. With respect to conditions of approval, fire protection measures are required to be provided in accordance with Moreno Valley City Ordinances and/or fire protection standards.

*Finding:* The 2014 Modified Project provides a single-loaded street along a portion of the residential homes' eastern perimeter and a 20-foot multi-use and fire trail with adjacent drainage channel, on the residential homes' eastern perimeter, both of which would improve wildfire protection over the 2004 Approved Project. As concluded by the 2004 ND, impacts would be less than significant. No new or more severe wildfire hazard impacts would occur.

### **IX. HYDROLOGY AND WATER QUALITY.** Would the project:

a) Violate any water quality standards or waste discharge requirements?

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; 2004 Approved Project; 2014 Modified Project; Letter Re: Revised Tentative Tract 31592 (Covey Estates), Winchester Associates, 2014b.)

2004 ND Conclusion: No Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: The grading footprint proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes improved water quality features as compared to the 2004 Approved Project. The 2014 Modified Project adds additional Best Management Practices (BMPs) for storm water treatment in order to meet the new requirements of the Santa Ana Regional Water Quality Control Board (RWQCB). In addition, due to the RWQCB's more stringent treatment requirements, the bioretention areas increased from approximately 60,120 s.f. under the 2004 Approved Project to approximately 74,910 s.f under the 2014 Modified Project. Further, the 2014 Modified Project would add approximately 84,360 s.f. of storm water detention basins to accommodate post construction runoff for the 2-year, 24-hour storm event. This design feature is proposed by the 2014 Modified Project as required by the RWQCB in response to the site having been mapped as lying within an area designated "Hydrologic Conditions of Concern," by the RWQCB. The RWQCB requires lands developed within designated areas to detain all increased (post-construction) storm flows in a particular storm event. Accordingly, with the addition of storm water detention basins as proposed by the 2014 Modified Project, potential storm water quality impacts are less than significant and less severe than the impacts that would have occurred under the 2004 Approved Project. As such, the 2014 Modified Project would have no potential to create a new impact or more severe water quality impact than would the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would be required to comply with the requirements of the State Water Resources Control Board and obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. The NPDES Permit requires the Project Applicant to prepare and submit to the City for approval a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) to meet water quality standards. Adherence to the requirements noted in the Project's required WOMP and site-specific SWPPP would ensure that potential construction- and operational-related water quality impacts would be less than significant. With mandatory compliance to these regulatory requirements, water quality impacts would be less than significant as concluded by the 2004 ND.

Finding: Because 1) the grading footprint and the grading characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project; 2) 23 fewer homes would be constructed; 3) the 2014 Modified Project is required to adhere to a SWPPP and WQMP to address water quality; and 4) additional BMPs are incorporated into the 2014 Modified Project's design, including additional bioretention and storm water detention basin areas, the 2014 Modified Project would have no potential to result in a new or more severe water quality impact than disclosed in the 2004 ND. As concluded by the 2004 ND, a less than significant impact would occur.

b) Substantially degrade 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		I

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

uses or planned uses for which permits have been granted)?

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: As with the 2004 Approved Project, the 2014 Modified Project would be served with potable water by the EMWD. No potable groundwater wells are proposed that could draw water directly from groundwater supplies. The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. Because the number of homes would be reduced, water demand and impervious surface cover would be reduced commensurately. As such, the 2014 Modified Project would have no potential to create a new impact or more severe impact associated with groundwater supplies than the 2004 Approved Project. As concluded by the 2004 ND, a less than significant impact would occur.

*Finding:* Because 23 fewer homes would be constructed under the 2014 Modified Project, water demand and impervious surface cover would be reduced commensurately, resulting in a lesser impact to groundwater supplies. The 2014 Modified Project would have no potential to result in a new or more severe groundwater impact than disclosed in the 2004 ND. As concluded by the 2004 ND, no adverse impact would occur.

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?

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; 2004 Approved Project; 2014 Modified Project; Letter Re: Revised Tentative Tract 31592 (Covey Estates), Winchester Associates, 2014b.)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: The grading footprint and general drainage pattern proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, the 2014 Modified Project would have no potential to create a new impact or more severe impact associated with drainage pattern alteration or soil erosion siltation than would the 2004 Approved Project. The 2014 Modified Project adds additional Best Management Practices (BMPs) for storm water treatment in order to meet new requirements of the Santa Ana RWQCB. In addition, due to the RWQCB's more stringent treatment requirements, the bioretention areas increased from approximately 60,120 s.f. under the 2004 Approved Project to approximately 74,910 s.f under the 2014 Modified Project. Further, the 2014 Modified Project would add approximately 84,360 s.f. of storm water detention basins to accommodate post construction runoff for the 2-year, 24-hour storm event. As with the 2004 Approved Project, the 2014 Modified Project would be required to comply with the requirements of the State Water Resources Control Board and obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. The NPDES Permit requires the Project Applicant to prepare and submit to the City for approval a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). The SWPPP and WQMP must identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. Adherence to the requirements noted in the Project's required WQMP and site-specific SWPPP would ensure that potential construction-related impacts associated with erosion and siltation would be less than significant. During grading and other construction activities involving soil exposure or the transport of earth materials, City of Moreno Valley Ordinance No. 568, which establishes requirements for the control of erosion during construction, also would apply to the 2014 Modified Project. With mandatory compliance to these regulatory requirements, the potential for drainage pattern alteration and associated soil erosion and siltation effects would be less than significant.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

Finding: Because the grading footprint, grading characteristics, and drainage pattern proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and the 2014 Modified Project proposes additional BMPs to meet RWQCB requirements, the 2014 Modified Project would have no potential to result in a new or more severe impact associated with soil erosion and siltation resulting from drainage pattern alteration than disclosed in the 2004 ND. As concluded by the 2004 ND, a less than significant impact would occur.

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?

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(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; 2004 Approved Project; 2014 Modified Project; Letter Re: Revised Tentative Tract 31592 (Covey Estates), Winchester Associates, 2014b.)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: Under existing conditions, the drainage pattern of the site flows in various directions influenced by topography. The property's topography is dominated by a portion of the steep southwest-facing slope of Olive Peak, a northwest-southeast trending ridge that forms the divide between the Reche Canyon watershed to the east and Pigeon Pass Valley to the west. This ridge dissects the northeast corner of the property. Because the 2014 Modified Project would retain the eastern portion of the property as open space, no impacts to the Reche Canyon watershed would occur. In the western portion of the property where residential development is proposed, the 2014 Modified Project would have a similar drainage pattern as the 2004 Approved Project. Both the 2004 Approved Project and the 2014 Modified Project reduce the storm flows leaving the site to pre-development conditions. In the 2014 Modified Project, the added area required for the detention basins to meet current Santa Ana Regional Water Quality Control Board (RWQCB) requirements would further reduce these flows. Specifically, the 2014 Modified Project proposes to install a subsurface drainage system that would outlet at four (4) on-site water quality basins, one (1) off-site basin, and a constructed drainage channel along the eastern boundary of the proposed residential development area. The system is designed to emulate the existing natural drainage pattern and would not substantially increase the rate of surface runoff that could result in flooding on- or off-site. The 2014 Modified Project adds additional BMPs for storm water treatment in order to meet current requirements of the Santa Ana RWQCB that were not in place when the 2004 Approved Project was approved. In addition, due to the RWQCB's more stringent treatment requirement, the bioretention areas are designed to be increased from approximately 60,120 s.f. under the 2004 Project to approximately 74,910 s.f under the 2014 Modified Project. Further, the 2014 Modified Project proposes to add approximately 84,360 s.f. of storm water detention basins to accommodate post construction runoff for the 2-year, 24-hour storm event. The addition of detention basin area is proposed as a design feature of the 2014 Modified Project in response to the site having been mapped by the Santa Ana RWQCB as lying within an area designated "Hydrologic Conditions of Concern," which requires lands being developed within the designated area to detain all increased (post-construction) storm flows in a particular storm event.

The 2004 Approved Project resulted in approximately 474 cubic feet per second (CFS) of storm flows leaving the site in a 100-year storm event. The 2014 Modified Project would result in approximately 430 CFS leaving the site in a 100-year storm event. The reduced flows also result in all-weather dry travel paths in both Covey Road and Manzanita Street in a 100-year storm event. The 2014 Modified Project would improve the hydrological conditions by decreasing the storm water runoff.

The 2014 Modified Project would not result in a new impact or more severe impact to drainage patterns than the 2004 Approved Project. As concluded in the 2004 ND, drainage pattern impacts would be less than significant.

*Finding:* Because of the increases to the bioretention and storm water detention basin areas proposed as features of the 2014 Modified Project, the 2014 Modified Project would have no potential to result in a new or more severe impact associated with drainage pattern alterations that could result in flooding on- or off-site. As concluded by the 2004 ND, a less than significant impact would occur.

e) Create or contribute runoff which would exceed the capacity of existing or		
planned stormwater drainage systems or provide substantial additional sources of		
polluted runoff?		

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; 2004 Approved Project; 2014 Modified

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
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		Mitigation		
		Incorporated		

Project; Letter Re: Revised Tentative Tract 31592 (Covey Estates), Winchester Associates, 2014b.)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: The grading footprint proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots and a concomitant reduction in pervious surface area. The 2014 Modified Project would have a nearly identical drainage pattern and stormwater drainage system as the 2004 Approved Project. Both the 2004 Approved Project and the 2014 Modified Project reduce the storm flows leaving the site to predevelopment conditions. The 2004 Approved Project resulted in approximately 474 cubic feet per second (CFS) of storm flows leaving the site in a 100-year storm event. In the 2014 Modified Project, the added area required for the detention basins would further reduce these flows. The construction of the detention basins would reduce flows for the 2014 Modified Project to approximately 430 CFS leaving the site in a 100-year storm event. Specifically, the 2014 Modified Project proposes to install a subsurface drainage system that would outlet at four (4) on-site water quality basins, one (1) off-site basin, and a constructed drainage channel along the eastern boundary of the proposed residential development area. The system is designed to emulate the existing natural drainage pattern and would not exceed the capacity of the existing or planned drainage system. Regarding water quality, the 2014 Modified Project proposes improved water quality features and less pervious surface coverage associated with a reduction of 23 residential lots as compared to the 2004 Approved Project. The reduced flows also result in all-weather dry travel paths in both Covey Road and Manzanita Street in a 100-year storm event. The 2014 Modified Project would improve the hydrological conditions by decreasing the storm water runoff. In addition, the 2014 Modified Project adds additional BMPs for storm water treatment to meet current Santa Ana RWQCB requirements. In addition, due to the RWQCB's more stringent treatment requirements, the bioretention areas increased from approximately 60,120 s.f. in the 2004 Approved Project to approximately 74,910 s.f as a design feature of the 2014 Modified Project. Further, the 2014 Modified Project proposes to add approximately 84,360 s.f. of storm water detention basins to accommodate post construction runoff for the 2-year, 24-hour storm event. The additional detention basin area is added as a design feature in response to the site having been mapped by the RWQCB as lying within an area designated "Hydrologic Conditions of Concern," which requires lands being developed within the designated area to detain all increased (postconstruction) storm flows in a particular storm event. As such, the 2014 Modified Project would have no potential to create a new impact or more severe water quality impact than would the 2004 Approved Project. As concluded by the 2004 ND, impacts would be less than significant.

Finding: Because the drainage pattern proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, the 2014 Modified Project proposes 23 fewer residential lots with an associated reduction of pervious surface area, and the 2014 Modified Project proposes additional BMPs to meet RWQCB requirements, the 2014 Modified Project would have no potential to result in a new or more severe impact to the drainage system or provide additional sources of polluted runoff compared to the 2004 Approved Project. As concluded by the 2004 ND, a less than significant impact would occur.

f) Otherwise substantially degrade water quality?

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; 2004 Approved Project; 2014 Modified Project; Letter Re: Revised Tentative Tract 31592 (Covey Estates), Winchester Associates, 2014b.))

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: As discussed in detail under the analysis of Threshold IX.a), above, mandatory compliance with regulatory requirements would reduce the 2014 Modified Project's potential to generate substantial amounts of polluted runoff, including polluted water runoff to less than significant levels similar to the 2004 Approved Project. Other than runoff from the site, there are no other known sources of pollutants that could impact or degrade water quality. Accordingly, the 2014 Modified Project would have no potential to create a new impact or more severe water quality impact than would the 2004 Approved Project. As concluded by the 2004 ND, impacts would be less than significant.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

*Finding:* Because the grading footprint and the grading characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, 23 fewer homes would be constructed, and the 2014 Modified Project is required to adhere to mandatory regulatory requirements to address water quality, the 2014 Modified Project would have no potential to result in a new or more severe water quality impact than disclosed in the 2004 ND. As concluded by the 2004 ND, a less than significant impact would occur.

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?

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: The subject property is not located in a 100-year floodplain. Additionally, the grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, neither the 2004 Approved Project or the 2014 Modified Project would have any potential to place housing in a 100-year floodplain, because no 100-year floodplains occur on the property. As concluded by the 2004 ND, no impact would occur.

*Finding:* The 2014 Modified Project is proposed on property that does not contain a 100-year floodplain. Therefore, there is no potential to place housing in a 100-year floodplain. No impact would occur as concluded by the 2004 ND.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

(Source: City of Moreno Valley General Plan FEIR Figure 5.5-2, Floodplains and High Fire Hazards; City of Moreno Valley General Plan Figure 6-4, Flood Hazards; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: The subject property is not located in a 100-year floodplain. Additionally, the grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, neither the 2004 Approved Project or the 2014 Modified Project would have any potential to place structures in a 100-year floodplain, because no 100-year floodplains occur on the property. As concluded by the 2004 ND, no impact would occur.

*Finding:* The 2014 Modified Project is proposed on property that does not contain a 100-year floodplain. Therefore, there is no potential to place structures in a 100-year floodplain. No impact would occur as concluded by the 2004 ND.

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?

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; Google Earth; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: The subject property is not located in an area subject to flooding, including a dam or levee

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

inundation area. Additionally, the grading footprint and drainage system design of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, neither the 2004 Approved Project or the 2014 Modified Project would have any potential to expose people or structures to flooding. As concluded by the 2004 ND, no impact would occur.

*Finding:* The 2014 Modified Project is proposed on property that does not contain flood hazards. Because the grading footprint, development characteristics, and stormwater drainage design proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and 23 fewer homes would be constructed, the 2014 Modified Project would have no potential to result in a new or more severe flooding impact than disclosed in the 2004 ND. As concluded by the 2004 ND, no adverse impact would occur.

#### j) Inundation by seiche, tsunami, or mudflow?

(Source: City of Moreno Valley General Plan Safety Element, Figure 6-4, Flood Hazards, Google Earth; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: The Project site is located more than 40 miles from the nearest portion of the Pacific Ocean, which is the only body of water within the region capable of producing tsunamis. Additionally, the property is separated from the Pacific Ocean by the Santa Ana Mountains. Accordingly, there is no potential for the site to be affected by a tsunami, and no impact would occur. Seiches are a temporary disturbance or oscillation in the water level of a body of water (e.g., lake), which can result in inundation of lands surrounding the body of water. Seiches with the potential for inundating surrounding lands with flood waters are most frequently caused by seismic activity. The property is not located in close proximity to any bodies of water capable of producing a seiche. The nearest large body of water is the Perris Reservoir, located approximately 7.3 miles southeast of the Project site, which is too far from the Project site to pose a seiche inundation hazard. To the east of the proposed residential development area are the southwest-facing slopes of Olive Peak. The grading footprint proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, the 2014 Modified Project would have no potential to be affected by a new or more severe mudflow impact than would the 2004 Approved Project. As concluded by the 2004 ND, no adverse impacts would occur.

Finding: The 2014 Modified Project is proposed on a property that is not subject to impact by seiche, tsunami, or mudflow. Because the grading footprint, development characteristics, and stormwater drainage design proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project with the exception that lots would be reoriented within the development footprint and 23 fewer homes would be constructed, the 2014 Modified Project would have no potential to result in a new or more severe impact associated with seiche, tsunami, or mudflow than disclosed in the 2004 ND. As concluded by the 2004 ND, no adverse impact would occur.

## X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?

(Source: Google Earth; City of Moreno Valley General Plan; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposal will amend the land use plan for the area, but it will not conflict with an applicable plan or regulation to avoid or mitigate an environmental effect or any habitat conservation plan. The site is not one of the designated "criteria areas" for potential conservation under the Riverside County Multiple-Species Habitat Conservation Plan (MSHCP), dated March 7, 2002.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots previously approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The development footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project, which proposes development adjacent to the edge of a single-family development to the west. To the east is open space. The Modified Project would not modify the existing General Plan land use or zoning designations for the property. Therefore, the 2014 Modified Project has no potential to divide an established community and would not result in any new or more severe impacts associated with community division than the 2004 Approved Project. As concluded by the 2004 ND, no impact would occur.

Finding: Because the development footprint proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to result in a new or more severe community division impact than

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

disclosed in the 2004 ND. As concluded by the 2004 ND, no impact would occur.		
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?		

(Source: Google Earth; City of Moreno Valley General Plan; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposal will amend the land use plan for the area, but it will not conflict with an applicable plan or regulation to avoid or mitigate an environmental effect or any habitat conservation plan. The site is not one of the designated "criteria areas" for potential conservation under the Riverside County Multiple-Species Habitat Conservation Plan (MSHCP), dated March 7, 2002.

Discussion of 2014 Modified Project: The 2014 Modified Project would be consistent with the land use and zoning designations applied to the property, as established by the 2004 Approved Project. Furthermore, the 2014 Modified Project proposes to reduce the number of previously approved residential lots from 138 to 115, resulting in 23 fewer residential homes and proportionally lessening environmental effects associated with construction and operation. Therefore, the 2014 Modified Project has no potential to cause a new or more severe conflict with an applicable plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. In fact, the 2014 Modified Project would result in a reduction in environmental effects.

*Finding:* Because the 2014 Modified Project would be consistent with the land use and zoning designations applied to the property, the development footprint proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and 23 fewer residential homes would be constructed, the 2014 Modified Project has no potential to cause a new or more severe conflict with an applicable plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. As concluded by the 2004 ND, no adverse impact would occur.

c) Conflict with any applicable habitat conservation plan or natural community		_
conservation plan?		_

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources; Western Riverside County Multiple Species Habitat Conservation Plan; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: No Impact. The proposal will amend the land use plan for the area, but it will not conflict with an applicable plan or regulation to avoid or mitigate an environmental effect or any habitat conservation plan. The site is not one of the designated "criteria areas" for potential conservation under the Riverside County Multiple-Species Habitat Conservation Plan (MSHCP), dated March 7, 2002.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project, which is located outside of MSHCP Plan designated Criteria Cells or Cell groups. Additionally, the 2014 Modified Project is required to comply with all conditions required by the City of Moreno Valley to ensure compliance with the MSHCP. The 2014 Modified Project is conditioned to comply with City of Moreno Valley Municipal Code Title 3, Chapter 3.48, Western Riverside County Multiple Species Habitat Conservation Plan Fee Program, which requires a per-acre local development fee that will assist in providing revenue to acquire and preserve vegetation communities and natural areas within the City and western Riverside County which are known to support threatened, endangered or key sensitive populations of plant and wildlife species. The 2014 Modified Project is also conditioned to comply with the City of Moreno Valley Municipal Code Title 3, Chapter 8.60. Threatened and Endangered Species, which requires a per-acre local development mitigation fee pursuant to the City's adopted, "The Habitat Conservation Plan for the Stephen's Kangaroo Rat in Western Riverside, California," and as established pursuant to Fee Resolution 89-92. Because the grading footprint of the 2014 Modified Project is nearly identical to the 2004 Approved Project and compliance with these applicable habitat conservation plans (HCPs) is assured by regulatory requirements, there is no potential for the 2014 Modified Project to result in a new or more severe conflict with HCPs than the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur.

*Finding:* The 2014 Modified Project would have a nearly identical grading footprint as the 2004 Approved Project. As such, the 2014 Modified Project has no potential result in a new or more severe conflict with applicable HCPs than the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur. Regulatory requirements imposed by the City would ensure that fee payments occur in compliance with applicable HCPs.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With Mitigation	Impact	2004 ND
		Incorporated		

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?		

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.14 – Mineral Resources; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would have no effect on mineral resources. There are no known mineral resources in the area.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project is nearly identical to the 2004 Approved Project. As such, the 2014 Modified Project has no potential result in a new or more severe impact to mineral resources than the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur. The Project site is not located within an area known to be underlain by regionally- or locally-important mineral resources or within an area that has the potential to be underlain by regionally- or locally-important mineral resources, as disclosed by the City's General Plan and the associated General Plan FEIR. Accordingly, implementation of either the 2004 Approved Project or 2014 Modified Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California. In addition, the City's General Plan does not identify any locally-important mineral resource recovery sites on-site or within close proximity to the Project site.

Finding: The 2014 Modified Project would have a nearly identical grading footprint as the 2004 Approved Project. As such, the 2014 Modified Project has no potential result in a new or more severe impact to mineral resources than the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur. The Project site is not located within an area known to be underlain by regionally- or locally-important mineral resources, or within an area that has the potential to be underlain by regionally- or locally-important mineral resources, as disclosed by the City's General Plan and the associated General Plan FEIR.

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?

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.14 – Mineral Resources; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would have no effect on mineral resources. There are no known mineral resources in the area.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project is nearly identical to the 2004 Approved Project. As such, the 2014 Modified Project has no potential result in a new or more severe impact to mineral resources than the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur. The Project site is not located within an area known to be underlain by regionally- or locally-important mineral resources or within an area that has the potential to be underlain by regionally- or locally-important mineral resources, as disclosed by the City's General Plan and the associated General Plan FEIR. Accordingly, implementation of either the 2004 Approved Project or 2014 Modified Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California. In addition, the City's General Plan does not identify any locally-important mineral resource recovery sites on-site or within close proximity to the Project site.

*Finding:* The 2014 Modified Project would have a nearly identical grading footprint as the 2004 Approved Project. As such, the 2014 Modified Project has no potential result in a new or more severe impact to mineral resources than the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur. The Project site is not located within an area known to be underlain by regionally- or locally-important mineral resources, or within an area that has the potential to be underlain by regionally- or locally-important mineral resources, as disclosed by the City's General Plan and the associated General Plan FEIR.

#### 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?		

(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley Municipal Code, Chapter 11.80 – Noise Regulation; 2004 Approved Project; 2014 Modified Project; Covey Ranch Construction Noise

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

Assessment, (Urban Crossroads, Inc. 2014c.))

2004 ND Conclusion: No Impact. The additional housing will generate a small increase noise levels in the area due to the addition of people, pets, equipment and vehicles. There will also be a temporary increase in noise levels due primarily to the operation of construction equipment.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The reduction in lot count would result in a concomitant reduction in noise levels associated with residential development and associated vehicular traffic. Therefore, in long-term operating condition, the 2014 Modified Project would result in a lesser generation of noise levels than the 2004 Approved Project.

The grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. The City of Moreno Valley Municipal Code does not specifically address construction noise level standards; it does however provide operational noise level limits for the source land use category when measured at a distance of 200 feet from the property line. A noise level of 60 dBA Leg at a distance of 200 feet is specified in the Municipal Code as the acceptable limit for operational noise from residential properties. The closest noise-sensitive receivers are located within 200 feet from the Project site's western boundary.. At a distance of 200 feet, the construction noise levels are expected to range from 46.0 to 59.2 dBA Leq with the attenuation provided by temporary construction noise barriers (fencing) included in the 2014 Modified Project, to be located along the western and southwestern boundaries of the proposed development area, to comply with the City of Moreno Valley Noise Ordinance. Construction-related noise levels would not exceed the City of Moreno Valley 60 dBA Leq operational noise limit during the daytime hours. Construction activities are not permitted to occur at night in compliance with the City of Moreno Valley Noise Ordinance. According to Moreno Valley Municipal Code Section 11.80.030.D.7, Construction and Demolitions: "No person shall operate or cause operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between the hours of 8:00 p.m. and 7:00 a.m. the following day such that the sound there from creates a noise disturbance, except for emergency work by public service utilities or for other work approved by the city manager or designee." Construction-related noise levels at the nearby residential receivers would be less than significant. Additionally, noise levels associated with the short-term construction process would be largely the same as compared to the 2004 Approved Project; except for noise level reductions captured by building 23 fewer homes and through the installation of a temporary noise barrier as a Project design features under the 2014 Modified Project during construction activities between on-site development areas and off-site residential receivers to the immediate west. In any case, any development on the Project site would be required to comply with the City of Moreno Valley Noise Ordinance (Moreno Valley Municipal Code Chapter 11.80). For these reasons, the 2014 Modified Project has no potential to result in a new or more severe noise impact than the 2004 Approved Project. As concluded by the 2004 ND, no significantly adverse noise impact would occur.

Finding: Because the grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project, the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, and the 2014 Modified Project would install a temporary noise barrier to comply with the Moreno Valley Noise Ordinance and to attenuate noise levels between the construction activities and off-site residential receivers to the immediate west, the 2014 Modified Project would generate lower noise levels than the 2004 Approved Project. Therefore, the 2014 Modified Project would have no potential to cause a new noise impact or increase exposure of persons to or generation of noise levels in excess of standards established by the local general plan or noise ordinance, or applicable standards of other agencies as compared to the 2004 Approved Project. Consistent with the conclusion made by the 2004 ND, no significantly adverse impact would occur.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

(Source: Project Application Materials; 2004 Approved Project; 2014 Modified Project; Covey Ranch Construction Noise Assessment, (Urban Crossroads, Inc. 2014c.))

2004 ND Conclusion: No Impact. The additional housing will generate a small increase noise levels in the area due to the addition of people, pets, equipment and vehicles. There will also be a temporary increase in noise levels due primarily to the operation of construction equipment.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential homes than the 2004 Approved Project. A residential project like the one proposed has no potential to generate groundborne vibration or noise, except for the potential for vibration to occur during the

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

construction phase from the use of large construction equipment. At distances approaching 200 feet from the Project site, construction vibration levels would approach 59.9 VdB. Thus, the 2014 Modified Project construction activities would not generate vibration levels exceeding the maximum acceptable vibration standard of 80 VdB. The standard of 80 VdB was established by the Federal Transportation Authority (FTA) for transportation projects and is accepted industry practice for assessing the significance of vibration levels. Furthermore, vibration levels at the position of the closest sensitive receiver are unlikely to be sustained during the entire construction period, but would occur only during the times that heavy construction equipment is operating proximate to the Project site perimeter. In addition, construction at the Project site would be restricted to daytime hours consistent with the City of Moreno Valley Municipal Code standards. Using the construction vibration assessment methods provided by the FTA, the 2014 Modified Project would not include nor require equipment, facilities, or activities that would result in a perceptible human response (annoyance) associated with vibration. Construction activities necessary to implement the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, the 2014 Modified Project has no potential to result in a new or more severe impact associated with groundborne vibration or noise than the 2004 Approved Project. Under long-term conditions, operational activities of the proposed Project would not include nor require equipment, facilities, or activities that would result in perceptible groundborne vibration, thus creating no groundborne vibration impacts in the long-term. As concluded by the 2004 ND, no adverse groundborne vibration or noise impacts would occur.

*Finding:* Because the grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the construction process is the only aspect of the Project with potential to generate groundborne vibration or noise, the 2014 Modified Project would have no potential to cause a new or more severe groundborne vibration or noise impact. Consistent with the conclusion made by the 2004 ND, no adverse impact would occur.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley Municipal Code, Chapter 11.80 – Noise Regulation; 2004 Approved Project; 2014 Modified Project.)

2004 ND Conclusion: Less than Significant Impact. The additional housing will generate a small increase noise levels in the area due to the addition of people, pets, equipment and vehicles. There will also be a temporary increase in noise levels due primarily to the operation of construction equipment.

Discussion of 2014 Modified Project: As with any new development project that generates vehicle traffic, the 2014 Modified Project has the potential to increase traffic noise levels over existing conditions during long-term operation. The 2014 Modified Project proposes to reduce the number of residential lots approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The reduction in residential lots would result in a concomitant reduction in ambient noise levels associated with residential development and generated vehicle traffic. Therefore, in long-term operating condition, the 2014 Modified Project would generate lower noise levels than the 2004 Approved Project. As concluded by the 2004 ND, noise impacts would be less than significant.

*Finding:* Noise generated by residential development on the property would not be substantial. Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate lower operational noise levels than the 2004 Approved Project. Therefore, the 2014 Modified Project would have no potential to cause a new or more severe noise impact associated with a permanent increase in ambient noise levels. Consistent with the conclusion made by the 2004 ND, noise impacts would be less than significant.

d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley Municipal Code, Chapter 11.80 – Noise Regulation; 2004 Approved Project; 2014 Modified Project; Covey Ranch Construction Noise Assessment, (Urban Crossroads, Inc. 2014c.))

2004 ND Conclusion: Less than Significant Impact. The additional housing will generate a small increase noise levels in the area due to the addition of people, pets, equipment and vehicles. There will also be a temporary increase in noise levels due primarily to the operation of construction equipment.

Discussion of 2014 Modified Project: The only potential for substantial temporary or periodic increases in noise levels to occur from a residential project like the one proposed is during the construction process. Construction activities necessary to implement the 2014 Modified Project would be nearly identical to the 2004 Approved Project. The closest noise-sensitive receivers are located within

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

200 feet from the Project's western boundary. The City of Moreno Valley Municipal Code does not specifically address construction noise level standards; it does, however, provide operational noise level limits for the source land use category when measured at a distance of 200 feet from the property line. A noise level of 60 dBA Leq at a distance of 200 feet is specified in the Municipal Code as the acceptable limit for operational noise from residential properties. At a distance of 200 feet, noise levels generated by construction activities on the Project site are expected to range from 46.0 to 59.2 dBA Leq with the attenuation provided by temporary construction noise barriers (fencing) proposed by the 2014 Modified Project, to be located along the western and southwestern boundaries of the proposed development area. Construction-related noise levels would not exceed the City of Moreno Valley 60 dBA Leq operational noise limit during the daytime hours. Construction activities are not permitted to occur at night in compliance with the City of Moreno Valley Noise Ordinance. The 2014 Modified Project has no potential to result in a new or more severe temporary or periodic increase in noise levels than the 2004 Approved Project. Also, there would likely be some constructionrelated noise level reduction realized by building 23 fewer homes and implementation of the 2014 Modified Project's proposed design feature that consists of the installation of a temporary noise barrier (fence) located between on-site construction activities and off-site residential receivers to the west and southwest to comply with the City of Moreno Valley Noise Ordinance. In any case, temporary construction activities on the Project site would be required to comply with the City of Moreno Valley Noise Ordinance Section 11.80.030.D.7, Construction and Demolitions, which states: "No person shall operate or cause operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between the hours of eight p.m. and seven a.m. the following day such that the sound there from creates a noise disturbance, except for emergency work by public service utilities or for other work approved by the city manager or designee." As concluded by the 2004 ND, temporary noise impacts would be less than significant.

Finding: Because the grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project, the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, and the 2014 Modified Project would include a temporary noise barrier, the 2014 Modified Project would have no potential to cause a new construction-related temporary noise impact as compared to the 2004 Approved Project. Additionally, construction activities would be required to comply with the City of Moreno Valley Noise Ordinance Section 11.80.030.D.7. Consistent with the conclusion made by the 2004 ND, temporary noise impacts would be less than significant.

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?

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(Source: City of Moreno Valley General Plan Safety Element; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The additional housing will generate a small increase noise levels in the area due to the addition of people, pets, equipment and vehicles. There will also be a temporary increase in noise levels due primarily to the operation of construction equipment.

Discussion of 2014 Modified Project: The Project site is not located within an airport land use plan or, where such a plan has not been adopted, or within two miles of a public airport or public use airport. Therefore, there is no potential for residential development on the Project site to be exposed to excessive airport-related noise. As concluded by the 2004 ND, no impact would occur.

*Finding:* The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, there is no potential the 2014 Modified Project to be exposed to excessive airport-related noise. As concluded by the 2004 ND, no adverse impact would occur.

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?

(Source: City of Moreno Valley General Plan Safety Element; Google Earth; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The additional housing will generate a small increase noise levels in the area due to the addition of people, pets, equipment and vehicles. There will also be a temporary increase in noise levels due primarily to the operation of construction equipment.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
	Î	Mitigation	•	
		Incorporated		

Discussion of 2014 Modified Project: The Project site is not located within the vicinity of a private airstrip. Therefore, there is no potential for residential development on the Project site to be exposed to excessive noise from a private airstrip. As concluded by the 2004 ND, no impact would occur.

*Finding:* The Project site is not located within the vicinity of a private airstrip. Therefore, there is no potential for the 2014 Modified Project to be exposed to airstrip-related noise. As concluded by the 2004 ND, no adverse impact would occur.

## 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)?

(Source: Project Application Materials; City of Moreno Valley General Plan Land Use Map; City of Moreno Valley General Plan FEIR, Chapter 5.12 – Population and Housing; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. Although the project would allow for a small amount of new housing, it would have no effect on housing growth, displacement of existing housing, or the need for replacement housing.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. Because the Modified Project would result in a smaller population than would the 2004 Approved Project, the 2014 Modified Project has no potential to create a new impact or more severe impact related to substantial population growth. The population generated by constructing 115 residential homes on the property is not considered substantial and is consistent with the land use and zoning designations applied to the property, as established by the 2004 Approved Project.

Finding: Because the 2014 Modified Project would be consistent with the land use and zoning designations applied to the property and 23 fewer residential homes would be constructed, the 2014 Modified Project would generate less population than the 2004 Approved Project. As such, the 2014 Modified Project has no potential to induce additional population growth in the area, either directly or indirectly, compared to the 2004 Approved Project. As concluded by the 2004 ND, population impacts would be less than significant.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. Although the project would allow for a small amount of new housing, it would have no effect on housing growth, displacement of existing housing, or the need for replacement housing.

Discussion of 2014 Modified Project: The Project site is vacant and contains no housing units under existing conditions. As such, the 2014 Modified Project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The 2014 Modified Project has no potential to create a new or more severe housing displacement impact than the 2004 Approved Project, which also would not have displaced any existing housing units. As concluded by the 2004 ND, no housing displacement impacts would occur.

*Finding:* Because the Project site is vacant, the 2014 Modified Project would not displace any existing housing, necessitating the construction of replacement housing elsewhere. As concluded by the 2004 ND, no impact would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. Although the project would allow for a small amount of new housing, it would have no effect on housing growth, displacement of existing housing, or the need for replacement housing.

Discussion of 2014 Modified Project: The Project site is vacant and contains no structures housing a population under existing conditions. As such, the 2014 Modified Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The 2014 Modified Project has no potential to create a new or more severe population displacement impact than the 2004 Approved Project, which also would not have displaced any people. As concluded by the 2004 ND, no population displacement impacts would occur.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

*Finding:* Because the Project site is vacant, the 2014 Modified Project would not displace any existing people, necessitating the construction of replacement housing elsewhere. As concluded by the 2004 ND, no impact would occur.

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?

(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR; Chapter 5.13-Public Services and Utilities; Riverside County Fire Protection Master Plan; Riverside County Fire Department GIS; City of Moreno Valley Municipal Code, Chapter 3.42, Commercial and Development Impact Fees (Ordinance No. 695); 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project would create an incremental increase in the demand for public services. The demand is mitigated because every new residential unit must pay impact fees that are used to provide additional public facilities.

Discussion of 2014 Modified Project: The grading construction characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots, resulting in a concomitant reduction in demand for fire protection services. The 2014 Modified Project is required to provide a minimum of fire safety and support fire suppression activities, including fuel modification zones, type of building construction, a fire hydrant system and paved access. Furthermore, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including fire protection facilities. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of building permits. As would have occurred under the 2004 Approved Project, the 2014 Modified Project would receive adequate fire protection service, and would not result in the need for new or physically altered fire protection facilities. No new or more severe fire services impact would occur from the 2014 Modified Project as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, impacts to fire protection facilities would be less than significant.

Finding: Because the construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would not have any potential to cause a or more severe impact to fire protection facilities as compared to the 2004 Approved Project. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's DIF Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including fire protection facilities. As concluded by the 2004 ND, with fee payment, impacts to fire protection facilities would be less than significant.

## b) Police protection?

(Source: Project Application Materials; Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR, Chapter 5.13-Public Services and Utilities; City of Moreno Valley Municipal Code, Chapter 3.42, Commercial and Development Impact Fees (Ordinance No. 695; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project would create an incremental increase in the demand for public services. The demand is mitigated because every new residential unit must pay impact fees that are used to provide additional public facilities.

Discussion of 2014 Modified Project: The grading construction characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots, resulting in a concomitant reduction in demand for police protection services. The 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including police protection facilities. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of building permits. As with the 2014 Approved Project, the 2014 Modified Project would receive adequate police protection service, and would not result in the need for new or physically altered police protection facilities. No new or more severe police services impact would occur from the 2014 Modified Project as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, impacts to police protection facilities would be less than significant.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

Finding: Because the construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would not have any potential to cause a or more severe impact to police protection facilities as compared to the 2004 Approved Project. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's DIF Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including police protection facilities. As concluded by the 2004 ND, with fee payment, impacts to police protection facilities would be less than significant.

c) Schools?

(Source: California Senate Bill 50 (Greene); California Government Code Section 65995; City of Moreno Valley General Plan FEIR, Chapter 5.1, Land Use; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project would create an incremental increase in the demand for public services. The demand is mitigated because every new residential unit must pay impact fees that are used to provide additional public facilities.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, resulting in a fewer number of school-aged children placing demand on public school services and facilities. As was required of the 2004 Approved Project, the 2014 Modified Project Applicant would be required to contribute development impact fees to the Moreno Valley Unified School District, in compliance with California Senate Bill 50 (Greene). Mandatory payment of school fees would be required prior to the issuance of a building permit. No new or more severe school services impact would occur from the 2014 Modified Project as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, with fee payment, impacts to school facilities would be less than significant.

Finding: Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would not have any potential to generate more school-aged students or cause a new or more severe impact to school facilities as compared to the 2004 Approved Project. As was required of the 2004 Approved Project, the 2014 Modified Project is required to contribute development impact fees to the Moreno Valley Unified School District, in compliance with California Senate Bill 50 (Greene). As concluded by the 2004 ND, with fee payment, impacts to school facilities would be less than significant.

(Greene). As concluded by the 2004 ND, with fee payment, impacts to school facilities would be less than significant.

d) Parks?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project would create an incremental increase in the demand for public services. The demand is mitigated because every new residential unit must pay impact fees that are used to provide additional public facilities.

Discussion of 2014 Modified Project: Identical to the 2004 Approved Project, the 2014 Modified Project does not propose to construct any recreational parks; therefore, no direct impact to parks would occur. The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, resulting in a lesser demand placed on public park facilities. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including recreation. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of building permits. No new or more severe impacts to recreational parks would occur from the 2014 Modified Project as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, impacts to park facilities would be less than significant.

Finding: Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would not have any potential cause a new or more severe impact to park facilities as compared to the 2004 Approved Project. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including recreation. As concluded by the 2004 ND, with fee payment, impacts to park facilities would be less than significant.

Mitigation   Incorporated	Issues and Supporting Information	Potentially Significant New Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	Impact Fully Analyzed in 2004 ND
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e) Other public facilities?				
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(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project would create an incremental increase in the demand for public services. The demand is mitigated because every new residential unit must pay impact fees that are used to provide additional public facilities.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would result in less demand for other public facilities/services, including libraries, community recreation centers, post offices, and animal shelters. As such, implementation of the 2014 Modified Project would not result in a new or more severe impact to other public facilities as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, impacts to public facilities would be less than significant.

*Finding:* Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would not have any potential cause a new or more severe impact to public facilities as compared to the 2004 Approved Project. As concluded by the 2004 ND impacts to public facilities would be less than significant.

### 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?		

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project would create an incremental increase in the demand for parks and recreation services. The demand is mitigated because every new residential unit must pay fees that are used to acquire park land and install park facilities. The project will also dedicate land and install part of a recreational trail system.

Discussion of 2014 Modified Project: Identical to the 2004 Approved Project, the 2014 Modified Project does not propose to construct any recreational parks, but does propose to construct recreational trails. Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, less people would reside on the property and place less demand on existing recreational facilities. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding recreation facilities. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of building permits. No new or more severe impacts to existing recreational facilities would occur from the 2014 Modified Project as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, impacts to recreational facilities would be less than significant.

Finding: Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would not have any potential cause a new or more severe impact to existing recreational facilities as compared to the 2004 Approved Project. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including recreation. As concluded by the 2004 ND, with fee payment, impacts to existing recreation facilities would be less than significant.

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?		

(Source: 2004 Approved Project; 2014 Modified Project; Google Earth)

2004 ND Conclusion: No Impact. The project would create an incremental increase in the demand for parks and recreation services. The demand is mitigated because every new residential unit must pay fees that are used to acquire park land and install park facilities. The project will also dedicate land and install part of a recreational trail system.

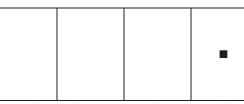
Discussion of 2014 Modified Project: Identical to the 2004 Approved Project, the 2014 Modified Project proposes to construct onsite recreational trails and trail connections. The impacts of trail construction and use would be the same as evaluated by the 2004 ND for the 2004 Approved Project. The 2014 Modified Project has no potential to result in new or more severe physical impacts associated with trail construction and use. As concluded by the 2004 ND, no adverse impacts would occur associated with the proposed trails.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

*Finding:* Because the 2014 Modified Project proposes the same on-site recreational trail system and connections compared to the 2004 Approved Project, the 2014 Modified Project has no potential to result in new or more severe physical impacts associated with trail construction and use. As concluded by the 2004 ND, no adverse impacts would occur associated with the proposed trails.

### 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?



(Source: 2004 Approved Project; 2014 Modified Project; Covey Ranch Focused Traffic Analysis (Urban Crossroads, Inc. 2014d.))

2004 ND Conclusion: Less than Significant Impact. The additional housing will generate a small increase in traffic levels in the area above what would be allowed under the existing zoning. The impact is mitigated because every new residential unit must pay fees that are used to install traffic signals and improve arterial streets. Kunzman Associates prepared a traffic impact analysis for the project. It was found that intersections in the area at build out, including planning improvements in the area would operate a Level Service C or better.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would generate less vehicular traffic than the 2004 Approved Project. A focused traffic analysis was conducted for the 2014 Modified Project by Urban Crossroads, Inc. to evaluate potential traffic impacts and compare those impacts against impacts generated from the 2004 Approved Project. The technical traffic analysis prepared for the 2004 Approved Project by Kunzman Associates and appended to the 2004 ND disclosed that all study area intersections receiving the highest volume of traffic from the 2004 Approved Project would operate at an acceptable level of service (LOS) with improvements presumed to be installed. Study area intersections included: 1) Reche Vista Drive / Heacock Street, 2) Perris Boulevard/Sunnymead Ranch Parkway/Covey Road, and 3) Perris Boulevard/Manzanita Avenue.

The 2014 Modified Project is calculated to generate a net total of 1,095 trip-ends per day, with 86 vehicles per hour (VPH) during the AM peak hour and 115 during the PM peak hour. This results in a decrease of 341 trip-ends per day, 26 VPH during the AM peak hour, and 37 VPH during the PM peak hour compared to the information disclosed in the traffic study previously prepared by Kunzman Associates and appended to the 2004 ND. Based on a comparison of the 2004 Approved Project and proposed 2014 Modified Project's traffic generation and distribution pattern, the proposed 2014 Modified Project would not result in any new significant or more severe traffic impacts. Although the Reche Vista Drive/Heacock Street intersection and Perris Boulevard/Sunnymead Ranch Parkway/Covey Road intersection operate at a deficient LOS under existing conditions (2014), the 2014 Modified Project's contribution of traffic would be less than significant and less than cumulatively considerable because the 2014 Modified Project would contribute fewer than 25 peak hour trips at these intersections, which is far less than the 50 peak hour trip threshold that triggers additional analysis. In addition, consistent with the City's General Plan Circulation Element, Reche Vista Drive is planned to be realigned with Perris Boulevard with a DIF-funded traffic signal under Horizon Year (2035) conditions. Considering Without Project and With Project traffic conditions, the addition of traffic from the 2014 Modified Project is not calculated to result in any additional deficiencies at these intersections in the Horizon Year. With the collection of DIF fees from the 2014 Modified Project and other projects that contribute measurable traffic to the Reche Canyon Drive/Perris Boulevard intersection, the City can assure that the planned improvements are made. The number of 2014 Modified Project trips ends at these intersections would be less than the number contributed by the 2004 Approved Project.

As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's DIF Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of transportation improvements in the City of Moreno Valley. Similarly, the 2014 Modified Project is required to participate in funding of off-site regional transportation improvements through the payment of Transportation Uniform Mitigation Fees (TUMF). As concluded by the 2004 ND, with fee payments, traffic impacts would be less than significant.

Finding: Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate less vehicle traffic and would not have any potential cause a new or more severe transportation impact as compared to the 2004 Approved Project. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of TUMF and the City of Moreno Valley's DIF Ordinance (Ordinance No. 695), which require fee

	Potentially Significant New Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	Impact Fully Analyzed in 2004 ND
payments applied to regional and local transportation improvements. As conclucing impacts would be less than significant.	ded by the 20	004 ND, wit	th fee paymo	ent, traffic
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?				•
(Source: Project Application Materials; Riverside County Congestion Managemer Project; Covey Ranch Focused Traffic Analysis (Urban Crossroads, Inc. 2014d.))	nt Plan; 2004	Approved F	Project; 2014	4 Modified
2004 ND Conclusion: No Impact. The additional housing will generate a small would be allowed under the existing zoning. The impact is mitigated because every to install traffic signals and improve arterial streets. Kunzman Associates prepared found that intersections in the area at build out, including planning improvements better.	new resident a traffic imp	tial unit mus act analysis	t pay fees the for the proje	at are used ect. It was
Discussion of 2014 Modified Project: The Riverside County Congestion Mana County Transportation Commission (RCTC) is the applicable CMP for the Project stricinity of the Project site. The 2014 Modified Project proposes 23 fewer results to cause a new or more severe traffic impact on CMP facilities. To support to the Perris Boulevard/SR-60 freeway interchange were evaluated by Urban Calculated to perform at acceptable levels of service (i.e., LOS "D" or better) for	site. SR-60 and sidential lots the 2004 Applet this conclust Crossroads, It Existing conductions.	than the 20 proved Projesion, the free nc. These ditions. The	CMP Roady 004 Approve ect and woul way segment freeway seg 2014 Modifi	vays in the ed Project. d have no ts adjacent gments are
would contribute fewer than 50 two-way peak hour trips in both the eastbound and Perris Boulevard. Consistent with Caltrans traffic study guidelines (Section II, Su contribution to the SR-60 Freeway is not required because the contribution of fewer cumulatively considerable. As concluded by the 2004 ND, traffic impacts would be	bsection A), than 50 trips	additional ar is less than s	nalysis of the	Freeway at e Project's
Perris Boulevard. Consistent with Caltrans traffic study guidelines (Section II, Su contribution to the SR-60 Freeway is not required because the contribution of fewer	bsection A), athan 50 trips aless than significant the 2004 Appearance or me	additional ar is less than s ificant. oproved Proj ore severe tr	nalysis of the ignificant an ect, the 2014 cansportation	Freeway at e Project's d less than Modified impact in
Perris Boulevard. Consistent with Caltrans traffic study guidelines (Section II, Su contribution to the SR-60 Freeway is not required because the contribution of fewer cumulatively considerable. As concluded by the 2004 ND, traffic impacts would be <i>Finding:</i> Because the 2014 Modified Project proposes 23 fewer residential lots that Project would generate less vehicle traffic and would not have any potential cause CMP facilities as compared to the 2004 Approved Project. As concluded by the significant.  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?	bsection A), athan 50 trips aless than significant the 2004 Aprel a new or med 2004 ND, to	additional ar is less than s ificant. oproved Proj ore severe tr	nalysis of the ignificant an ect, the 2014 cansportation	Freeway at e Project's d less than Modified impact in
Perris Boulevard. Consistent with Caltrans traffic study guidelines (Section II, Su contribution to the SR-60 Freeway is not required because the contribution of fewer cumulatively considerable. As concluded by the 2004 ND, traffic impacts would be <i>Finding:</i> Because the 2014 Modified Project proposes 23 fewer residential lots that Project would generate less vehicle traffic and would not have any potential cause CMP facilities as compared to the 2004 Approved Project. As concluded by the significant.  c) Result in a change in air traffic patterns, including either an increase in traffic	bsection A), than 50 trips dess than significant the 2004 Apre a new or me 2004 ND, the concrease in transfer new resident a traffic imp	additional ar is less than s ificant.  pproved Projore severe traffic impactaffic levels i tial unit mus act analysis	nalysis of the ignificant an ect, the 2014 ansportation ets would be n the area a t pay fees the for the proje	Freeway at the Project's dollars than dollars that are used that
Perris Boulevard. Consistent with Caltrans traffic study guidelines (Section II, Su contribution to the SR-60 Freeway is not required because the contribution of fewer cumulatively considerable. As concluded by the 2004 ND, traffic impacts would be in the Project would generate less vehicle traffic and would not have any potential cause CMP facilities as compared to the 2004 Approved Project. As concluded by the significant.  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?  (Source: 2004 Approved Project; 2014 Modified Project)  2004 ND Conclusion: No Impact. The additional housing will generate a small is would be allowed under the existing zoning. The impact is mitigated because every to install traffic signals and improve arterial streets. Kunzman Associates prepared found that intersections in the area at build out, including planning improvements	bsection A), than 50 trips dess than significant the 2004 Apres a new or medical 2004 ND, to the 2004 ND, to the control of the area with the	additional artis less than stificant.  pproved Projore severe traffic impactant impact	nalysis of the ignificant an ect, the 2014 ransportation ets would be not the area at pay fees the for the project a Level Se ot include an her the 2004 affic levels o	Freeway at the Project's diless than distributed impact in the less than distributed bove what at are used ext. It was revice C or an air travel Approved
Perris Boulevard. Consistent with Caltrans traffic study guidelines (Section II, Su contribution to the SR-60 Freeway is not required because the contribution of fewer cumulatively considerable. As concluded by the 2004 ND, traffic impacts would be a significant.  Project would generate less vehicle traffic and would not have any potential cause CMP facilities as compared to the 2004 Approved Project. As concluded by the significant.  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?  (Source: 2004 Approved Project; 2014 Modified Project)  2004 ND Conclusion: No Impact. The additional housing will generate a small is would be allowed under the existing zoning. The impact is mitigated because every to install traffic signals and improve arterial streets. Kunzman Associates prepared found that intersections in the area at build out, including planning improvements better.  Discussion of 2014 Modified Project: As with the 2014 Modified Project, the 2014 component and people traveling to and from the Project site would not do so by dir Project nor the 2013 Modified Project would have an effect on air traffic patterns, in the second project would have an effect on air traffic patterns, in the second project would have an effect on air traffic patterns, in the second project would have an effect on air traffic patterns, in the second project would have an effect on air traffic patterns, in the second project would have an effect on air traffic patterns, in the second project would have an effect on air traffic patterns, in the second project would have an effect on air traffic patterns, in the second project would have an effect on air traffic patterns, in the second project would have an effect on air traffic patterns, in the second project would have an effect on air traffic patterns, in the second project would have an effect on air traffic patterns.	bsection A), than 50 trips dess than significant the 2004 Apre a new or me 2004 ND, to a concrease in tray new resident a traffic impoint the area was a Modified Prect air. Acconcluding an in 04 ND, no im	additional ar is less than s ificant.  pproved Projore severe traffic impact affic levels it it it unit must act analysis would operate roject does nordingly, neith increase in trapact would of	nalysis of the ignificant an ect, the 2014 ransportation ets would be not the area at pay fees the for the project a Level Se ot include an her the 2004 affic levels of occur.	Freeway at the Project's diless than diffied impact in the less than diffied impact in the les

2004 ND Conclusion: No Impact. The additional housing will generate a small increase in traffic levels in the area above what would be allowed under the existing zoning. The impact is mitigated because every new residential unit must pay fees that are used to install traffic signals and improve arterial streets. Kunzman Associates prepared a traffic impact analysis for the project. It was found that intersections in the area at build out, including planning improvements in the area would operate a Level Service C or

(Source: 2004 Approved Project; 2014 Modified Project)

	Issues and Supporting Information	Potentially Significant New Impact	Mitigation	Less than Significant Impact	Impact Fully Analyzed in 2004 ND
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### better.

Discussion of 2014 Modified Project: The development footprint proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes the same land uses (residential and open space) as the 2004 Approved Project, which is a compatible use in the area. The 2014 Modified Project would have a similar internal circulation system as the 2004 Approved Project and would not introduce a hazardous transportation design feature. The 2014 Modified Project slightly modifies the internal transportation design to provide a single-loaded street along a portion of the residential homes' eastern perimeter, which assists in improving protection of the proposed residential homes from wildfire hazards. The 2014 Modified Project would not create a new or more severe transportation design feature impact as compared to the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur.

*Finding:* Neither the 2004 Approved Project nor the 2014 Modified Project would result in transportation design feature impact. As concluded by the 2004 ND, no adverse impact would occur.

e) Result in inadequate emergency access?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The additional housing will generate a small increase in traffic levels in the area above what would be allowed under the existing zoning. The impact is mitigated because every new residential unit must pay fees that are used to install traffic signals and improve arterial streets. Kunzman Associates prepared a traffic impact analysis for the project. It was found that intersections in the area at build out, including planning improvements in the area would operate a Level Service C or better.

Discussion of 2014 Modified Project: The access points proposed by the 2014 Modified Project are identical to the 2004 Approved Project. Adequate emergency access would be provided and the 2014 Modified Project would not create a new or more severe emergency access impact as compared to the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur.

*Finding:* Neither the 2004 Approved Project nor the 2014 Modified Project would result in an emergency access impact. As concluded by the 2004 ND, no adverse impact would occur.

f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

(Source: Moreno Valley General Plan Figure 9-4, Bikeway Plan; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The additional housing will generate a small increase in traffic levels in the area above what would be allowed under the existing zoning. The impact is mitigated because every new residential unit must pay fees that are used to install traffic signals and improve arterial streets. Kunsman Associates prepared a traffic impact analysis for the project. It was found that intersections in the area at build out, including planning improvements in the area would operate a Level Service C or better.

Discussion of 2014 Modified Project: According to General Plan Figure 9-4, Bikeway Plan, the proposed Project site does not abut any roadways that are planned for any bicycle facilities. Identical to the 2004 Approved Project, the 2014 Modified Project proposes to construct on-site recreational trails and trail connections. As concluded by the 2004 ND, no adverse impacts would occur associated with the proposed trails. Neither the 2004 Approved Project nor the 2014 Modified Project would conflict with adopted policies or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance of safety of such facilities. As such, the 2014 Modified Project would not create a new or more severe impact as compared to the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur.

*Finding:* Neither the 2004 Approved Project nor the 2014 Modified Project would result in a conflict with adopted policies or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance of safety of such facilities emergency access impact. As concluded by the 2004 ND, no adverse impact would occur.

VII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a)	Exceed wastewater treatment requirements of the applicable Regional Water		
Q	uality Control Board?		_

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

(Source: EMWD 2000 Water Master Plan; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would allow the development of housing that will generate an incremental increase in the demand for water supplies, wastewater treatment, storm water drainage capacity and solid waste disposal capacity. However, the project would not affect the rate of growth. The local service providers have the capacity to serve continued growth for the foreseeable future.

Discussion of 2014 Modified Project: Wastewater service is provided to the Project site by Eastern Municipal Water District (EMWD). EMWD is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the Regional Water Quality Control Board (RWQCB). The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would generate less wastewater requiring conveyance and treatment than the 2004 Approved Project. As such, the 2014 Modified Project would not create a new or more severe wastewater treatment impact as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, wastewater treatment service impacts would be less than significant.

*Finding:* Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate less wastewater requiring treatment as compared to the 2004 Approved Project and has no potential to result in new or more severe impacts. As concluded by the 2004 ND, wastewater treatment impacts would be less than significant.

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?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would allow the development of housing that will generate an incremental increase in the demand for water supplies, wastewater treatment, storm water drainage capacity and solid waste disposal capacity. However, the project would not affect the rate of growth. The local service providers have the capacity to serve continued growth for the foreseeable future.

Discussion of 2014 Modified Project: Domestic water and wastewater services are provided to the Project site by EMWD. Similar to the 2004 Approved Project, the 2014 Modified Project includes the installation of subsurface water and wastewater conveyance lines to connect to EMWD's off-site system. There is no component of the 2014 Modified Project that would result in a new or more severe environmental effect associated with the installation and operation of on-site water and wastewater subsurface infrastructure. As concluded by the 2004 ND, impacts would be less than significant.

*Finding:* The required installation of subsurface water and wastewater conveyance lines to connect to EMWD's off-site system would not result in any new or more severe environmental effect than would have occurred under the 2004 Approved Project. As concluded by the 2004 ND, impacts would be less than significant.

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?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would allow the development of housing that will generate an incremental increase in the demand for water supplies, wastewater treatment, storm water drainage capacity and solid waste disposal capacity. However, the project would not affect the rate of growth. The local service providers have the capacity to serve continued growth for the foreseeable future.

Discussion of 2014 Modified Project: Similar to the 2004 Approved Project, the 2014 Modified Project includes the installation of an on-site drainage infrastructure system (on-site and one (1) basin located off-site). There is no component of the 2014 Modified Project that would result in a new or more severe environmental effect associated with the installation and operation of on-site storm water drainage infrastructure. As concluded by the 2004 ND, impacts would be less than significant.

*Finding:* The required installation of on- and off-site storm water drainage infrastructure as part of the 2014 Modified Project would not result in any new or more severe environmental effect than would have occurred under the 2004 Approved Project. As concluded by the 2004 ND, impacts would be less than significant.

Issues and Supporting Information	Potentially Significant New Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	Impact Fully Analyzed in 2004 ND

d) Have sufficient water supplies available to serve the project from	existing	-
entitlements and resources, or are new or expanded entitlements needed?		

(Source: EMWD 2010 Urban Water Management Plan; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would allow the development of housing that will generate an incremental increase in the demand for water supplies, wastewater treatment, storm water drainage capacity and solid waste disposal capacity. However, the project would not affect the rate of growth. The local service providers have the capacity to serve continued growth for the foreseeable future.

Discussion of 2014 Modified Project: Domestic water service is provided to the Project site by EMWD. The proposed 2014 Modified Project is fully consistent with the assumptions made in EMWD's 2010 Urban Water Management Plan, which relies on land use designations of adopted General Plans. EMWD's 2010 Urban Water Management Plan concludes that the EMWD has sufficient water supplies available to serve planned land uses within its service area through at least 2035. The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would generate less domestic water demand than the 2004 Approved Project. As such, the 2014 Modified Project would not create a new or more severe water demand impact as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, water demand impacts would be less than significant.

*Finding:* Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate less domestic water demand as compared to the 2004 Approved Project and has no potential to result in new or more severe impacts. As concluded by the 2004 ND, water demand impacts would be less than significant.

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?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would allow the development of housing that will generate an incremental increase in the demand for water supplies, wastewater treatment, storm water drainage capacity and solid waste disposal capacity. However, the project would not affect the rate of growth. The local service providers have the capacity to serve continued growth for the foreseeable future.

Discussion of 2014 Modified Project: Wastewater service is provided to the Project site by EMWD. The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would generate less wastewater requiring treatment capacity than the 2004 Approved Project. As such, the 2014 Modified Project would not create a new or more severe wastewater treatment capacity impact as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, wastewater treatment capacity impacts would be less than significant.

*Finding:* Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate less wastewater requiring treatment capacity as compared to the 2004 Approved Project and has no potential to result in new or more severe impacts. As concluded by the 2004 ND, wastewater treatment capacity impacts would be less than significant.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

(Source: Countywide Disposal Tonnage Tracking System; Solid Waste Information System; City of Moreno Valley Ordinance No. 706, Recycling and Diversion of Construction Waste; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would allow the development of housing that will generate an incremental increase in the demand for water supplies, wastewater treatment, storm water drainage capacity and solid waste disposal capacity. However, the project would not affect the rate of growth. The local service providers have the capacity to serve continued growth for the foreseeable future.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would generate less solid waste requiring disposal than the 2004 Approved Project. As such, the 2014 Modified Project would not create a new or more severe landfill capacity impact as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, landfill capacity impacts would be less than significant.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

*Finding:* Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate less solid waste requiring disposal as compared to the 2004 Approved Project and has no potential to result in new or more severe impacts. As concluded by the 2004 ND, landfill capacity impacts would be less than significant.

g) Comply with federal, state, and local statues and regulations related to solid waste?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would allow the development of housing that will generate an incremental increase in the demand for water supplies, wastewater treatment, storm water drainage capacity and solid waste disposal capacity. However, the project would not affect the rate of growth. The local service providers have the capacity to serve continued growth for the foreseeable future.

Discussion of 2014 Modified Project: Signed into law in 1991, the California Solid Waste Reuse and Recycling Access Act (AB 1327) added Chapter 18 to Part 3 of Division 30 of the Public Resources Code. Chapter 18 required the California Integrated Waste Management Board (CIWMB) to develop a model ordinance for adoption of recyclable materials in development projects (It should be noted that the CIWMB no longer exists and its duties have been assumed by CalRecycle). Local agencies were then required to adopt the model, or an ordinance of their own, in order to govern adequate areas for collection and loading of recyclable materials in development projects. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with all applicable provisions of the City of Moreno Valley Municipal Code Chapter 6.02 "Refuse Collection, Transfer and Disposal" and Chapter 8.80 "Recycling and Diversion of Construction and Demolition Waste." The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would generate less solid waste than the 2004 Approved Project. As such, the 2014 Modified Project would not create a new or more severe impact related to solid waste regulatory compliance as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, solid waste regulatory compliance impacts would be less than significant.

Finding: Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate less solid waste requiring compliance with regulatory requirements as compared to the 2004 Approved Project and has no potential to result in new or more severe impacts. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with all applicable provisions of the City of Moreno Valley Municipal Code Chapter 6.02 "Refuse Collection, Transfer and Disposal" and Chapter 8.80 "Recycling and Diversion of Construction and Demolition Waste." As concluded by the 2004 ND, solid waste regulatory compliance impacts would be less than significant.

### 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?

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(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of single-family homes in a part of the property, which would result in removal of natural habitat. However, the project provides for the conservation of about two-thirds of the area as open space and would result in the loss of less habitat than the existing land use plan. A recent focused study by Principe and Associates determined that the area proposed for development was unoccupied by the Coastal California Gnatcatcher. The property will be subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Moreno Valley became a signatory to the MSHCP Implementing Agreement on January 13, 2004. The MSHCP will conserve about 500,000 acres of habitat, funded in part by develop mitigation fees. The project is not within of the areas identified for conservation. The MSHCP would allow incidental take of listed (threatened and endangered) species as well as unlisted species that might one day become listed. The ruins of an old adobe structure, a historical resource, are located in the proposed open space designation and will not be eliminated.

Discussion of 2014 Modified Project: Refer to the analysis under Section IV, Biological Resources, and V, Cultural Resources. In summary, the grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, the 2014 Modified Project would have no potential to create a new impact or more severe impact to biological resources (including the

<b>Issues and Supporting Information</b>	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

habitat of a fish or wildlife species, plant or animal community, and rare or endangered plant or animal) or cultural resources (including examples of the major periods of California history or prehistory) than would the 2004 Approved Project. Further, the 2014 Modified Project's consistency and compliance with the Western Riverside County MSHCP constitutes adequate mitigation for the various Covered Species and related habitats covered under the MSHCP.

*Finding:* As the 2014 Modified Project would have the same grading footprint and grading characteristics as the 2004 Approved Project the 2014 Modified Project would have no potential to create a new impact or more severe impact than would the 2004 Approved Project. As concluded by the 2004 ND, a less than significant impact would occur.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of 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)?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The cumulative impacts, including traffic and water supply impacts are not significant.

Discussion of 2014 Modified Project: The grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. As such, the 2014 Modified Project would result in a less intense contribution to cumulative effects that would the 2004 Approved Project analyzed in the 2004 ND. Consistent with the conclusion made by the 2004 ND, the 2014 Modified Project's contribution to cumulative effects would be less than cumulatively considerable.

*Finding:* As the 2014 Modified Project would have the same grading footprint and grading characteristics as the 2004 Approved Project and proposes 23 fewer residential homes, the 2014 Modified Project would have no potential new or more severe cumulatively considerable contribution to cumulative effect than would the 2004 Approved Project. As concluded by the 2004 ND, the 2014 Modified Project's contribution to cumulative effects would be less than cumulatively considerable.

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

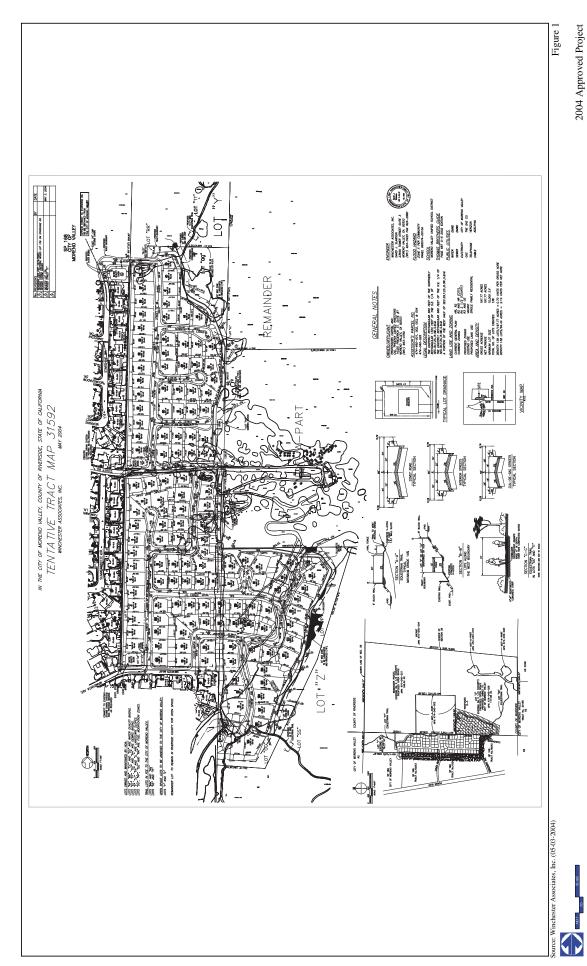
(Source: 2004 Approved Project; 2014 Modified Project)

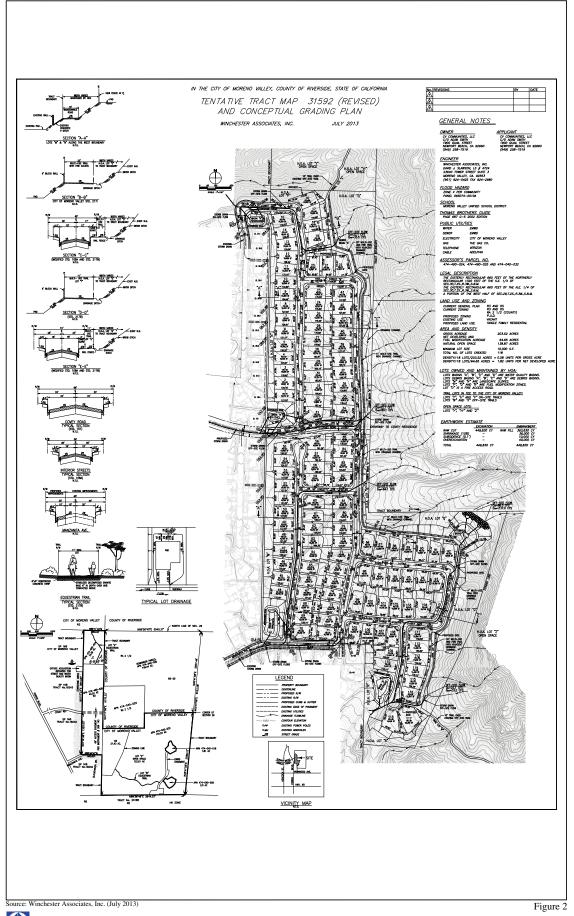
2004 ND Conclusion: Less than Significant Impact. The project does not have the potential to cause a substantial adverse effect on human beings.

Discussion of 2014 Modified Project: The grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. As such, and for the reasons discussed throughout this Initial Study, the 2014 Modified Project has no potential to cause a new or greater effect on human beings, either directly or indirectly, as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, impacts to human beings would be less than significant.

*Finding:* As the 2014 Modified Project would have the same grading footprint and grading characteristics as the 2004 Approved Project and proposes 23 fewer residential homes, the 2014 Modified Project would have no potential to cause a new or greater effect on human beings as compared to the 2004 Approved Project. As concluded by the 2004 ND, direct and indirect impacts to human beings would be less than significant.

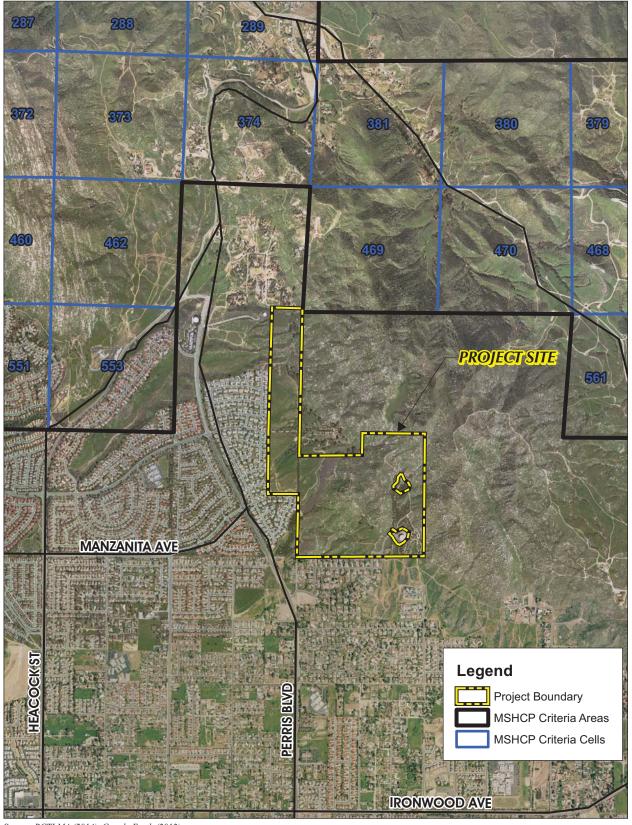






NOT 10 SCALE

2014 Modified Project



Source: RCTLMA (2014), Google Earth (2012)

Figure 3



MSHCP Criteria Area Species Survey Area

### REFERENCES

The following information sources were used during the preparation of this document.

### 2004 Approved Project

City of Moreno Valley Case Numbers PA00-0035, PA00-0036, PA00-0037, and PA03-0086.

#### 2014 Modified Project

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### Urban Crossroads, 2014a.

Covey Ranch Air Quality Impact Analysis. May 21, 2014.

### Urban Crossroads, 2014b.

Covey Ranch Greenhouse Gas Analysis. May 22, 2014.

### Urban Crossroads, 2014c.

Covey Ranch Construction Noise Assessment. May 27, 2013.

### Urban Crossroads, 2014d.

Covey Ranch (Revised Tentative Tract Map 31592) Focused Traffic Analysis (Revised). June 24, 2014.

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Results of Soil Sampling and Analysis at the Covey Ranch Property. June 17, 2005.

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Letter Re: Revised Tentative Tract 31592 (Covey Estates), (regarding Hydrology and Water Quality). May 22, 2014.

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### **APPENDICES**

The following documents are appended to this Initial Study and ND Addendum:

- A. 2004 Negative Declaration (ND) for City of Moreno Valley Case Numbers PA00-0035, PA00-0036, PA00-0037, and PA03-0086.
- B. Glenn Lukos Associates, 2013
   Biological Technical Report for the Covey Ranch Development Project. November 21, 2013.
- C. Urban Crossroads, 2014a.Covey Ranch Air Quality Impact Analysis. May 21, 2014.
- D. Urban Crossroads, 2014b. Covey Ranch Greenhouse Gas Analysis. May 22, 2014.
- E. Waterstone Environmental Inc. 2005 Results of Soil Sampling and Analysis at the Covey Ranch Property. June 17, 2005.
- F. Winchester and Associates, 2014a Letter regarding Dirt Quantities. May 7, 2014.
- G. Winchester Associates, 2014b Letter regarding Hydrology and Water Quality. May 22, 2014.
- H. Urban Crossroads, 2014c. Covey Ranch Construction Noise Analysis. May 27, 2014.
- I. Urban Crossroads, 2014d.Covey Ranch (Revised Tentative Tract 31592) Focused Traffic Analysis (Revised). June 24, 2014.



# ENVIRONMENTAL CHECKLIST FORM CITY OF MORENO VALLEY

1. Project Title:

PA00-0035, PA00-0036, PA00-0037 and PA03-0086

2. Lead Agency Name and Address:

City of Moreno Valley 14177 Frederick Street Moreno Valley, CA 92553

3. Contact Person and Phone Number:

Jeff Specter 909 413-3247

4. Project Location:

PA00-0035 and PA00-0036: 60 acres located on the eastern border of Section 30, Township 2 S, Range 3 W PA00-0037: 138 acres located in the southwest quarter of Section 29, Township 2 S, Range 3 W. PA03-0086 encompasses all of the aforementioned property plus one acre at the northern end of Starshine Drive.

.

Project Sponsor's Name and Address:

Professors Capital, c/o Jerry Stephens, 14325 Frederick

Street, Suite 1, Moreno Valley, CA 92553

6. General Plan Designation:

Existing Designations: Residential 2 and Hillside

Residential, Specific Plan 168, Riverside County (Rural

Residential and Rural Mountainous)

7. Zoning:

Existing Designations: Residential 2 and Hillside

Residential, SP 168 Special Planning Area, Rural

Residential and Rural Mountainous

8. 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)

PA00-0035 is a Change of Zone and PA00-0036 is a General Plan Amendment on approximately 60 acres located east of Perris Boulevard between Manzanita Avenue and Casey Court along the eastern border of Section 30, Township 2 S, Range 3 W. The proposal would change the zoning and general plan designation from Residential 2 (Up to 2 dwellings per acre) and Hillside Residential to Residential 3 on 39 acres (Up to 3 dwellings per acre) and Open Space on 21 acres. Development would not be allowed in the Open Space designation. PA00-0037 is a pre-annexation zoning and general plan amendment request concerning approximately 138 acres located in the southwest quarter of Section 29, Township 2 S, Range 3 W. The current Riverside County zoning is Rural Residential and Rural Mountainous, allowing one lot for every 5 – 10 acres. The proposal would pre-zone approximately 20 acres of the property as Residential 3

(Up to 3 dwellings per acre) and the remaining 118 acres would be designated Open Space. PA03-0086 is a request to subdivide 199 acres into 138 lots, common ownership lots, open space and trails.

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

The property in question is shaped similar to the letter "L." A large-lot residential neighborhood is situated to the north, at the top of the "L" across Casey Court. A rural residential property (Covey Ranch) and undeveloped hills lie to the east of the vertical portion of the "L" and north of the horizontal portion. Single-family homes and vacant land border the property on the south. Single-family homes, a citrus grove and vacant land border the property on the west. The vacant property to the west is owned the City.

The proposed R-3 designation contains a citrus grove, an olive grove, non-native grassland and a small amount of California sagebrush scrub vegetation. Single-family lots are proposed within the R-3 designation. That area is relatively gently sloping, but it does encroach into the margin of the adjacent hills. Most of that area is former farmland, now primarily covered with non-native annual grasses. There is also a small orange grove at the southern tip of the proposed R-3.

The proposed Open Space is steeply sloping. It contains brittlebush drought deciduous scrub vegetation, California sagebrush scrub, chamise chaparral, olive groves and eucalyptus trees. An unimproved hiking trail crosses the property from northwest to the southeast. An EMWD water tank, the site of a future tank and an associated access road are in the eastern portion of the property. The ruins of a historic adobe structure are situated within the proposed open space designation. There is also a water pipeline and electric power line that runs from Covey Ranch to a well in the northern portion of the property.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement). The approval of public agencies is not required.

### 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		Iazards & Hazardous Aaterials	 Public Services
	Agricultural Resources	·	Iydrology/Water Quality	Recreation
	Air Quality	L	and Use/Planning	Transportation/Traffic
· · · · ·	Biological Resources	N	fineral Resources	Utilities/Service Systems
	Cultural Resources	N	loise	Mandatory Findings of Significance
	Geology/Soils	P	opulation/Housing	

# 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.	<u> </u>
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.	4.0
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,	4
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 DEDCLARATION	
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.	

Deffrey Spects
Signature

Date

Jeffrey Specter

May 9, 2004

### **EVALUATION OF ENVIRONMENTAL IMPACTS**

- 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.
- 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 Section 17, "Earlier Analysis," may be cross-referenced).
- 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 that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 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.
- 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	Less than	Less Than	No Impact
1330c2 and 2d plotting into mation	Significant	Significant	Significant	
	Impact	With Mitigation	Impact	
No.		Incorporated		·
1. AESTHETICS. Would the project:		1		
a) Have a substantial adverse effect on a scenic vista?				
Explain choice of impact below each item; multiple lines may be entered or Dele	te this row i	f no explanati	on is required	i.
b) Substantially damage scenic resources, including, but not limited to trees, rock				
outcroppings, and historic buildings within a state scenic highway?				
c) Substantially degrade the existing visual character or quality of the site and its		- 1		
surroundings?	<u></u>		<u> </u>	ļ.·
	1	<u> </u>		
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				
The project allows for the development of a few additional single-family homes on	a portion of	the property.	which denen	ding on
ones point of view, may degrade visual quality. However, it also provides for the c	onservation	of the hillside	terrain, which	h is about
one-third of the acreage, as open space. Preservation of the hillside acreage would	have a benef	ficial effect on	visual qualit	y in
comparison to the existing land use plan.				
2 AGRICULTURE RESOURCES: In determining whether impacts to agriculture	ral resource	s are significa	nt environme	ntal
effects lead agencies may refer to the California Agricultural Land Evaluation and	Site Assessr	nent Model (1	997) prepare	d by the
California Department of Conservation as an optional model to use in assessing imp	pacts on agri	culture and fa	rmland. Wo	uld the
project?	1		1	· · · · · · · · · · · · · · · · · · ·
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?				
agricultural use:	<del>. l</del>			
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	)			
	1.			· · · · · · · · · · · · · · · · · · ·
c) Involve other changes in the existing environment, which, due to their location	1			
or nature, could result in conversion of Farmland, to non-agricultural use?	<u> </u>			
The proposal will result in the conversion of former farmland and a small orange gr	ove to reside	ential uses. Tl	he orange gro	ve is
designated as Unique Farmland on the Important Farmland Map published by the C	alifornia De	partment of C	onservation.	The
orchard is not economically viable. The remainder of the property is designated Ot result in the conversion of no more farmland to non-agricultural use than would be	ner Land or the case and	Grazing Land	. Ine projeci	would
3. AIR QUALITY: Where available, the significance criteria established by the a	nnlicable air	cuality mana	gement or air	nollution
control district may be relied upon to make the following determinations. Would the	ppriodote dii ne project:	quarity mana	Politions of an	ponduon
a) Conflict with or obstruct implementation of the applicable air quality plan?		1		
a) Commot wan of constant input				:
b) Violate any air quality standard or contribute substantially to an existing or	0.5	1		
projected air quality violation.				
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		İ		
ambient air quality standard (including releasing emissions that exceed quantitative				π,
thresholds for ozone precursors)?				
1) 77 - id	-   -	1		
d) Expose sensitive receptors to substantial pollutant concentrations?		1		•
e) Create objectionable odors affecting a substantial number of people?				
	_ 4b1e	l athanyina ha	allowed hus	
The amendment allows for the development of a small amount of additional housing result in an increase in the local or regional rate of housing development. Air emiss	g uiaii WUUIC ions will ha	generated to r	allowed, Oll neet the energ	it will not
demands associated with all housing developments, including electricity, space hear	ting and tran	sportation for	the future res	idents
4. BIOLOGICAL RESOURCES. Would the project:	wire muli			
a) Have a substantial adverse effect, either directly or through habitat		1	T T	
modifications, on any species identified as a candidate, sensitive, or special status				

Issues and Supporting Information	Potentian, Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				4
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Wildlife Service?			,	
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?				•
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?				-1
e) 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, other approved local, regional, or state habitat conservation plan?				
The project allows for the development of single-family homes in a part of the prohabitat. However, the project would result in the loss of less habitat area than the exconservation of most of the area as open space.	xisting land	use plan. The	project prov	ides for the
A biology study of sensitive habitat was prepared by Principe and Associates. Of heard within and to the east the proposed Open Space designations, but the area proposed open Space designations, but the Coastal California gnatication open Space designation open Spa	proposed for or, a bird that ifornia Gnato ctivities. The de County Mag Agreement tent of the Magical impacts or fees. The ed (threatened by requireme	development is designated catcher Critica e project is confultiple Speci- on January MSHCP is to son a project e project site	was unoccupil as threatened al Habitat, a colored with the colored Habitat Colored Habitat Colored Williams and the colored Habitat Colored Ha	pied by the d under the designation tire federal onservation are resource ervival of a pasis. The one of the as well as
defined in Section 15064.5?  b) Cause a substantial adverse change in the significance of an archaeological	<u> </u>			
resource pursuant to Section 15064.5?				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		·		
d) Disturb any human remains, including those interred outside of formal cemeteries?				
The ruins of an old adobe structure are located in the proposed open space at the nor the cultural resources survey that was prepared for the project by archeologist Aaron a positive effect on cultural resources in comparison to the existing land use plan become Space designation. There are no other cultural resources on the site. Source: I	Gardner. To Cause they w	he proposed a ill be retained	mendment we within the pr	ould have oposed

Issues and Supporting Information	Potentially Significant	Less than Significant	Less Than Significant	No Impact
	Impact	With Mitigation	Împact	
Non		Incorporated		القرية
C CEOLOGY AND SOILS. Would the projects			· · · · · · · · · · · · · · · · · · ·	
<ul> <li>6. GEOLOGY AND SOILS. Would the project:</li> <li>a) Expose people or structures to potential substantial adverse effects, including the</li> </ul>	risk of loss	injury or deat	h involving	· · · · · · · · · · · · · · · · · · ·
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-	11511 01 1005,	1		
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.	!		<u> </u>	<u> </u>
(ii) Strong seismic ground shaking?				11
(iii) Seismic-related ground failure, including liquefaction?				
(iv) Landslides?	<del>-                                     </del>	1		
(iv) Landslides?				
(b) Result in substantial soil erosion or the loss of topsoil?		1 .		
	<u>:</u>		<del>-</del>	<del></del>
(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?				· .
(d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform				
Building Code (1994), creating substantial risks to life or property?	1			
(e) Have soils incapable of adequately supporting the use of septic tanks or	1			
alternative wastewater disposal systems where sewers are not available for the				•
disposal of wastewater?				
The proposed amendment would be subject to seismic shaking similar to that of the	rest of More	no Valley. The	ne developabl	e portions
of the site are not subject to the geologic and soil hazards described above. Sources earthquake fault maps; Soil Survey of Western Riverside County.	i Motello V	aney General	rian, Aiquisi	-Prion
7. 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?	1		<u> </u>	
b) Create a significant hazard to the public or the environment through reasonably	1			
foreseeable upset and accident conditions involving the likely release of hazardous				_
materials into the environment?	<u> </u>			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials,	1	<u> </u>	I	
substances, or waste within one-quarter mile of an exiting or proposed school?				
d) 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?	***			-
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?				
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?	<u>.                                    </u>		<u> </u>	
g) Impair implementation of, or physically interfere with an adopted emergency	1			
response plan or emergency evacuation plan?				ę

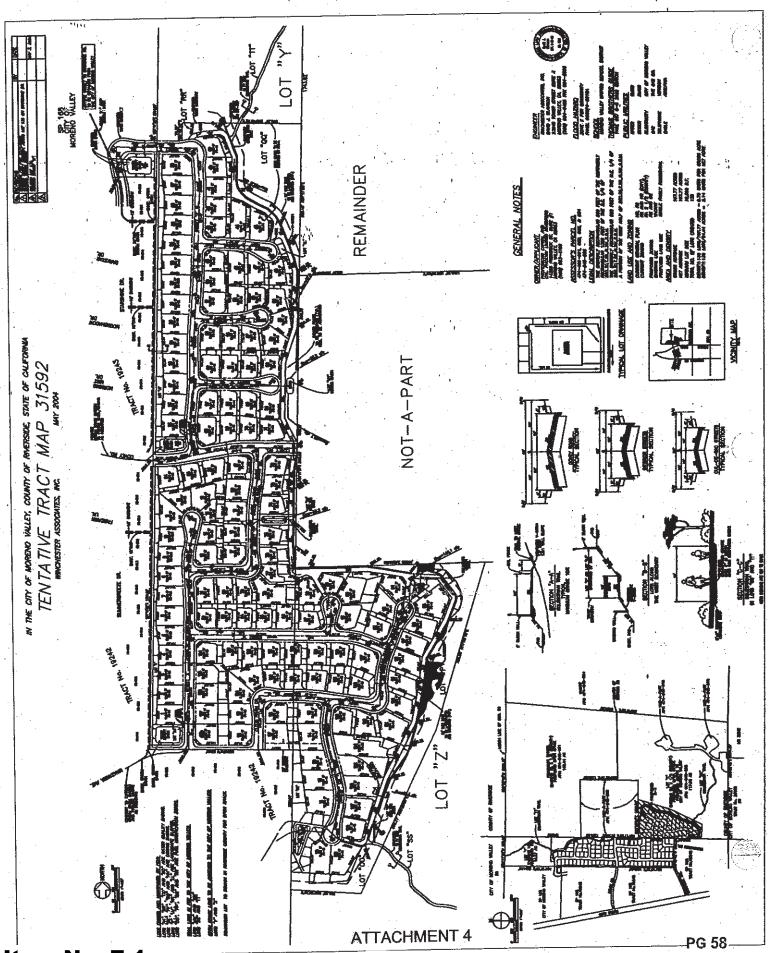
Issues and Supporting Information	Potentially Significant	Less than Significant	Less Than Significant	No Impact
	Impact	With	Impact	
		Mitigation		
η <sub>1</sub>	<u> </u>	Incorporated		<u> </u>
h) Expose people or structures to a significant risk of loss, injury or death involving	·		T	1
wildland fires, including where wildlands are adjacent to urbanized areas or where	3			
residences are intermixed with wildlands?			_	
The proposed project would place people and structures along the urban-wildland i	nterfoce who	ratha fire har		41
average. However, the proposed location of the future housing poses less of a safe	ty hazard the	ne the evicting	ard is nigher	tnan
existing zoning would allow hillside residential development. The proposed project	ty nazaru aa t contains a 1	ni uic existing recreation trail	/fire road on	d a fini
modification zone along the interface with the adjacent hills to protect the future res	sidences from	n wildland fire	hazard	u a luci
8. HYDROLOGY AND WATER QUALITY. Would the project:	JIGGIIGO II GI	ir wildiana inc	nazara.	
a) Violate any water quality standards or waste discharge requirements?		<del></del>		11 - 1 - 1 - 1
			<u> </u>	-
b) Substantially degrade groundwater supplies or interfere substantially with		<del></del>	· · · · · · · · · · · · · · · · · · ·	<u> </u>
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-	1		· ·	
existing nearby wells would drop to a level which would not support existing land	·			
uses or planned uses for which permits have been granted)?	1	.]	·	
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 that would			_	. ,
result in substantial erosion or siltation on- or off-site?	1			
				-
d) Substantially alter the existing drainage pattern of the site or area, including	T	<u> </u>		**:
through the alteration of the course of a stream or river, or substantially increase	1		-	į
the rate or surface runoff in a manner that would result in flooding on- or off site?				
				, ,
e) Create or contribute runoff which would exceed the capacity of existing or				
planned stormwater drainage systems or provide substantial additional sources of				
polluted runoff?				
f) Otherwise substantially degrade 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?				
h) Place within a 100-year flood hazard area structures that would impede or			. 1	
redirect flood flows?		<u> </u>	-	<u>. January</u>
		47		
i) Expose people or structures to a significant risk of loss, injury or death involving		1.		
flooding, including flooding as a result of the failure of a levee or dam?	1			
i) Turnelation by soliche townsent or made 0	1	1.		
j) Inundation by seiche, tsunami, or mudflow?				
The proposed amendment would not expose people or property to flood hazards. So	ource: Morer	to Valley Gene	eral Plan and	FEMA
Flood Insurance Rate Maps. Although surface runoff from the project would contrib	oute increme	ntally to surfac	e water pollu	ition, ali
of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the	Santa Ana Re	egional Water	Quality Cont	trol Board
for the purpose of reducing the pollution of storm water. The tract includes four bas	ins to remove	e water polluta	ints from the	first-
flush of runoff coming from the development.				
9. LAND USE AND PLANNING. Would the project:	T	<u> </u>		
a) Physically divide an established community?				· · · · · ·
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?	1			
1				

Issues and Supporting Information	Significant	Less than Significant	Less Than Significant	No impact
	Impact	With	Impact	
· ·		Mitigation		
		Incorporated		•
	·			
c) Conflict with any applicable habitat conservation plan or natural communities				
conservation plan?	,			
The proposal will amend the land use plan for the area, but it will not conflict with	an applicable	plan or regul	ation to avoi	d or
mitigate an environmental effect or any habitat conservation plan. The site is not or				
conservation under the proposed Riverside County Multi-Species Habitat Conserva				
10. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of		1		
value to the region and the residents of the state?	sa menana a		1.0	
Tatalo to the region who are received of the same	<del>-\</del>	<u> </u>		
b) Result in the loss of availability of a locally important mineral resource recovery		T:		1 == 1
site delineated on a local general plan, specific plan or other land use plan?		'		
The proposed amendment would have no effect on mineral resources. There are no	known mine	ral resources	in the area	Source:
Draft Riverside County General Plan (2002).	· MIIO WII MIIIIC	741 103041003	in the area.	Jource.
				•
11. NOISE. Would the project result in:	<del></del>	<del>,</del>		
a) Exposure of persons to or generation of noise levels in excess of standards	<u> </u>	T		
established in the local general plan or noise ordinance, or applicable standards of				
	İ			, ,
other agencies?			1 1	l·
	· · · · · · · · · · · · · · · · · · ·	<del></del>	<del>,                                    </del>	
b) Exposure of persons to or generation of excessive ground borne vibration or				
ground borne noise levels?	1			
	<del> </del>	1	<del></del>	
c) A substantial permanent increase in ambient noise levels in the project vicinity				
above levels existing without the project?		<u> </u>	<u> </u>	
	<del>,</del>		· · · · · · · · · · · · · · · · · · ·	
d) A substantially temporary or periodic increase in ambient noise levels in the	1 .			
project vicinity above levels existing without the project?	<u> </u>	1.		
	<u>'( .</u>		<del>- :</del>	
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			r 1	•
levels?	1		<u> </u>	
				· · · · · · · · · · · · · · · · · · ·
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?				
The additional housing will generate a small increase noise levels in the area due to				and
vehicles. There will also be a temporary increase in noise levels due primarily to the	e operation o	f construction	equipment.	
12. 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)?	1			
1.				
b) Displace substantial numbers of existing housing, necessitating the construction		1.		
of replacement housing elsewhere?	•			
c) Displace substantial numbers of people, necessitating the construction of			1	
replacement housing elsewhere?			į	
Although the project would allow for a small amount of new housing, it would		· ·		·
have no affect on housing growth, displacement of existing housing, or the need for	1 .		-	
replacement housing.				
13. PUBLIC SERVICES. Would the project result in substantial adverse physical	impacts asso	ciated with th	e provision o	f new or
physically altered government facilities, need for new or physically altered government				
cause significant environmental impacts, in order to maintain acceptable service rati				
objectives for any of the public services:	, 100001100	ob or outer	Portormanoc	
a) Fire protection?	1	<del>†</del>		-
a) The proceeding	1	1		

Issues and Supporting Information		tentially	Less than	Less Than	No Impact
		gnificant ipact	Significant With	Significant Impact	
			Mitigation	, ampaot	ŀ .
-104			Incorporated		<u> </u>
b) Police protection?	<del></del> .		· · · · · ·		<del>,                                    </del>
c) Schools?	-			<del> </del>	
d) Parks?	•	•			
e) Other public facilities?				<b>3</b>	
The project would create an incremental increase in the demand for public service residential unit must pay impact fees that are used to provide additional public fa			d is mitigated	because eve	ry new
14. RECREATION.	acintie	S.	<del>'  :                                   </del>		<u> </u>
a) Would the project increase the use of existing neighborhood or regional parks	or	<u> </u>			F g
other recreational facilities such that substantial physical deterioration of the			-	· <b>-</b> .	
facility would occur or be accelerated?					
1			1		
b) Does the project include recreational facilities or require the construction or		· .			·
expansion of recreational facilities that might have an adverse physical effect on	.			1	
the environment?					
The project would create an incremental increase in the demand for parks and rec					
every new residential unit must pay fees that are used to acquire park land and in	istall p	ark facilit	ies. The proj	ect will also	dedicate
land and install part of the recreational trail system.			1	T	
15. TRANSPORTATION/TRAFFIC. Would the project:  a) Cause an increase in the traffic that is substantial in relation to the existing	- '				}
traffic load and capacity of the street system (i.e., result in a substantial increase	in	•	•		
either the number of vehicle trips, the volume to capacity ratio on roads, or					
congestion at intersections)?					
Total Substitution of the substitution of the	<del></del>	<u> </u>			
b) Exceed, either individually or cumulatively, a level of service standard			1		
established by the county congestion management agency for designated roads or	r				- r
highways?					·
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?	<u></u>		<u> 1</u>		
	- 1			,	
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?					
dangerous intersections) of incompatible uses (e.g. farm equipment)?			<u> </u>		
e) Result in inadequate emergency access?			]		
e) Result in madequate emergency access:	1	. •			
f) Result in inadequate parking capacity?			·		
1) Result in madequate parking capacity:					
g) Conflict with adopted policies or programs supporting alternative transportation	n n	<del>:                                    </del>			
(e.g., bus turnouts, bicycle racks)?	J11				
The additional housing will generate a small increase in traffic levels in the area	ahove	what wou	ld he allowed	under the ex	isting
zoning. The impact is mitigated because every new residential unit must pay fees					
arterial streets. Kunzman Associates prepared a traffic impact analysis for the pro-	oject.	It was for	and that inters	ections in the	area at
build out, including planned improvements in the area, would operate a Level of	Servic	e C or bei	ter.		
16. UTILITIES AND SERVICE SYSTEMS. Would the project:			·		
a) Exceed wastewater treatment requirements of the applicable Regional Water					
Quality Control Board?					
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	ant				
environmental effects?				e e e	
A Decided to the second of the			1		
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?					· · · · · · · · · · · · · · · · · · ·
i onynomicital choca:	- 1				L

·		2. T	7 50	1 37 Y
Issues and Supporting Information	Potentially	Less than	Less Than	No Impact
	Significant Impact	Significant With	Significant Impact	
	Impact	Mitigation	mpaot	
m,	I.	Incorporated		
		· .		
				,
d) Have sufficient water supplies available to serve the project from existing				
entitlements and resources, or are new or expanded entitlements needed?	1.	-	-	
Citationions and resources, or are not of the second secon				
e) Result in a determination by the wastewater treatment provider that services or			1	
may serve the project determined that it has adequate capacity to serve the project	s	1	I -	
projected demand in addition to the provider's existing commitments?	_			1
projected demand in addition to the provider a existing communities.	Province (	<del></del>	1,10	No. of the second
f) Be served by a landfill with sufficient permitted capacity to accommodate the	l'	<u>.</u>		T
Be served by a failed in white sufficient perinticular capacity to accommodute the				Land St.
project's solid waste disposal needs?			1	<del>1 ,</del>
		· · · · · · · · · · · · · · · · · · ·	<del>-</del>	·
g) Comply with federal, state, and local statues and regulations related to solid	•			
waste?			<u> </u>	
The proposed amendment would allow the development of housing that will gener	ate an increr	nental increase	e in the dema	nd for
water supplies wastewater treatment, storm water drainage capacity and solid was	te disposal c	apacity. How	ever, the proj	ect would 🗼
not affect the rate of growth. The local service providers have the capacity to serv	e continued	growth for the	foreseeable i	uture.
Source: EMWD's 2000 Urban Water Master Plan.		·	:	
17. MANDATORY FINDINGS OF SIGNIFICANCE.	· · · · · · · · · · · · · · · · · · ·			
a) Does the project have the potential to degrade the quality of the environment,		T   .	<b>ii iii</b>	4 '
substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife	e			
population to drop below self-sustaining levels, threaten to eliminate a plant or				ŀ
animal community, reduce the number or restrict the range of a rare or endangered	1			
plant or animal, or eliminate important examples of the major periods of Californi	a			
history or prehistory?		<u>'l</u>		
The project allows for the development of single-family homes in a part of the project.	perty, which	would result i	in removal of	natural
bitat However, the project provides for the conservation of about two-thirds of	the area as c	pen space and	l would result	in the loss
l of less habitat than the existing land use plan. A recent focused study by Principe	and Associa	tes determined	i that the area	proposed
for development was unoccupied by the Coastal California Gnatcatcher. The property	perty will be	subject to the '	Western Rive	rside
County Multiple Species Habitat Conservation Plan (MSHCP), Moreno Valley be	came a signa	tory to the MS	SHCP Implen	nenting
A greement on January 13, 2004. The MSHCP will conserve about 500,000 acres	of habitat, fu	ınded in part b	y developer r	nitigation
fees. The project is not within one of the areas identified for conservation. The M	ISHCP woul	d allow incide:	ntal take of li	sted
(threatened and endangered) species as well as unlisted species that might one day	become list	ed. The ruins	of an old ado	be
structure, a historical resource, are located in the proposed open space designation	and will not	be eliminated	# 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
b) Does the project have impacts that are individually limited, but cumulatively				:
considerable? ("Cumulatively considerable" means that the incremental effects of	f			4
a project are considerable when viewed in connection with the effects of the past			1	
projects, the effects of other current projects, and the effects of probable future		· .		
		le e la la la la la la la la la la la la la		
projects)? The cumulative impacts, including traffic and water supply impacts are not significant.	icant	J		1
Ine cumulative impacts, including traine and water supply impacts are not significant.	TOGETH.	1		
c) Does the project have environmental effects that will cause substantial adverse			_	1 .
effects on human beings, either directly or indirectly?	man heines		<u> </u>	1
The project does not have the potential to cause a substantial adverse effect on hu	man beings.			

 $W. \label{lem:wave_property} W. \label{lem:$ 



Item No. E.1

-422-

# NOW OF DETERMINA . ON

To:	9		From:
_		ing and Research reet, Room 121 CA. 95814	City of Moreno Valley Community/Economic Development Dept. 14177 Frederick Street Moreno Valley, CA 92552-0805
<u>x</u>	County Clerk P.O. Box 751 Riverside, CA	92502-0751	59-1
		Subje	et:
Filing Code.		ermination in compliance with	Section 21108 or 21152 of the Public Resources
coue,			FIVERSIDE COUNTY
Applic	ant Name:	Winchester Associates	- RIVERSIDE COUNTY
	Address:	23640 Tower Street, Suite 3 Moreno Valley, CA 92553	JUN 28 2004
Telepi	hone Number:	909 924-5425	GARY L. ORSO By C. Kohler
Projec	ct Title:	Covey Estates: PA00-0035, PA	00-0036, PA00-0037 and PA03-0086 Deputy
		Jeffrey Specte	r 909 413-3247
	Clearinghouse No. ted to Clearinghouse)	Lead Agency Contact Person	Area Code/ Telephone
the ea	stern border of S r of Section 29, T	ection 30, Township 2 S, Range	nty. PA00-0035 and PA00-0036: 60 acres located on 3 W PA00-0037: 138 acres located in the southwest 0086 encompasses all of the aforementioned property
plan de approximation approxim	esignation from I kimately 44 acres and establish a g kimately 20 acres	Residential 2 (Up to 2 dwellings p s (Up to 3 dwellings per acre) an general plan land use designatio	nd PA00-0036 would change the zoning and general er acre) and Hillside Residential to Residential 3 on d Open Space on 16 acres. PA00-0037 would preno f Residential 3 (Up to 3 dwellings per acre) for ing 118 acres. PA03-0086 is a request to subdivide space and trails.
		City of Moreno Valley has approved the following determinations regard	ne above-described project with approval effective on June ng the above-described project:
	1. The pro	oject [ will _X_ will not] have a si	gnificant effect on the environment.
	2 An An	Environmental Impact Report was Negative Declaration was prepared	prepared for this project pursuant to provisions of CEQA. for this project pursuant to the provisions of CEQA.
	<ol><li>Mitigati</li></ol>	on measures [ were_X_ were	not] made a condition of the approval of the project.
	4. A State	ment of Overriding Considerations	[ was _X_ was not] adopted for this project.
	5. Finding	s [ X were were not] made pu	rsuant to the provisions of CEQA.
approve	al] is available to t	X Negative Declaration Final he General Public at: Moreno Valle Valley, California.	EIR with comments and responses and record of project of Community and Propertic Development Dept., 14177  Neg. Declaration/Ntc Determination  Filed per P.R.C. 21152  POSTED
6	leffrey A	act	6/24/04 JUN 2 8 2004 Senior Planner
Jeffrey	Specter		Ramoved: IIII 2 20 2004 Senior Planner
			Dent - State - Dent

## **BIOLOGICAL TECHNICAL REPORT**

### FOR THE

The Covey Ranch Development Project

### **Prepared For:**

CV Communities, LLC 1900 Quail Street Newport Beach, California 92660 Contact: Mr. Adam Smith Phone: (949) 258-7555

### **Prepared By:**

Glenn Lukos Associates, Inc. 29 Orchard Lake Forest, California 92630 Report Preparer: Timothy Morgan Contact: Martin Rasnick (949) 837-0404 (949) 837-5834 fax

**November 21, 2013** 

## TABLE OF CONTENTS

			Page
1.0	INT	RODUCTION	1
	1.1	Report Purpose	1
	1.2	Project Location	
	1.3	Project Description	1
	1.4	Scope and Methodology	2
	1.5	Existing Conditions	2
	1.6	Relationship of Project to the MSHCP	3
2.0	MET	THODOLOGY	4
	2.1	Summary of Surveys	5
	2.2	Botanical Resources	6
	2.3	Wildlife Resources	7
	2.4	MSHCP Riparian/Riverine Areas and Vernal Pools	9
	2.5	Jurisdictional Waters	10
3.0	REG	GULATORY SETTING	15
	3.1	State and/or Federally Listed Plants or Animals	16
	3.2	California Environmental Quality Act	18
4.0	RES	ULTS	20
	4.1	Vegetation Types/Land Uses	20
	4.2	Special-Status Plants	23
	4.3	Special-Status Animals	28
	4.4	Nesting Birds	45
	4.5	Raptor Foraging Habitat	45
	4.6	MSHCP Riparian/Riverine Areas and Vernal Pools	45
	4.7	Jurisdictional Waters	45
5.0	IMP	ACT ANALYSIS	47
	5.1	California Environmental Quality Act (CEQA)	48
	5.2	Impacts to Vegetation/Land Use Types	49
	5.3	Impacts to MSHCP Riparian/Riverine Areas and Vernal Pools	
	5.4	Impacts to Special-Status Species	
	5.5	Impacts to Nesting Birds	
	5.6	Impacts to Jurisdictional Waters	
	5.7	Impacts to Raptor Foraging Habitat	
	5.8	Indirect Impacts to Biological Resources	54

			Page
	5.9	Cumulative Impacts	56
6.0	MITIGATION		56
	6.1	Burrowing Owl	56
	6.2	Nesting Birds	
	6.3	MSHCP Riparian/Riverine Areas	
	6.4	Jurisdictional Waters	
	6.5	Level of Significance After Inclusion of Project Design Measures	57
7.0	MSHCP CONSISTENCY		
	7.1	Project Relationship to Reserve Assembly	57
	7.2	Protection of Species Associated with Riparian/Riverine Areas	50
	7.2	and Vernal Pools	
	7.3	Protection of Narrow Endemic Plants	
	7.4	Guidelines Pertaining to the Urban/Wildland Interface	
	7.5	Additional Survey Needs and Procedures	
	7.6	Conclusion of MSHCP Compliance	59
8.0	REF	ERENCES	60
9.0	CER	TIFICATION	68
TAB	LES		
Table	2-1.	Summary of Biological Surveys for the Project Site	5
Table	2-2.	Summary of Burrowing Owl Survey Dates	8
Table 3-1.		CNPS California Rare Plant Ranks	19
Table 4-1.		Summary of Vegetation Mapping	20
Table 4-2.		Special-Status Plants Evaluated for the Project Site	
Table 4-3.		Special-Status Animals Evaluated for the Project Site	
Table	5-1.	Summary of Impacts to Vegetation/Land Use Types, On-Site	49
Table	5-2.	Summary of Impacts to Vegetation/Land Use Types, Off-Site	50
Table	5-3	Additional Special-Status Animals with Actual or Potential Direct Impa	acts52
EXH	IBITS		
Exhib	it 1 – R	egional Man	
Exhibit 1 – Regional Map Exhibit 2 – Vicinity Map			
		ASHCP Overlay Map	
		regetation Map	
		ite Photographs	
		- •	

Exhibit 6 – Burrow Map Exhibit 7 – Soils Map

### **APPENDICES**

Appendix A – Floral Compendium Appendix B – Faunal Compendium Appendix C – Jurisdictional Delineation Report

### 1.0 INTRODUCTION

### 1.1 Report Purpose

This report provides the results of general biological surveys, habitat assessments, and focused surveys conducted by Glenn Lukos Associates, Inc. (GLA) for the 203.52 acre Covey Ranch Development Project ("Project"), located in the City of Moreno Valley, Riverside County, California. The Project is located within Assessor's Parcel Numbers 474-490-024, 474-490-025, and 474-040-032. This report identifies and evaluates impacts to biological resources associated with the proposed Project, and the relationship of the Project to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the California Environmental Quality Act (CEQA), and State and Federal regulations such as the Endangered Species Act (ESA), Clean Water Act (CWA), and the California Fish and Game Code. A 2004 Environmental Checklist/Initial Study from the City of Moreno Valley concluded that the previous project would have a less than significant impact on the environment and a Negative Declaration (ND) was issued. As the Project's development footprint has not changed since the approval of the previous project footprint, this report updates the biological assessment of the site, prepared by Principe and Associates (Principe) [2001], and the City's previous data contained in the 2004 ND. GLA has concluded that the level of significance associated with Project-related impacts to biological resources remains unchanged.

### 1.2 **Project Location**

The Project occurs within the northern portion of Western Riverside County, California [Exhibit 1 – Regional Map], adjacent to San Bernardino County. The irregularly shaped Project boundary is located at latitude 33.967517 and longitude -117.215872 and is bordered by Casey Court to the North, Alta Vista Drive to the south, Perris Boulevard to the west and the southwest-facing slopes of Olive Peak to the east. The east and north boundary of the Project site are aligned with the boundary of Moreno Valley City. The Project site is depicted on the Sunnymead, California, USGS 7.5' quadrangle map in Section 29 and 30, Township 2 South, and Range 3 West [Exhibit 2 – Vicinity Map].

### 1.3 **Background and Project Description**

In October 2001, Principe prepared a biological assessment report for the Covey Ranch Property. The current biological technical report is an assessment of the Project site covering 203.52 acres of land. The current Project plan proposes 115 lots for a single family residential development and surrounding fuel modification zones on 64.65 acres (1.82 units per net developed acre) and 138.87 acres of open space. Also proposed are two upgraded equestrian/pedestrian trails in areas of open space, with 6 inch by 6 inch concrete strips delineating the path, four water quality basins (one basin off-site), four debris basins, internal roads, and improvements on two existing roads. Covey Road and Manzanita Avenue currently terminate at the Project's western boundary, but are planned to be connected to the internal roads of the Project's residential development.

### 1.4 **Scope and Methodology**

Biologists/Regulatory Specialists from Glenn Lukos Associates, Inc. (GLA) conducted sitespecific surveys at the Project Site on August 20, 26, 27, 28, September 6, and October 15, 2013. This report provides a discussion of existing conditions for the Project site, all methods employed regarding general and focused surveys, the documentation of botanical and wildlife resources identified (including special-status species), an analysis of impacts to biological resources, and proposed mitigation measures to offset resource impacts pursuant to the MSHCP and CEQA. Methods of study included a review of relevant literature, general and focused field surveys, and a Geographical Information System (GIS)-based impact analysis. Where applicable, this report is consistent with accepted scientific and technical standards and survey guideline requirements issued by the U.S. Fish and Wildlife Service (USFWS), the California Department of Fish and Wildlife (CDFW), the California Native Plant Society (CNPS), and the Western Riverside County MSHCP. This report also discusses the relationship of the Project to the MSHCP, including the presence/absence of Covered Species, and compliance with provisions of the MSHCP, including requirements as outlined in *Volume I, Sections 6.1.2, 6.1.3*, 6.1.4, and 6.3.2 of the MSHCP document. Finally, this report provides an analysis to demonstrate that the Project (with mitigation) will be "biologically equivalent or superior" as it pertains to riparian/riverine resources.

The field studies focused on a number of primary objectives that would satisfy the special provisions of the MSHCP and also comply with CEQA requirements, including: (1) general reconnaissance surveys and vegetation mapping; (2) general wildlife surveys; (3) habitat assessments for special-status plants (including species with applicable MSHCP survey requirements); (4) habitat assessments and focused surveys for special-status animals (including species with applicable MSHCP survey requirements); (5) assessments for riparian/riverine areas and vernal pools; and (6) assessments for areas subject to the jurisdiction of the U.S. Army Corps of Engineers (Corps) pursuant to Section 404 of the Clean Water Act (CWA), the CDFW pursuant to Division 2, Chapter 6, Section 1600–1616 of the California Fish and Game Code, and the Santa Ana Regional Water Quality Control Board (Regional Board) pursuant to Section 401 of the CWA and Section 13260 of the California Water Code (CWC). Observations of plant and wildlife species were recorded during each of the above mentioned survey efforts.

### 1.5 Existing Conditions

The approximately 203-acre irregularly shaped Project site contains a portion of the steep southwest-facing slopes of Olive Peak. Olive Peak is a part of a northwest-southeast trending ridge that traverses the eastern portion of the Project site. The sloped topography in the east transitions to rolling hills in the western portion of the site. Numerous rocky outcrops comprised of various sized boulders are located within the steeply sloped areas of the site. Elevation on-site ranges from 1,968 to 2,744 feet. The Project site is currently undeveloped, but contains two Eastern Municipal Water District (EMWD) reservoir outparcels and access easements located within the eastern portion of the Project site. The majority of the area surrounding the EMWD outparcels is covered by an olive grove. No blue line drainages are located on the project-site; however, several swales originating from the steep eastern slopes enter the project site along the

eastern boundary and mostly terminate on-site, with the exception of a few swales in the northwest which transect the Project site.

The majority of the vegetation on-site consists of Coastal Sage Scrub (CSS) and is predominately located in the extreme northwest arm of the site and also in the southern and southwestern areas of the site. Other dominant vegetation types on-site include an abandoned citrus orchard and olive groves in the west, non-native grasslands (NNG) in the south and southeast, chamise chaparral in the northeast, and various ornamental species concentrated in the west, dominated by Eucalyptus. A large portion of the Project site in the gently sloping areas located in the west is comprised of disked fields that are bare soil or contain some ruderal vegetation.

### 1.6 Relationship of the Project Site to the MSHCP

### 1.6.1 MSHCP Background

The MSHCP is a comprehensive habitat conservation/planning program for Western Riverside County. The intent of the MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to special-status species and associated native habitats.

Through agreements with the USFWS and CDFW, the MSHCP designates 146 special-status animal and plant species as Covered Species, of which the majority have no project-specific survey/conservation requirements. The MSHCP provides mitigation for project-specific impacts to these species for Projects that are compliant/consistent with MSHCP requirements, such that the impacts are reduced to below a level of significance pursuant to CEQA.

The Covered Species that are not yet adequately conserved have additional requirements in order for these species to ultimately be considered "adequately conserved". A number of these species have survey requirements based on a project's occurrence within a designated MSHCP survey area and/or based on the presence of suitable habitat. These include Narrow Endemic Plant Species (MSHCP *Volume I, Section 6.1.3*), as identified by the Narrow Endemic Plant Species Survey Areas (NEPSSA); Criteria Area Plant Species (MSHCP *Volume I, Section 6.3.2*) identified by the Criteria Area Plant Species Survey Areas (CAPSSA); animals species (burrowing owl, mammals, amphibians) identified by survey areas (MSHCP *Volume I, Section 6.3.2*); and species associated with riparian/riverine areas and vernal pool habitats, i.e., least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo, and three species of listed fairy shrimp (MSHCP *Volume I, Section 6.1.2*). An additional 28 species (MSHCP *Volume I, Table 9.3*) not yet adequately conserved have species-specific objectives in order for the species to become adequately conserved. However, these species do not have project-specific survey requirements.

The goal of the MSHCP is to have a total Conservation Area in excess of 500,000 acres, including approximately 347,000 acres on existing Public/Quasi-Public (PQP) Lands, and approximately 153,000 acres of Additional Reserve Lands targeted within the MSHCP Criteria

Area. The MSHCP is divided into 16 separate Area Plans, each with its own conservation goals and objectives. Within each Area Plan, the Criteria Area is divided into Subunits, and further divided into Criteria Cells and Cell Groups (a group of criteria cells). Each Cell Group and ungrouped, independent Cell has designated "criteria" for the purpose of targeting additional conservation lands for acquisition. Projects meeting the definition of a "Covered Activity" are not required to set aside land pursuant to the Cell Criteria. However, all Projects within the Criteria Area must go through the Joint Project Review (JPR) process, where the Project is reviewed to ensure overall compliance/consistency with the biological requirements of the MSHCP.

### 1.6.2 Relationship of the Project Site to the MSHCP

The Project site is located within the Reche Canyon/Badlands Area Plan of the MSHCP, but is not located within the MSHCP Criteria Cell Group or Cell [Exhibit 3 – MSHCP Overlay Map]. The Project site is not located within the MSHCP NEPSSA or the CAPSSA Survey Areas. The Project site is located within the MSHCP Burrowing Owl Survey Area, but is not located within the MSHCP Mammal or Amphibian Survey Areas, or Core and Linkage areas. The entire site is located within the Stephen's Kangaroo Rat (SKR) Mitigation Fee Assessment Area. As such, development of the site will require a fee assessed on the land, which will be determined by the current fee structure established by the City. The Project site is not located on PQP land.

Within the designated Survey Areas, the MSHCP requires habitat assessments, and focused surveys within areas of suitable habitat. For locations with positive survey results, the MSHCP requires that 90 percent of those portions of the property that provide for long-term conservation value for the identified species shall be avoided until it is demonstrated that conservation goals for the particular species have been met throughout the MSHCP. Findings of equivalency shall be made demonstrating that the 90-percent standard has been met, if applicable. If equivalency findings cannot be demonstrated, then "biologically equivalent or superior preservation" must be provided.

### 2.0 METHODOLOGY

GLA conducted biological surveys in order to identify and evaluate impacts to biological resources associated with the Project. The scope of the biological surveys was determined through initial site reconnaissance, a review of the California Natural Diversity Database (CNDDB) [CDFW 2013], the CNPS On-Line Inventory of Rare and Endangered Plants of California (2013), MSHCP species and habitat maps, MSHCP sensitive soil maps, Natural Resource Conservation Service's (NRCS) soil data, other pertinent literature, and knowledge of the region. Site-specific general and focused surveys were conducted for all areas of suitable habitat for each applicable target plant or animal species. In addition, the site was evaluated to determine the presence/absence of waters of the United States, including wetlands (Corps/Regional Board jurisdiction); stream/lakes, including riparian vegetation (CDFW jurisdiction); and MSHCP riparian/riverine areas and vernal pools.

Individual plant and animal species are evaluated in this report based on their "special-status". For the purpose of this report, plants were considered "special-status" based on one or more of the following criteria:

- Listing through the Federal and/or State ESA;
- Occurrence in the CNPS Rare Plant Inventory (California Rare Plant Ranks 1A, 1B, 2B, 3, or 4);
- CNDDB Federal/State Rankings; and/or
- Evaluation and coverage under the MSHCP.

Animals were considered "special-status" based on one or more of the following criteria:

- Listing through the Federal and/or State ESA;
- Designation as a Federal Species of Concern;
- Designation by the State as a California Species of Special Concern (SSC) or California Fully-Protected Species (CFP); and/or
- Evaluation and coverage under the MSHCP.

As mentioned above, the Project Site is located within the MSHCP Burrowing Owl Survey Area. The Project site was evaluated for burrowing owls. The Project Site was also evaluated for riparian/riverine and vernal pool resources pursuant to *Volume I, Section 6.1.2* of the MSHCP.

### 2.1 **Summary of Surveys**

Site-specific surveys focused on a number of primary objectives that would satisfy the requirements of the MSHCP and also comply with CEQA requirements: (1) general biological surveys; (2) vegetation mapping; (3) habitat assessments and general surveys for special-status plants; (4) habitat assessments and focused surveys for special-status animals (including species designated by *Sections 6.1.2 and 6.3.2* of the MSHCP document); (5) assessments for MSHCP riparian/riverine areas and vernal pools; and (6) assessments for areas subject to the jurisdiction of the Corps, Regional Board, and CDFW. Observations of all plant and animal species were recorded during each of the above-mentioned survey efforts. Table 2-1 provides a summary list of survey dates, survey types, and personnel.

Table 2-1. Summary of Biological Surveys for the Project Site.

Survey Type	Survey Dates	<b>Biologists/Specialists</b>
Burrowing Owl Focused Surveys	August 20, 2013 August 26, 2013 August 27, 2013 August 28, 2013	SC, TM
General Biological Surveys	September 6, 2013 September 13, 2013	JF, TM

Survey Type	rvey Type Survey Dates	
Jurisdictional Delineation	October 15, 2013	LL, TM, MR
Vegetation Mapping	August 26, 2013	SC, TM

SC-Stephanie Cashin, JF- Jason Fitzgibbon, LL-Lesley Lokovic, MR-Martin Rasnick, TM-Tim Morgan

## 2.2 Botanical Resources

A site-specific survey program was designed to accurately document the botanical resources within the Project site, including: (1) literature search; (2) general biological survey and habitat assessments; and (3) vegetation mapping.

## 2.2.1 Literature Search

Prior to conducting fieldwork, pertinent literature on the flora of the region was examined. A thorough archival review was conducted using available literature and other historical records. These resources included, but were not limited to, the following:

- CNPS *Online Inventory of Rare and Endangered Plants of California* (Eighth Edition) [CNPS 2010];
- CNDDB for the Sunnymead, Riverside East, and surrounding USGS quadrangle maps [CDFW 2013]; and
- MSHCP Document, including *Volume I, Sections 6.1.2, 6.1.3, and 6.3.2* (Riverside County Integrated Project 2003).

# 2.2.2 Vegetation Mapping

Vegetation was mapped in the field using a 1:200 scaled geo-referenced aerial map. Vegetation communities were mapped using categories from the MSHCP Habitat Accounts (Volume II, Section C), which are based on the Holland (1986) classification system. Exhibit 4 [Vegetation Map] provides vegetation mapping for the Project Site. Exhibit 5 [Site Photographs] provides representative photographs of the site.

## 2.2.3 Special-Status Plant Species Evaluated for the Project Site

The CNDDB and MSHCP were initially consulted to determine known occurrences of special-status plants in the region. Other sources used to develop a list of target species for the survey program included the CNPS Online Inventory (CNPS 2013). Based on this information, a list of special-status plant species and habitats that could occur within the Project site were developed and incorporated into a mapping and survey program for the Project site. Habitat assessments were conducted on August 26, September 6, and September 13, 2013. As noted above, the Project site was not within NEPSSA or CAPSSA; therefore, focused plant surveys were not

required under the MSHCP guidelines. Section 4.0 of this document provides a list of special-status plants evaluated for the Project, as well as the results of habitat assessments.

# 2.3 Wildlife Resources

Wildlife species were evaluated and detected during field surveys by sight, call, tracks, and scat. Site reconnaissance was conducted in such a manner as to allow inspection of the entire Project Site by direct observation, including the use of binoculars. Wildlife species detected through direct sightings, or based on physical evidence, were recorded in field notes during each visit. Scientific nomenclature and common names for vertebrate species referred to in this report follows a number of sources, including the CDFW Complete List of Amphibian, Reptile, Bird, and Mammal Species in California (CDFW 2008); Collins (2009) for amphibians and reptiles; Baker, et al. (2003) for mammals; and the AOU Checklist (1998) for birds. The methodology (including any applicable survey protocols) utilized to conduct habitat assessments and focused surveys for special-status animals are included below.

# 2.3.1 General Biological Surveys

All wildlife species that were detected incidentally during biological surveys were documented. For reptiles, habitats were examined for diagnostic sign, which include shed skins, tracks, snake prints, and lizard tail drag marks. Birds were detected by both direct observation and by vocalizations. Mammals were detected both by direct observations and by the presence of diagnostic sign (i.e., tracks, burrows, scat, etc.).

# 2.3.2 Special-Status Animal Species Evaluated for the Project Site

The CNDDB and MSHCP were initially consulted to determine known occurrences of special-status animals in the region. Based on this information, a list of target animal species (including their suitable habitats) was developed and incorporated into a survey program to achieve the following goals: (1) prepare a detailed faunal compendium; and (2) implement general reconnaissance field work and focused surveys to document special-status animal species within the Project Site.

## 2.3.3 Habitat Assessments/Focused Surveys for the Western Burrowing Owl

The Project site is located within the MSCHP Survey Area for the western burrowing owl (*Athene cunicularia*). Focused burrowing owl surveys were conducted following the 2006 MSHCP Burrowing Owl Survey Instructions.

Step I of the MSHCP Survey Instructions requires that an assessment be conducted to determine the presence of suitable habitat for the burrowing owl. Habitat assessments must be conducted by walking the subject property. Habitat assessments should consider a 150-meter (500 foot) buffer zone around the property.

Habitat for the burrowing owl is varied, including short-grass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), coastal dunes, desert floors, and some artificial, open

areas as a year-long resident (Haug, et al. 1993). Burrowing owls require large open expanses of sparsely vegetated areas on gently rolling or level terrain with an abundance of active small mammal burrows (e.g., ground squirrels, etc.). As a critical habitat feature need, they require the use of rodent or other burrows for roosting and nesting cover. Burrowing owls may also dig their own burrows in soft, friable soil (as found in Florida) and may also use pipes, culverts, and nest boxes where burrows are scarce (Robertson 1929). The mammal burrows are modified and enlarged. In the case of nesting owls, one burrow is typically selected for use as the nest; however, satellite burrows are usually found within the immediate vicinity of the nest burrow within the defended territory of the owl.

The MSHCP Survey Instructions acknowledge that the presence of suitable burrows is not the deciding factor on whether a site contains suitable habitat for burrowing owls. Basic suitability is more broadly defined by the vegetation structure of a given site. Once basic suitability has been confirmed, the presence/absence of suitable burrows is to be determined through focused burrow surveys (Step II of the Survey Instructions). A large portion of the Project site, located in the west, consists of disced fields sparsely covered in low-height ruderal vegetation. Numerous ground squirrel burrows were observed in this area [Exhibit 6–Burrow Map]. As such, the area was deemed suitable burrowing owl habitat and focused burrow and burrowing owl surveys were conducted.

The MSHCP Survey Instructions require a minimum of four survey visits to determine the presence/absence of burrowing owls. Potentially suitable burrows were mapped during the first survey visit on August 20<sup>th</sup>, 2013. Focused surveys were conducted on August 20<sup>th</sup>, 26<sup>th</sup>, 27<sup>th</sup>, and 28<sup>th</sup>. Surveys were conducted by walking pedestrian transects along the Project site. Burrows were inspected for the presence of diagnostic owl sign; including "whitewash" (owl excrement), regurgitated pellets, bones, feathers, etc. The results of focused surveys are discussed in Section 4.0 of this report and survey dates and site conditions are summarized below in Table 2-2.

Table 2-2. Summary of Burrowing Owl Survey Dates.

Survey Date	Biologist	Start/End Times	Temp. (°F)	Wind Speed (mph)	Cloud Cover (start/end)
8/20/13	SC/TM	0600/1000	68/88	0/3	Partly Cloudy/Clear
8/26/13	SC/TM	0615/0900	78/88	4/9	Mostly Cloudy/Overcast
8/27/13	SC/TM	0605/0900	75/85	2/5	Partly Cloudy/Mostly Cloudy
8/28/13	SC/TM	0550/0830	73/80	0/2	Clear/Clear

SC-Stephanie Cashin, TM-Tim Morgan

## 2.3.4 Habitat Assessments/Focused Surveys for the Southwestern Willow Flycatcher

*Volume I, Section 6.1.2* of the MSHCP requires focused surveys for the federally and State listed southwestern willow flycatcher (*Empidonax traillii extimus*) [SWFL] within areas of suitable riparian habitat that cannot be avoided by projects. The Project site does not contain or occur next to adjacent riparian habitat with some potential to support the southwestern willow flycatcher. As such, focused flycatcher surveys were not conducted.

## 2.3.5 Habitat Assessments/Focused Surveys for the Least Bell's Vireo

Volume I, Section 6.1.2 of the MSHCP requires focused surveys for the federally and State listed least Bell's vireo (Vireo bellii pusillus) [LBV] within areas of suitable riparian habitat that cannot be avoided by projects. The Project site does not contain or occur next to adjacent riparian habitat with some potential to support the LBV. As such, focused LBV surveys were not conducted.

# 2.3.7 Habitat Assessments/Focused Surveys for the Western Yellow-Billed Cuckoo

Volume I, Section 6.1.2 of the MSHCP requires focused surveys for the western yellow-billed cuckoo (Coccyzus americanus occidentalis) [cuckoo] within areas of suitable riparian habitat that cannot be avoided by projects. The Project site does not contain riparian habitat with some potential to support the cuckoo. As such, focused surveys were not conducted.

# 2.4 MSHCP Riparian/Riverine Areas and Vernal Pools

GLA surveyed the site for riparian/riverine areas and vernal pool/seasonal pool habitat. *Volume I, Section 6.1.2* of the MSHCP describes the process through which protection of riparian/riverine areas and vernal pools would occur within the MSCHP Plan Area. The purpose is to ensure that the biological functions and values of these areas throughout the MSHCP Plan Area are maintained such that habitat values for species inside the MSCHP Conservation Area are maintained. The MSHCP requires that, as projects are proposed within the overall Plan Area, the affect of those projects on riparian/riverine areas and vernal pools must be addressed.

The MSHCP defines riparian/riverine areas as lands which contain Habitat dominated by trees, shrubs, persistent emergent mosses and lichens, which occur close to or which depend upon soils moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.

The MSHCP defines vernal pools as seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indictors of hydrology and/or vegetation during the drier portion of the growing season.

With the exception of wetlands created for the purpose of providing wetlands Habitat or resulting from human actions to create open waters or from the alteration of natural stream courses, areas

demonstrating characteristics as described above which are artificially created are not included in these definitions.

## 2.5 Jurisdictional Waters

The Project Site was evaluated to determine the limits of (1) Corps jurisdiction pursuant to Section 404 of the CWA; (2) Regional Board jurisdiction pursuant to Section 401 of the CWA and Section 13260 of the CWC; and (3) CDFW jurisdiction pursuant to Division 2, Chapter 6, Section 1600-1616 of the Fish and Game Code. The evaluation for Corps jurisdiction was based on regulatory guidance pursuant to the recent U.S. Supreme Court decisions of *Rapanos v. United States* and *Carabell v. United States*, which updated/incorporated guidance pursuant to *Solid Waste Agency of Northern Cook County v. United States Army Corps of Engineers, et. al.* (SWANCC).

# 2.5.1 Corps Jurisdiction

Pursuant to Section 404 of the CWA, the Corps regulates the discharge of dredged and/or fill material into waters of the United States. The term "waters of the United States" is defined in Corps regulations at 33 CFR Part 328.3(a) as:

- (1) All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
- (2) All interstate waters including interstate wetlands;
- (3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect foreign commerce including any such waters:
  - (i) Which are or could be used by interstate or foreign travelers for recreational or other purposes; or
  - (ii) From which fish or shell fish are or could be taken and sold in interstate or foreign commerce; or
  - (iii) Which are used or could be used for industrial purpose by industries in interstate commerce...
- (4) All impoundments of waters otherwise defined as waters of the United States under the definition;
- (5) Tributaries of waters identified in paragraphs (a) (1)-(4) of this section;
- (6) The territorial seas;
- (7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) (1)-(6) of this section.

Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA (other than cooling ponds as defined in 40 CFR 123.11(m) which also meet the criteria of this definition) are not waters of the United States.

(8) Waters of the United States do not include prior converted cropland.<sup>1</sup>
Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with the U.S. Environmental Protection Agency (EPA).

In the absence of wetlands, the limits of Corps jurisdiction in non-tidal waters, such as intermittent streams, extend to the ordinary high water mark (OHWM) which is defined at 33 CFR 328.3(e) as:

...that line on the shore established by the fluctuation of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

# 1. Solid Waste Agency of Northern Cook County v. United States Army Corps of Engineers, et al.

Pursuant to Article I, Section 8 of the U.S. Constitution, federal regulatory authority extends only to activities that affect interstate commerce. In the early 1980s the Corps interpreted the interstate commerce requirement in a manner that restricted Corps jurisdiction on isolated (intrastate) waters. On September 12, 1985, EPA asserted that Corps jurisdiction extended to isolated waters that are used or could be used by migratory birds or endangered species, and the definition of "waters of the United States" in Corps regulations was modified as quoted above from 33 CFR 328.3(a).

On January 9, 2001, the Supreme Court of the United States issued a ruling on *Solid Waste Agency of Northern Cook County v. United States Army Corps of Engineers, et al.* (SWANCC). In this case the Court was asked whether use of an isolated, intrastate pond by migratory birds is a sufficient interstate commerce connection to bring the pond into federal jurisdiction of Section 404 of the CWA.

The written opinion notes that the court's previous support of the Corps' expansion of jurisdiction beyond navigable waters (*United States v. Riverside Bayview Homes, Inc.*) was for a wetland that <u>abutted</u> a navigable water and that the court did not express any opinion on the question of the authority of the Corps to regulate wetlands that are not adjacent to bodies of open water. The current opinion goes on to state:

In order to rule for the respondents here, we would have to hold that the jurisdiction of the Corps extends to ponds that are not adjacent to open water. We conclude that the text of the statute will not allow this.

<sup>&</sup>lt;sup>1</sup> The term "prior converted cropland" is defined in the Corps' Regulatory Guidance Letter 90-7 (dated September 26, 1990) as "wetlands which were both manipulated (drained or otherwise physically altered to remove excess water from the land) and cropped before 23 December 1985, to the extent that they no longer exhibit important wetland values. Specifically, prior converted cropland is <u>inundated for no more than 14 consecutive days</u> during the growing season…" [Emphasis added.]

Therefore, we believe that the court's opinion goes beyond the migratory bird issue and says that no isolated, intrastate water is subject to the provisions of Section 404(a) of the Clean Water Act (regardless of any interstate commerce connection). However, the Corps and EPA have issued a joint memorandum, which states that they are interpreting the ruling to address only the migratory bird issue and leaving the other interstate commerce clause nexuses intact.

## 2. Rapanos v. United States and Carabell v. United States

On June 5, 2007, the (EPA) and Corps issued joint guidance that addresses the scope of jurisdiction pursuant to the Clean Water Act in light of the Supreme Court's decision in the consolidated cases *Rapanos v. United States* and *Carabell v. United States* ("Rapanos"). The chart below was provided in the joint EPA/Corps guidance.

For project sites that include waters other than Traditional Navigable Waters (TNWs) and/or their adjacent wetlands or Relatively Permanent Waters (RPWs) tributary to TNWs and/or their adjacent wetlands as set forth in the chart below, the Corps must apply the significant nexus standard, that includes the data set forth in the *Approved Jurisdictional Determination Form*.

For "isolated" waters or wetlands, the joint guidance also requires an evaluation by the Corps and EPA to determine whether other interstate commerce clause nexuses, not addressed in the SWANCC decision are associated with isolated features on project sites for which a jurisdictional determination is being sought from the Corps. The information pertaining to isolated waters is also included on the *Approved Jurisdictional Determination Form*.

The agencies will assert jurisdiction over the following waters:

- Traditional navigable waters
- Wetlands adjacent to traditional navigable waters
- Non-navigable tributaries of traditional navigable waters that are relatively permanent where the tributaries typically flow year-round or have continuous flow at least seasonally (e.g., typically three months)
- Wetlands that directly abut such tributaries

The agencies will decide jurisdiction over the following waters based on a fact-specific analysis to determine whether they have a significant nexus with a traditional navigable water:

- Non-navigable tributaries that are not relatively permanent
- Wetlands adjacent to non-navigable tributaries that are not relatively permanent
- Wetlands adjacent to but that do not directly abut a relatively permanent non-navigable tributary

The agencies generally will not assert jurisdiction over the following features:

- Swales or erosional features (e.g., gullies, small washes characterized by low volume, infrequent or short duration flow)
- Ditches (including roadside ditches) excavated wholly in and draining only uplands and that do not carry a relatively permanent flow of water

The agencies will apply the significant nexus standard as follows:

- A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by all wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical and biological integrity of downstream traditional navigable waters
- Significant nexus includes consideration of hydrologic and ecologic factors

#### 3. Wetland Definition Pursuant to Section 404 of the Clean Water Act

The term "wetlands" (a subset of "waters of the United States") is defined at 33 CFR 328.3(b) as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support...a prevalence of vegetation typically adapted for life in saturated soil conditions." In 1987 the Corps published a manual to guide its field personnel in determining jurisdictional wetland boundaries. The methodology set forth in the 1987 Wetland Delineation Manual and the Arid West Supplement generally require that, in order to be considered a wetland, the vegetation, soils, and hydrology of an area exhibit at least minimal hydric characteristics. While the manual and Supplement provide great detail in methodology and allow for varying special conditions, a wetland should normally meet each of the following three criteria:

- More than 50 percent of the dominant plant species at the site must be typical of wetlands (i.e., rated as facultative or wetter in The National Wetland Plant List: 2013 Wetland Ratings<sup>2</sup>);
- Soils must exhibit physical and/or chemical characteristics indicative of permanent or periodic saturation (e.g., a gleyed color, or mottles with a matrix of low chroma indicating a relatively consistent fluctuation between aerobic and anaerobic conditions); and
- Whereas the 1987 Manual requires that hydrologic characteristics indicate that the ground is saturated to within 12 inches of the surface for at least five percent of the growing season during a normal rainfall year, the Arid West Supplement does not include a quantitative criteria with the exception for areas with "problematic hydrophytic vegetation", which require a minimum of 14 days of ponding to be considered a wetland.

## 2.5.2 Regional Water Quality Control Board

Subsequent to the SWANCC decision, the Chief Counsel for the State Water Resources Control Board issued a memorandum that addressed the effects of the SWANCC decision on the Section 401 Water Quality Certification Program.<sup>3</sup> The memorandum states:

California's right and duty to evaluate certification requests under section 401 is pendant to (or dependent upon) a valid application for a section 404 permit from

<sup>&</sup>lt;sup>2</sup> Lichvar, R.W. 2013. The National Wetland Plant List: 2013 Wetland Ratings. Phytoneuron 2013-49: 1–241.

<sup>&</sup>lt;sup>3</sup> Wilson, Craig M. January 25, 2001. Memorandum addressed to State Board Members and Regional Board Executive Officers.

the Corps, or another application for a federal license or permit. Thus if the Corps determines that the water body in question is not subject to regulation under the COE's 404 program, for instance, no application for 401 certification will be required...

The SWANCC decision does not affect the Porter Cologne authorities to regulate discharges to isolated, non-navigable waters of the states.... Water Code section 13260 requires "any person discharging waste, or proposing to discharge waste, within any region that could affect the waters of the state to file a report of discharge (an application for waste discharge requirements)." (Water Code § 13260(a)(1) (emphasis added).) The term "waters of the state" is defined as "any surface water or groundwater, including saline waters, within the boundaries of the state." (Water Code § 13050(e).) The U.S. Supreme Court's ruling in SWANCC has no bearing on the Porter-Cologne definition. While all waters of the United States that are within the borders of California are also waters of the state, the converse is not true—waters of the United States is a subset of waters of the state. Thus, since Porter-Cologne was enacted California always had and retains authority to regulate discharges of waste into any waters of the state, regardless of whether the COE has concurrent jurisdiction under section 404. The fact that often Regional Boards opted to regulate discharges to, e.g., vernal pools, through the 401 program in lieu of or in addition to issuing waste discharge requirements (or waivers thereof) does not preclude the regions from issuing WDRs (or waivers of WDRs) in the absence of a request for 401 certification....

In this memorandum the SWRCB's Chief Counsel has made the clear assumption that fill material to be discharged into isolated waters of the United States is to be considered equivalent to "waste" and therefore subject to the authority of the Porter Cologne Water Quality Act. However, while providing a recounting of the Act's definition of waters of the United States, this memorandum fails to also reference the Act's own definition of waste:

"Waste" includes sewage and any and all other waste substances, liquid, solid, gaseous, or radioactive, associated with human habitation, or of human or animal origin, or from any producing, manufacturing, or processing operation, including waste placed within containers of whatever nature prior to, and for purposes of, disposal.

The lack of inclusion of a reference to "fill material," "dirt," "earth" or other similar terms in the Act's definition of "waste," or elsewhere in the Act, suggests that no such association was intended. Thus, the Chief Counsel's memorandum signals that the SWRCB is attempting to retain jurisdiction over discharge of fill material into isolated waters of the United States by administratively expanding the definition of "waste" to include "fill material" without actually seeking amendment of the Act's definition of waste (an amendment would require action by the state legislature). Consequently, discharge of fill material into waters of the State not subject to the jurisdiction of the Corps pursuant to Section 404 of the CWA may require authorization

pursuant to the Porter Cologne Act through application for waste discharge requirements (WDRs) or through waiver of WDRs, despite the lack of a clear regulatory imperative.

# 2.5.3 California Department of Fish and Wildlife

Pursuant to Division 2, Chapter 6, Sections 1600-1616 of the California Fish and Game Code, the CDFW regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake, which supports fish or wildlife.

CDFW defines a "stream" (including creeks and rivers) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation." CDFW's definition of "lake" includes "natural lakes or manmade reservoirs."

CDFW jurisdiction within altered or artificial waterways is based upon the value of those waterways to fish and wildlife. CDFW Legal Advisor has prepared the following opinion:

- Natural waterways that have been subsequently modified and which have the potential to contain fish, aquatic insects and riparian vegetation will be treated like natural waterways...
- Artificial waterways that have acquired the physical attributes of natural stream courses and which have been viewed by the community as natural stream courses, should be treated by [CDFW] as natural waterways...
- Artificial waterways without the attributes of natural waterways should generally not be subject to Fish and Game Code provisions...

Thus, CDFW jurisdictional limits closely mirror those of the Corps. Exceptions are CDFW's exclusion of isolated wetlands (those not associated with a river, stream, or lake), the addition of artificial stock ponds and irrigation ditches constructed on uplands, and the addition of riparian habitat supported by a river, stream, or lake regardless of the riparian area's federal wetland status.

## 3.0 REGULATORY SETTING

The proposed Project is subject to state and federal regulations associated with a number of regulatory programs. These programs often overlap and were developed to protect natural resources, including: state and federally listed plants and animals; aquatic resources including rivers and creeks, ephemeral streambeds, wetlands, and areas of riparian habitat; other special-status species which are not listed as threatened or endangered by the state or federal governments; and other special-status vegetation communities.

## 3.1 State and/or Federally Listed Plants or Animals

# 3.1.1 State of California Endangered Species Act

California's Endangered Species Act (CESA) defines an endangered species as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease." The State defines a threatened species as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species." Candidate species are defined as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list." Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike the Federal Endangered Species Act (FESA), CESA does not list invertebrate species.

Article 3, Sections 2080 through 2085, of the CESA addresses the taking of threatened, endangered, or candidate species by stating "No person shall import into this state, export out of this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided." Under the CESA, "take" is defined as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Exceptions authorized by the state to allow "take" require permits or memoranda of understanding and can be authorized for endangered species, threatened species, or candidate species for scientific, educational, or management purposes and for take incidental to otherwise lawful activities. Sections 1901 and 1913 of the California Fish and Game Code provide that notification is required prior to disturbance.

## 3.1.2 Federal Endangered Species Act

The FESA of 1973 defines an endangered species as "any species that is in danger of extinction throughout all or a significant portion of its range." A threatened species is defined as "any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range." Under provisions of Section 9(a)(1)(B) of the FESA it is unlawful to "take" any listed species. "Take" is defined in Section 3(18) of FESA: "...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Further, the USFWS, through regulation, has interpreted the terms "harm" and "harass" to include certain types of habitat modification that result in injury to, or death of species as forms of "take." These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a Federal agency for an action that could affect a federally listed plant and

animal species, the property owner and agency are required to consult with USFWS. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants.

# 3.1.3 State and Federal Take Authorizations for Listed Species

Federal or state authorizations of impacts to or incidental take of a listed species by a private individual or other private entity would be granted in one of the following ways:

- Section 7 of the FESA stipulates that any federal action that may affect a species listed as threatened or endangered requires a formal consultation with USFWS to ensure that the action is not likely to jeopardize the continued existence of the listed species or result in destruction or adverse modification of designated critical habitat. 16 U.S.C. 1536(a)(2).
- In 1982, the FESA was amended to give private landowners the ability to develop Habitat Conservation Plans (HCP) pursuant to Section 10(a) of the FESA. Upon development of an HCP, the USFWS can issue incidental take permits for listed species where the HCP specifies at minimum, the following: (1) the level of impact that will result from the taking, (2) steps that will minimize and mitigate the impacts, (3) funding necessary to implement the plan, (4) alternative actions to the taking considered by the applicant and the reasons why such alternatives were not chosen, and (5) such other measures that the Secretary of the Interior may require as being necessary or appropriate for the plan.
- Sections 2090-2097 of the California Endangered Species Act (CESA) require that the state lead agency consult with CDFW on projects with potential impacts on state-listed species. These provisions also require CDFW to coordinate consultations with USFWS for actions involving federally listed as well as state-listed species. In certain circumstances, Section 2080.1 of the California Fish and Game Code allows CDFW to adopt the federal incidental take statement or the 10(a) permit as its own based on its findings that the federal permit adequately protects the species under state law.

## 3.1.4 Take Authorizations Pursuant to the MSHCP

The Western Riverside County MSHCP was adopted on June 17, 2003, and an Implementing Agreement (IA) was executed between the Federal and State Wildlife Agencies (USFWS and CDFW) and participating entities. The MSHCP is a comprehensive habitat conservation-planning program for western Riverside County. The intent of the MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. As such, the MSHCP is intended to streamline review of individual projects with respect to the species and habitats addressed in the MSHCP, and to provide for an overall Conservation Area that would be of greater benefit to biological resources than would result from a piecemeal regulatory approach. The MSHCP provides coverage (including take authorization for listed species) for special-status plant and animal species, as well as mitigation for impacts to sensitive species.

Through agreements with the USFWS and the CDFW, the MSHCP designates 146 special-status animal and plant species that receive some level of coverage under the plan. Of the 146 "Covered

Species" designated under the MSHCP, the majority of these species have no additional survey/conservation requirements. In addition, through project participation with the MSHCP, the MSHCP provides mitigation for project-specific impacts to Covered Species so that the impacts would be reduced to below a level of significance pursuant to CEQA. As noted above, project-specific survey requirements exist for species designated as "Covered Species not yet adequately conserved". These include Narrow Endemic Plant Species, as identified by NEPSSA; Criteria Area Plant Species identified by CAPSSA; animal species as identified by survey area; and plant and animal species associated with riparian/riverine areas and vernal pool habitats (*Volume I, Section 6.1.2* of the MSHCP document).

# 3.2 California Environmental Quality Act

## 3.2.1 CEQA Guidelines Section 15380

CEQA requires evaluation of a project's impacts on biological resources and provides guidelines and thresholds for use by lead agencies for evaluating the significance of proposed impacts. Sections 5.1.1 and 5.2.2 below set forth these thresholds and guidelines. Furthermore, pursuant to the CEQA Guidelines Section 15380, CEQA provides protection for non-listed species that could potentially meet the criteria for state listing. For plants, CDFW recognizes that plants with California Native Plant Society (CNPS) California Rare Plant Ranks of 1A, 1B, or 2B may meet the criteria for listing and should be considered under CEQA. CDFW also recommends protection of plants, which are regionally important, such as locally rare species, disjunct populations of more common plants, or plants with CNPS California Rare Plant Ranks of 3 or 4.

# 3.2.2 Special-Status Plants and Animals Evaluated Under CEQA

## **Federally Designated Special-Status Species**

Within recent years, the USFWS instituted changes in the listing status of candidate species. Former C1 (candidate) species are now referred to simply as candidate species and represent the only candidates for listing. Former C2 species (for which the USFWS had insufficient evidence to warrant listing) and C3 species (either extinct, no longer a valid taxon or more abundant than was formerly believed) are no longer considered as candidate species. Therefore, these species are no longer maintained in list form by the USFWS, nor are they formally protected. However, some USFWS field offices have issued memoranda stating that former C2 species are to be considered federal Species of Concern (FSC). This term is employed in this document, but carries no official protections. All references to federally-protected species in this report (whether listed, proposed for listing, or candidate) include the most current published status or candidate category to which each species has been assigned by USFWS.

For this report the following acronyms are used for federal special-status species:

- FE Federally listed as Endangered
   FT Federally listed as Threatened
- FPE Federally proposed for listing as Endangered
   FPT Federally proposed for listing as Threatened
- FC Federal candidate species (former C1 species)

• FSC Federal Species of Concern (former C2 species)

# **State-Designated Special-Status Species**

Some mammals and birds are protected by the state as Fully Protected (CFP) Mammals or Fully Protected Birds, as described in the California Fish and Game Code, Sections 4700 and 3511, respectively. California Species of Special Concern (SSC) are species designated as vulnerable to extinction due to declining population levels, limited ranges, and/or continuing threats. This list is primarily a working document for the CDFW's CNDDB project. Informally listed taxa are not protected, but warrant consideration in the preparation of biotic assessments. For some species, the CNDDB is only concerned with specific portions of the life history, such as roosts, rookeries, or nest sites.

For this report the following acronyms are used for State special-status species:

•	SE	State-listed as Endangered
•	ST	State-listed as Threatened
•	SR	State-listed as Rare
•	SCE	State candidate for listing as Endangered
•	SCT	State candidate for listing as Threatened
•	CFP	California Fully-Protected
•	CP	California Protected
•	SSC	California Species of Special Concern
•	WL	Watch List

#### California Native Plant Society

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in California. The California Native Plant Society's Sixth Edition of the *California Native Plant Society's Inventory of Rare and Endangered Plants of California* separates plants of interest into five categories. CNPS has compiled an inventory comprised of the information focusing on geographic distribution and qualitative characterization of Rare, Threatened, or Endangered vascular plant species of California (Tibor 2001). CNPS maintains an updated Online Inventory. The 8<sup>th</sup> Edition of the Online Inventory was released in December 2010. The Inventory serves as the candidate list for listing as threatened and endangered by CDFW.

CNPS has developed five categories of rarity that are summarized in Table 3-1.

Table 3-1. CNPS California Rare Plant Ranks.

CNPS Rank	Comments
Rank 1A – Presumed Extinct in	Thought to be extinct in California based on a lack of observation or
California	detection for many years.
Rank 1B – Rare or Endangered	Species, which are generally rare throughout their range that are also
in Californiaand Elsewhere	judged to be vulnerable to other threats such as declining habitat.

Rank 2B - Rare or Endangered in California, More Common Elsewhere	Species that are rare in California but more common outside of California
Rank 3 – Need More Information	Species that are thought to be rare or in decline but CNPS lacks the information needed to assign to the appropriate list. In most instances, the extent of surveys for these species is not sufficient to allow CNPS to accurately assess whether these species should be assigned to a specific list. In addition, many of the List 3 species have associated taxonomic problems such that the validity of their current taxonomy is unclear.
Rank 4 – Plants of Limited Distribution	Species that are currently thought to be limited in distribution or range whose vulnerability or susceptibility to threat is currently low. In some cases, as noted above for List 3 species above, CNPS lacks survey data to accurately determine status in California. Many species have been placed on List 4 in previous editions of the "Inventory" and have been removed as survey data has indicated that the species are more common than previously thought. CNPS recommends that species currently included on this list should be monitored to ensure that future substantial declines are minimized.
Extension Code	Comment
.1 – Seriously endangered in California	Species with over 80% of occurrences threatened and/or have a high degree and immediacy of threat.
.2 – Fairly endangered in California	Species with 20-80% of occurrences threatened.
.3 – Not very endangered in California	Species with <20% of occurrences threatened or with no current threats known.

## 4.0 RESULTS

This section discusses the results of biological surveys conducted for the Project, including general surveys; vegetation mapping; habitat assessments; focused burrowing owl surveys; and assessments for Corps, Regional Board, and CDFW jurisdictional waters, and MSHCP riparian/riverine areas and vernal pools.

## 4.1 <u>Vegetation Types/Land Uses</u>

A total of nine distinct vegetation/land use types were mapped for the Project Site, including chamise chaparral (CC), Riversidean sage scrub (RSS), disturbed Riversidean sage scrub (dRSS), former orchard, non-native grassland (NNG), olive, ornamental, ruderal, and western sycamore woodland. Exhibit 4 provides a vegetation map for the Project Site. Exhibit 5 provides representative site photographs. Table 4-1 provides a summary of vegetation acreages for the Project site. A detailed description of each vegetation/land use type follows the table.

**Table 4-1. Summary of Vegetation Mapping.** 

Vegetation	Acreage (off-site)	Acreage (off-site)
Chamise Chaparral	10.25	None

Disturbed Riversidean	5.04	0.75
Sage Scrub		
Disturbed/Ruderal	54.18	0.07
Former Orchard	5.55	None
Non-Native Grassland	21.59	None
Olive	11.46	None
Ornamental	5.98	None
Riversidean Sage Scrub	89.32	None
(including small seep area)		
Western Sycamore	0.16	None
Woodland		
Total	203.52	0.82

## 4.1.1 Chamise Chaparral

Approximately 10.25 acres of the Project site contain CC dominated by chamise (*Adenostoma fasciculatum*). Areas covered by CC are interspersed with coastal sage scrub species including coast sagebrush (*Artemisia californica*) brittlebush (*Encelia farinosa*), and California buckwheat (*Eriogonum fasciculatum*). CC areas are located in the northeast portion of the Project site along north and northeast facing hills.

# 4.1.2 Disturbed Riversidean Sage Scrub

Approximately 5.04 acres of the Project site contain disturbed areas that once supported more dense areas of RSS, but as result of agricultural disturbances now supports sparse amounts of scrub vegetation intermixed with patches of NNG species. The dRSS areas are dominated by brittlebush.

#### 4.1.3 Disturbed/Ruderal

Approximately 54.18 acres of the Project site are either disturbed (by discing and pedestrian trails) to the point where no vegetation dominates the groundcover or contains some level of ruderal vegetation. Ruderal areas of the Project site are located in the west and along the southern boundary and are adjacent to off-site residential developments. Ruderal species in these areas include Russian thistle (*Salsola tragus*), jimsonweed (*Datura stramonium*), tocalote (*Centaurea melitensis*), summer mustard (*Hirschfeldia incana*), and several non-native grass species. Feral burros (*Equus assinus*) were observed foraging on ruderal plants within the disturbed area in the western portion of the Project site.

#### 4.1.4 Former Orchard

Approximately 5.55 acres of the Project site contain a former citrus orchard. The orchard is located in the west-central portion of the Project site and extends from the northeast to the southwest and continues off-site. The orchard is dissected into two separate areas at the southwestern border of the Project site. The on-site portion of the orchard is abandoned and

dead. The off-site portion of the orchard supports grapefruit and is irrigated and maintained to some extent.

## 4.1.5 Non-Native Grassland

Approximately 21.59 acres of the Project site are comprised of NNG. The NNG areas mainly occur in large patches along the gently sloped hills in the central and eastern portions of the Project site. Species observed on-site, associated with the NNG, include wild oats (*Avena fatua*), red brome (*Bromus madritensis rubens*), ripgut brome (*Bromus diandrus*), summer mustard (*Hirschfeldia incana*), tocalote (*Centaurea melitensis*), fiddleneck (*Amsinckia* sp.), soft chess (*Bromus hordeaceus*), and Russian thistle (*Salsola tragus*).

#### **4.1.6** Olive

Approximately 11.46 acres of the Project site are divided among two olive groves, one is located in the west adjacent to the citrus grove and the other is located in the east around and within the EMWD outparcels.

#### 4.1.7 Ornamental

Approximately 5.98 acres of the Project site contain ornamental vegetation scattered mostly throughout the western arm of the Project site and in a few small clusters in the south. The dominant species comprising the ornamental vegetation type include Peruvian peppertree (*Schinus molle*) and tree gum (*Eucalyptus* spp.). Other ornamental species on-site include Italian cypress (*Cupressus sempervirens*), Washington fan palm (*Washingtonia robusta*), and oleander (*Nerium oleander*).

## 4.1.8 Riversidean Sage Scrub

Approximately 89.29 acres of the Project site contain RSS which has the largest coverage area of all the vegetation types. RSS is located in the northern portion of the western extension of the Project and also in mostly contiguous areas in the southern and eastern portions of the site. The dominant species associated with the RSS changes across the Project site; however several species were consistently found to some degree throughout the vegetation type including brittle bush, coast sagebrush, black sage (*Apiana mellifera*), California buckwheat, and white sage (*Salvia apiana*). Additional species scattered in various areas of RSS include California fuchsia (*Epilobium canum*), laurel sumac (*Malosma laurina*), sugar bush (*Rhus ovata*), bush mallow (*Malacothamnus fasciculatus*), brome grasses (*Bromus* spp.), and snake cholla (*Cylindropuntia californica*).

## 4.1.9 Western Sycamore Woodland

Approximately 0.16 acre of the Project site contains western sycamore woodland represented by a few mature sycamores (*Platanus racemosa*) in association with laurel sumac. This vegetation type is located in the extreme northern portion of the Project site.

# 4.2 Special-Status Plants

One special-status plant species was detected on-site during the focused plant surveys: paniculate tarplant (*Deinandra paniculata*). Table 4-2 provides a list of special-status plants evaluated for the Project Site. Plant species were considered based on a number of factors, including: 1) species identified by the CNDDB as occurring (either currently or historically) on or in the vicinity of the Project Site, 2) MSHCP survey areas, 3) planning species identified by the Reche Canyon/Badlands Area Plan, and 4) any other special-status plants that are known to occur within the vicinity of the property, or for which potentially suitable habitat occurs on site.

#### TABLE 4-2. SPECIAL-STATUS PLANTS EVALUATED FOR THE PROJECT SITE.

Federal	State
reuerai	State

FE – Federally Endangered SE – State Endangered FT – Federally Threatened ST – State Threatened

#### **CNPS**

Rank 1B – Plants rare, threatened, or endangered in California and elsewhere.

Rank 2B - Plants rare, threatened, or endangered in California, but more common elsewhere.

Rank 3 – Plants about which more information is needed.

Rank 4 – Plants of limited distribution (a watch list).

#### **CNPS Threat Rank Extensions**

- .1 Seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat)
- .2 Fairly endangered in California (20-80% occurrences threatened)
- .3 Not very endangered in California (<20% of occurrences threatened or no current threats known)

Species Name	Status	Habitat Requirements	Potential for Occurrence
Coulter's goldfields  Lasthenia glabrata ssp.  coulteri	Federal: None State: None CNPS: Rank 1B.1 MSHCP: Covered	Playas, vernal pools, marshes and swamps (coastal salt).	Does not occur on site due to a lack of suitable habitat.
Marsh sandwort <i>Arenaria paludicola</i>	Federal: FE State: SE CNPS: Rank 1B.1 MSHCP: Not Covered	Bogs and fens, freshwater marshes and swamps.	Does not occur on site due to a lack of suitable habitat.
Nevin's barberry Berberis nevinii	Federal: FE State: SE CNPS: Rank 1B.1 MSHCP: Covered	Sandy or gravelly soils in chaparral, cismontane woodland, coastal scrub, and riparian scrub.	Low potential to occur on-site in undisturbed areas of RSS.

Paniculate tarplant  Deinandra paniculata	Federal: None State: None CNPS: Rank 4.2 MSHCP: Not Covered	Coastal sage scrub, and valley and foothill grasslands (usually vernally mesic).	Observed on-site during general survey in a disturbed area located in the western portion of the Project site.
Parry's spineflower Chorizanthe parryi var. parryi	Federal: None State: None CNPS: Rank 1B.1 MSHCP: Covered	Sandy or rocky soils in open habitats of chaparral and coastal sage scrub.	Low potential to occur on-site in undisturbed areas of RSS.
Plummer's mariposa lily <i>Calochortus</i> plummerae	Federal: None State: None CNPS: Rank 4.2 MSHCP: Covered	Granitic, rock soils within chaparral, cismontane woodland, coastal sage scrub, lower montane coniferous forest, valley and foothill grassland.	High potential to occur on-site in undisturbed areas of RSS.
Robinson's pepper grass <i>Lepidium</i> virginicum var. robinsonii	Federal: None State: None CNPS: Rank 1B.2 MSHCP: Not Covered	Chaparral, coastal sage scrub	Low potential to occur on-site in undisturbed areas of RSS
Round-leaved filaree California macrophylla	Federal: None State: None CNPS: Rank 1B.1 MSHCP: Not Covered	Clay soils in cismontane woodland, valley and foothill grassland	Does not occur on site due to a lack of suitable habitat.
Salt marsh bird's-beak  Chloropyron  maritimum ssp.  maritimum	Federal: FE State: SE CNPS: Rank 1B.2 MSHCP: Not Covered	Coastal dune, coastal salt marshes and swamps.	Does not occur on site due to a lack of suitable habitat.
San Bernardino aster Symphyotrichum defoliatum	Federal: None State: None CNPS: Rank 1B.2 MSHCP: Not Covered	Cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, valley and foothill grassland (vernally mesic).	Does not occur on site due to a lack of suitable habitat.
Slender-horned spineflower Dodecahema leptoceras	Federal: FE State: SE CNPS: Rank 1B.1 MSHCP: Covered	Sandy soils in alluvial scrub, chaparral, cismontane woodland.	Not expected to occur on-site due to a lack of suitable habitat.

Smooth tarplant  Centromadia pungens  ssp. laevis	Federal: None State: None CNPS: Rank 1B.1 MSHCP: Covered	Alkaline soils in chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grasslands, disturbed habitats.	Does not occur on site due to a lack of suitable habitat.
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#### 4.2.1 Narrow Endemic Plants and/or Criteria Area Plants

As noted above, the Project is not within the NEPSSA or CAPSSA; as such, focused plant surveys were not deemed necessary under MSHCP guidelines. In addition, the Project site was not located in an MSHCP Plan Area sub-unit that contained any special status target plant species.

# 4.2.2 Soils Mapping

The Soil Conservation Service's (SCS)<sup>4</sup> Soil Survey for Western Riverside Area, California maps eleven soil types for the Project site [Exhibit 7]. The following eleven soil types occur (currently or historically) within the overall Project site:

## Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded (CkF2)

This hilly to very steep soil occurs on uplands. Rock outcrops occupy 2 to 10 percent of the surface. The A horizon is sandy loam to fine sandy loam. The C1 horizon is light yellowish-brown to reddish-brown loamy sand to gravelly coarse sand. The C2 horizon is weathered granodiorite that has moderately thick clay films and thin coatings of silica in fractured planes. Depth to the granodiorite commonly ranges from 10 to 22 inches. Bedrock crops out in some places. Included with this soil in mapping are small areas of Vista coarse sandy loam, Fallbrook sandy loam, Firant fine sandy loam, and Escondido fine sandy loam. Also included are small areas having a rocky loamy sand or cobbly fine sandy loam surface layer. Permeability of this soil is rapid, and the available water holding capacity is 1.0 to 1.5 inches. Runoff is rapid, and the hazard of erosion is high. The root zone is 10 to 22 inches deep. Natural fertility is very low. This soil is used for range.

## Fallbrook fine sandy loam, shallow, 8 to 15 percent slopes, eroded (FkD2)

The profile of this soil has a fine sandy loam surface layer and is 10 to 20 inches deep to weathered rock. Included with this soil in mapping are a few small areas having a gravelly fine sandy loam or a very fine sandy loam surface layer. The available water holding capacity of this soil is 2.0 to 3.0 inches. Runoff is medium, and the hazard of erosion is moderate. Natural fertility is moderately low. This soil is used for dryland grain and pasture, for irrigated citrus, and for homesites.

<sup>&</sup>lt;sup>4</sup> SCS is now known as the National Resource Conservation Service or NRCS.

## Fallbrook rocky sandy loam, shallow, 15 to 50 percent slopes, eroded (FcF2)

The profile of this soil has a rocky sandy loam surface layer and is 10 to 20 inches deep to weathered rock. Outcrops of granitic rocks cover 2 to 10 percent of the surface. Included with this soil in mapping are areas that are 20 to 36 inches deep to weathered rock. Also included area areas having a rocky fine sandy loam surface layer. The available water holding capacity of this soil is 1.5 to 3.0 inches. Runoff is rapid, and the hazard of erosion is high. Natural fertility is low. This soil is used for range, for wildlife habitat, and as a source of water.

## Fallbrook sandy loam, shallow 15 to 35 percent slopes, eroded (FbF2)

The profile of this soil has a sandy loam surface layer and is 10 to 20 inches deep to weathered rock. Included in mapping are a few small areas that are 20 to 36 inches deep to weathered rock. Some small included areas have a very fine sandy loam surface layer. Other inclusions are severely eroded. The available water holding capacity of this soil is 2.0 to 3.0 inches. Runoff is rapid, and the hazard of erosion is high. Natural fertility is moderately low. This soil is used for range and as a source of water.

## Hanford coarse sandy loam, 2 to 8 percent slopes (HcC)

This gently to moderately sloping soil occurs on alluvial fans. The A horizon is neutral to slightly acid in reaction and pale brown to dark grayish brown in color. The C1 horizon is generally slightly acid to neutral coarse sandy loam to sandy loam. The C2 and C3 horizons are slightly acid to mildly alkaline, light yellowish-brown to brown, stratified loamy sand and coarse sandy loam. Included with this soil in mapping are small areas of Tujunga loamy sand, Greenfield sandy loam, and Ramona sandy loam. Some included areas have a gravelly coarse sandy loam or fine sandy loam surface layer. Also included are some small areas of braided stream channels. This soil is well drained. Its permeability is moderately rapid. Runoff is slow to medium, and the hazard of erosion is slight to moderate. The available water holding capacity is 5.0 to 7.5 inches. The root zone is more than 60 inches deep. Natural fertility is moderate. This Hanford soil is used for irrigated alfalfa, potatoes, and citrus, for dryland grain and pasture, and for homesites.

## Hanford coarse sandy loam, 8 to 15 percent slopes, eroded (HcD2)

Rills, shallow gullies, and areas of deposition occur on this soil. Included in mapping are several areas with gravelly sandy loam surface layer. Also included are a few small areas having slopes of 15 to 25 percent and small areas of stream channel erosion. This soil is somewhat excessively drained. Runoff is medium, and the hazard of erosion is moderate. This soil is used for irrigated citrus, truck crops, and grapes, for dryland grain and pasture, and for nonfarm purposes.

# Moserate sandy loam, 8 to 15 percent slopes, eroded (MmD2)

Included with this soil in the mapping are small areas that are 36 to 54 inches deep to the silicacemented pan. Some small areas having slopes of 15 to 25 percent and some areas with less clay in the subsoil are also included. About one-tenth of the acreage is made up of inclusions where

the surface layer is fine sandy loam. Runoff is medium on this soil, and the hazard of erosion is moderate. This soil is used for irrigated citrus, for dryland grain and pasture, and for nonfarm purposes.

## Monserate sandy loam, shallow, 15 to 25 percent slopes, severely eroded (MnE3)

The profile of this soil is similar to that described for the Monserate series, but it is 10 to 20 inches deep to the silica-cemented pan, has a reddish-brown surface layer, and has a sandy clay subsoil. Many small areas of exposed subsoil and many gullies and rills occur. Included with this soil in mapping are a few small areas with a gravelly sandy loam surfaces layer. This available water holding capacity of this soil is 2.0 to 4.0 inches. Runoff is very rapid, and the hazard of erosion is very high. Natural fertility is moderately low. This soil is used for range.

## Rockland (RtF)

Rockland has granite boulders and rock outcrops that cover 35 to 60 percent or more of the surface. In the small areas between the outcrops and boulders is light grayish-brown to grayish-brown, slightly acid to medium acid loamy sand to sandy loam. Slopes range from 15 to 75 percent. This land type provides limited forage for wildlife from annual grasses and forbs. This land is used for a wildlife habitat and as a source of water.

# **Terrace escarpments (TeG)**

Terrace escarpments consist of variable alluvium on terraces or barrancas. Slopes range from 30 to 75 percent. Small areas of recently deposited alluvium may be near the bottom of the escarpments. This land type may have exposed "rim pan," gravel, cobblestones, stones, or large boulders in variable quantities. Approximately one-fourth of the acreages is made up of eroded spots and active gullies that head toward the terrace top. This land is unaltered alluvial outwash derived from granite, gabbro, metamorphosed sandstone, sandstone, or mica-schist. It has various soil profiles that are commonly truncated. The material is light grayish brown to brown in color and slightly acid to neutral in reaction. Vegetation is annual grasses, salvia, flat-top buckwheat, and chamise. This land is generally idle where it is included in tilled fields, but if the fields are pastured, some forage is provided. Where this land is near areas of cropland, it furnishes a habitat for small game, such as rabbits, doves, and quail.

## Vista coarse sandy loam, 15 to 35 percent slopes, eroded (VsF2)

The Vista series consists of moderately deep, well drained soils that formed in material weathered from decomposed granitic rocks. Vista soils are found on hills and mountainous uplands and have slopes of 2 to 85 percent. The profile of this soil is similar to that described for the Vista series, but it has a grayish-brown surface layer. Included with this soil in mapping are areas that are 36 to 54 inches deep to weathered granite. Also included are areas of Vista soils that have a fine sandy loam surface layer and areas having slopes of 35 to 50 percent. Runoff is medium on this soil, and the hazard of erosion is moderate. This soil is used for dryland pasture and, where included in fields of more suitable soils, for irrigated citrus. It is also used for homesites.

# 4.3 Special-Status Animals

Four special-status animals were observed on-site during general biological surveys including, coastal whiptail (*Aspidoscelis tigris stejnegeri*), Bell's sage sparrow (*Amphispiza belli belli*), Cooper's hawk (*Accipiter cooperi*), and southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*). Special-status species observed on-site and special-status species not observed on-site but with some potential to occur on site are described further below in Sections 4.3.1 and 4.3.2., respectively.

Table 4-3 provides a list of special-status animals evaluated for the Project Site, including MSHCP Covered Species with additional survey requirements. Species were evaluated based on a number of factors, including: 1) species identified by the CNDDB as occurring (either currently or historically) on or in the vicinity of the property, 2) MSHCP species survey areas for which the property occurs within, 3) planning species identified by the Reche Canyon/Badlands Area Plan, and 4) any other special-status animals that are known to occur within the vicinity of the property, or for which potentially suitable habitat occurs on site.

Table 4-3. Special-Status Animals Evaluated for the Project Site.

Federal (FESA)

FE - Federally Endangered FT - Federally Threatened

FSC - Federal Species of Concern BCC - Birds of Conservation Concern

State (CDFW)

SSC - California Species of Special Concern

CFP - Fully Protected WL - Watch List

State (CESA)

SE - State Endangered ST - State Threatened

Species Name	Status	Habitat Requirements	Potential For Occurrence
	Amphi	bian	
Western spadefoot Spea hammondii	Federal: None State: SSC MSHCP: Covered	Seasonal pools in coastal sage scrub, chaparral, and grassland habitats.	Does not occur on-site due to a lack of suitable habitat
	Rept	iles	
Blainville's horned lizard Phrynosoma blainvillii	Federal: None State: SSC MSHCP: Covered	Occurs in a variety of vegetation types including coastal sage scrub, chaparral, annual grassland, oak woodland, and riparian woodlands.	Moderate to high potential to occur throughout the site
Coastal whiptail Aspidoscelis tigris stejnegeri	Federal: None State: None MSHCP: Covered	Open, often rocky areas with little vegetation, or sunny microhabitats within shrub or grassland associations.	Observed on-site in CSS

Red-diamond rattlesnake Crotalus ruber	Federal: None State: SSC MSHCP: Covered	Habitats with heavy brush and rock outcrops, including coastal sage scrub and chaparral.	Moderate to high potential to occur on-site.				
Belding's orangethroat whiptail Aspidoscelis hyperythra beldingi	Federal: None State: SSC MSHCP: Covered	Coastal sage scrub, chaparral, non-native grassland, oak woodland, and juniper woodland.	Moderate potential to occur on-site				
Rosy boa Lichanura trivirgata	Federal: None State: None MSHCP: Not Covered	Coastal sage scrub, chaparral, or mixed habitats, commonly with rocky soils and outcrops. Also in oak woodlands and riparian areas bordering scrub habitats.	Moderate potential to occur on-site				
	Birds						
Bell's sage sparrow Amphispiza belli belli	Federal: None State: WL MSHCP: Covered	Chaparral and coastal sage scrub along the coastal lowlands, inland valleys, and in the lower foothills of local mountains.	Observed on-site in the CSS with the eastern and southern potions of the Project site.				
Burrowing owl Athene cunicularia	Federal: None State: SSC MSHCP: Covered	Shortgrass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), coastal dunes, desert floors, and some artificial, open areas as a year-long resident. Occupies abandoned ground squirrel burrows as well as artificial structures such as culverts and underpasses.	Moderate to high potential to occur on-site within the disturbed ruderal areas in the western portion of the Project site.				
California horned lark Eremophila alpestris actia	Federal: None State: WL MSHCP: Covered	Occupies a variety of open habitats, usually where trees and large shrubs are absent.	Moderate potential to occur on-site.				
Coastal California gnatcatcher Polioptila californica californica	Federal: FT State: SSC MSHCP: Covered	Low elevation coastal sage scrub and coastal bluff scrub.	High potential to occur on-site.				

Cooper's hawk Accipiter cooperi	Federal: None State: WL MSHCP: Covered	Primarily occurs in riparian areas and oak woodlands, most commonly in montane canyons. Known to use urban areas, occupying trees among residential and commercial.	Observed foraging onsite.
Ferruginous hawk (wintering)  Buteo regalis	Federal: None State: WL MSHCP: Covered	Open, dry country, perching on trees, posts, and mounds. In California, wintering habitat consists of open terrain and grasslands of the plains and foothills.	Low potential to forage on-site.
Least Bell's vireo Vireo bellii pusillus	Federal: FE State: SE MSHCP: Covered	Dense riparian habitats with a stratified canopy, including southern willow scrub, mule fat scrub, and riparian forest.	Does not occur on-site due to a lack of suitable habitat.
Loggerhead shrike  Lanius ludovicianus	Federal: None State: SSC MSHCP: Covered	Forages over open ground within areas of short vegetation, pastures with fence rows, old orchards, mowed roadsides, cemeteries, golf courses, riparian areas, open woodland, agricultural fields, desert washes, desert scrub, grassland, broken chaparral and beach with scattered shrubs.	Moderate potential to forage on-site.
Southern California rufous- crowned sparrow Aimophila ruficeps canescens	Federal: None State: WL MSHCP: Covered	Grass covered hillsides, coastal sage scrub, and chaparral.	Observed on-site.
Tricolored blackbird Agelaius tricolor	Federal: None State: SSC MSHCP: Covered	Breeding colonies require nearby water, a suitable nesting substrate, and open-range foraging habitat of natural grassland, woodland, or agricultural cropland.	Does not occur on-site due to a lack of suitable habitat.
Western yellow-billed cuckoo Coccyzus americanus occidentalis	Federal: FC State: SE MSHCP: Covered	Dense, wide riparian woodlands with well-developed understories.	Does not occur on-site due to a lack of suitable habitat.
Yellow-breasted chat Icteria virens	Federal: None State: SSC MSHCP: Covered	Dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories.	Does not occur on-site due to a lack of suitable habitat.

Mammals						
American badger Taxidea taxus	Federal: None State: SSC MSHCP: Not Covered	Most abundant in drier open stages of most scrub, forest, and herbaceous habitats, with friable soils.	Does not occur on-site due to a lack of suitable habitat.			
Los Angeles pocket mouse Perognathus longimembris brevinasus	Federal: None State: SSC MSHCP: Covered	Fine, sandy soils in coastal sage scrub and grasslands.	Low potential to occur on-site.			
Northwestern San Diego pocket mouse Chaetodipus fallax fallax	Federal: None State: SSC MSHCP: Covered	Coastal sage scrub, sage scrub/grassland ecotones, and chaparral.	Low potential to occur on-site.			
Pocketed free-tailed bat Nyctinomops femorosaccus	Federal: None State: SSC MSHCP: Not Covered	Rocky areas with high cliffs in pine-juniper woodlands, desert scrub, palm oasis, desert wash, and desert riparian.	Does not occur on-site due to a lack of suitable habitat.			
San Bernardino kangaroo rat Dipodomys merriami parvus	Federal: FE State: SSC MSHCP: Covered	Typically found in Riversidean alluvial fan sage scrub and sandy loam soils, alluvial fans and floodplains, and along washes with nearby sage scrub.	Does not occur on-site due to a lack of suitable habitat.			
San Diego black-tailed jackrabbit <i>Lepus californicus</i> bennettii	Federal: None State: SSC MSHCP: Covered	Occupies a variety of habitats, but is most common among shortgrass habitats. Also occurs in sage scrub, but needs open habitats.	Moderate to high potential to occur on-site.			
Southern grasshopper mouse Onychomys torridus ramona	Federal: None State: SSC MSHCP: Not Covered	Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	Not expected to occur onsite due to a lack of suitable habitat.			
Stephens' kangaroo rat Dipodomys stephensi	Federal: FE State: ST MSHCP: Covered	Open grasslands or sparse shrublands with less than 50% vegetation cover during the summer.	Low potential to occur on-site.			
Western mastiff bat  Eumops perotis californicus	Federal: None State: SSC MSHCP: Not Covered	Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, and chaparral. Roosts in crevices in cliff faces, high buildings, trees, and tunnels.	Not expected to occur onsite due to a lack of suitable habitat.			
Western yellow bat Lasiurus xanthinus	Federal: None State: SSC MSHCP: Not Covered	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats. Roosts in trees, particularly palms. Forages over water .	Not expected to occur onsite due to a lack of suitable habitat.			

## 4.3.1 Special-Status Animals Observed at the Project Site

## **Reptiles**

Coastal Whiptail (Aspidoscelis tigris stejnegeri) – The coastal whiptail does not have a federal or state designation, however this species is considered locally rare. The western whiptail ranges through the semi-arid and arid desert lowlands of Southern California, southern Arizona, adjacent areas of Mexico and western Baja California, Mexico (Lowe, et al., 1970). It is the third most common lizard in the San Gabriel Mountains after Sceloporus occidentalis and Uta stansburiana (Schoenherr, 1976).

The western whiptail can be found in open, often rocky areas with little vegetation or sunny microhabitats within shrub or grassland associations (Benes, 1969). *Cnemidophorus* [*Aspidoscelis*] is commonly found on the eastern and western slopes of the San Gabriel Mountains in all habitats except yellow pine forest (Schoenherr, 1976). Schoenherr (1976) also indicates that the western whiptail probably occurs in oak woodland (although none have been taken in this habitat type) because they have been detected in riparian areas.

One coastal whiptail was observed in a patch of RSS located in the Western portion of the Project site during a general biological survey.

## **Birds**

Bell's Sage Sparrow (*Amphispiza bellii bellii*) – The Bell's sage sparrow does not have a federal or state designation, however this species is considered locally rare when nesting and is currently placed on the CDFW watch list. The sage sparrow occurs in western North America from the interior west-central Washington, within the eastern portion of Idaho to western Wyoming, through Nevada, Utah, Colorado south to New Mexico, Arizona and into California. The subspecies Bell's sage sparrow, *A. belli belli*, occurs as a non-migratory resident on the coastal ranges of California, on the western slope of the central Sierra Nevada mountains, and into northwestern Baja California (Bent, 1968). Generally it is found throughout the year in Southern California and Baja areas where the winter range overlaps with the breeding range (Martin and Carlson, 1998).

Zeiner, et al. (1990) characterized the distribution, abundance and seasonality of the Bell's sage sparrow as follows. It is not migratory in many areas, but mostly withdraws from higher elevations and the northern Great Basin in winter and moves to southern deserts. It is most common from the western edge of Owens Valley, Inyo County, south through southern Sierra Nevada and the western edge of Mojave Desert to desert slopes of the Transverse Ranges. On coastal slopes, it is mostly absent north of Sonoma County, and uncommon and local to the south. It occurs only locally at montane elevations, mostly in southern California.

The sage sparrow prefers semi-open habitats with evenly spaced shrubs 1 to 2 meters (3 to 6 feet) high (Martin and Carlson 1998). Vertical structure, habitat patchiness, and vegetation density may be more important in habitat selection by the sage sparrow than the specific shrub

species, but this sparrow is closely associated with sagebrush throughout most of its range (Wiens and Rotenberry 1981). ).

Bell's sage sparrow is an uncommon to fairly common but localized resident breeder in dry chaparral and coastal sage scrub along the coastal lowlands, inland valleys, and in the lower foothills of local mountains. In cismontane California, it frequents chaparral dominated by chamise, and coastal scrub dominated by sage. Other coastal scrub plant species associated with Bell's sage sparrow include *Artemisia*, *Purshia*, and *Atriplex* as well as mixed brush and cactus patches in arid washes (Grinnell and Miller, 1944). Bell's sage sparrow seeks cover in fairly dense stands in chaparral and scrub habitats in the breeding season, and they forage on the ground beneath and between shrubs. The species uses similar habitat structure in the winter, however the habitat may be in more arid, open shrub habitats (Zeiner, *et al.* 1990). A pair of Bell's sage sparrows was observed foraging in a disturbed area of CSS in the southern portion of the Project site.

Cooper's Hawk (*Accipiter cooperii*) – The Cooper's hawk does not have a federal or state designation, however this species is considered locally rare when nesting and is currently on the CDFW watch list. Cooper's hawks breed from British Columbia eastward to Nova Scotia and southward to northern Mexico and Florida (AOU 1998). Specifically, it nests from southern British Columbia, northwestern Montana, Wyoming, eastern North Dakota, southern Manitoba, western Ontario, northern Michigan, southern Ontario, Southern Quebec, Maine, and Nova Scotia, south to Baja California, south-central Texas, Louisiana, central Mississippi, central Alabama, and central Florida (Terres 1980; Reynolds 1975).

The species winters from British Columbia eastward to New England and southward primarily to Honduras (AOU 1998). The wintering range includes the area from Washington, Colorado, Nebraska, Iowa, southern Wisconsin, southern Minnesota, southern Michigan, southern Ontario, New York, southern Maine and Massachusetts south through the rest of the United States to Costa Rica (Terres 1980). The Cooper's hawk makes up a large part of the great fall flights of hawks that pass over the United States in September, they fly high and seem to prefer to fly when the wind is from the northwest (Bent 1937).

In California, the Cooper's hawk is a breeding resident throughout most of the wooded portion of the state. It breeds in the southern Sierra Nevada foothills, New York Mountains, Owens Valley, and other local areas in Southern California. Its breeding range is from sea level to above 2,700 m (9,000 ft.). This species was once considered a common nester throughout California (Grinnell and Miller 1944). In Southern California, the species is present year-round nearly throughout the state, except for the Colorado River and desert areas, where the species no longer breeds (Garrett and Dunn 1981). Although the Cooper's hawk breeds in Southern California and has a year-round resident population, it also occurs in the region as a spring and fall migrant and as a winter resident (Garrett and Dunn 1981).

Throughout its range, the Cooper's hawk breeds in deciduous, mixed, and evergreen forests and deciduous stands of riparian habitat (Rosenfield and Bielefeldt 1993). The Cooper's hawk breeds primarily in riparian areas and oak woodlands and apparently is most common in montane canyons (Garrett and Dunn 1981; Hamilton and Willick 1996). It frequents landscapes where

wooded areas occur in patches and groves and it often uses patchy woodlands and edges with snags for perching (Beebe 1974). This species is seldom found in areas without dense tree stands or patchy woodland habitat (Zeiner, *et al.* 1990). Within the range in California, it most frequently uses dense stands of live oak, riparian deciduous, or other forest habitats near water (Zeiner, *et al.* 1990). Dense stands with moderate crown-depths are usually used for nesting (Zeiner, *et al.* 1990). The Cooper's hawk tends to nest in stands with lower densities of taller and larger trees and a greater proportion of hardwood cover than conifer species when compared to other accipiters (Trexel, *et al.* 1999). Migrant and wintering birds are generally more catholic in their choice of habitats and may be found with regularity in developed (*e.g.*, suburban) areas. They hunt in broken woodland and habitat edges, catching predominantly avian prey in the air, on the ground, and in vegetation.

A Cooper's hawk was observed flying from a row of olive trees located in the western portion of the Project site. The hawk is not expected to nest on-site due to a lack of suitable habitat.

Southern California Rufous-Crowned Sparrow (*Aimophila ruficeps canescens*) – The Southern California rufous-crowned sparrow does not have a federal or state designation, however this species is considered locally rare and is currently on the CDFW's watch list. The rufous-crowned sparrow, including all subspecies, is largely a resident species and occurs in central California, north-central Arizona, southwestern New Mexico, southeastern Colorado, northwestern and central Oklahoma, south discontinuously to southern Baja California and Mexico.

The current range and distribution of the Southern California rufous-crowned sparrow subspecies is extremely restricted to a narrow belt of semiarid coastal sage scrub and sparse chaparral from Santa Barbara south to the northwestern corner of Baja California (Todd, 1922, Grinnell, 1926, Grinnell and Miller 1944, Bent 1968, Zeiner, *et al.* 1990; Unitt 1984). It is generally resident throughout its range, and no true migratory movements have been recorded. The conversion of large areas of coastal sage scrub for urban and agricultural developments have made this species more locally restricted in various Southern California counties (Los Angeles, Orange, Riverside, San Diego, and San Bernardino counties) (Collins 1999).

Southern California rufous-crowned sparrows are found on moderate to steep, dry, grass-covered hillsides, coastal sage scrub, and chaparral and often occur near the edges of the denser scrub and chaparral associations. Preference is shown for tracts of California sagebrush (*Artemisia californica*) (Collins 1999). It also colonizes grass that grows as a successional stage following brush fires and sparse chaparral recovering from a burn as well as the edges of tall chaparral (Unitt 1984, Collins 1999). Optimal habitat consists of sparse, low brush or grass, hilly slopes preferably interspersed with boulders and outcrops (Willet, 1912, 1933; Grinnell 1915, 1926, Grinnell and Miller 1944; Bent 1968; Pulliam and Mills 1977; Phillips, *et al.* 1983; Unitt 1984; Ehrlich, *et al.* 1988; Root 1988). The species may occur on steep grassy slopes without shrubs if rock outcrops are present (Zeiner *et al.* 1990). Some observers have noted a preference for south-facing or west-facing slopes and an affinity for California sagebrush over other vegetative types (Barlow 1902, Grinnell 1915, Grinnell and Miller 1944, Bent 1968; Root 1988).

Southern California rufous-crowned sparrows were observed foraging and calling in RSS along the steep western slopes located within the eastern portion of the Project site.

# 4.3.2 Special-Status Animals not Observed but with a Potential to Occur

## **REPTILES**

Blainville's Horned Lizard (*Phrynosoma blainvilli*) – Blainville's coast horned lizard is designated as a CDFW California Species of Special Concern. Historically, *Phrynosoma blainvillei* was distributed from the Transverse Ranges in Kern, Los Angeles, Santa Barbara, and Ventura counties southward through the Peninsular Ranges of Southern California to Baja California (Jennings, 1988). *P. blainvillei* seems to have disappeared from about 45 percent of its former range in Southern California, in particular on the coastal plain where it was once common (Hayes and Guyer, 1981) and in riparian and coastal sage scrub habitats on the old alluvial fans of the Southern California coastal plain (Bryant, 1911, Van Denburgh, 1922). In California, *Phrynosoma blainvillei* ranges from the Transverse Ranges south to the Mexican border west of the deserts, although the taxon occurs on scattered sites along the extreme western desert slope of the Peninsular Ranges (Jennings, 1988).

*P. blainvillei* is found in a wide variety of vegetation types including coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland and coniferous forest (Klauber, 1939; Stebbins, 1954). In inland areas, this species is restricted to areas with pockets of open microhabitat, created by disturbance (*e.g.*, floods, fire, roads, grazed areas, fire breaks) (Jennings and Hayes, 1994).

There is a moderate to high potential for Blainville's horned lizard to occur throughout the Project site especially in the western portion where a prominent source of food [native harvester ants] were observed during general biological surveys.

**Red-Diamond Rattlesnake** (*Crotalus ruber*) – The red-diamond rattlesnake is designated as a CDFW California Species of Special Concern. The known range of *C. ruber* extends from Pioneertown and Morongo Valley in San Bernardino County southward on both coastal and desert sides of the Peninsular Ranges and the Santa Ana Mountains, to Loreto, Baja California (Peguegnat, 1951, Stebbins, 1985). The elevation range of the species is from near sea level to 1,520 meters [5,000 feet] (Palomar Mountain), though it is most frequently encountered below 1,200 m [3,900 feet] (Klauber, 1972).

From an ecological standpoint, the rattlesnake has a wide tolerance for varying environments. For example throughout the range of *C. ruber*, rainfall varies from 3 to 30 inches per annum. In San Diego County it can be found from the desert, through dense chaparral in the foothills (it avoids the mountains above around 4,000 feet), to warm inland mesas and valleys, all the way to the cool ocean shore. Although *C. ruber* is recorded from a number of vegetation types, it is most commonly associated with heavy brush with large rocks or boulders (Klauber, 1972). Dense chaparral in the foothills, cactus or boulder associated coastal sage scrub (Stebbins, 1954, 1985; Fitch, 1970), and desert slope scrub associations are known to carry populations of *C*.

*ruber*, however, chamise and red shank associations may offer better structural habitat for refuges and food resources for this species than other habitats (Jennings and Hayes, 1994).

There is a moderate to high potential for the red-diamond rattlesnake to occur on-site especially within the eastern areas where large rock outcrops occur.

Belding's Orange-Throated Whiptail (*Aspidoscelis hyperythra beldingi*) – Belding's orange-throated whiptail is designated as a CDFW California Species of Special Concern. The current range includes southwestern California and Baja California. In California, *A. h. beldingi* ranges from the southern edges of Orange (Corona del Mar) and San Bernardino (near Colton) Counties southward to the Mexican border. They are located on the coastal slope of the Peninsular Ranges, and extend from near sea level to 1,040 m [3,400 feet] (northeast of Aguanga, Riverside County) (Jennings and Hayes 1994).

The distribution of the subterranean termite (*Reticulitermes hesperus*), *A. h. beldingi's* primary prey item, curiously delimits certain boundaries of the distribution of the whiptail, where apparently suitable habitat continues. For example, the Peninsular Mountain Range in Riverside and San Diego Counties where *R. hesperus* is limited to its slopes, possibly restricts eastward and altitudinal expansion of the whiptail populations.

Habitat types include chaparral, non-native grassland, (Riversidean) coastal sage scrub, juniper woodland and oak woodland. Associations include alluvial fan scrub and riparian areas. This species is presumably tied to perennial vegetation because its major food source, termites (Bostic 1966b), requires perennial plants as a food base. California buckwheat or flattop buckwheat (*Eriogonum fasciculatum*), a colonizing species of disturbed, sandy soils, is an important indicator of favorable habitat for *A. h. beldingi* (McGurty 1981). The presence of *E. fasciculatum* generally indicates a particular amount of inter-shrub spacing (10 to 40 percent bare ground cover) apparently required for foraging and thermoregulatory behavior of this species (McGurty 1981). *E. fasciculatum* is known to commonly occur in both coastal sage scrub and chaparral. California sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*), and white sage (*Salvia apiana*) are some of the other plant species that may fill the perennial plant requirement for *A. h. beldingi*. Friable soil appears to be a necessary requirement for excavating burrows and hiding eggs (Bostic 1965a).

Although not observed during general habitat and biological surveys, there is a moderate potential for Belding's orangethroat whiptail to occur on-site within the RSS habitat.

Rosy Boa (*Lichanura trivirgata*) – The rosy boa does not have a federal or state designation; however this species is considered locally rare. The northernmost known populations of the rosy boa are in the Argus Range and adjacent Darwin Hills near Death Valley. Due to the remoteness of the location it is not know how much farther north they may exist. From this area following the high-desert mountain ranges south through the Mojave desert and in the coastal region of Southern California through the peninsula of Baja California and on the mainland, Sonora, Mexico, north through western Arizona to the rocky hillsides north of Kingman, Arizona, these robust desert dwellers thrive on nearly every rock-strewn slope or pile of boulders within this broad area.

From the montane area of the San Gabriel and San Bernadine mountains to below sea level in the low deserts of the Salton Sea region of Southern California, rosy boas are found in a great variety of habitats. Rosy boas flourish in coastal desert canyons, rocky shrubland, desert slopes and creek-beds, and boulder strewn hillsides. Most often associated with areas with intermittent or permanent water sources, i.e. desert springs, seasonal streams and/or ponds, and other bodies of water. They can be found at elevations just under sea level to nearly 7,000 feet [2,130 meters].

There is a low to moderate potential for the rosy boa to occur on-site within the eastern portion of the Project site, where large boulder rock outcrops occur.

# **BIRDS**

Burrowing Owl (*Athene cunicularia hypugaea*) – The burrowing owl is designated as a CDFW California Species of Special Concern at burrow sites and some wintering sites. The burrowing owl breeds from southern interior British Columbia (nearly extirpated), southern Alberta, southern Saskatchewan (extirpated from a portion of the province), and southern Manitoba (extirpated from a portion of the province), south through eastern Washington, central Oregon, and California to Baja California, east to western Minnesota, northwestern Iowa, eastern Nebraska, central Kansas, Oklahoma, eastern Texas, and Louisiana, and south to central Mexico. The winter range is much the same as the breeding range, except that most burrowing owls apparently vacate the northern areas of the Great Plains and Great Basin (Haug, *et al.* 1993). The burrowing owl winters south regularly to El Salvador (*e.g.*, AOU 1998).

Zeiner *et al.* (1990) describe the distribution, abundance, and seasonality of the burrowing owl within California as follows. It is a year-long resident formerly common in appropriate habitats throughout the state, excluding the humid northwest coastal forests and high mountains. It is present on the larger offshore islands and is found as high as 1,600 m (5,300 ft.) in Lassen County. In California, burrowing owls are restricted to the central valley extending from Redding south to the Grapevine, east through the Mojave Desert and west to San Jose, the San Francisco Bay area, the outer coastal foothills area which extend from Monterey south to San Diego and the Sonoran desert (Grinnell and Miller 1944). It is a resident in the open areas of the lowlands over much of the Southern California region (Garrett and Dunn 1981).

The burrowing owl occurs in shortgrass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), prairies, coastal dunes, desert floors, and some artificial, open areas as a year-long resident (Haug, *et al.* 1993). They may also use golf courses, cemeteries, road allowances within cities, airports, vacant lots in residential areas and university campuses, fairgrounds, abandoned buildings, and irrigation ditches (Haug, *et al.* 1993). They require large open expanses of sparsely vegetated areas on gently rolling or level terrain with an abundance of active small mammal burrows. As a critical habitat feature need, they require the use of rodent or other burrows for roosting and nesting cover. They may also dig their own burrow in soft, friable soil (as found in Florida) and may also use pipes, culverts, and nest boxes where burrows are scarce (Robertson 1929). The mammal burrows are modified and enlarged. One burrow is typically selected for use as the nest, however, satellite burrows are usually found within the immediate vicinity of the nest burrow within the defended territory of the owl.

There is a moderate to high potential for the burrowing owl to occur on-site, particularly within the western portion of the Project site in the disturbed and disked areas where small mammal burrows are present.

California Horned Lark (*Eremophila alpstris actia*) - The California horned lark does not have a federal or state designation, however this species is considered locally rare and is currently on the CDFW's watch list. The horned lark has a holarctic distribution, ranging from the Arctic south to central Asia and Mexico with outlying populations in Morocco and Colombia. In general, the northernmost populations are migratory, moving south during the winter into remaining areas of the breeding range. There are also southward movements into areas south of the breeding range, particularly in the southeastern United States (Beason 1995).

The California horned lark breeds and resides in the coastal region of California from Sonoma County southeast to the United States/Mexican border, including most of the San Joaquin Valley, and eastward to the foothills of the Sierra Nevada (Grinnell and Miller 1944; AOU 1998). It is less common in mountain regions, on the north coast (McCaskie, *et al.* 1979), and in coniferous or chaparral habitats.

The California horned lark is a common to abundant resident in a variety of open habitats, usually where trees and large shrubs are absent (Zeiner, *et al.* 1990). In the Midwest, the species has been characterized as the most abundant species in row-crop fields (Best, *et al.* 1998). Range-wide, California horned larks breed in level or gently sloping shortgrass prairie, montane meadows, "bald" hills, open coastal plains, fallow grain fields, and alkali flats (Grinnell and Miller 1944). In nonagricultural lands, it typically inhabits areas of short vegetation or bare ground, including shortgrass prairie, deserts, brushy flats, and alpine habitat. In shrubsteppe habitats, it occupies areas characterized by low vegetation. Within Southern California, California horned larks breed primarily in open fields, (short) grasslands, and rangelands (Garrett and Dunn 1981; Hamilton and Willick 1996). Grasses, shrubs, forbs, rocks, litter, clods of soil, and other surface irregularities provide cover.

There is moderate potential for the California horned-lark to occur on-site within areas of non-native grasslands located centrally and to the east within the Project site.

Coastal California Gnatcatcher (*Polioptila californica californica*) – The coastal California gnatcatcher (gnatcatcher) is designated as a federally threatened species and a CDFW California Species of Special Concern. Historically, gnatcatchers occurred from southern Ventura County southward through Los Angeles, Orange, Riverside, San Bernardino, and San Diego counties, and into Baja California, Mexico, to approximately 30 degrees north latitude near El Rosario (Atwood 1990). The gnatcatcher was considered locally common in the mid-1940's, but by the 1960's this subspecies had declined substantially in the United States owing to widespread destruction of its habitat (Atwood 1990). Currently, the subspecies occurs on coastal slopes of Southern California, ranging from southern Ventura southward through Palos Verdes Peninsula in Los Angeles County through Orange, Riverside, San Bernardino and San Diego Counties into Baja California to El Rosario, Mexico, at about 30 degrees north latitude (Atwood 1991). In 1993, the USFWS estimated that approximately 2,562 pairs of gnatcatchers remained in the

United States. Of these, 30 pairs occurred in Los Angeles County, 757 pairs occurred in Orange County, 261 pairs occurred in Riverside County, and 1,514 pairs occurred in San Diego County.

The gnatcatcher is a small member of the thrush family (Muscicapidae). The gnatcatcher typically occurs in or near sage scrub habitat, which is a broad category of vegetation that includes the following plant communities as classified by Holland (1986): Venturan coastal sage scrub, Diegan coastal sage scrub, maritime succulent scrub, Riversidean sage scrub, Riversidean alluvial fan sage scrub, southern coastal bluff scrub, and coastal sage-chaparral scrub. Coastal sage scrub is composed of relatively low-growing, dry-season deciduous, and succulent plants. Characteristic plants of this community include California sagebrush (*Artemisia californica*), various species of sage (*Salvia* sp.), California buckwheat (*Eriogonum fasciculatum*), lemonadeberry (*Rhus integrifolia*), California encelia (*Encelia californica*), and *Opuntia* spp. Ninety-nine percent of all gnatcatcher locality records occur at or below an elevation of 984 feet (Atwood 1990).

Coastal sage scrub is patchily distributed throughout the range of the gnatcatcher, and the gnatcatcher is not uniformly distributed within the structurally and floristically variable coastal sage scrub community. Rather, the subspecies tends to occur most frequently within the California sagebrush-dominated stands on mesas, gently sloping areas, and along the lower slopes of the coast ranges (Atwood 1990). The gnatcatcher occurs in high frequencies and densities in scrub with an open or broken canopy while it is absent from scrub dominated by tall shrubs and occurs in low frequencies and densities in low scrub with a closed canopy (Weaver 1998). The territory size increases as vegetation density decreases and with distance from the coast, probably due to food resource availability. Thus, gnatcatchers will use even sparsely vegetated coastal sage scrub for shelter and to forage for insects as long as perennial shrubs are available (ERCE 1990).

Gnatcatchers also use chaparral, grassland, and riparian or alluvial habitats where they occur adjacent to sage scrub (Bontrager 1991). The use of these habitats appears to be most frequent during late summer, autumn, and winter, with smaller numbers of birds using such areas during the breeding season. These non-sage scrub habitats are used for dispersal, but data on dispersal use are largely anecdotal (Bowler 1995; Campbell *et al.* 1995). Although existing quantitative data may reveal relatively little about gnatcatcher use of these other habitats, these areas may be critical during certain times of the year for dispersal or as foraging areas during drought conditions (Campbell *et al.* 1998). Breeding territories have also been documented in non-sage scrub habitat. Campbell *et al.* (1998) discuss likely hypotheses explaining why non-CSS habitat is used by gnatcatchers including food source availability, dispersal areas for juveniles, temperature extremes, fire avoidance, and lowered predation rate for fledglings.

There is a high potential for the coastal California gnatcatcher to occur on the Project site within the gently sloping areas containing intact RSS.

**Ferruginous Hawk** (*Buteo regalis*) - The ferruginous hawk does not have a federal or state designation, however this species is considered locally rare when wintering. The ferruginous hawk breeds from British Columbia locally eastward to southwestern Manitoba generally southward to Nevada and Texas. The species winters from central and southern parts of the

breeding range southward to Baja California and northern mainland Mexico (AOU 1998). Historically, the ferruginous hawk wintered in the Los Angeles area. Christmas Bird Count data show increases in birds wintering in the eastern portion of the range and in California during the 1980s owing to loss of wintering habitat in the Great Plains (Bechard and Schmutz 1995).

It does not breed in Southern California but winters there in interior and coastal areas (Garrett and Dunn 1981). Zeiner, *et al.* (1990) describes the distribution, abundance, and seasonality of the ferruginous hawk as follows. It is an uncommon winter resident and migrant at lower elevations and open grasslands in the Modoc Plateau, Central Valley, and Coast Ranges. The ferruginous hawk is a fairly common winter resident of grasslands and agricultural areas in southwestern California (Garrett and Dunn 1981). It is casual in the northeast in summer. It is migratory; it generally arrives in California in September and departs by mid-April.

The ferruginous hawk is an occupant of open dry country and will perch on badger mounds or hillocks when trees or posts are not available. It requires large, open tracts of grasslands, sparse shrub, or desert habitats with elevated structures for nesting. Its wintering habitat is similar in being open and it may also occur in areas of mixed grassy glades and pineries (Brown and Amadon 1968).

Range-wide, within California, ferruginous hawks winter in open terrain and grasslands of plains and foothills (Grinnell and Miller 1944). Within Southern California, ferruginous hawks typically winter in open fields, grasslands, and agricultural areas (Garrett and Dunn 1981). It frequents open grasslands, sagebrush flats, desert scrub, low foothills surrounding valleys, and fringes of pinyon-juniper habitats (Zeiner, *et al.* 1990). It searches for prey from low flights over open, treeless areas, and glides to intercept prey on the ground. It also hovers, and hunts from high mound perches. The ferruginous hawk roosts in open areas, usually in a lone tree or utility poles. It is tolerant of heat; the nest is often unshaded. There are no breeding records from California. The ferruginous hawk nests in foothills or prairies; on low cliffs, buttes, cut banks, shrubs, trees, or in other elevated structures (Zeiner, *et al.* 1990).

There is a low potential for the ferruginous hawk to forage on-site in the gently sloping areas containing non-native grasslands; however, the hawk is not expected to nest on-site because the Project is out of the species nesting range.

Loggerhead Shrike (*Lanius ludovicianus*) - The loggerhead shrike is designated as a CDFW California Species of Special Concern when nesting. Throughout most of the southern portion of its range, the loggerhead shrike is a resident except as described by Terres (1980) and Yosef (1996). The northern populations are migratory (Yosef 1996). The species nests from southern Canada through the Great Basin and California, to Baja California, Mexico and the Gulf coast (Terres 1980). Specifically, in western North America, the species breeds from southeastern Alberta, western Montana, northwest Wyoming, southern Idaho, south-central Washington, eastern Oregon, and California south to southern Baja California.

Wintering grounds are found in the southern portion of the breeding range and further south into Mexico (Terres 1980). The northern populations are migratory and most winter from northern California, northern Nevada, northern Utah, central Colorado, southern and eastern Kansas,

western Missouri, northern Kentucky, and northern Virginia south through the southern United States and in Mexico south throughout the breeding range (Yosef 1996).

In California, the species is found throughout the foothills and lowlands of California as a resident (Zeiner *et al.* 1990). Winter migrants are found coastally, north of Mendocino county (Zeiner *et al.* 1990). The loggerhead shrike seems to have always been most abundant in the southern and western portions of its range (Cade and Woods 1997).

The loggerhead shrike is known to forage over open ground within areas of short vegetation, pastures with fence rows, old orchards, mowed roadsides, cemeteries, golf courses, riparian areas, open woodland, agricultural fields, desert washes, desert scrub, grassland, broken chaparral and beach with scattered shrubs (Unitt 1984; Yosef 1996). Individuals like to perch on posts, utility lines and often use the edges of denser habitats (Zeiner, et al. 1990). In some parts of its range, pasture lands have been shown to be a major habitat type for this species, especially during the winter season (Yosef 1996) and breeding pairs appear to settle near isolated trees or large shrubs (Yosef 1994). The highest density occurs in open-canopied valley foothill hardwood, valley foothill hardwood-conifer, valley foothill riparian, pinyon-juniper, juniper, desert riparian, and Joshua tree habitats; it occurs only rarely in heavily urbanized areas, but is often found in open cropland (Zeiner et al. 1990). In many regions, indices of the loggerhead shrike abundance correlate with the percentage of pastureland available (Gawlik and Bildstein 1993). In the Mojave Desert, the loggerhead shrike was observed more often in urban settings than other raptor species occurring there (Knight et al. 1999). In the Midwest, the habitat use of the shrike is defined as savannah habitat at the landscape scale but at the fine-scale, sites used by shrikes were characterized by tall, sparse, structurally heterogeneous herbaceous vegetation with high standing dead plant cover and low litter cover (Michaels and Cully 1998). The tree and shrub density did not differ between sites used and not used by shrikes (Michaels and Cully 1998).

There is a moderate potential for the loggerhead shrike to forage on-site within the gently sloping areas of non-native grasslands and disturbed ruderal areas; however, the shrike is not expected to nest on-site due to a lack of suitable habitat.

# **MAMMALS**

Los Angeles Pocket Mouse (*Perognathus longimembris brevinasus*) – The Los Angeles pocket mouse is designated as a CDFW Species of Special Concern. The historic range of the Los Angeles pocket mouse was estimated to be from Burbank and San Fernando in Los Angeles County east to the City of San Bernardino, San Bernardino County (the type locality) (Hall 1981). Its range extends eastward to the vicinity of the San Gorgonio Pass in Riverside County, and southeast to Hemet and Aguanga, and possibly to Oak Grove, in north-central San Diego County (Hall 1981; Patten *et al.* 1992).

Habitat of the Los Angeles pocket mouse has never been specifically defined, although Grinnell (1933) indicated that the subspecies "inhabits open ground of fine sandy composition" (cited in Brylski *et al.* 1993). This observation is supported by others who also state that the Los Angeles pocket mouse prefers fine, sandy soils and may utilize these soil types for burrowing (*e.g.*,

Jameson and Peters 1988). This subspecies may be restricted to lower elevation grassland and coastal sage scrub (Patten *et al.* 1992).

Vegetation associations probably are important for the Los Angeles pocket mouse and, like other heteromyid species, it probably prefers sparsely vegetated habitats. For another subspecies, the Pacific pocket mouse (*P. l. pacificus*), evidence indicates that mice avoid dense grass cover because of difficulty locomoting and finding seeds (M. Pavelka 1998-99; cited in Spencer and Schaefer 2000). However, soil characteristics probably also must be appropriate for a site to support the Los Angeles pocket mouse. Nonetheless, the habitat associated with the Los Angeles pocket mouse include non-native grassland, Riversidean sage scrub, Riversidean alluvial fan sage scrub, chaparral and redshank chaparral.

There is a low potential for the Los Angeles pocket mouse to occur on-site within areas of nonnative grasslands located centrally in the Project site and areas of RSS and disturbed RSS scattered throughout the site.

Northwestern San Diego Pocket Mouse (*Chaetodipus fallax fallax*) – The northwestern San Diego pocket mouse is designated as a CDFW Species of Special Concern. Marginal records for the northwestern San Diego pocket mouse include Claremont; San Bernardino; Banning; and Jacumba (Hall 1981), and San Jacinto Lake, Riverside County (Mearns 1901). The northwestern San Diego pocket mouse occurs throughout western Riverside County and has been collected at elevations from 138 meters (452 ft.) at Palm Springs, Riverside County, to 1,835 meters (6,018 ft.) on the northern slopes of the San Bernardino Mountains in San Bernardino County (Lackey 1996). It is uncertain where the boundary between the northwestern San Diego pocket mouse and the pallid San Diego pocket mouse (*C. f. pallidus*) lies. The pallid San Diego pocket mouse occurs on the eastern slopes of the Peninsular Ranges in eastern Riverside County, but occurs in the transitional Cabazon area of Riverside County and the San Felipe Valley in San Diego County (Hall 1981). A transition zone between the two subspecies may occur in the eastern portion of the Anza or Terwilliger valleys or more to the east in the Santa Rosa Mountains.

The northwestern San Diego pocket mouse inhabits coastal sage scrub, sage scrub/grassland ecotones, and chaparral communities. It inhabits open, sandy areas of both the Upper and Lower Sonoran life-zones of southwestern California and northern Baja California (in McClenaghan 1983). Bleich (1973) recorded the highest populations of the San Diego pocket mouse in coastal sage scrub supporting a mixture of coastal sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*) on the Naval Weapons Station, Fallbrook Annex in northwestern San Diego County, but it was also relatively abundant in chaparral. The San Diego pocket mouse generally exhibits a strong microhabitat affinity for moderately gravelly and rocky substrates (Bleich 1973; Price and Waser 1984), and, to a lesser extent, shrubby areas (MWD and RCHCA 1995).

There is a low potential for the Northwestern San Diego pocket mouse to occur on-site within areas containing RSS and chamise chaparral.

**San Diego Black-Tailed Jackrabbit (***Lepus californicus bennettii***)** – The San Diego blacktailed jackrabbit is designated as a CDFW Species of Special Concern. The black-tailed

jackrabbit is widespread throughout the western United States, west from central Missouri and Arkansas, and only is absent from the higher elevations of the Rocky Mountains, the Sierra Nevada, and the Cascades (Hall 1981). It ranges south into central Mexico. The subspecies *L.c. bennettii*, which is one of nine subspecies of black-tailed-jackrabbit (Dunn *et al.* 1982), is confined to coastal Southern California, with marginal records being Mt. Piños, Arroyo Seco, Pasadena, San Felipe Valley, and Jacumba (Hall 1981). The type locality for *L. c. bennettii* is San Diego.

The black-tailed-jackrabbit occupies many diverse habitats, but primarily is found in arid regions supporting short-grass habitats. Jackrabbits typically are not found in high grass or dense brush where it is difficult for them to locomote, and the openness of open scrub habitat probably is preferred over dense chaparral. Jackrabbits are common in grasslands that are overgrazed by cattle and they are well adapted to using low-intensity agricultural habitats (Lechleitner 1959). In fact, to a point, drought and overgrazing may create better habitat for black-tailed-jackrabbits (Bronson and Tiemeir 1959). The openness of such habitat allows jackrabbits to escape predators and humans by fast, often long-distance sprints. Black-tailed jackrabbits are found in most areas that support annual grassland, Riversidean sage scrub, alluvial fan sage scrub, Great Basin sagebrush, chaparral, disturbed habitat, and agriculture. Jackrabbits also are observed in southern willow scrub and juniper woodland (MWD and RCHCA 1995). Black-tailedjackrabbits typically do not burrow, but take shelter at the base of shrubs in shallow depressions called forms. However, during the summer in the Mojave Desert, jackrabbits may use desert tortoise (Gopherus agassizii) burrows to escape the heat (Costa et al. 1976). Smith (1990) observed jackrabbits using burrows in the winter in northern Utah, concluding that it was an antipredator strategy.

Black-tailed-jackrabbits locations include a broad variety of vegetation and land cover mapping types. The natural habitats with the most frequent occurrences of black-tailed jackrabbits are grassland (including alkali playa), scrubs (including coastal sage scrub, Riversidean sage scrub, alluvial fan sage scrub, disturbed alluvial, big sagebrush scrub, and semi-desert succulent scrub), and chaparral (including red shank chaparral), although it is likely that observations in chaparral were in openings or along trails and roads. Other native vegetation communities with jackrabbit occurrences are oak woodland (coast live oak, Engelmann oak) and southern cottonwood/willow riparian. Many occurrences are in non-natural areas, including agriculture (dairy/livestock, field croplands, and grove/orchard) and residential/urban/exotic.

There is a moderate to high potential for the Sand Diego black-tailed jackrabbit to occur on-site within areas covered by non-native grasslands and RSS.

Stephens' Kangaroo Rat (*Dipodomys stephensi*) – The Stephens' kangaroo rat is designated as a federally endangered species and a state threatened species. The Stephens' kangaroo rat has a relatively small geographic range (about 1,108 sq. miles) for a mammal species and is restricted to Riverside County and adjacent northern-central San Diego County, California (Bleich 1977; USFWS 1997). Prior to 1990, the Stephens' kangaroo rat was considered to be restricted generally to the Perris, San Jacinto, and Temecula valleys and Lake Mathews area of Western Riverside County and portions of the Santa Margarita River Valley on Camp Pendleton and the Fallbrook Naval Weapons Annex, the San Luis Rey River, and Lake Henshaw areas of San

Diego County. Since 1990, the Norco Hills, Anza Valley, Guejito Creek, and Santa Maria (Ramona) Valley populations were discovered, thus extending the species' range to the northwest, east and south. According to the Habitat Conservation Plan for the Stephens' kangaroo rat in Western Riverside County, the estimated acreage in 1996 for the species rangewide was approximately 45,550 acres (RCHCA 1996). The actual amount of occupied habitat at any given time will vary over time in relation to habitat conditions associated with rainfall and vegetative conditions and other events such as wildfire and farming activities.

The Stephens' kangaroo rat is found almost exclusively in open grasslands or sparse shrublands with cover of less than 50 percent during the summer (e.g., Bleich 1973; Bleich and Schwartz 1974; Grinnell 1933; Lackey 1967; O'Farrell 1990; Thomas 1973). O'Farrell (1990) further clarified this association and argues that the proportion of annual forbs and grasses is important because Stephens' kangaroo rats avoid dense grasses (for example, non-native bromes [Bromus spp.]) and are more likely to inhabit areas where the annual forbs disarticulate in the summer and leave more open areas. He also noted a positive relationship between the presence of the annual forb red-stemmed filaree (Erodium cicutarium), grazing, and the Stephens' kangaroo rat. O'Farrell and Uptain (1987) noted a decline in the abundance of Stephens' kangaroo rat in the Warner Ranch area when the livestock were changed from mixed Hereford stock to Holstein dairy cattle, thus reducing grazing pressure and allowing for the proliferation of three-awn grasses (Aristida sp.). On the other hand, the Stephens' kangaroo rat has been trapped in brittlebush (Encelia farinosa) dominated coastal sage scrub with an estimated shrub cover of over 50 percent (USFWS 1997).

Soil type also is an important habitat factor for Stephens' kangaroo rat occupation (O'Farrell and Uptain 1987; Price and Endo 1989). As a fossorial (burrowing) animal, the Stephens' kangaroo rat typically is found in sandy and sandy loam soils with a low clay to gravel content, although there are exceptions where they can utilize the burrows of Botta's pocket gopher (*Thomomys bottae*) and California ground squirrel (*Spermophilus beecheyi*). Also, Price and Endo (1989) suggest that sandy soils may be necessary for sand bathing, which keeps oils from building up in their fur.

Slope is a factor in Stephens' kangaroo rat occupation; the Stephens' kangaroo rat tends to use flatter slopes (*i.e.*, < 30 percent), but may be found on steeper slopes in trace densities (*i.e.*, < 1 individual per hectare). Furthermore, the Stephens' kangaroo rat may use steeper slopes for foraging, but not for burrows (Behrends, pers. obs.). In general, the highest abundances of Stephens' kangaroo rats occur on gentle slopes less than 15 percent.

There is a low potential to for Stephens' kangaroo rat to occur within the gently sloped areas containing sparsely dispersed RSS within the western and southwestern portions of the Project site.

### 4.4 **Nesting Birds**

The Project site contains trees, shrubs, and herbaceous vegetation with the potential to support nesting birds. The Migratory Bird Treaty Act (MBTA) and California Fish and Game Code prohibit impacts to nesting birds.<sup>5</sup>

### 4.5 Raptor Foraging Habitat

The Project site consists of steep to gently sloping hills covered with scrub vegetation and leveled ruderal areas which are both suitable foraging habitats for numerous raptor species. Abundant prey including, but not limited to, California ground squirrel (*Otospermophilus beecheyi*) and Audubon's cotton tail (*Sylvilagus audubonii*), was present on-site during surveys. Raptors observed on-site include; one special-status species, the CDFW designated watch list species, Cooper's hawk (*Accipiter cooperii*) and three non-special-status species: barn owl (*Tyto alba*), great horned owl (*Bubo virginianus*), red-tailed hawk (*Buteo jamaicensis*), and turkey vulture (*Cathartes aura*). One inactive nest, likely that of a red-tailed hawk based on feather evidence), was observed in the northern portion of the western extension of the Project site within a stand of gum trees. A red-tailed hawk was observed successfully capturing an Audubon's cottontail rabbit in the southern portion of the Project site.

### 4.6 MSHCP Riparian/Riverine Areas and Vernal Pools

Section 6.1.2 of the MSHCP defines Riparian/Riverine Areas as "lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source, or areas with fresh water flow during all or a portion of the year."

MSHCP riparian/riverine areas for the Project site total 0.01 acre of unvegetated riverine habitat. The MSHCP riparian/riverine area is located in the southeast portion of the site. Although the area supports riparian/riverine habitat, no suitable vegetation for special-status species with riparian requirements, such as LBV (*Vireo bellii pusillus*), SWFL (*Empidonax traillii extimus*), and the cuckoo (*Coccyzus americanus*) is present.

### 4.7 Jurisdictional Waters

This section summarizes the findings of the Project site's jurisdictional delineation. For full details, refer to Appendix C, the Project's jurisdictional delineation report.

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<sup>&</sup>lt;sup>5</sup> The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R.21). In addition, sections 3505, 3503.5, and 3800 of the California Department of Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs.

### 4.7.1 Corps Jurisdiction

Potential Corps jurisdiction associated with the Project area totals 0.01 acre, none of which consists of jurisdictional wetlands. A total of 451 linear feet of streambed is present. Potential Corps jurisdiction within the Project area is comprised of one drainage feature located in the southeast corner of the Project site. The drainage feature will herein be referred to as Drainage 1.

Drainage 1 is a small, shallow, and unvegetated ephemeral drainage that originates on-site at the southern perimeter of an olive grove located in the southeastern portion of the Project site. Drainage 1 exhibits an ordinary high water mark (OHWM) ranging between one and three feet and supports hydrological evidence of storm water flow in the form of debris wracks and a change in streambed soil composition. Drainage 1 runs discontinuously over a distance of approximately 451 linear feet. Drainage 1 conveys stormwater flow from the north to the south for a short distance then enters the EMWD's southern outparcel where it runs around and under a water tank via cement culverts before continuing as a defined ephemeral streambed. The streambed resumes just south of the water tank and continues in a southern direction until reaching the southern boundary of the Project site. The drainage feature continues off-site to the south where the shallow but defined streambed dissipates before reaching a residential neighborhood. Runoff likely enters the residential storm drainage system.

Dominant upland species adjacent to Drainage 1 include olive trees (*Olea europaea*, UPL), coast sagebrush (*Artemisia californica*, UPL), and California buckwheat (*Eriogonum fasciculatum*, UPL).

#### 4.7.2 Regional Board

Potential Regional Board jurisdiction associated with the Project site totals 0.01 acre, none of which are jurisdictional wetlands. A total of 451 linear feet of streambed is present.

Drainage 1, the same feature described above that has been determined to be potential Corps jurisdictional waters subject to regulation pursuant to Section 404 of the CWA, is also subject to regulation by the Regional Board pursuant to Section 401 of the CWA. As a result, this drainage does not need to be addressed separately pursuant to Section 13260 of the CWC, the Porter-Cologne Act.

The description of Drainage 1 is the same as the description for Corps jurisdiction noted in the section above.

Dominant upland species adjacent to Drainage 1 include olive trees (*Olea europaea*, UPL), coast sagebrush (*Artemisia californica*, UPL), and California buckwheat (*Eriogonum fasciculatum*, UPL).

#### 4.7.3 CDFW Jurisdiction

Potential CDFW jurisdiction associated with the Project site totals 0.01 acre of unvegetated streambed and no vegetated riparian habitat is present. A total of 451 linear feet of streambed is present.

Drainage 1 supports a high water mark (HWM) with several characteristics of stream flow, including destruction of terrestrial vegetation, terracing, and the presence of a defined bed, bank, and channel.

Dominant upland species adjacent to Drainage 1 include olive trees (*Olea europaea*, UPL), coast sagebrush (*Artemisia californica*, UPL), and California buckwheat (*Eriogonum fasciculatum*, UPL).

#### 5.0 IMPACT ANALYSIS

The following discussion examines the potential impacts to plant and wildlife resources that would occur as a result of the proposed Project. Impacts (or effects) can occur in two forms, direct and indirect. Direct impacts are considered to be those that involve the loss, modification or disturbance of plant communities, which in turn, directly affect the flora and fauna of those habitats. Direct impacts also include the destruction of individual plants or animals, which may also directly affect regional population numbers of a species or result in the physical isolation of populations thereby reducing genetic diversity and population stability.

Indirect impacts pertain to those impacts that result in a change to the physical environment, but which is not immediately related to a project. Indirect (or secondary) impacts are those that are reasonably foreseeable and caused by a project, but occur at a different time or place. Indirect impacts can occur at the urban/wildland interface of projects, to biological resources located downstream from projects, and other off site areas where the effects of the project may be experienced by plants and wildlife. Examples of indirect impacts include the effects of increases in ambient levels of noise or light; predation by domestic pets; competition with exotic plants and animals; introduction of toxics, including pesticides; and other human disturbances such as hiking, off-road vehicle use, unauthorized dumping, etc. Indirect impacts are often attributed to the subsequent day-to-day activities associated with project build-out, such as increased noise, the use of artificial light sources, and invasive ornamental plantings that may encroach into native areas. Indirect effects may be both short-term and long-term in their duration. These impacts are commonly referred to as "edge effects" and may result in a slow replacement of native plants by non-native invasives, as well as changes in the behavioral patterns of wildlife and reduced wildlife diversity and abundance in habitats adjacent to project sites.

Cumulative impacts refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. A cumulative impact can occur from multiple individual effects from the same project, or from several projects. The cumulative impact from several projects is the change in the environment resulting

from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

### 5.1 California Environmental Quality Act (CEQA)

### **5.1.1** Thresholds of Significance

Environmental impacts to biological resources are assessed using impact significance threshold criteria, which reflect the policy statement contained in CEQA, Section 21001(c) of the California Public Resources Code. Accordingly, the State Legislature has established it to be the policy of the State of California:

"Prevent the elimination of fish or wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities..."

Determining whether a project may have a significant effect, or impact, plays a critical role in the CEQA process. According to CEQA, Section 15064.7 (Thresholds of Significance), each public agency is encouraged to develop and adopt (by ordinance, resolution, rule, or regulation) thresholds of significance that the agency uses in the determination of the significance of environmental effects. A threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant. In the development of thresholds of significance for impacts to biological resources CEQA provides guidance primarily in Section 15065, Mandatory Findings of Significance, and the CEQA Guidelines, Appendix G, Environmental Checklist Form. Section 15065(a) states that a project may have a significant effect where:

"The project has 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 wildlife community, reduce the number or restrict the range of an endangered, rare, or threatened species, ..."

Therefore, for the purpose of this analysis, impacts to biological resources are considered potentially significant (before considering offsetting mitigation measures) if one or more of the following criteria discussed below would result from implementation of the proposed project.

### 5.1.2 Criteria for Determining Significance Pursuant to CEQA

Appendix G of the 1998 State CEQA guidelines indicate that a project may be deemed to have a significant effect on the environment if the project is likely to:

- 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.
- b) Have a substantial 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. Fish and Wildlife Service.
- 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.
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) 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 Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

### 5.2 Impacts to Vegetation/Land Use Types

The overall Project site is comprised of approximately 204.34 acres, of which 203.52 acres are on-site and 0.82 acre is off-site. The proposed Project will impact approximately a total of 56.56 acres, of which 55.74 acres are on-site and 0.82 acre is off-site. Approximately 147.78 acres (73 percent) on-site will be avoided. The preserved area will include the majority of the eastern parcel and the northern portion of the northern-most parcel located to the west. Of the total 55.74 acres of impacts approximately 78 percent (43.4 acres) of the impacts will occur to disturbed/ruderal areas. The Project proposes to enhance (widen, compact, and add two cement boundary strips), two pre-existing pedestrian trails that traverse both of the areas targeted for preservation as open space. Table 5-1 provides a breakdown of impacts to vegetation/land use types for the Project's development footprint and Table 5-2 provides a breakdown of impacts to vegetation/land use types for the off site improvement areas.

Table 5-1. Summary of Impacts to Vegetation/Land Use Types, On Site.

Vegetation	Acreage
Chamise Chaparral	0.03
Disturbed Riversidean Sage Scrub	1.99
Disturbed/Ruderal	43.4

Former Orchard	4.81
Non-Native Grassland	0.09
Olive	1.6
Ornamental	3.13
Riversidean Sage Scrub	0.69
Western Sycamore Woodland	0
Total	55.74

Table 5-2. Summary of Impacts to Vegetation/Land Use Types, Off Site.

Vegetation	Acreage
Disturbed Riversidean Sage Scrub	0.75
Disturbed/Ruderal	0.07
Total	0.82

### **5.2.1** Impacts to Native Vegetation Types

The proposed Project footprint will have direct impacts to two native vegetation communities, RSS, totaling approximately 0.69 acre, and CC, totaling approximately 0.03 acre. Approximately 1.99 acres of previously disturbed RSS will be permanently impacted. The disturbed RSS is a result of historic land uses including grazing and agricultural practices in addition to current discing and fuel modification measures.

### Riversidean Sage Scrub

The proposed Project would result in direct impacts to approximately 2.68 acres of RSS, of which 1.99 acres consists of disturbed RSS. Of the 89.29 acres of intact RSS on the Project site, 99 percent will be permanently avoided; therefore, impacts to the minimal acreage of RSS will be at a level that is less than significant.

## **Chamise Chaparral**

The proposed Project would result in direct permanent impacts to approximately 0.03 acre, out of the total 10.25 acres (one percent) of CC on the Project site. Permanent impacts to 0.03 acre of CC, in conjunction with permanent avoidance and preservation of 99 percent of the total CC acreage on-site, would result in overall impacts to this vegetation type at a level that is less than significant.

### 5.3 Impacts to MSHCP Riparian/Riverine Areas and Vernal Pools

The Project site contains approximately 0.01 acre of MSHCP riparian/riverine areas, none of which will be impacted by the Project, but will be permanently avoided and preserved as open space.

### 5.4 Impacts to Special-Status Species

### **5.4.1** Special-Status Plant Species

The proposed Project would result in direct impacts to one special-status plant species: paniculate tarplant (*Deinandra paniculata*). The Project would result in impacts to scattered amounts of paniculate tarplant throughout ruderal and non-native grassland areas in the western portion of the Project site. Due to the low sensitivity of this species, and the broad representation in this region, the impacts to this species would be less than significant.

### 5.4.2 Special-Status Wildlife Species

The proposed Project would result in the loss of foraging and/or breeding habitat for special-status animals observed or with the potential to occur on-site, including birds, reptiles, and small mammals. Species with potentially significant impacts prior to mitigation are discussed below individually. Additional special-status animals for which potential impacts would be less than significant will be summarized further below.

### Coastal California Gnatcatcher

The Project would result in the loss of habitat suitable to the coastal California gnatcatcher which has a high potential to occur on-site within areas supporting RSS habitat. The loss of habitat for the gnatcatcher would be potentially significant; however, the gnatcatcher is designated as a Covered Species Adequately Conserved under the MSHCP without additional conservation requirements. Therefore, with the coverage afforded by the MSHCP, and minimal impact to suitable habitat for this species, impacts would be at a less than significant level.

#### Southern California Rufous-Crowned Sparrow

The Project would result in the loss of habitat occupied by the southern California rufous-crowned sparrow, which was observed on-site during 2013 surveys within the eastern portion of the Project site. The loss of habitat for the sparrow would be potentially significant prior to mitigation; however, the sparrow is designated as a Covered Species Adequately Conserved under the MSHCP without additional conservation requirements. Therefore, with the coverage afforded by the MSHCP, and minimal impacts to suitable habitat, impacts to the sparrow would be at a less than significant level.

### Bell's Sage Sparrow

The Project would result in the loss of habitat occupied by the Bell's sage sparrow, which was observed on-site during 2013 surveys within the southeastern portion of the project site. The loss of habitat for the sage sparrow would potentially result in a significant impact prior to mitigation; however, the sage sparrow is designated as a Covered Species Adequately Conserved under the MSHCP without additional conservation requirements. Therefore, with the coverage afforded by the MSHCP, and minimal impacts to suitable habitat for this species, impacts to the sage sparrow will be at a less than significant level.

Regarding potentially significant impacts to the coastal California gnatcatcher, southern California rufous-crowned sparrow, and Bell's sage sparrow, the MSHCP addresses biological impacts for take of Covered Species within the MSHCP Plan Area, including threatened and endangered species. *Section 4.1.6* of the MSHCP Final EIR/EIS states that the implementation of MSHCP mitigation measures would reduce identified impacts to a level below significance for all impacts except those associated with Non-Covered Species. General project design measures include the Local Development Mitigation Fee (LDMF), which is to be applied to all future development throughout the Plan Area, in order to address cumulative impacts to Covered Species throughout the region. As such, since the proposed Project complies with the MSHCP and would pay the required MSHCP LDMF, impacts to the aforementioned species would be reduced to a less than significant level.

The significance of impacts to other special status-species either occurring or having the potential to occur onsite is summarized in Table 5-3 below. An asterisk (\*) indicates that a species was observed on-site or nearby off-site during a biological survey. All species listed in Table 5-3 are covered under the mitigation afforded by participation in the MSHCP with the exception of the rosy boa, which has moderate potential to occur on-site in the central and southern portions of the Project site that contain undisturbed areas with rock outcrops. Impacts in the areas suitable for the rosy boa will be limited to the enhancement and modification of an existing pedestrian trail in which impacts to rocky outcrops will be negligible, if any. Due to the minimal impacts to suitable habitat for most of the special-status species observed, or with some potential to occur, on-site and the mitigation coverage afforded through participation in the MSHCP, potential direct impacts to each of the following species will be below a level of significance.

Table 5-3. Additional Special-Status Animals with Actual or Potential Direct Impacts.

Species	Extent of Impact	Significance of Impact		
Reptiles				
Blainville's horned lizard	Loss of habitat in small areas of native scrub vegetation within the southern portion of the Project Site.	Less than significant impact.		
Belding's orange-throated whiptail	Loss of habitat in small areas of native scrub vegetation within the southern portion of the Project Site due to enhancement of trail.	Less than significant impact.		
Coastal whiptail*	Loss of habitat in small areas of native scrub vegetation within the southern portion of the Project site and northern portion of the western parcel, due to enhancement of trails.	Less than significant impact.		

Species	Extent of Impact	Significance of Impact		
Red diamond rattlesnake	Loss of marginal habitat in small areas of native scrub vegetation within the southern portion of the Project Site due to enhancement of trail.	Less than significant impact.		
Rosy boa	Loss of marginal habitat in areas of native scrub vegetation within the southern portion of the Project Site, due to enhancement of trail.	Less than significant impact.		
Birds				
Burrowing owl	Loss of potential burrow sites in the western portion of the Project site.	Less than significant impact.		
Cooper's hawk* (wintering)	Loss of foraging habitat occurring within the western portion of the Project Site.	Less than significant impact.		
Ferruginous hawk (wintering)	Loss of winter foraging habitat, within the western (mostly ruderal, disturbed areas).	Less than significant impact.		
Loggerhead shrike	Loss of foraging habitat in ruderal areas and orchards	Less than significant impact		
	Mammals			
Los Angeles pocket mouse	Loss of marginal habitat in small areas of native scrub vegetation within the southern and northern portions of the Project site due to trail enhancement.	Less than significant impact.		
Northwestern San Diego pocket mouse	Loss of marginal habitat in small areas of native scrub vegetation within the southern and northern portions of the Project site due to trail enhancement.	Less than significant impact.		
San Diego black-tailed jackrabbit	Loss of habitat within the western portion of the Project site.	Less than significant impact.		

# 5.5 <u>Impacts to Nesting Birds</u>

The Project has the potential to impact active nests if vegetation is to be removed during the nesting season (February 1 to August 31).

### 5.6 Impacts to Jurisdictional Waters

The Project, as proposed, will not result in any permanent or temporary impacts to Corps, CDFW, or Regional Board jurisdictional waters.

### 5.7 Raptor Foraging Habitat

The proposed Project will result in the loss of foraging habitat for raptors, including special-status raptors. However, with the Project's consistency with applicable MSHCP policies, impacts to raptor foraging habitat will be less than significant.

### 5.8 Indirect Impacts to Biological Resources

The Project is not expected to result in significant indirect impacts to special-status biological resources, with the implementation of measures pursuant to the MSHCP Urban/Wildlands Interface Guidelines (UWIG, *Volume I, Section 6.1.4* of the MSHCP). These guidelines are intended to address indirect effects associated with locating projects (particularly development) in proximity to the MSHCP Conservation Area. To minimize potential edge effects, the guidelines are to be implemented in conjunction with review of individual public and private development projects in proximity to the MSHCP Conservation Area. The Project site is not located adjacent conserved PQP and is not within or abutting any MSHCP Criteria Area. The closest MSHCP criteria cell (cell 469) is approximately 1,000 feet north of Project site. However, the MSHCP states that edge treatments shall also be addressed as part of the avoidance and minimization process for areas not to be included in the MSHCP Conservation Area. Therefore, the UWIG applies to the avoided habitat on-site, even though it may not be part of the MSHCP Conservation Area.

The Project will implement measures consistent with the MSHCP guidelines to address the following:

- Drainage;
- Toxics;
- Lighting;
- Noise:
- Invasives; and
- Barriers

### 5.8.1 Drainage

Proposed Projects in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic

plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

The Project's contractor will develop a Stormwater Pollution Prevention Plan (SWPPP) to runoff and water quality during construction. The Project design incorporates Best Management Practices (BMPs) to treat and control potential runoff.

#### **5.8.2** Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented. The proposed Project will implement a SWPPP that will address runoff during construction, and will implement long-term BMPs to address water quality as a result of development runoff.

### 5.8.3 Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated to ensure ambient lighting in the MSHCP Conservation Area is not increased.

#### **5.8.4** Noise

Proposed noise generating land uses affecting sensitive areas shall incorporate setbacks, berms or walls to minimize the effects of noise on preserved resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. Wildlife within preservation areas should not be subject to noise that would exceed residential noise standards. The Project shall incorporate measures to ensure that noise within sensitive areas shall not exceed residential noise standards.

#### 5.8.5 Invasives

Projects adjacent to the sensitive areas shall avoid the use of invasive plant species in landscaping, including invasive, non-native plant species listed in *Volume I*, Table 6-2 of the MSHCP.

#### 5.8.6 Barriers

Proposed land uses adjacent to sensitive areas shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping within sensitive areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

### 5.9 Cumulative Impacts

The proposed Project will contribute to regional cumulative impacts as it pertains to the loss of foraging and live-in habitat for special status wildlife, the loss of raptor foraging habitat, and the loss of nesting bird habitat. However, with the Project's participation in the MSHCP, and with additional mitigation measures/Project design measures to be implemented, the cumulative impacts attributed to the Project would be reduced to below a level of significance.

#### 6.0 PROJECT DESIGN MEASURES

The following discussion provides project-specific design measures for actual or potential impacts to special-status resources. In addition to these specific design features, mitigation is also provided by the MSHCP, through participation with the MSHCP and consistency with applicable MSHCP requirements.

### 6.1 Burrowing Owl

As noted in Section 5 of this report, the Project will result in the loss of potential habitat for the burrowing owl. Currently, the site does not support any breeding owls, and as such the Project would not currently be subject to MSHCP requirements for avoidance and/or owl relocation. However, since the Project site does contain habitat that could potentially support burrowing owls in the future, the following Project design feature is applicable pursuant to the MSHCP:

• Design Feature BIO-1: The Project applicant shall ensure that a pre-construction presence/absence survey for burrowing owl will be conducted where suitable habitat is present. The survey shall be conducted within 30 days prior to site disturbance. If burrowing owls are determined to be present, a qualified biologist will relocate the burrowing owls in a manner to be approved by the City of Moreno Valley. The relocation will occur outside of the breeding season (March 1<sup>st</sup> to August 31<sup>st</sup>), and will follow accepted protocols.

### **6.2** Nesting Birds

As noted in Section 5 of this report, the Project has the potential to impact nesting birds. The following Project design feature shall be implemented to ensure that the Project will not result in impacts to nesting birds:

• Design Feature BIO-2: The removal of potential nesting vegetation will be conducted outside of the nesting season (February 1<sup>st</sup> to August 31<sup>st</sup>) to the extent that this is feasible. If vegetation must be removed during the nesting season, a qualified biologist will conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys will be conducted no more than three (3) days prior to scheduled removals. If active nests are identified, the biologist will establish appropriate buffers around the vegetation containing the active nest. The vegetation containing the active nest will not be removed, and no grading will occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are

surviving independent from the nest). If clearing is not conducted within three days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds.

### 6.3 MSHCP Riparian/Riverine Areas

Project implementation will not result in any permanent or temporary loss of MSHCP riparian/riverine areas. Pursuant to *Section 6.1.2* of the MSHCP, impacts to MSHCP riparian/riverine areas typically require the review and approval of a DBESP by the wildlife agencies (USFWS and CDFW). Since the Project site will not impact any MSHCP riparian/riverine areas, a DBESP is not necessary or required.

### **6.4** Jurisdictional Waters

As noted above, the proposed Project will not result in temporary or permanent impacts to Corps, CDFW, or Regional Board jurisdiction, and all Corps, CDFW, and/or Regional Board jurisdiction is being permanently avoided; therefore, no Project design measures above and beyond the proposed avoidance are necessary or required.

### 6.5 Level of Significance After Mitigation

As noted in Section 1.1 of this report, in 2004, a ND was prepared for this Project after the City of Moreno Valley determined impacts to biological resources would be less than significant. The current Project as proposed has some changes to the arrangement of the development; however, the impact footprint is the same, if not smaller, than the previous plan. With the proposed Project's participation in, and consistency with the MSHCP, with coverage afforded by the MSHCP, and the Project's design measures described above, direct, indirect, and cumulative impacts to sensitive biological resources will still be at a level that is less than significant pursuant to CEQA.

### 7.0 MSHCP CONSISTENCY

The purpose of this section is to provide an analysis of the proposed Project with respect to consistency with biological aspects of the MSHCP. Specifically, this analysis evaluates the proposed Project with respect to the Project's consistency with MSHCP Reserve assembly requirements, *Section 6.1.2* (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), *Section 6.1.3* (Protection of Narrow Endemic Plant Species), *Section 6.1.4* (Guidelines Pertaining to the Urban/Wildlands Interface), and *Section 6.3.2* (Additional Survey Needs and Procedures).

### 7.1 **Project Relationship to Reserve Assembly**

The entire Project is located within the Reche Canyon/Badlands Area Plan of the MSHCP. The proposed Project is not located within the MSHCP Criteria Area, and therefore is not subject to

the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process, or the Joint Project Review (JPR) process.

### 7.2 <u>Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools</u>

The Project site does not contain vernal pools. The Project site contains areas defined by the MSHCP as riparian/riverine; however, these areas will not be permanently or temporarily impacted by the Project and are proposed for avoidance. As such, the Project is consistent with MSHCP requirements for the *Protection of Species Associated with Riparian/Areas and Vernal Pools* and no Determination of Biologically Equivalent or Superior Preservation (DBESP) is necessary or required.

# 7.2.2 Least Bell's Vireo, Southwestern Willow Flycatcher, and Western Yellow-Billed Cuckoo

The Project will not impact habitat occupied by the least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo. As such, the proposed Project will be consistent with MSHCP *Volume I, Section 6.1.2* as it pertains to these species.

### 7.3 Protection of Narrow Endemic Plants

Volume I, Section 6.1.3 of the MSHCP requires that within identified NEPSSA, site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The Project is not located within the MSHCP NEPSSA pursuant to Section 6.3.2 of the MSHCP. As such, the Project is consistent with requirements for the Protection of Narrow Endemic Plant Species.

### 7.4 Guidelines Pertaining to the Urban/Wildland Interface

The MSHCP Urban/Wildland Interface Guidelines (UWIG) is intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. As the MSHCP Conservation Area is assembled, development is expected to occur adjacent to the Conservation Area. Future development in proximity to the MSHCP Conservation Area may result in edge effects with the potential to adversely affect biological resources within the Conservation Area. To minimize such edge effects, the guidelines shall be implemented in conjunction with review of individual public and private development projects in proximity to the MSHCP Conservation Area.

As discussed in Section 5.8 of this report, the Project will implement Project design measures (drainage, toxic, lighting, noise, invasive, and barrier measures) designed to address potential edge effects to adjacent sensitive habitats. With the implementation of these measures adjacent to the preserved/avoided streambed, the proposed Project will be consistent with the UWIG guidelines contained in MSHCP *Volume I, Section 6.1.4*.

### 7.5 Additional Survey Needs and Procedures

Volume I, Section 6.3.2 of the MSHCP identifies that in addition to the Narrow Endemic Plant Species addressed in Section 6.1.3, additional surveys may be needed for other certain plant and animal species in conjunction with MSHCP implementation in order to achieve full coverage for these species. Within areas of suitable habitat, focused surveys are required if a project site occurs within a designated CAPSSA, or special animal species survey area (i.e., burrowing owl, amphibians, and mammals). The proposed Project site occurs within the burrowing owl survey area, but does not occur within the amphibian or mammal survey areas, or within the CAPSSA. Focused burrowing owl surveys were conducted for the proposed Project site, and no burrowing owls were detected. As indicated in Section 6.1 of this report, pre-construction burrowing owl surveys will occur within the 30 days of site disturbance in conjunction with MSHCP requirements. As such, the proposed Project will be consistent with MSHCP Volume I, Section 6.3.2.

### 7.6 Conclusion of MSHCP Compliance

As outlined above, the proposed Project will be consistent with all applicable MSHCP policies, specifically pertaining to the Project's relationship to reserve assembly, *Section 6.1.2* (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), *Section 6.1.3* (Protection of Narrow Endemic Plant Species), *Section 6.1.4* (Guidelines Pertaining to the Urban/Wildlands Interface), and *Section 6.3.2* (Additional Survey Needs and Procedures).

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### 9.0 CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: December 2, 2013

Signed:

Mac G. P.

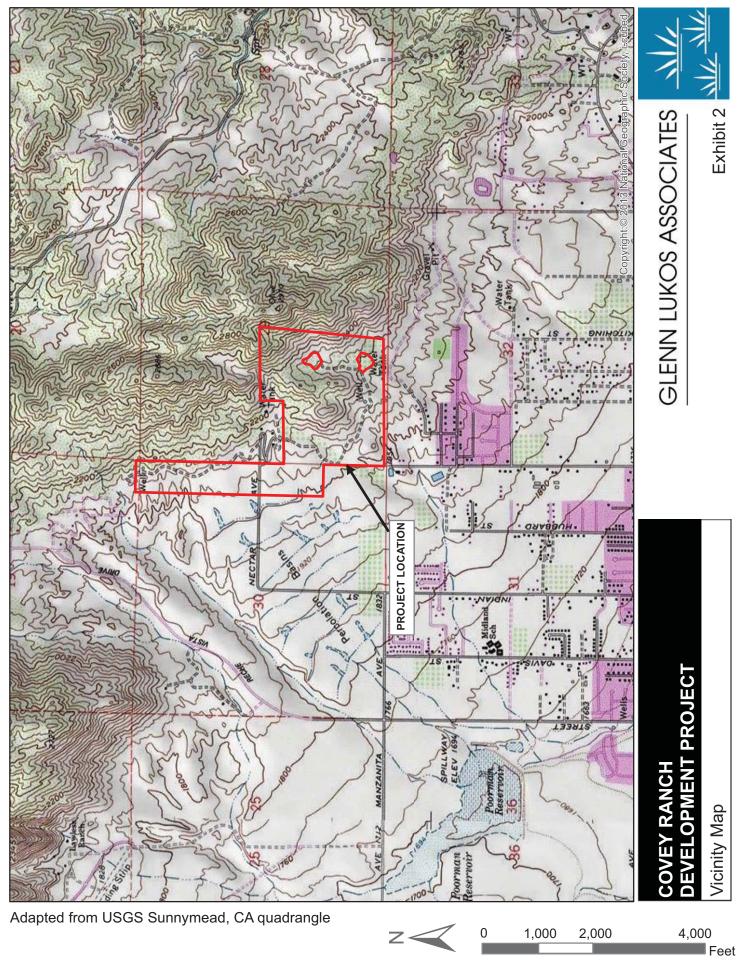
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Regional Map

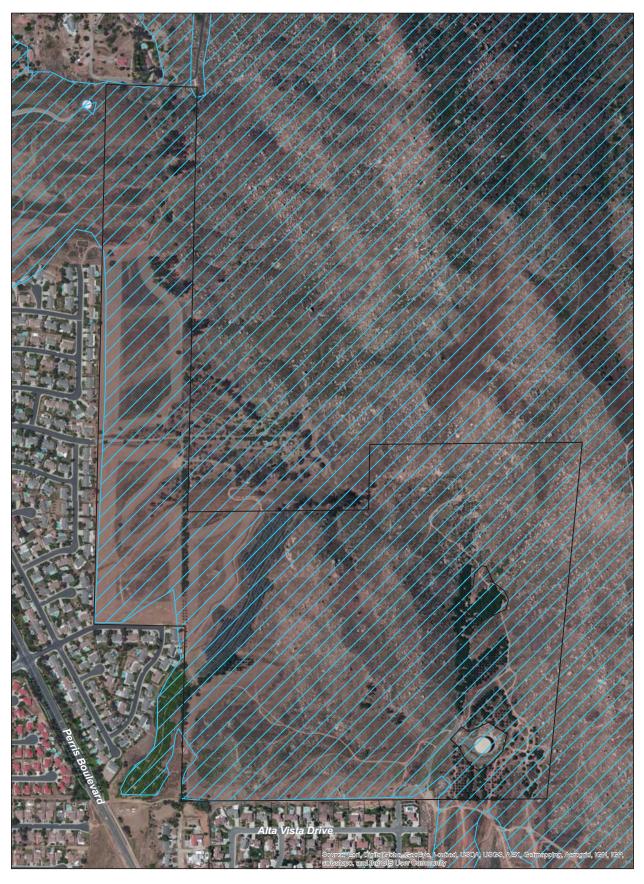


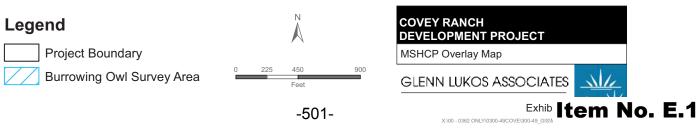
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Vicinity Map

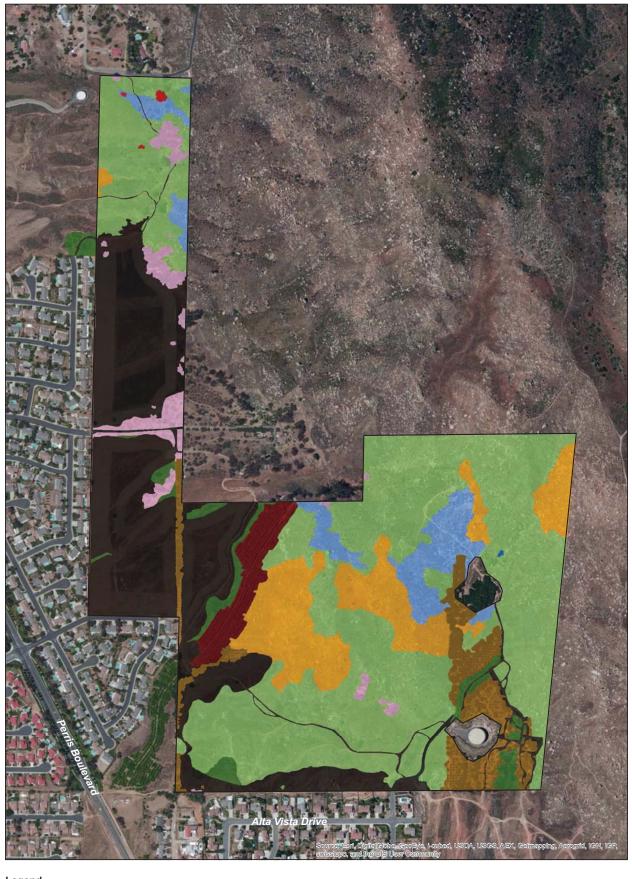


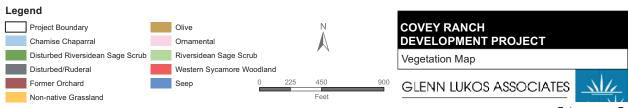
# MSHCP Overlay Map





Vegetation Map



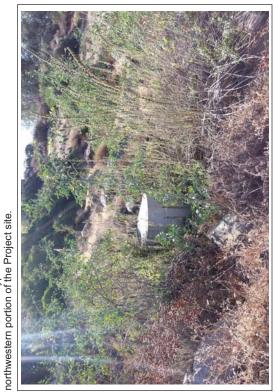


Site Photographs



Photograph 1: An October 15<sup>th</sup>, 2013 image, depicting an easterly view of the moderately sloping Riversidean sage scrub covered hills in the southeastern portion of the site. The trail shown here is proposed to be enhanced.

Photograph 2: An August  $28^{\rm th}$  2013 image, depicting a northerly view of disced fields and eucalyptus wind row found within several swales in the

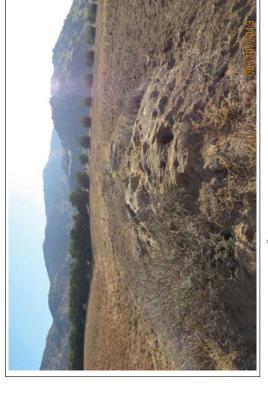


Photograph 3: An October  $15^{\rm th}$ , 2013 image, depicting a southerly view of a leaking well head located in the far northwest portion of the Project site.



# Development Project PROJECT NAME: Covey Ranch

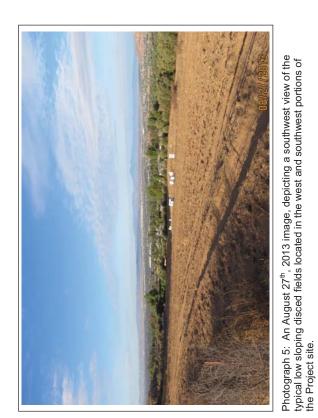




Photograph 6: An August 20th, 2013 image, depicting an easterly view of burrowing owl habitat in the foreground and an ornamental tree row traversing the field in front of the west facing slopes of Olive peak .



Photograph 8: An October 15<sup>th</sup>, 2013 image, depicting an easterly view of grasslands and omamental trees of the lowlands transitioning into chaparral covered slopes of the uplands, located in the central potion of the site.



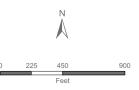
Photograph 7: An August 20th, 2013 image, depicting an easterly view of typical non-native grassland covered hills found in in the eastern portion of the Project site.

# Exhibit 6

Burrow Map









Soils Map



# Appendix A

Floral Compendium

### **APPENDIX A**

# **FLORAL COMPENDIUM**

The floral compendium lists species identified on the project site. Taxonomy follows the Jepson Manual Second Edition (Baldwin et. al. 2012) and, for sensitive species, the California Native Plant Society's Rare Plant Inventory, Online Edition v8-01a (CNPS 2013). Common plant names are taken from Roberts *et al.* (2004). An asterisk (\*) denotes a non-native species.

# **SCIENTIFIC NAME**

# **COMMON NAME**

# **ANGIOSPERMS-MONOCOTS**

#### **AGAVACEAE**

Hesperoyucca whipplei

#### **POACEAE**

- \* Avena barbata
- \* Bromus diandrus
- \* Bromus hordeaceus
- \* Bromus madritensis subsp. rubens
- \* Pennisetum setaceum

# **Century Plant Family**

chaparral yucca

### **Grass Family**

slender wild oat ripgut grass soft chess red brome fountaingrass

#### ANGIOSPERMS-DICOTS

#### **ADOXACEAE**

Sambucus nigra subsp. caerulea

#### **ANACARDIACEAE**

Malosma laurina Rhus aromatica Rhus ovata \* Schinus molle

# APOCYNACEAE

Funastrum cynanchoides

\* Nerium oleander

#### **ARECACEAE**

\* Washingtonia robusta

# **Elderberry Family**

blue elderberry

#### **Sumac Family**

laurel sumac fragrant sumac sugar bush pepper tree

### **Dogbane Family**

climbing milkweed common oleander

#### **Palm Family**

Mexican fan palm

#### **ASTERACEAE**

Agoseris grandiflora
Artemisia californica
Baccharis salicifolia
Bebbia juncea
Brickellia californica
Centaurea melitensis
Corethrogyne filaginifolia
Deinandra fasciculata
Deinandra paniculata
Encelia farinosa
Gutierrezia sarothrae
Helianthus annuus
Stephanomeria virgata

#### **BORAGINACEAE**

Amsinckia intermedia Phacelia viscida

#### **BRASSICACEAE**

\* Brassica geniculata

#### **CACTACEAE**

Cylindropuntia californica var. californica

#### **CHENOPODIACEAE**

\* Salsola tragus

#### **CONVOLVULACEAE**

Calystegia macrostegia

#### **EUPHORBIACEAE**

Croton setigerus

#### **FABACEAE**

\* Parkinsonia aculeata

# **FAGACEAE**

uercus berberidifolia

#### LAMIACEAE

\* Marrubium vulgare Salvia apiana Salvia columbariae Salvia mellifera

#### **Sunflower Family**

California dandelion
California sagebrush
mulefat
sweetbush
California brickellbush
tocalote
common sandaster
clustered tarplant
paniculate tarplant
brittlebush
matchweed
common sunflower
twiggy wreath plant

# **Borage Family**

common fiddleneck sticky phacelia

### **Mustard Family**

summer mustard

# **Cactus Family**

snake cholla

### **Goosefoot Family**

Russian thistle

### **Morning-Glory Family**

morning-glory

# **Spurge Family**

dove weed

#### **Legume Family**

Mexican palo verde

#### Oak Family

scrub oak

#### Mint Family

horehound white sage chia black sage **MYRTACEAE** 

\* Eucalyptus globulus

**ONAGRACEAE** 

Epilobium canum

**POLYGONACEAE** 

Eriogonum fasciculatum

**PLATANACEAE** 

Platanus racemosa

RHAMNACEAE

Ceanothus crassifolius

**ROSACEAE** 

Adenostoma fasciculatum

**SOLANACEAE** 

Datura wrightii

\* Nicotiana glauca Solanum douglasii

**URTICACEAE** 

Urtica dioica subsp. holosericea

**GYMNOSPERMS** 

**CUPRESSACEAE** 

\* Cupressus sempervirens

**Myrtle Family** 

blue gum

**Evening-Primrose Family** 

California fuchsia

**Buckwheat Family** 

California buckwheat

**Sycamore Family** 

western sycamore

**Buckthorn Family** 

hoaryleaf ceanothus

**Rose Family** 

chamise

**Nightshade Family** 

jimsonweed

tree tobacco

Douglas' nightshade

**Nettle Family** 

hoary nettle

**Cypress Family** 

Italian cypress

# Appendix B

Faunal Compendium

#### **APPENDIX B**

# **FAUNAL COMPENDIUM**

The faunal compendium lists species identified on the Project site. Scientific nomenclature and common names for vertebrate species referred to in this report follow Collins (2009) for amphibians and reptiles, Baker, et al. (2003) for mammals, and AOU Checklist (1998) for birds. An (\*) denotes non-native species.

**INSECTA** 

**HESPERIIDAE** 

Pyrgus communis

**LYCAENIDAE** 

Leptotes marina

**MANTIDAE** 

Litaneutria minor

RIODINIDAE

Apodemia virgulti

**TENEBRIONIDAE** 

Coelocnemis californica

**REPTILIA** 

**PHRYNOSOMATIDAE** 

Sceloporus orcutti Sceloporus occidentalis longipes Uta stansburiana elegansi

**TEIIDAE** 

Aspidoscelis tigris stejnegeri

**AVES** 

**ACCIPITRIDAE** 

Accipiter cooperii Buteo jamaicensis

**AEGITHALIDAE** 

Psaltriparus minimus

**INSECTS** 

Skippers

common checkered skipper

**Gossamer-Winged Butterflies** 

marine blue

**Mantids** 

minor ground mantis

**Metalmarks** 

Behr's Metalmark

**Darkling Beetles** 

broad-necked darkling beetle

REPTILES

**Spiny Lizards** 

granite spiny lizard Great Basin fence lizard western side-blotched lizard

**Whiptails And Relatives** 

coastal whiptail

**BIRDS** 

**Hawks And Old World Vultures** 

Cooper's hawk red-tailed hawk

**Long-Tailed Tits And Bushtits** 

bushtit

**CATHARTIDAE** 

Cathartes aura

New World Vultures

turkey vulture

**COLUMBIDAE** 

enaida macroura

mourning dove

**Pigeons And doves** 

**CORVIDAE** 

Aphelocoma californica Corvus brachyrhynchus

Corvus corax

**Crows And Jays** 

western scrub-jay American crow

common raven

**EMBERIZIDAE** 

Aimophila ruficeps canescens

Artemisiospiza belli belli

Melozone crissalis Pipilo maculatus

sparrow

**Emberizids** 

Bell's sage sparrow

California towhee

spotted towhee

**FALCONIDAE** 

Falco sparverius

CARACARAS AND FALCONS

American kestrel

**FRINGILLIDAE** 

Haemorhous mexicanus

Spinus psaltria

Fringilline And Cardueline Finches and

southern California rufous-crowned

Allies

house finch

lesser goldfinch

**ICTERIDAE** 

Sturnella neglecta

Blackbirds

western meadowlark

**MIMIDAE** 

Mimus polyglottos

Toxostoma redivivum

**Mockingbirds And Thrashers** 

northern mockingbird

California thrasher

**ODONTOPHORIDAE** 

Callipepla californica

**New World Quails** 

California quail

**PICIDAE** 

Picoides nuttallii

**Woodpeckers and Allies** 

Nuttall's woodpecker

**SYLVIIDAE** 

**Old World Warblers** 

Chamaea fasciata

**STRIGIDAE** 

Bubo virginianus

**TROCHILIDAE** 

Archilochus alexandri Calypte anna Selasphorus sasin

**TROGLODYTIDAE** 

Catherpes mexicanus Thryomanes bewickii

**TYRANNIDAE** 

Sayornis nigricans Tyrannus verticalis Tyrannus vociferans

**TYTONIDAE** 

Tyto alba

**MAMMALIA** 

**CANIDAE** 

Canis latrans

**CERVIDAE** 

Odocoileus hemionus

**EQUIDAE** 

Equus assinus\*

**FELIDAE** 

Lynx rufus

**LEPORIDAE** 

Sylvilagus audubonii

**SCIURIDAE** 

Otospermophilus beecheyi

wrentit

**Typical Owls** 

great horned owl

Hummingbirds

black-chinned hummingbird Anna's hummingbird Allen's hummingbird

Wrens

canyon wren Bewick's wren

**Tyrant Flycatchers** 

black phoebe western kingbird Cassin's kingbird

**Barn Owls** 

barn owl

**MAMMALS** 

Foxes, Wolves And Allies

coyote

Deer

mule deer

Horses

feral ass

Cats

bobcat

**Rabbits And Hares** 

Audubon's (desert) cottontail

**Squirrels, Chipmunks, And Marmots** 

California ground squirrel

# Appendix C

Jurisdictional Delineation Report

Mr. John Condas Allen Matkins Leck Gamble Mallory & Natsis, LLP 1900 Main Street 5<sup>th</sup> Floor Irvine, California 92614

SUBJECT: Jurisdictional Delineation of the Covey Ranch Development Project, a 203.52-Acre Property Located in the City of Moreno Valley, Riverside County, California.

#### Dear Mr. Condas:

This letter report summarizes our preliminary findings of U.S. Army Corps of Engineers (Corps), Santa Ana Regional Water Quality Control Board (Regional Board), and California Department of Fish and Wildlife (CDFW) jurisdiction for the above-referenced property.<sup>1</sup>

The Covey Ranch Development Project (Project) comprises approximately 203.52 acres of land, and is located within Assessor's Parcel Numbers 474-490-024, 474-490-025, and 474-040-032. The Project boundary is located at latitude 33.967517 and longitude -117.215872 and is bordered by Casey Court to the North, Alta Vista Drive to the south, Perris Boulevard to the west and the southwest-facing slopes of Olive Peak to the east. The eastern and northern boundaries of the Project site are aligned with the Moreno Valley city boundary. The Project site is depicted on the Sunnymead, California, USGS 7.5" quadrangle map in Sections 29 and 30, Township 2 South, and Range 3 West (dated 1967 and photorevised in 1980) [Exhibit 2 – Vicinity Map].

On October 15, 2013, regulatory specialists from Glenn Lukos Associates, Inc. (GLA) examined the Project site to determine the limits of Corps jurisdiction pursuant to Section 404 of the Clean Water Act (CWA), Regional Board jurisdiction pursuant to Section 401 of the CWA and Section 13260 of the California Water Code (CWC) [the Porter-Cologne Act], and CDFW jurisdiction pursuant to Division 2, Chapter 6, Sections 1600-1616 of the Fish and Game Code. Enclosed is a 450-scale map [Exhibit 3], which depicts the limits of Corps, Regional Board, and CDFW

<sup>&</sup>lt;sup>1</sup> This report presents our best effort at estimating the subject jurisdictional boundaries using the most up-to-date regulations and written policy and guidance from the regulatory agencies. Only the regulatory agencies can make a final determination of jurisdictional boundaries. If a final jurisdictional determination is required, GLA can assist in getting written confirmation of jurisdictional boundaries from the agencies.

jurisdiction. Photographs to document the topography, vegetative communities, and general widths of streambeds are provided as Exhibit 4 and a soils map is included as Exhibit 5.

Potential Corps and Regional Board jurisdiction associated with the Project site totals 0.01 acre, none of which consists of jurisdictional wetlands, and a total of 620 linear feet of streambed is present. Based upon the Project site plan, there will be no temporary or permanent impact to Corps or Regional Board jurisdiction. As a result, no permits are necessary from the Corps or Regional Board.

Potential CDFW jurisdiction associated with the Project site totals 0.01 acre, none of which consists of vegetated riparian habitat, and a total of 620 linear feet of streambed is present. Based upon the Project site plan, there will be no temporary or permanent impact to CDFW jurisdiction. As a result, no agreement is necessary from the CDFW.

### I. METHODOLOGY

Prior to beginning the field delineation a 200-scale color aerial photograph, a 200-scale topographic base map of the property, and the previously cited USGS topographic map were examined to determine the locations of potential areas of Corps/Regional Board/CDFW jurisdiction. Suspected jurisdictional areas were field checked for the presence of definable channels and/or wetland vegetation, soils and hydrology. Suspected wetland habitats on the site were evaluated using the methodology set forth in the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual<sup>2</sup> (Wetland Manual), the Corps' 2008 Arid West Supplement to the 1987 Wetland Manual, and the 2010 Ordinary High Water Mark Manual. While in the field, the jurisdictional areas were recorded onto a 200-scale color aerial photograph using visible landmarks.

#### A. Soil Mapping

The Soil Conservation Service (SCS)<sup>3</sup> has mapped the following eleven soil types as occurring within the general vicinity of the Project site [Exhibit 5]. The following soil types occur (currently or historically) within the overall Project site:

#### Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded (CkF2)

<sup>&</sup>lt;sup>2</sup> Environmental Laboratory. 1987. <u>Corps of Engineers Wetlands Delineation Manual</u>, Technical Report Y-87-1, U.S. Army Engineer Waterways Experimental Station, Vicksburg, Mississippi.

<sup>&</sup>lt;sup>3</sup> SCS is now known as the National Resource Conservation Service or NRCS.

This hilly to very steep soil occurs on uplands. Rock outcrops occupy 2 to 10 percent of the surface. The A horizon is sandy loam to fine sandy loam. The C1 horizon is light yellowish-brown to reddish-brown loamy sand to gravelly coarse sand. The C2 horizon is weathered granodiorite that has moderately thick clay films and thin coatings of silica in fractured planes. Depth to the granodiorite commonly ranges from 10 to 22 inches. Bedrock crops out in some places. Included with this soil in mapping are small areas of Vista coarse sandy loam, Fallbrook sandy loam, Firant fine sandy loam, and Escondido fine sandy loam. Also included are small areas having a rocky loamy sand or cobbly fine sandy loam surface layer. Permeability of this soil is rapid, and the available water holding capacity is 1.0 to 1.5 inches. Runoff is rapid, and the hazard of erosion is high. The root zone is 10 to 22 inches deep. Natural fertility is very low. This soil is used for range.

# Fallbrook fine sandy loam, shallow, 8 to 15 percent slopes, eroded (FkD2)

The profile of this soil has a fine sandy loam surface layer and is 10 to 20 inches deep to weathered rock. Included with this soil in mapping are a few small areas having a gravelly fine sandy loam or a very fine sandy loam surface layer. The available water holding capacity of this soil is 2.0 to 3.0 inches. Runoff is medium, and the hazard of erosion is moderate. Natural fertility is moderately low. This soil is used for dryland grain and pasture, for irrigated citrus, and for homesites.

# Fallbrook rocky sandy loam, shallow, 15 to 50 percent slopes, eroded (FcF2)

The profile of this soil has a rocky sandy loam surface layer and is 10 to 20 inches deep to weathered rock. Outcrops of granitic rocks cover 2 to 10 percent of the surface. Included with this soil in mapping are areas that are 20 to 36 inches deep to weathered rock. Also included area areas having a rocky fine sandy loam surface layer. The available water holding capacity of this soil is 1.5 to 3.0 inches. Runoff is rapid, and the hazard of erosion is high. Natural fertility is low. This soil is used for range, for wildlife habitat, and as a source of water.

#### Fallbrook sandy loam, shallow 15 to 35 percent slopes, eroded (FbF2)

The profile of this soil has a sandy loam surface layer and is 10 to 20 inches deep to weathered rock. Included in mapping are a few small areas that are 20 to 36 inches deep to weathered rock. Some small included areas have a very fine sandy loam surface layer. Other inclusions are severely eroded. The available water holding capacity of this soil is 2.0 to 3.0 inches. Runoff is rapid, and the hazard of erosion is high. Natural fertility is moderately low. This soil is used for range and as a source of water.

Hanford coarse sandy loam, 2 to 8 percent slopes (HcC)

This gently to moderately sloping soil occurs on alluvial fans. The A horizon is neutral to slightly acid in reaction and pale brown to dark grayish brown in color. The C1 horizon is generally slightly acid to neutral coarse sandy loam to sandy loam. The C2 and C3 horizons are slightly acid to mildly alkaline, light yellowish-brown to brown, stratified loamy sand and coarse sandy loam. Included with this soil in mapping are small areas of Tujunga loamy sand, Greenfield sandy loam, and Ramona sandy loam. Some included areas have a gravelly coarse sandy loam or fine sandy loam surface layer. Also included are some small areas of braided stream channels. This soil is well drained. Its permeability is moderately rapid. Runoff is slow to medium, and the hazard of erosion is slight to moderate. The available water holding capacity is 5.0 to 7.5 inches. The root zone is more than 60 inches deep. Natural fertility is moderate. This Hanford soil is used for irrigated alfalfa, potatoes, and citrus, for dryland grain and pasture, and for homesites.

# Hanford coarse sandy loam, 8 to 15 percent slopes, eroded (HcD2)

Rills, shallow gullies, and areas of deposition occur on this soil. Included in mapping are several areas with gravelly sandy loam surface layer. Also included are a few small areas having slopes of 15 to 25 percent and small areas of stream channel erosion. This soil is somewhat excessively drained. Runoff is medium, and the hazard of erosion is moderate. This soil is used for irrigated citrus, truck crops, and grapes, for dryland grain and pasture, and for nonfarm purposes.

# Monserate sandy loam, 8 to 15 percent slopes, eroded (MmD2)

Included with this soil in the mapping are small areas that are 36 to 54 inches deep to the silicacemented pan. Some small areas having slopes of 15 to 25 percent and some areas with less clay in the subsoil are also included. About one-tenth of the acreage is made up of inclusions where the surface layer is fine sandy loam. Runoff is medium on this soil, and the hazard of erosion is moderate. This soil is used for irrigated citrus, for dryland grain and pasture, and for nonfarm purposes.

#### Monserate sandy loam, shallow, 15 to 25 percent slopes, severely eroded (MnE3)

The profile of this soil is similar to that described for the Monserate series, but it is 10 to 20 inches deep to the silica-cemented pan, has a reddish-brown surface layer, and has a sandy clay subsoil. Many small areas of exposed subsoil and many gullies and rills occur. Included with this soil in mapping are a few small areas with a gravelly sandy loam surfaces layer. This available water holding capacity of this soil is 2.0 to 4.0 inches. Runoff is very rapid, and the hazard of erosion is very high. Natural fertility is moderately low. This soil is used for range. **Rockland (RtF)** 

Rockland has granite boulders and rock outcrops that cover 35 to 60 percent or more of the surface. In the small areas between the outcrops and boulders is light grayish-brown to grayish-brown, slightly acid to medium acid loamy sand to sandy loam. Slopes range from 15 to 75 percent. This land type provides limited forage for wildlife from annual grasses and forbs. This land is used for a wildlife habitat and as a source of water.

# Terrace escarpments (TeG)

Terrace escarpments consist of variable alluvium on terraces or barrancas. Slopes range from 30 to 75 percent. Small areas of recently deposited alluvium may be near the bottom of the escarpments. This land type may have exposed "rim pan," gravel, cobblestones, stones, or large boulders in variable quantities. Approximately one-fourth of the acreages is made up of eroded spots and active gullies that head toward the terrace top. This land is unaltered alluvial outwash derived from granite, gabbro, metamorphosed sandstone, sandstone, or mica-schist. It has various soil profiles that are commonly truncated. The material is light grayish brown to brown in color and slightly acid to neutral in reaction. Vegetation is annual grasses, salvia, flat-top buckwheat, and chamise. This land is generally idle where it is included in tilled fields, but if the fields are pastured, some forage is provided. Where this land is near areas of cropland, it furnishes a habitat for small game, such as rabbits, doves, and quail.

#### Vista coarse sandy loam, 15 to 35 percent slopes, eroded (VsF2)

The Vista series consists of moderately deep, well drained soils that formed in material weathered from decomposed granitic rocks. Vista soils are found on hills and mountainous uplands and have slopes of 2 to 85 percent. The profile of this soil is similar to that described for the Vista series, but it has a grayish-brown surface layer. Included with this soil in mapping are areas that are 36 to 54 inches deep to weathered granite. Also included are areas of Vista soils that have a fine sandy loam surface layer and areas having slopes of 35 to 50 percent. Runoff is medium on this soil, and the hazard of erosion is moderate. This soil is used for dryland pasture and, where included in fields of more suitable soils, for irrigated citrus. It is also used for homesites.

None of these soil units are identified as hydric in the SCS's publication, <u>Hydric Soils of the United States</u><sup>4</sup>. Additionally, none of these soils are listed as hydric in the SCS's Hydric Soils List for Western Riverside County.

#### II JURISDICTION

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<sup>&</sup>lt;sup>4</sup> United States Department of Agriculture, Soil Conservation Service. 1991. <u>Hydric Soils of the United States</u>, 3rd Edition, Miscellaneous Publication Number 1491. (In cooperation with the National Technical Committee for Hydric Soils.)

### A. Corps Jurisdiction

Pursuant to Section 404 of the CWA, the Corps regulates the discharge of dredged and/or fill material into waters of the United States. The term "waters of the United States" is defined in Corps regulations at 33 CFR Part 328.3(a) as:

- (1) All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters, which are subject to the ebb and flow of the tide;
- (2) All interstate waters including interstate wetlands;
- (3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect foreign commerce including any such waters:
  - (i) Which are or could be used by interstate or foreign travelers for recreational or other purposes; or
  - (ii) From which fish or shell fish are or could be taken and sold in interstate or foreign commerce; or
  - (iii) Which are used or could be used for industrial purpose by industries in interstate commerce...
- (4) All impoundments of waters otherwise defined as waters of the United States under the definition;
- (5) Tributaries of waters identified in paragraphs (a) (1)-(4) of this section;
- (6) The territorial seas:

(7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) (1)-(6) of this section.

Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA (other than cooling ponds as defined in 40 CFR 123.11(m) which also meet the criteria of this definition) are not waters of the United States.

(8) Waters of the United States do not include prior converted cropland.<sup>5</sup> Notwithstanding the determination of an area's status as prior converted cropland by any

<sup>&</sup>lt;sup>5</sup> The term "prior converted cropland" is defined in the Corps' Regulatory Guidance Letter 90-7 (dated September 26, 1990) as "wetlands which were both manipulated (drained or otherwise physically altered to remove excess water from the land) and cropped before 23 December 1985, to the extent that they no longer exhibit important

other federal agency, for the purposes of the Clean Water Act, the final authority regarding CWA jurisdiction remains with the U.S. Environmental Protection Agency (EPA).

In the absence of wetlands, the limits of Corps jurisdiction in non-tidal waters, such as intermittent streams, extend to the ordinary high water mark (OHWM) which is defined at 33 CFR 328.3(e) as:

...that line on the shore established by the fluctuation of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

# 1. Solid Waste Agency of Northern Cook County v. United States Army Corps of Engineers, et al.

Pursuant to Article I, Section 8 of the U.S. Constitution, federal regulatory authority extends only to activities that affect interstate commerce. In the early 1980s the Corps interpreted the interstate commerce requirement in a manner that restricted Corps jurisdiction on isolated (intrastate) waters. On September 12, 1985, EPA asserted that Corps jurisdiction extended to isolated waters that are used or could be used by migratory birds or endangered species, and the definition of "waters of the United States" in Corps regulations was modified as quoted above from 33 CFR 328.3(a).

On January 9, 2001, the Supreme Court of the United States issued a ruling on *Solid Waste Agency of Northern Cook County v. United States Army Corps of Engineers, et al.* (SWANCC). In this case the Court was asked whether use of an isolated, intrastate pond by migratory birds is a sufficient interstate commerce connection to bring the pond into federal jurisdiction of Section 404 of the CWA.

The written opinion notes that the court's previous support of the Corps' expansion of jurisdiction beyond navigable waters (*United States v. Riverside Bayview Homes, Inc.*) was for a wetland that <u>abutted</u> a navigable water and that the court did not express any opinion on the question of the authority of the Corps to regulate wetlands that are not adjacent to bodies of open water. The current opinion goes on to state:

wetland values. Specifically, prior converted cropland is <u>inundated for no more than 14 consecutive days</u> during the growing season..." [Emphasis added.]

In order to rule for the respondents here, we would have to hold that the jurisdiction of the Corps extends to ponds that are not adjacent to open water. We conclude that the text of the statute will not allow this.

Therefore, we believe that the court's opinion goes beyond the migratory bird issue and says that no isolated, intrastate water is subject to the provisions of Section 404(a) of the CWA (regardless of any interstate commerce connection). However, the Corps and U.S. Environmental Protection Agency (EPA) have issued a joint memorandum, which states that they are interpreting the ruling to address only the migratory bird issue and leaving the other interstate commerce clause nexuses intact.

# 2. Rapanos v. United States and Carabell v. United States

On June 5, 2007, the EPA and Corps issued joint guidance that addresses the scope of jurisdiction pursuant to the CWA in light of the Supreme Court's decision in the consolidated cases *Rapanos v. United States* and *Carabell v. United States* ("Rapanos"). The chart below was provided in the joint EPA/Corps guidance.

For project sites that include waters other than Traditional Navigable Waters (TNWs) and/or their adjacent wetlands or Relatively Permanent Waters (RPWs) tributary to TNWs and/or their adjacent wetlands as set forth in the chart below, the Corps must apply the significant nexus standard, that includes the data set forth in the *Approved Jurisdictional Determination Form*.

For "isolated" waters or wetlands, the joint guidance also requires an evaluation by the Corps and EPA to determine whether other interstate commerce clause nexuses, not addressed in the SWANCC decision are associated with isolated features on project sites for which a jurisdictional determination is being sought from the Corps. The information pertaining to isolated waters is also included on the *Approved Jurisdictional Determination Form*.

The agencies will assert jurisdiction over the following waters:

- Traditional navigable waters
- Wetlands adjacent to traditional navigable waters
- Non-navigable tributaries of traditional navigable waters that are relatively permanent where the tributaries typically flow year-round or have continuous flow at least seasonally (e.g., typically three months)
- Wetlands that directly abut such tributaries

The agencies will decide jurisdiction over the following waters based on a fact-specific analysis to determine whether they have a significant nexus with a traditional navigable water:

- Non-navigable tributaries that are not relatively permanent
- Wetlands adjacent to non-navigable tributaries that are not relatively permanent
- Wetlands adjacent to but that do not directly abut a relatively permanent non-navigable tributary

The agencies generally will not assert jurisdiction over the following features:

- Swales or erosional features (e.g., gullies, small washes characterized by low volume, infrequent or short duration flow)
- Ditches (including roadside ditches) excavated wholly in and draining only uplands and that do not carry a relatively permanent flow of water

The agencies will apply the significant nexus standard as follows:

- A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by all wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical and biological integrity of downstream traditional navigable waters
- Significant nexus includes consideration of hydrologic and ecologic factors

### 3. Corps Preliminary Jurisdictional Determination

A *Corps Preliminary Jurisdictional Determination Form* may be used to concede Corps jurisdiction where all streambeds within the project area are considered Corps jurisdictional waters. The project would be able to move forward pursuant to Corps Regulatory Guidance Letter (RGL) 08-02, issued on June 26, 2008, which allows the Corps to issue preliminary jurisdictional determinations (Preliminary JD) for a project. A Preliminary JD allows a project to move forward by setting aside/voluntarily waiving questions regarding CWA jurisdiction over drainages onsite in the interest of allowing expeditiously obtaining a Section 404 Permit.

#### As stated in RGL 08-02:

While a landowner, permit applicant, or other affected party can elect to request and obtain an approved JD, he or she can also decline to request an approved JD, and instead obtain a Corps individual or general permit authorization based on either a preliminary JD, or, in appropriate circumstances (such as authorizations by non-reporting nationwide general permits), no JD whatsoever. The Corps will determine what form of JD is appropriate for any particular circumstance based on all the relevant factors, to include, but not limited to, the applicant's preference, what kind of permit authorization is being used (individual permit versus general permit), and the nature of the proposed activity needing authorization.

The Corps typically completes Preliminary JDs within 60 days of receipt of the request for such a determination. If the Corps project manager cannot complete the Preliminary JD within the 60-day timeframe, they must provide their supervisor, who would also provide the applicant, with a schedule to complete the determination (i.e., unlike the Rapanos significant nexus guidelines, there is a specific timeframe to complete the Preliminary JD and move forward with the jurisdictional determination, without uncertainty, and the EPA will not be involved with the Preliminary JD process as the Corps is not required to coordinate with the EPA to review Preliminary JDs).

### 4. Wetland Definition Pursuant to Section 404 of the Clean Water Act

The term "wetlands" (a subset of "waters of the United States") is defined at 33 CFR 328.3(b) as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support...a prevalence of vegetation typically adapted for life in saturated soil conditions." In 1987 the Corps published a manual to guide its field personnel in determining jurisdictional wetland boundaries. The methodology set forth in the 1987 Wetland Delineation Manual and the Arid West Supplement generally require that, in order to be considered a wetland, the vegetation, soils, and hydrology of an area exhibit at least minimal hydric characteristics. While the manual and Supplement provide great detail in methodology and allow for varying special conditions, a wetland should normally meet each of the following three criteria:

- more than 50 percent of the dominant plant species at the site must be typical of wetlands (i.e., rated as facultative or wetter in the Corps 2013 National Wetland Plant List<sup>6</sup>);
- soils must exhibit physical and/or chemical characteristics indicative of permanent or periodic saturation (e.g., a gleyed color, or mottles with a matrix of low chroma indicating a relatively consistent fluctuation between aerobic and anaerobic conditions); and
- Whereas the 1987 Manual requires that hydrologic characteristics indicate that the ground is saturated to within 12 inches of the surface for at least five percent of the growing season during a normal rainfall year, the Arid West Supplement does not include a quantitative criteria with the exception for areas with "problematic hydrophytic vegetation", which require a minimum of 14 days of ponding to be considered a wetland.

<sup>&</sup>lt;sup>6</sup> Lichvar, R.W. 2013. <u>National Wetland Plant List: 2013 Wetland Ratings</u>. Phytoneuron 2013-49: 1-241. U.S. Army Corps of Engineers.

#### B. Regional Water Quality Control Board

Subsequent to the SWANCC decision, the Chief Counsel for the State Water Resources Control Board issued a memorandum that addressed the effects of the SWANCC decision on the Section 401 Water Quality Certification Program.<sup>7</sup> The memorandum states:

California's right and duty to evaluate certification requests under section 401 is pendant to (or dependent upon) a valid application for a section 404 permit from the Corps, or another application for a federal license or permit. Thus if the Corps determines that the water body in question is not subject to regulation under the COE's 404 program, for instance, no application for 401 certification will be required...

The SWANCC decision does not affect the Porter Cologne authorities to regulate discharges to isolated, non-navigable waters of the states....

Water Code section 13260 requires "any person discharging waste, or proposing to discharge waste, within any region that could affect the waters of the state to file a report of discharge (an application for waste discharge requirements)." (Water Code § 13260(a)(1) (emphasis added).) The term "waters of the state" is defined as "any surface water or groundwater, including saline waters, within the boundaries of the state." (Water Code § 13050(e).) The U.S. Supreme Court's ruling in SWANCC has no bearing on the Porter-Cologne definition. While all waters of the United States that are within the borders of California are also waters of the state, the converse is not true—waters of the United States is a subset of waters of the state. Thus, since Porter-Cologne was enacted California always had and retains authority to regulate discharges of waste into any waters of the state, regardless of whether the COE has concurrent jurisdiction under section 404. The fact that often Regional Boards opted to regulate discharges to, e.g., vernal pools, through the 401 program in lieu of or in addition to issuing waste discharge requirements (or waivers thereof) does not preclude the regions from issuing WDRs (or waivers of WDRs) in the absence of a request for 401 certification....

In this memorandum the SWRCB's Chief Counsel has made the clear assumption that fill material to be discharged into isolated waters of the United States is to be considered equivalent to "waste" and therefore subject to the authority of the Porter Cologne Water Quality Act. However, while providing a recounting of the Act's definition of waters of the United States, this memorandum fails to also reference the Act's own definition of waste:

"Waste" includes sewage and any and all other waste substances, liquid, solid, gaseous, or radioactive, associated with human habitation, or of human or animal origin, or from any

Item No. E.1

<sup>&</sup>lt;sup>7</sup> Wilson, Craig M. January 25, 2001. Memorandum addressed to State Board Members and Regional Board Executive Officers.

producing, manufacturing, or processing operation, including waste placed within containers of whatever nature prior to, and for purposes of, disposal.

The lack of inclusion of a reference to "fill material," "dirt," "earth" or other similar terms in the Act's definition of "waste," or elsewhere in the Act, suggests that no such association was intended. Thus, the Chief Counsel's memorandum signals that the SWRCB is attempting to retain jurisdiction over discharge of fill material into isolated waters of the United States by administratively expanding the definition of "waste" to include "fill material" without actually seeking amendment of the Act's definition of waste (an amendment would require action by the state legislature). Consequently, discharge of fill material into waters of the State not subject to the jurisdiction of the Corps pursuant to Section 404 of the Clean Water Act may require authorization pursuant to the Porter Cologne Act through application for waste discharge requirements (WDRs) or through waiver of WDRs, despite the lack of a clear regulatory imperative.

# C. California Department of Fish and Wildlife

Pursuant to Division 2, Chapter 6, Sections 1600-1616 of the California Fish and Game Code, the CDFW regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake, which supports fish or wildlife.

CDFW defines a "stream" (including creeks and rivers) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation." CDFW's definition of "lake" includes "natural lakes or manmade reservoirs."

CDFW jurisdiction within altered or artificial waterways is based upon the value of those waterways to fish and wildlife. The CDFW Legal Advisor has prepared the following opinion:

- Natural waterways that have been subsequently modified and which have the potential to contain fish, aquatic insects and riparian vegetation will be treated like natural waterways...
- Artificial waterways that have acquired the physical attributes of natural stream courses and
  which have been viewed by the community as natural stream courses, should be treated by
  [CDFW] as natural waterways...
- Artificial waterways without the attributes of natural waterways should generally not be subject to Fish and Game Code provisions...

Thus, CDFW jurisdictional limits closely mirror those of the Corps. Exceptions are CDFW's exclusion of isolated wetlands (those not associated with a river, stream, or lake), the addition of artificial stock ponds and irrigation ditches constructed on uplands, and the addition of riparian habitat supported by a river, stream, or lake regardless of the riparian area's federal wetland status.

#### III. RESULTS

#### A. Corps Jurisdiction

Potential Corps jurisdiction associated with the Project site totals 0.01 acre, none of which consists of jurisdictional wetlands. A total of 620 linear feet of streambed is present.

The Project site comprises approximately 203.52 acres of predominately Riversidean sage scrub (RSS) and chamise chaparral (CC) in the undisturbed areas and ruderal and ornamental vegetation within the disturbed areas. The site currently contains disked fields within the western portion of the Project, in addition to olive and citrus orchards. The Project site does not contain any USGS mapped blue-line drainages. Two ephemeral drainage features and multiple erosional features (rills) and swales traverse the Project site.

Potential Corps jurisdiction within the Project site includes two drainage features, described herein as Drainages 1 and 2. Both on-site drainages are small ephemeral streambeds that exhibit an OHWM with several characteristics of stream flow, including destruction of terrestrial vegetation, terracing, change in soil characteristics, debris wracking, and/or water marks. As a result, these drainages exhibit the potential for regulation by the Corps pursuant to Section 404 of the CWA. Additionally, several erosional rills and/or swales occur within portions of the Project site. These features do not exhibit an OHWM, nor do they exhibit a defined bed or bank; therefore, these features would not be regulated by the Corps under the CWA.

The boundaries of Corps waters are depicted in Exhibit 3. Table One below outlines the total acreage and linear footage of potential Corps jurisdiction on site. Drainage 1, Drainage 2, and other features are described in more detail further below.

Table One: Potential Corps Jurisdiction On Site

Drainage	Potential Corps Non-Wetland Waters (Acres)	Potential Corps Jurisdictional Wetlands (Acres)	Potential Corps Waters (Acres)	Total Linear Feet
Drainage 1	0.01	0	0.01	451
Drainage 2	0.004	0	0.004	169
Total	0.01	0	0.01	620

# 1. Drainage 1

Potential Corps jurisdiction associated with Drainage 1 totals 0.01 acre, none of which consists of jurisdictional wetlands. A total of 451 linear feet of streambed is present.

Drainage 1 is a small, shallow, and unvegetated ephemeral drainage that originates on-site at the southern perimeter of an olive grove located in the southeastern portion of the Project site. Drainage 1 exhibits an OHWM ranging between one (1) and three (3) feet and supports hydrological evidence of storm water flow in the form of debris wracks and a change in streambed soil composition. Drainage 1 flows discontinuously over a distance of approximately 451 linear feet and conveys stormwater flow from the north to the south for a short distance before entering the EMWD's southern outparcel where it flows around and under a water tank via cement culverts before continuing as a defined ephemeral streambed. The streambed resumes just south of the water tank and continues in a southerly direction until reaching the southern boundary of the Project site. The drainage feature continues off-site to the south where the shallow but defined streambed dissipates and runoff water then sheet flows before entering a v-ditch. The v-ditch conveys runoff to an underground storm water drainage system which is ultimately tributary to the Perris Valley Storm Drain, which is tributary to the San Jacinto River (a RPW), which is tributary to Lake Elsinore, which is tributary to Alberhill Creek/Temescal Wash (a RPW), which is tributary to the Santa Ana River (A RPW), which is tributary to the Pacific Ocean (s TNW).

The narrow stream bed of Drainage 1 is unvegetated and the upland areas are dominated by olive trees (*Olea europaea*, UPL), California sagebrush (*Artemisia californica*, UPL), and California buckwheat (*Eriogonum fasciculatum*, UPL).

# 2. Drainage 2

Potential Corps jurisdiction associated with Drainage 2 totals less than 0.01 acre, none of which consists of jurisdictional wetlands. A total of 169 linear feet of streambed is present.

Drainage 2 is a small drainage that originates on-site at the terminus of a swale that begins off-site to the east of the Project. Drainage 2 exhibits an OHWM of one (1) foot and exhibits hydrological evidence of storm water flow in the form of debris wracks and a change in streambed soil composition. Drainage 2 flows east to west for a distance of approximately 169 linear feet before it exits the property. Drainage 2 is tributary to an unnamed blue line drainage, which is tributary to an unnamed canal that is tributary to the San Jacinto River (RPW), which is tributary to Lake Elsinore, which is tributary to Alberhill Creek/Temescal Wash (a RPW), which is tributary to the Santa Ana River (A RPW), which is tributary to the Pacific Ocean (s TNW).

The stream bed of Drainage 2 is unvegetated and the upland areas are dominated by non-native grassland species, California sagebrush (UPL), and California buckwheat (UPL).

#### on- urisdictional ater ell

The Project site contains a well as identified in the Sunnymead California USGS quadrangle map (dated 1967, photorevised in 1980). The wellhead is located in the northernmost portion of the Project site and is approximately four feet in diameter. A small and continuous flow of water spills from a hatch on the top of the wellhead and runs downslope toward the west. The minimal flow of water dissipates rapidly down slope of the wellhead and supports a small patch of stinging nettle (*Urtica dioica*, FAC). Vegetation upslope of the well head is consistent with the surrounding upland vegetation community suggesting that the hydrophitic vegetation below the wellhead is persisting under conditions supported by the leaking water. In the absence of the water currently provided from the wellhead, it is likely that the hydrophitic vegetation would not persist. As this vegetation is supported by a leaking well, which may be removed, it is not subject to Corps jurisdiction under 404 of the CWA.

# on- urisdictional Swales

The Project site supports multiple non-jurisdictional swales, which mostly originate and terminate on-site with the exception of four swales that traverse the narrow portion of the site in the northwest, which originate off-site in the hills to the east. The swales do not support an OHWM, nor a defined bed or bank, and as a result are not subject to Corps jurisdiction pursuant to Section 404 of the CWA. Vegetation types associated with the swales are mostly dominated by upland species such as Riversidean sage scrub and/or chamise chaparral habitat; and some ornamental vegetation.

### B. Regional Water Quality Control Board Jurisdiction

The drainage features described above that have been determined to be potential Corps jurisdictional waters subject to regulation pursuant to Section 404 of the CWA (0.01 acre, as well as 620 linear feet of streambed) are also potentially subject to regulation by the Regional Board pursuant to Section 401 of the CWA. As a result, these drainages do not need to be addressed separately pursuant to Section 13260 of the CWC, the Porter-Cologne Act.

A graphic depicting the limits of potential Regional Board jurisdiction is attached as Exhibit 3. Table Two below outlines the total acreage and linear footage of potential Regional Board jurisdiction on site. Drainages 1 and 2 are further described below.

**Table Two: Potential Regional Board Jurisdiction On Site** 

Drainage	Total Regional Board Non-Wetland	Total Regional Board Jurisdictional	Total Regional Board Waters	Total Linear Feet
	Waters (Acres)	Wetlands (Acres)	(Acres)	
Drainage 1	0.01	0	0.01	451
Drainage 2	0.004	0	0.004	169
Total	0.01	0	0.01	620

### 1. Drainage 1

Potential Regional Board jurisdiction associated with Drainage 1 totals 0.01 acre, none of which consists of jurisdictional wetlands. A total of 451 linear feet of streambed is present.

Drainage 1 is a small, shallow, and unvegetated ephemeral drainage that originates on-site at the southern perimeter of an olive grove located in the southeastern portion of the Project site. Drainage 1 exhibits an OHWM ranging between one (1) and three (3) feet and supports hydrological evidence of storm water flow in the form of debris wracks and a change in streambed soil composition. Drainage 1 flows discontinuously over a distance of approximately 451 linear feet and conveys stormwater flow from the north to the south for a short distance before entering the EMWD's southern outparcel where it flows around and under a water tank via cement culverts before continuing as a defined ephemeral streambed. The streambed resumes just south of the water tank and continues in a southerly direction until reaching the southern boundary of the Project site. The drainage feature continues off-site to the south where the shallow but defined streambed dissipates and runoff water then sheet flows before entering a

v-ditch. The v-ditch conveys runoff to an underground storm water drainage system which is ultimately tributary to the Perris Valley Storm Drain.

The narrow stream bed of Drainage 1 is unvegetated and the upland areas are dominated by olive trees (*Olea europaea*, UPL), California sagebrush (*Artemisia californica*, UPL), and California buckwheat (*Eriogonum fasciculatum*, UPL).

# 2. Drainage 2

Potential Regional Board jurisdiction associated with Drainage 2 totals less than 0.01 acre, none of which consists of jurisdictional wetlands. A total of 169 linear feet of streambed is present.

Drainage 2 is a small drainage that originates on-site at the terminus of a swale that begins off-site to the east of the Project site. Drainage 2 exhibits an OHWM of one (1) foot and exhibits hydrological evidence of storm water flow in the form of debris wracks and a change in streambed soil composition. Drainage 2 flows east to west for a distance of approximately 169 linear feet before it exits the property. Drainage 2 is tributary to an unnamed blue line drainage, which is tributary to an unnamed canal that is tributary to the San Jacinto River (a RPW).

The stream bed of Drainage 2 is unvegetated and the upland areas are dominated by non-native grassland species, California sagebrush (UPL), and California buckwheat (UPL).

### C. <u>CDFW Jurisdiction</u>

Potential CDFW jurisdiction associated with the Project site totals 0.01 acre, none of which consists of vegetated riparian habitat. A total of 620 linear feet of streambed is present.

As noted above, the Project site comprises approximately 203.52 acres of predominately Riversidean sage scrub and chamise chaparral habitat in the undisturbed areas and ruderal and ornamental vegetation within the disturbed areas. The site currently contains disked fields within the western portion of the Project, and an olive and citrus orchard. The Project site does not contain any vegetated riparian habitat. Two ephemeral drainage features and multiple erosional features (rills) and/or swales traverse the Project site.

The erosional rills/swales do not contain a defined bed, bank, or channel, and do not support aquatic resources. Disturbance to these erosional rills would not result in 1) the substantial diversion, obstruction, or alteration of the natural flow or bed, channel, or bank of a river, stream, or lake, 2) will not use material from a streambed, and 3) will not substantially adversely affect existing fish or wildlife resources; therefore, these features would not be regulated by the CDFW pursuant to Section 1602 of the Fish and Game Code.

Potential CDFW jurisdiction within the Project site consists of two drainages, described herein as Drainages 1 and 2. The drainages on site are considered ephemeral streambeds that exhibit a high water mark (HWM) with several characteristics of stream flow, including destruction of terrestrial vegetation, debris wracking, water marks, and the presence of a defined bed, bank, and channel. As a result, the drainages exhibit the potential for regulation by the CDFW pursuant to Sections 1600-1616 of the Fish and Game Code.

The boundaries of CDFW waters are depicted in Exhibit 3. Table Three below outlines the total acreage and linear footage of potential CDFW jurisdiction on site. Drainages 1 and 2 are further described below.

Table Three: Potential CDFW Jurisdiction On Site

Drainage	Total CDFW Unvegetated Streambed (Acres)	Total CDFW Vegetated Riparian Habitat (Acres)	Total CDFW Jurisdiction (Acres)	Total Linear Feet
Drainage 1	0.01	0	0.01	451
Drainage 2	0.004	0	0.004	169
Total	0.014	0	0.014	620

# 1. Drainage 1

Potential CDFW jurisdiction associated with Drainage 1 totals 0.01 acre, none of which consists of vegetated riparian habitat. A total of 451 linear feet of streambed is present.

Drainage 1 is a small, shallow, and unvegetated ephemeral drainage that originates on-site at the southern perimeter of an olive grove located in the southeastern portion of the Project site. Drainage 1 exhibits a HWM ranging between one (1) and three (3) feet and supports hydrological evidence of storm water flow in the form of debris wracks and a change in streambed soil composition. Drainage 1 flows discontinuously over a distance of approximately 451 linear feet and conveys stormwater flow from the north to the south for a short distance before entering the EMWD's southern outparcel where it flows around and under a water tank via cement culverts before continuing as a defined ephemeral streambed. The streambed resumes just south of the water tank and continues in a southerly direction until reaching the southern boundary of the Project site. The drainage feature continues off-site to the south where the shallow but defined streambed dissipates and runoff water then sheet flows before entering a

v-ditch. The v-ditch conveys runoff to an underground storm water drainage system which is ultimately tributary to the Perris Valley Storm Drain.

The narrow stream bed of Drainage 1 is unvegetated and the upland areas are dominated by olive trees (*Olea europaea*, UPL), coast sagebrush (*Artemisia californica*, UPL), and California buckwheat (*Eriogonum fasciculatum*, UPL).

# 2. Drainage 2

Potential CDFW jurisdiction associated with Drainage 2 totals less than 0.01 acre, none of which consists of vegetated riparian habitat. A total of 169 linear feet of streambed is present.

Drainage 2 is a small drainage that originates on-site at the terminus of a swale that begins off-site to the east of the Project site. Drainage 2 exhibits a HWM of one (1) foot and exhibits hydrological evidence of storm water flow in the form of debris wracks and a change in streambed soil composition. Drainage 2 flows east to west for a distance of approximately 169 linear feet before it exits the property. Drainage 2 is tributary to an unnamed blue line drainage, which is tributary to an unnamed canal that is tributary to the San Jacinto River.

The stream bed of Drainage 2 is unvegetated and the upland areas are dominated by non-native grassland species, California sagebrush (UPL), and California buckwheat (UPL).

#### IV. DISCUSSION

### A. Impact Analysis

The Project, as proposed, will not impact on or off-site Corps, CDFW, or Regional Board jurisdictional waters; furthermore, the jurisdictional waters (Drainage 1 and Drainage 2) discussed above will be preserved within the Project's designated open-space. As no impacts to Corps, CDFW, or Regional Board jurisdiction will occur, no Corps, CDFW, or Regional Board permits or agreements are necessary.

If you have any questions about this letter report, please contact Martin Rasnick or myself at (949) 837-0404, extensions 20 or 38 respectively.

Sincerely,

GLENN LUKOS ASSOCIATES, INC.

Timothy of Morgan

Timothy Morgan

Regulatory Specialist

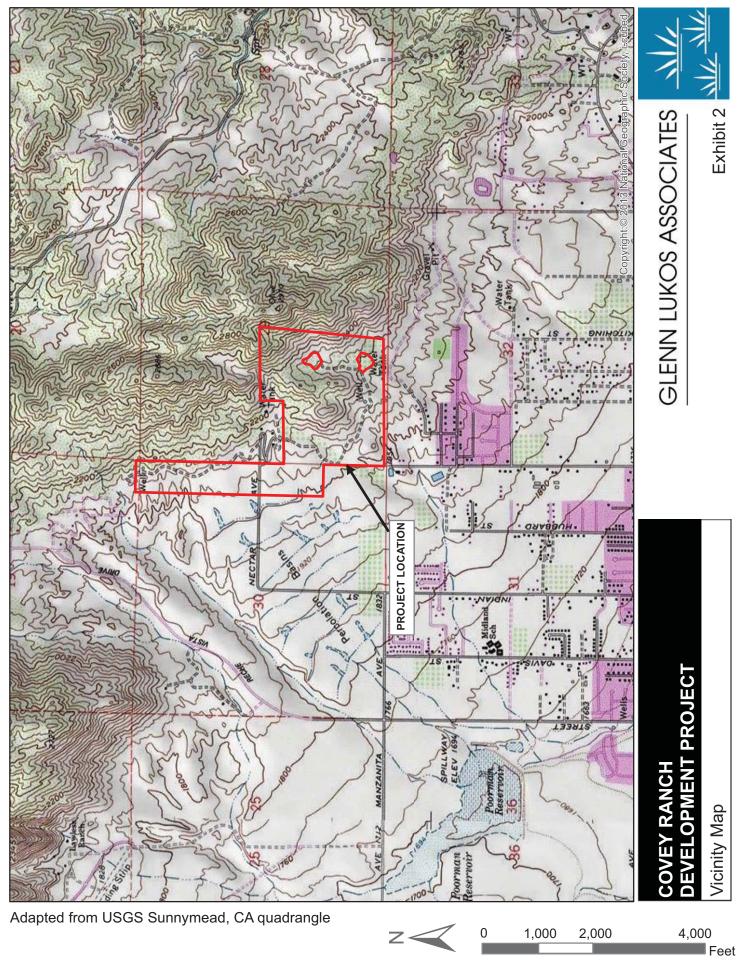
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Regional Map



Item No. E.1

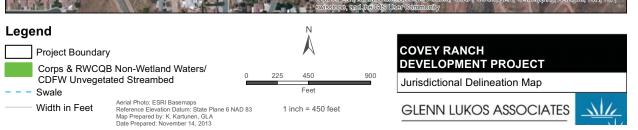
Vicinity Map



#### Exhibit 3

Corps/Regional Board/CDFW Jurisdictional Delineation Map

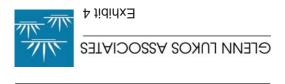


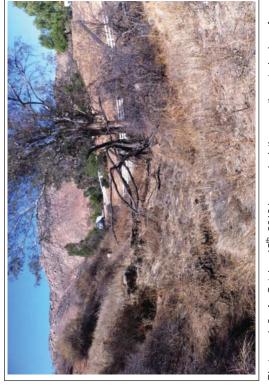


Site Photographs

## Development Project

## PROJECT NAME: Covey Ranch





Photograph 2: An October 15th, 2013 image, depicting a northwesterly view of Drainage 2 located in the northwestern most portion of the Project site.



Photograph 3: An October 15<sup>th</sup>, 2013 image, depicting a westerly view of a typical coastal sage scrub/ non-native grassland covered swale found within the northwest portion of the Project site.



Photograph 3: : An October 15th, 2013 image, depicting a southerly view of a leaking well head located in the far northwest portion of the Project site.

#### Exhibit 5

Soils Map





## **Covey Ranch**

# AIR QUALITY IMPACT ANALYSIS CITY OF MORENO VALLEY

#### PREPARED BY:

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May 21, 2014 (REVISED) May 1, 2013

08639-04a AQ Report

### **TABLE OF CONTENTS**

AP LIS	PEND T OF E	F CONTENTS ICES EXHIBITS	III
		TABLES	
		ABBREVIATED TERMS	
1	INT	FRODUCTION	1
	1.1	Project Location	1
	1.2	Project Description	1
	1.3	Summary of Findings	
	1.4	Standard Regulatory Requirements/Best Available Control Measures (BACMs)	
	1.5	Construction-Source Mitigation Measures	
	1.6	Operational-Source Mitigation Measures	3
2	AIF	R QUALITY SETTING	4
	2.1	South Coast Air Basin	4
	2.2	Regional Climate	
	2.3	Wind Patterns and Project Location	
	2.4	Existing Air Quality	
	2.5	Regional Air Quality	
	2.6	Local Air Quality	
	2.7	Regulatory Background	
	2.8	Existing Project Site Air Quality Conditions	16
3	PR	OJECT AIR QUALITY IMPACT	17
	3.1	Introduction	17
	3.2	Standards of Significance	17
	3.3	Project-Related Sources of Potential Impact	
	3.4	Construction Emissions	18
	3.5	operational Emissions	
	3.6	Localized Signifiance - Construction Activity	
	3.7	Localized Significance – Long-Term Operational Activity	
	3.8	CO "Hot Spot" Analysis	
	3.9	Air Quality Management Planning	
	3.10	Potential Impacts to Sensitive Receptors	
	3.11	Odors	
	3.12	Cumulative Impacts	35
4		FERENCES	
5	CEI	DTIEICATION	20

### **APPENDICES**

**APPENDIX 3.1: CALEEMOD EMISSIONS MODEL OUTPUTS** 

APPENDIX 3.2: STATE/FEDERAL ATTAINMENT STATUS OF CRITERIA POLLUTANTS



### **LIST OF EXHIBITS**

(HIBIT 1-A: CONCEPTUAL SITE PLAN2					
<u>LIST OF TABLES</u>					
TABLE 2-1: AMBIENT AIR QUALITY STANDARDS	7				
TABLE 2-2: ATTAINMENT STATUS OF CRITERIA POLLUTANTS IN THE SOUTH COAST AIR BASIN	(SCAB) 10				
TABLE 2-3: PROJECT AREA AIR QUALITY MONITORING SUMMARY 2011-2013	11				
TABLE 3-1: MAXIMUM DAILY EMISSIONS REGIONAL THRESHOLDS	18				
TABLE 3-2: CONSTRUCTION DURATION	20				
TABLE 3-3: CONSTRUCTION EQUIPMENT ASSUMPTIONS	20				
TABLE 3-4: EMISSIONS SUMMARY OF OVERALL CONSTRUCTION (WITHOUT BACMS)	21				
TABLE 3-5: EMISSIONS SUMMARY OF OVERALL CONSTRUCTION (WITH BACMS)					
TABLE 3-7: SUMMARY OF PEAK OPERATIONAL EMISSIONS					
TABLE 3-8 MAXIMUM DAILY DISTURBED-ACREAGE	27				
TABLE 3-9 LOCALIZED SIGNIFICANCE (WITHOUT BACMS)	29				
TABLE 3-10 LOCALIZED SIGNIFICANCE SUMMARY (WITH BACMS)					
TABLE 3-11: LOCALIZED SIGNIFICANCE SUMMARY OPERATIONS					

#### LIST OF ABBREVIATED TERMS

(1) Reference

μg/m3 Microgram per Cubic MeterAADT Annual Average Daily TripsAQIA Air Quality Impact Analysis

AQMD Air Quality Management District
AQMP Air Quality Management Plan
ARB California Air Resources Board
BACM Best Available Control Measures
BMPs Best Management Practices

CAA Federal Clean Air Act

CAAQS California Ambient Air Quality Standards
CalEEMod California Emissions Estimator Model
Caltrans California Department of Transportation

CAPCOA California Air Pollution Control Officers Association

CARB California Air Resources Board CCR California Code of Regulations

CEQA California Environmental Quality Act

CFR Code of Federal Regulations

CO Carbon Monoxide

DPM Diesel Particulate Matter

EPA Environmental Protection Agency
LST Localized Significance Threshold

NAAQS National Ambient Air Quality Standards

NO2 Nitrogen Dioxide
NOx Oxides of Nitrogen

Pb Lead

PM10 Particulate Matter 10 microns in diameter or less
PM2.5 Particulate Matter 2.5 microns in diameter or less

PPM Parts Per Million Project Covey Ranch

ROG Reactive Organic Gases
SCAB South Coast Air Basin

SCAQMD South Coast Air Quality Management District

SIPs State Implementation Plans

SRA Source Receptor Area
TAC Toxic Air Contaminant



TIA	Traffic Impact Analysis
TOG	Total Organic Gases
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds

#### 1 INTRODUCTION

This report presents the results of the air quality impact analysis (AQIA) prepared by Urban Crossroads, Inc., for the proposed Covey Ranch Project (referred to as "Project").

The purpose of this AQIA is to evaluate the potential impacts to air quality associated with construction and operation of the proposed Project, and compare these impacts with the impacts analyzed under the originally-approved project.

#### 1.1 PROJECT LOCATION

The proposed Project is generally located east of Perris Boulevard and bisected by Covey Road in the City of Moreno Valley.

#### 1.2 PROJECT DESCRIPTION

The Project is proposed to consist of the development of 115 detached single family homes as shown on Exhibit 1-A. For the purposes of this AQIA, it is assumed that the Project will be constructed and at full occupancy by 2016.

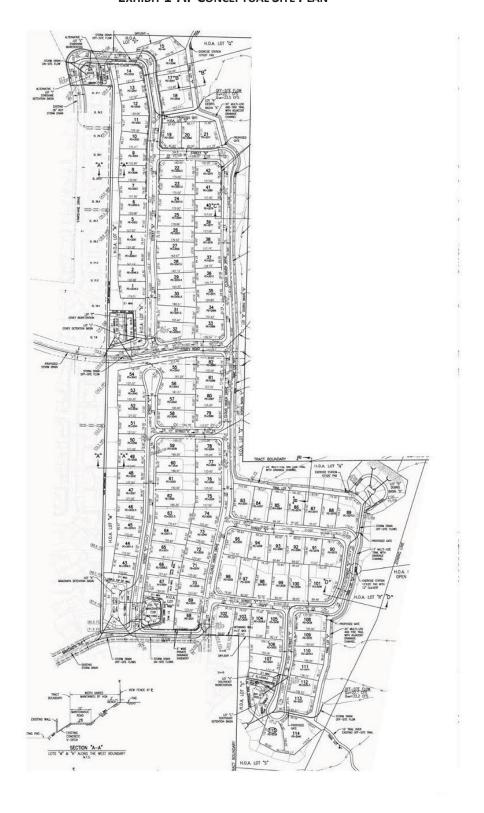
#### 1.3 SUMMARY OF FINDINGS

- The Project will not conflict with or obstruct implementation of the applicable air quality plan.
- The Project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- The Project will not 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.
- The Project will not expose sensitive receptors to substantial pollutant concentrations.
- The Project will not create objectionable odors affecting a substantial number of people.

When compared to the originally-approved project, the proposed Project will result in lesser impacts since the proposed Project plans to develop 35 fewer detached single family homes and would consequently generate fewer emissions.



**EXHIBIT 1-A: CONCEPTUAL SITE PLAN** 





#### 1.4 STANDARD REGULATORY REQUIREMENTS/BEST AVAILABLE CONTROL MEASURES (BACMS)

Measures listed below (or equivalent language) shall appear on all Project grading plans, construction specifications and bid documents, and the City shall ensure such language is incorporated prior to issuance of any development permits. City monitoring of construction activities shall be conducted to ensure mitigation compliance.

SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1113 (Architectural Coatings) (1); Rule 431.2 (Low Sulfur Fuel) (2); Rule 403 (Fugitive Dust) (3); and Rule 1186 / 1186.1 (Street Sweepers) (4). In order to facilitate monitoring and compliance, applicable SCAQMD regulatory requirements are summarized below.

#### **BACM AQ-1**

The following measures shall be incorporated into Project plans and specifications as implementation of Rule 403 (3):

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less

Additional regulatory requirements that are in effect during Project construction include the following:

#### **BACM AQ-2**

The California Air Resources Board, in Title 13, Chapter 10, Section 2485, Division 3 of the of the California Code of Regulations, imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Grading plans shall reference that a sign shall be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling (5).

#### 1.5 CONSTRUCTION-SOURCE MITIGATION MEASURES

No significant impacts were identified and no mitigation measures are required

#### 1.6 OPERATIONAL-SOURCE MITIGATION MEASURES

No significant impacts were identified and no mitigation measures are required



#### 2 AIR QUALITY SETTING

This section provides an overview of the existing air quality conditions in the Project area and region.

#### 2.1 SOUTH COAST AIR BASIN

The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of SCAQMD (6). The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. As discussed above, the Project site is located within the South Coast Air Basin, a 6,745-square mile subregion of the SCAQMD, which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The larger South Coast district boundary includes 10,743 square miles.

The SCAB is bound by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Los Angeles County portion of the Mojave Desert Air Basin is bound by the San Gabriel Mountains to the south and west, the Los Angeles / Kern County border to the north, and the Los Angeles / San Bernardino County border to the east. The Riverside County portion of the Salton Sea Air Basin is bound by the San Jacinto Mountains in the west and spans eastward up to the Palo Verde Valley.

#### 2.2 REGIONAL CLIMATE

The regional climate has a substantial influence on air quality in the SCAB. In addition, the temperature, wind, humidity, precipitation, and amount of sunshine influence the air quality.

The annual average temperatures throughout the SCAB vary from the low to middle 60s (degrees Fahrenheit). Due to a decreased marine influence, the eastern portion of the SCAB shows greater variability in average annual minimum and maximum temperatures. January is the coldest month throughout the SCAB, with average minimum temperatures of 47°F in downtown Los Angeles and 36°F in San Bernardino. All portions of the SCAB have recorded maximum temperatures above 100°F.

Although the climate of the SCAB can be characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SCAB climate. Humidity restricts visibility in the SCAB, and the conversion of sulfur dioxide to sulfates is heightened in air with high relative humidity. The marine layer provides an environment for that conversion process, especially during the spring and summer months. The annual average relative humidity within the SCAB is 71 percent along the coast and 59 percent inland. Since the ocean effect is dominant, periods of heavy early morning fog are frequent and low stratus clouds are a characteristic feature. These effects decrease with distance from the coast.

More than 90 percent of the SCAB's rainfall occurs from November through April. The annual average rainfall varies from approximately nine inches in Riverside to fourteen inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thunderstorms near the coast and slightly heavier shower activity in the eastern portion of the SCAB with frequency being higher near the coast.

Due to its generally clear weather, about three-quarters of available sunshine is received in the SCAB. The remaining one-quarter is absorbed by clouds. The ultraviolet portion of this abundant radiation is a key factor in photochemical reactions. On the shortest day of the year there are approximately 10 hours of possible sunshine, and on the longest day of the year there are approximately 14 1/2 hours of possible sunshine.

The importance of wind to air pollution is considerable. The direction and speed of the wind determines the horizontal dispersion and transport of the air pollutants. During the late autumn to early spring rainy season, the SCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed "Santa Anas" each year. During the dry season, which coincides with the months of maximum photochemical smog concentrations, the wind flow is bimodal, typified by a daytime onshore sea breeze and a nighttime offshore drainage wind. Summer wind flows are created by the pressure differences between the relatively cold ocean and the unevenly heated and cooled land surfaces that modify the general northwesterly wind circulation over southern California. Nighttime drainage begins with the radiational cooling of the mountain slopes. Heavy, cool air descends the slopes and flows through the mountain passes and canyons as it follows the lowering terrain toward the ocean. Another characteristic wind regime in the SCAB is the "Catalina Eddy," a low level cyclonic (counterclockwise) flow centered over Santa Catalina Island which results in an offshore flow to the southwest. On most spring and summer days, some indication of an eddy is apparent in coastal sections.

In the SCAB, there are two distinct temperature inversion structures that control vertical mixing of air pollution. During the summer, warm high-pressure descending (subsiding) air is undercut by a shallow layer of cool marine air. The boundary between these two layers of air is a persistent marine subsidence/inversion. This boundary prevents vertical mixing which effectively acts as an impervious lid to pollutants over the entire SCAB. The mixing height for the inversion structure is normally situated 1,000 to 1,500 feet above mean sea level.

A second inversion-type forms in conjunction with the drainage of cool air off the surrounding mountains at night followed by the seaward drift of this pool of cool air. The top of this layer forms a sharp boundary with the warmer air aloft and creates nocturnal radiation inversions. These inversions occur primarily in the winter, when nights are longer and onshore flow is weakest. They are typically only a few hundred feet above mean sea level. These inversions effectively trap pollutants, such as NOX and CO from vehicles, as the pool of cool air drifts seaward. Winter is therefore a period of high levels of primary pollutants along the coastline.



#### 2.3 WIND PATTERNS AND PROJECT LOCATION

The distinctive climate of the Project area and the SCAB is determined by its terrain and geographical location. The Basin is located in a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter.

Wind patterns across the south coastal region are characterized by westerly and southwesterly on-shore winds during the day and easterly or northeasterly breezes at night. Winds are characteristically light although the speed is somewhat greater during the dry summer months than during the rainy winter season.

#### 2.4 EXISTING AIR QUALITY

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated and in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect, as well health effects of each pollutant regulated under these standards are shown in Table 2-1 (7)(8).

The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards presented in Table 2-1. The air quality in a region is considered to be in attainment by the state if the measured ambient air pollutant levels for O3, CO, SO2, NO2, PM10, and PM2.5 are not equaled or exceeded at any time in any consecutive three-year period; and the federal standards (other than O3, PM10, PM2.5, and those based on annual averages or arithmetic mean) are not exceeded more than once per year. The O3 standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when 99 percent of the daily concentrations, averaged over three years, are equal to or less than the standard.

**TABLE 2-1: AMBIENT AIR QUALITY STANDARDS** 

Pollutant	Averaging	California S	tandards <sup>1</sup>	Nat	tional Standards	2	
Pollutant	Time	Concentration <sup>3</sup>	Method <sup>4</sup>	Primary 3,5	Secondary <sup>3,6</sup>	Method <sup>7</sup>	
Ozone (O <sub>3</sub> )	1 Hour	0.09 ppm (180 µg/m³)	Ultraviolet Same as		Same as	Ultraviolet	
O2011e (O3)	8 Hour	0.070 ppm (137 µg/m <sup>3</sup> )	Photometry	0.075 ppm (147 μg/m <sup>3</sup> )	Primary Standard	Photometry	
Respirable Particulate	24 Hour	50 μg/m <sup>3</sup>	Gravimetric or	150 μg/m³	Same as	Inertial Separation	
Matter (PM10) <sup>8</sup>	Annual Arithmetic Mean	20 μg/m³	Beta Attenuation	_	Primary Standard	and Gravimetric Analysis	
Fine Particulate	24 Hour	_	_	35 μg/m <sup>3</sup>	Same as Primary Standard	Inertial Separation	
Matter (PM2.5) <sup>8</sup>	Annual Arithmetic Mean	12 μg/m³	Gravimetric or Beta Attenuation	12.0 μg/m <sup>3</sup>	15 μg/m³	and Gravimetric Analysis	
Carbon	1 Hour	20 ppm (23 mg/m <sup>3</sup> )	Nan Dianania	35 ppm (40 mg/m <sup>3</sup> )	-	Nas Biarania	
Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m <sup>3</sup> )	Non-Dispersive Infrared Photometry (NDIR)	9 ppm (10 mg/m <sup>3</sup> )	1	Non-Dispersive Infrared Photometry (NDIR)	
(00)	8 Hour (Lake Tahoe)	6 ppm (7 mg/m <sup>3</sup> )	()	-	-		
Nitrogen	1 Hour	0.18 ppm (339 µg/m³)	Gas Phase	100 ppb (188 μg/m³)	-	Gas Phase Chemiluminescence	
Dioxide (NO <sub>2</sub> ) <sup>9</sup>	Annual Arithmetic Mean	0.030 ppm (57 μg/m³)	Chemiluminescence	0.053 ppm (100 μg/m <sup>3</sup> )	Same as Primary Standard		
	1 Hour	0.25 ppm (655 μg/m³)		75 ppb (196 μg/m <sup>3</sup> )			
Sulfur Dioxide	3 Hour	1	Ultraviolet	1	0.5 ppm (1300 μg/m³)	Ultraviolet Flourescence; Spectrophotometry	
(SO <sub>2</sub> ) <sup>10</sup>	24 Hour	0.04 ppm (105 μg/m³)	Fluorescence	0.14 ppm (for certain areas) <sup>10</sup>	ı	(Pararosaniline Method)	
	Annual Arithmetic Mean	-		0.030 ppm (for certain areas) <sup>10</sup>	_		
	30 Day Average	1.5 μg/m³		-	_		
Lead <sup>11,12</sup>	Calendar Quarter	_	Atomic Absorption	1.5 µg/m³ (for certain areas) <sup>12</sup>	Same as	High Volume Sampler and Atomic Absorption	
	Rolling 3-Month Average	_		0.15 μg/m <sup>3</sup>	Primary Standard		
Visibility Reducing Particles <sup>13</sup>	8 Hour	See footnote 13	Beta Attenuation and Transmittance through Filter Tape	ce No			
Sulfates	24 Hour	25 μg/m³	Ion Chromatography	National Standards			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m³)	Ultraviolet Fluorescence				
Vinyl Chloride <sup>11</sup>	24 Hour	0.01 ppm (26 μg/m³)	Gas Chromatography	у			

For more information please call ARB-PIO at (916) 322-2990

California Air Resources Board (6/4/13)



#### 2.5 REGIONAL AIR QUALITY

The SCAQMD monitors levels of various criteria pollutants at 30 monitoring stations throughout the air district. In 2012, the federal and state ambient air quality standards (NAAQS and CAAQS) were exceeded on one or more days for ozone, PM10, and PM2.5 at most monitoring locations (9). No areas of the SCAB exceeded federal or state standards for NO2, SO2, CO, sulfates or lead. See Table 2-2 for attainment designations for the SCAB (10)(11). Appendix 3.2 provides geographic representation of the state and federal attainment status for applicable criteria pollutants within the SCAB.

#### 2.6 LOCAL AIR QUALITY

The Project site is located in the Source Receptor Area (SRA) 24 (Perris Valley); the monitoring station for this area is located at 237 1/2 North D Street in the City of Perris (Station No. 4149). This station monitors ambient concentrations of Ozone ( $O_3$ ), and Particulate Matter < 10 microns ( $PM_{10}$ ) (12). Ambient concentrations of Carbon Monoxide (CO) and Nitrogen Dioxide ( $NO_2$ ) are monitored at the Lake Elsinore monitoring station (SRA 25), which is located at 506 West Flint Street in the City of Lake Elsinore. Lastly, ambient concentrations of Particulate Matter < 2.5 microns ( $PM_{2.5}$ ) is monitored at the Magnolia monitoring station located in the Metropolitan Riverside County 2 (SRA 23), which is located at 7002 Magnolia Avenue in the City of Riverside.

The most recent three (3) years of data available is shown on Table 2-3 and identifies the number of days ambient air quality standards were exceeded for the study area, which is was considered to be representative of the local air quality at the Project site (9) (13). Additionally, data for SO2 has been omitted as attainment is regularly met in the South Coast Air Basin and few monitoring stations measure SO2 concentrations.

Criteria pollutants are pollutants that are regulated through the development of human health based and/or environmentally based criteria for setting permissible levels. Criteria pollutants, their typical sources, and effects are identified below:

- Carbon Monoxide (CO): Is a colorless, odorless gas produced by the incomplete combustion of carbon-containing fuels, such as gasoline or wood. CO concentrations tend to be the highest during the winter morning, when little to no wind and surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike ozone, motor vehicles operating at slow speeds are the primary source of CO in the Basin. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections.
- Sulfur Dioxide (SO2): Is a colorless, extremely irritating gas or liquid. It enters the atmosphere as
  a pollutant mainly as a result of burning high sulfur-content fuel oils and coal and from chemical
  processes occurring at chemical plants and refineries. When SO2 oxidizes in the atmosphere, it
  forms sulfates (SO4). Collectively, these pollutants are referred to as sulfur oxides (SOX).
  - Nitrogen Oxides (Oxides of Nitrogen, or NOx): Nitrogen oxides (NOx) consist of nitric oxide (NO), nitrogen dioxide (NO2) and nitrous oxide (N2O) and are formed when nitrogen (N2) combines with oxygen (O2). Their lifespan in the atmosphere ranges from one to seven days for nitric

oxide and nitrogen dioxide, to 170 years for nitrous oxide. Nitrogen oxides are typically created during combustion processes, and are major contributors to smog formation and acid deposition. NO2 is a criteria air pollutant, and may result in numerous adverse health effects; it absorbs blue light, resulting in a brownish-red cast to the atmosphere and reduced visibility. Of the seven types of nitrogen oxide compounds, NO2 is the most abundant in the atmosphere. As ambient concentrations of NO2 are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO2 than those indicated by regional monitors.

- Ozone (O3): Is a highly reactive and unstable gas that is formed when volatile organic compounds (VOCs) and nitrogen oxides (NOX), both byproducts of internal combustion engine exhaust, undergo slow photochemical reactions in the presence of sunlight. Ozone concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.
- PM10 (Particulate Matter less than 10 microns): A major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes, and aerosols. The size of the particles (10 microns or smaller, about 0.0004 inches or less) allows them to easily enter the lungs where they may be deposited, resulting in adverse health effects. PM10 also causes visibility reduction and is a criteria air pollutant.
- PM2.5 (Particulate Matter less than 2.5 microns): A similar air pollutant consisting of tiny solid or liquid particles which are 2.5 microns or smaller (which is often referred to as fine particles). These particles are formed in the atmosphere from primary gaseous emissions that include sulfates formed from SO2 release from power plants and industrial facilities and nitrates that are formed from NOX release from power plants, automobiles and other types of combustion sources. The chemical composition of fine particles highly depends on location, time of year, and weather conditions. PM2.5 is a criteria air pollutant.
- Volatile Organic Compounds (VOC): Volatile organic compounds are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and/or may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form ozone to the same extent when exposed to photochemical processes. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints. Exceptions to the VOC designation include: carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O3, which is a criteria pollutant. The SCAQMD uses the terms VOC and ROG (see below) interchangeably.
- Reactive Organic Gases (ROG): Similar to VOC, Reactive Organic Gases (ROG) are also precursors in
  forming ozone and consist of compounds containing methane, ethane, propane, butane, and longer
  chain hydrocarbons, which are typically the result of some type of combustion/decomposition
  process. Smog is formed when ROG and nitrogen oxides react in the presence of sunlight. ROGs are
  a criteria pollutant since they are a precursor to O3, which is a criteria pollutant. The SCAQMD uses
  the terms ROG and VOC (see previous) interchangeably.
- Lead (Pb): Lead is a heavy metal that is highly persistent in the environment. In the past, the primary source of lead in the air was emissions from vehicles burning leaded gasoline. As a result of the removal of lead from gasoline, there have been no violations at any of the SCAQMD's regular air monitoring stations since 1982. Currently, emissions of lead are largely limited to stationary sources such as lead smelters. It should be noted that the Project is not anticipated to generate a quantifiable amount of lead emissions. Lead is a criteria air pollutant.



TABLE 2-2: ATTAINMENT STATUS OF CRITERIA POLLUTANTS IN THE SOUTH COAST AIR BASIN (SCAB)

Criteria Pollutant	State Designation	Federal Designation
Ozone - 1hour standard	Nonattainment	No Standard
Ozone - 8 hour standard	Nonattainment	Nonattainment
PM <sub>10</sub>	Nonattainment	Nonattainment
PM <sub>2.5</sub>	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Nonattainment	Attainment
Sulfur Dioxide	Attainment	Attainment
Lead <sup>1</sup>	Attainment	Attainment

Source: State/Federal designations were taken from <a href="http://www.arb.ca.gov/desig/adm/adm.htm">http://www.arb.ca.gov/desig/adm/adm.htm</a>

Note: See Appendix 3.2 for a detailed map of State/National Area Designations within the South Coast Air Basin

 $<sup>^{1}</sup>$  The State and Federal nonattainment designation for lead is only applicable towards the Los Angeles County portion of the SCAB.



08639-04a AQ Report

TABLE 2-3: PROJECT AREA AIR QUALITY MONITORING SUMMARY 2011-2013

DOLLUTANT	CTANDARD	YEAR			
POLLUTANT	STANDARD	2011	2012	2013	
Ozone (O <sub>3</sub> )					
Maximum 1-Hour Concentration (ppm)		0.125	0.111	0.108	
Maximum 8-Hour Concentration (ppm)		0.112	0.093	0.090	
Number of Days Exceeding State 1-Hour Standard	> 0.09 ppm	44	28		
Number of Days Exceeding State 8-Hour Standard	> 0.07 ppm	77	64		
Number of Days Exceeding Federal 1-Hour Standard	> 0.12 ppm	2	0	0	
Number of Days Exceeding Federal 8-Hour Standard	> 0.075 ppm	54	46	34	
Number of Days Exceeding Health Advisory	≥ 0.15 ppm	0	0	0	
Carbon Monoxide (	(CO)	17 27 07			
Maximum 1-Hour Concentration (ppm)		1.7	2.7	0.7	
Maximum 8-Hour Concentration (ppm)		0.7	0.7	0.4	
Number of Days Exceeding State 1-Hour Standard	> 20 ppm	0	0	0	
Number of Days Exceeding Federal / State 8-Hour Standard	> 9.0 ppm	0	0	0	
Number of Days Exceeding Federal 1-Hour Standard	> 35 ppm	0	0	0	
Nitrogen Dioxide (N	Nitrogen Dioxide (NO <sub>2</sub> )				
Maximum 1-Hour Concentration (ppm)		0.0503	0.048	0.038	
Annual Arithmetic Mean Concentration (ppm)		0.0096	0.0102		
Number of Days Exceeding State 1-Hour Standard	> 0.18 ppm	0	0	0	
Particulate Matter ≤ 10 Mid	crons (PM <sub>10</sub> )				
Maximum 24-Hour Concentration (μg/m³)		65	62	70	
Annual Arithmetic Mean (μg/m³)		29.2	26.5	-	
Number of Samples		60	60	57	
Number of Samples Exceeding State Standard	> 50 μg/m <sup>3</sup>	3	1		
Number of Samples Exceeding Federal Standard	> 150 μg/m <sup>3</sup>	0	0	0	
Particulate Matter ≤ 2.5 Mio	crons (PM <sub>2.5</sub> )				
Maximum 24-Hour Concentration (μg/m³)		51.6	30.2	33.4	
Annual Arithmetic Mean (μg/m³)		11.8	11.4	11	
Number of Samples		112	104	84	
Number of Samples Exceeding Federal 24-Hour Standard	> 35 μg/m <sup>3</sup>	2	0		

<sup>-- =</sup> data not available from either SCAQMD or EPA



#### Health Effects of Air Pollutants

#### Ozone

Individuals exercising outdoors, children, and people with preexisting lung disease, such as asthma and chronic pulmonary lung disease, are considered to be the most susceptible subgroups for ozone effects. Short-term exposure (lasting for a few hours) to ozone at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Elevated ozone levels are associated with increased school absences. In recent years, a correlation between elevated ambient ozone levels and increases in daily hospital admission rates, as well as mortality, has also been reported. An increased risk for asthma has been found in children who participate in multiple sports and live in communities with high ozone levels.

Ozone exposure under exercising conditions is known to increase the severity of the responses described above. Animal studies suggest that exposure to a combination of pollutants that includes ozone may be more toxic than exposure to ozone alone. Although lung volume and resistance changes observed after a single exposure diminish with repeated exposures, biochemical and cellular changes appear to persist, which can lead to subsequent lung structural changes.

#### Carbon Monoxide

Individuals with a deficient blood supply to the heart are the most susceptible to the adverse effects of CO exposure. The effects observed include earlier onset of chest pain with exercise, and electrocardiograph changes indicative of decreased oxygen supply to the heart. Inhaled CO has no direct toxic effect on the lungs, but exerts its effect on tissues by interfering with oxygen transport and competing with oxygen to combine with hemoglobin present in the blood to form carboxyhemoglobin (COHb). Hence, conditions with an increased demand for oxygen supply can be adversely affected by exposure to CO. Individuals most at risk include fetuses, patients with diseases involving heart and blood vessels, and patients with chronic hypoxemia (oxygen deficiency) as seen at high altitudes.

Reduction in birth weight and impaired neurobehavioral development have been observed in animals chronically exposed to CO, resulting in COHb levels similar to those observed in smokers. Recent studies have found increased risks for adverse birth outcomes with exposure to elevated CO levels; these include pre-term births and heart abnormalities.

#### Particulate Matter

A consistent correlation between elevated ambient fine particulate matter (PM10 and PM2.5) levels and an increase in mortality rates, respiratory infections, number and severity of asthma attacks and the number of hospital admissions has been observed in different parts of the United States and various areas around the world. In recent years, some studies have reported an association between long-term exposure to air pollution dominated by fine particles and increased mortality, reduction in life-span, and an increased mortality from lung cancer.

Daily fluctuations in PM2.5 concentration levels have also been related to hospital admissions for acute respiratory conditions in children, to school and kindergarten absences, to a decrease in respiratory lung volumes in normal children, and to increased medication use in children and adults with asthma. Recent studies show lung function growth in children is reduced with longterm exposure to particulate matter.

The elderly, people with pre-existing respiratory or cardiovascular disease, and children appear to be more susceptible to the effects of high levels of PM10 and PM2.5.

#### Nitrogen Dioxide

Population-based studies suggest that an increase in acute respiratory illness, including infections and respiratory symptoms in children (not infants), is associated with long-term exposure to NO2 at levels found in homes with gas stoves, which are higher than ambient levels found in Southern California. Increase in resistance to air flow and airway contraction is observed after short-term exposure to NO2 in healthy subjects. Larger decreases in lung functions are observed in individuals with asthma or chronic obstructive pulmonary disease (e.g., chronic bronchitis, emphysema) than in healthy individuals, indicating a greater susceptibility of these sub-groups.

In animals, exposure to levels of NO2 considerably higher than ambient concentrations results in increased susceptibility to infections, possibly due to the observed changes in cells involved in maintaining immune functions. The severity of lung tissue damage associated with high levels of ozone exposure increases when animals are exposed to a combination of ozone and NO2.

#### Sulfur Dioxide

A few minutes of exposure to low levels of SO2 can result in airway constriction in some asthmatics, all of whom are sensitive to its effects. In asthmatics, increase in resistance to air flow, as well as reduction in breathing capacity leading to severe breathing difficulties, are observed after acute exposure to SO2. In contrast, healthy individuals do not exhibit similar acute responses even after exposure to higher concentrations of SO2.

Animal studies suggest that despite SO2 being a respiratory irritant, it does not cause substantial lung injury at ambient concentrations. However, very high levels of exposure can cause lung edema (fluid accumulation), lung tissue damage, and sloughing off of cells lining the respiratory tract.

Some population-based studies indicate that the mortality and morbidity effects associated with fine particles show a similar association with ambient SO2 levels. In these studies, efforts to separate the effects of SO2 from those of fine particles have not been successful. It is not clear whether the two pollutants act synergistically or one pollutant alone is the predominant factor.

#### Lead

Fetuses, infants, and children are more sensitive than others to the adverse effects of Pb exposure. Exposure to low levels of Pb can adversely affect the development and function of



the central nervous system, leading to learning disorders, distractibility, inability to follow simple commands, and lower intelligence quotient. In adults, increased Pb levels are associated with increased blood pressure.

Pb poisoning can cause anemia, lethargy, seizures, and death; although it appears that there are no direct effects of Pb on the respiratory system. Pb can be stored in the bone from early age environmental exposure, and elevated blood Pb levels can occur due to breakdown of bone tissue during pregnancy, hyperthyroidism (increased secretion of hormones from the thyroid gland) and osteoporosis (breakdown of bony tissue). Fetuses and breast-fed babies can be exposed to higher levels of Pb because of previous environmental Pb exposure of their mothers.

#### Odors

The science of odor as a health concern is still new. Merely identifying the hundreds of VOCs that cause odors poses a big challenge. Offensive odors can potentially affect human health in several ways. First, odorant compounds can irritate the eye, nose, and throat, which can reduce respiratory volume. Second, studies have shown that the VOCs that cause odors can stimulate sensory nerves to cause neurochemical changes that might influence health, for instance, by compromising the immune system. Finally, unpleasant odors can trigger memories or attitudes linked to unpleasant odors, causing cognitive and emotional effects such as stress.

#### 2.7 REGULATORY BACKGROUND

#### 2.7.1 FEDERAL REGULATIONS

The U.S. EPA is responsible for setting and enforcing the NAAQS for O3, CO, NOx, SO2, PM10, and lead (7). The U.S. EPA has jurisdiction over emissions sources that are under the authority of the federal government including aircraft, locomotives, and emissions sources outside state waters (Outer Continental Shelf). The U.S. EPA also establishes emission standards for vehicles sold in states other than California. Automobiles sold in California must meet the stricter emission requirements of the CARB.

The Federal Clean Air Act (CAA) was first enacted in 1955, and has been amended numerous times in subsequent years (1963, 1965, 1967, 1970, 1977, and 1990). The CAA establishes the federal air quality standards, the NAAQS, and specifies future dates for achieving compliance (14). The CAA also mandates that states submit and implement State Implementation Plans (SIPs) for local areas not meeting these standards. These plans must include pollution control measures that demonstrate how the standards will be met.

The 1990 amendments to the CAA that identify specific emission reduction goals for areas not meeting the NAAQS require a demonstration of reasonable further progress toward attainment and incorporate additional sanctions for failure to attain or to meet interim milestones. The sections of the CAA most directly applicable to the development of the Project site include Title I (Non-Attainment Provisions) and Title II (Mobile Source Provisions). Title I provisions were established with the goal of attaining the NAAQS for the following criteria pollutants O3, NO2, SO2, PM10, CO, PM2.5, and lead. The NAAQS were amended in July 1997 to include an

additional standard for O3 and to adopt a NAAQS for PM2.5. Table 3-1 (previously presented) provides the NAAQS within the basin.

Mobile source emissions are regulated in accordance with Title II provisions. These provisions require the use of cleaner burning gasoline and other cleaner burning fuels such as methanol and natural gas. Automobile manufacturers are also required to reduce tailpipe emissions of hydrocarbons and nitrogen oxides (NOx). NOx is a collective term that includes all forms of nitrogen oxides (NO, NO2, NO3) which are emitted as byproducts of the combustion process.

#### 2.7.2 CALIFORNIA REGULATIONS

The CARB, which became part of the California EPA in 1991, is responsible for ensuring implementation of the California Clean Air Act (AB 2595), responding to the federal CAA, and for regulating emissions from consumer products and motor vehicles. The California CAA mandates achievement of the maximum degree of emissions reductions possible from vehicular and other mobile sources in order to attain the state ambient air quality standards by the earliest practical date. The CARB established the CAAQS for all pollutants for which the federal government has NAAQS and, in addition, establishes standards for sulfates, visibility, hydrogen sulfide, and vinyl chloride. However at this time, hydrogen sulfide and vinyl chloride are not measured at any monitoring stations in the SCAB because they are not considered to be a regional air quality problem. Generally, the CAAQS are more stringent than the NAAQS (8)(7).

Local air quality management districts, such as the SCAQMD, regulate air emissions from commercial and light industrial facilities. All air pollution control districts have been formally designated as attainment or non-attainment for each CAAQS.

Serious non-attainment areas are required to prepare air quality management plans that include specified emission reduction strategies in an effort to meet clean air goals. These plans are required to include:

- Application of Best Available Retrofit Control Technology to existing sources;
- Developing control programs for area sources (e.g., architectural coatings and solvents) and indirect sources (e.g. motor vehicle use generated by residential and commercial development);
- A District permitting system designed to allow no net increase in emissions from any new or modified permitted sources of emissions;
- Implementing reasonably available transportation control measures and assuring a substantial reduction in growth rate of vehicle trips and miles traveled;
- Significant use of low emissions vehicles by fleet operators;
- Sufficient control strategies to achieve a five percent or more annual reduction in emissions or 15 percent or more in a period of three years for ROGs, NOx, CO and PM10. However, air basins may use alternative emission reduction strategy that achieves a reduction of less than five percent per year under certain circumstances.

#### 2.7.3 AIR QUALITY MANAGEMENT PLANNING

Currently, the NAAQS and CAAQS are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and



federal ambient air quality standards (15). AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. A detailed discussion on the AQMP and Project consistency with the AQMP is provided in Section 3.8.

#### 2.8 EXISTING PROJECT SITE AIR QUALITY CONDITIONS

Existing air quality conditions at the Project site would generally reflect ambient monitored conditions as presented previously at Table 2-3.

#### 3 PROJECT AIR QUALITY IMPACT

#### 3.1 Introduction

The Project has been evaluated to determine if it will violate an air quality standard or contribute to an existing or projected air quality violation. Additionally, the Project has been evaluated to determine if it will result in a cumulatively considerable net increase of a criteria pollutant for which the SCAB is non-attainment under an applicable federal or state ambient air quality standard. The significance of these potential impacts is described in the following section.

#### 3.2 STANDARDS OF SIGNIFICANCE

The criteria used to determine the significance of potential Project-related air quality impacts are taken from the Initial Study Checklist in Appendix G of the State CEQA Guidelines (14 California Code of Regulations §§15000, et seq.). Based on these thresholds, a project would result in a significant impact related to air quality if it would (16):

- Conflict with or obstruct implementation of the applicable air quality plan.
- Violate any air quality standard or contribute to an existing or projected air quality violation.
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors).
- Expose sensitive receptors to substantial pollutant concentrations.
- Create objectionable odors affecting a substantial number of people.

Within the context of the above threshold considerations, and based on the SCAQMD's <u>CEQA</u> <u>Air Quality Handbook</u> (1993), a project's localized CO emissions impacts would be significant if they exceed the following California standards for localized CO concentrations (17):

- 1-hour CO standard of 20.0 parts per million (ppm)
- 8-hour CO standard of 9.0 ppm.

The SCAQMD has also developed regional and localized significance thresholds for other regulated pollutants, as summarized at Table 3-1 (18). The SCAQMD's CEQA Air Quality Significance Thresholds (March 2011) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.



**TABLE 3-1: MAXIMUM DAILY EMISSIONS REGIONAL THRESHOLDS** 

Pollutant	Construction	Operations
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM10	150 lbs/day	150 lbs/day
PM2.5	55 lbs/day	55 lbs/day
Sox	150 lbs/day	150 lbs/day
СО	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

#### 3.3 PROJECT-RELATED SOURCES OF POTENTIAL IMPACT

Land uses such as the Project affect air quality through construction-source and operational-source emissions.

On October 2, 2013, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) released the latest version of the California Emissions Estimator Model™ (CalEEMod™) v2013.2.2. The purpose of this model is to calculate construction-source and operational-source criteria pollutant (NO<sub>x</sub>, VOC, PM<sub>10</sub>, PM<sub>2.5</sub>, SO<sub>x</sub>, and CO) and greenhouse gas (GHG) emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures (19). Accordingly, the latest version of CalEEMod™ has been used for this Project to determine construction and operational air quality emissions. Output from the model runs for both construction and operational activity are provided in Appendix 3.1.

#### 3.4 Construction Emissions

Construction activities associated with the Project will result in emissions of CO, VOCs, NOx, SOx, PM10, and PM2.5. Construction related emissions are expected from the following construction activities:

- Site Preparation
- Grading
- Building Construction
- Painting (Architectural Coatings)
- Paving (curb, gutter, flatwork, and parking lot)
- Construction Workers Commuting

Construction is expected to commence in January 2015 and will last through October 2016. Construction duration by phase is shown on Table 3-2. The construction schedule utilized in the analysis represents a "worst-case" analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as the analysis year

increases (due to the natural turnover of the older fleet of vehicles and additional regulatory requirements). The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per CEQA guidelines. Site specific construction fleet may vary due to specific project needs at the time of construction. The duration of construction activity was developed in consultation with the applicant while assuming a 2016 opening year. Associated equipment was estimated based on CalEEMod defaults. Please refer to specific detailed modeling inputs/outputs contained in Appendix 3.1 of this Analysis. A detailed summary of construction equipment assumptions by phase is provided at Table 3-3. It should be noted that the construction equipment estimates provided at Table 3-3 represent a "worst-case" (i.e. overestimation) of actual construction equipment that will likely be used during construction activities.

Dust is typically a major concern during rough grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions". Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). The CalEEMod model was utilized to calculate fugitive dust emissions resulting from this phase of activity. The Project site is expected to result in excavation of 449,830 cubic yards (CY), and the estimated embankment (fill), subsidence, shrinkage, and loss to over-excavation are estimated at 449,830 CY therefore the site is expected to balance and no soil import/export will be required (please note that the 449,830 CY will be "moved" once, therefore the total amount of soil moved on-site is in fact 449,830 CY<sup>2</sup>).

It should be noted that the CalEEMod model is not dependent on the total soil movement for a given site; rather emissions are based on the amount of soil a given piece of equipment can move inherent to the CalEEMod model (CalEEMod User's Guide – 4.3.3 Dust from Material Movement, Pg.22).

Notwithstanding, the AQ report includes a sufficient equipment inventory including: 2 scrapers and 1 grader, 1 dozer, 2 excavators, and 2 tractor/loader/backhoes. Based on available literature, a piece of equipment can move approximately 200 cubic yards per hour<sup>3</sup>. Therefore, the Project on any one day can move up to approximately 12,800 cubic yards (200cy/hr/equipment x 8 pieces of equipment x 8 working hours). The grading quantity for the site is approximately, 449,830 c.y., given 75 working days; this would require approximately 6,000 c.y. per day to be moved. Therefore the equipment inventory input into CalEEMod can adequately accommodate this level of material movement and likely overstates the emissions that would occur.

Lastly, the previously approved tentative tract map for the project would have resulted in an estimated excavation of 414,750 CY, and embankment, subsidence, shrinkage and loss to over-excavation of approximately 347,000 CY which would have required the export of approximately 68,000 CY of dirt. Thus, although the Project is expected to excavate



08639-04a AQ Report

<sup>2</sup> Personal communication with Mariela Anguelov, P.E. of Whinchester Assosciates, Inc.

<sup>3</sup> Distance vs. Production Rates Caterpillar Performance Handbook Edition 36 (2006).

approximately 35,080 CY more than the previously approved tentative tract map, any potential emissions increases are offset by the fact that the Project no longer requires export of approximately 68,000 CY of dirt which would have resulted in additional emissions resulting from the 8,500 truck trips that would have been necessary for the export of soil.

Construction emissions for construction worker vehicles traveling to and from the Project site, as well as vendor trips (construction materials delivered to the Project site) were estimated based on CalEEMod defaults.

**TABLE 3-2: CONSTRUCTION DURATION** 

Phase	Duration (working days)
Site Preparation	30
Grading	75
Building Construction	300
Architectural Coatings	300
Paving	55

**TABLE 3-3: CONSTRUCTION EQUIPMENT ASSUMPTIONS** 

Activity	Equipment	Number	Hours Per Day
Sita Dranavation	Rubber Tired Dozers	3	8
Site Preparation	Tractors/Loaders/Backhoes	4	8
	Excavators	2	8
	Graders	1	8
Cua din a	Water Trucks	1	8
Grading	Rubber Tired Dozers	1	8
	Scrapers	2	8
	Tractors/Loaders/Backhoes	2	8
	Cranes	1	8
	Forklifts	3	8
Building Construction	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Architectural Coatings	Air Compressors	1	8
	Pavers	2	8
Paving	Paving Equipment	2	8
	Rollers	2	8

#### 3.4.1 Construction Emissions Summary

#### **Impacts Without BACMs and Regulatory Requirements**

The estimated maximum daily construction emissions without BACMs are summarized on Table 3-4. Detailed construction model outputs are presented in Appendix 3.1. Under the assumed scenarios, emissions resulting from the Project construction will not exceed any criteria pollutant thresholds established by the SCAQMD. It should be noted that the impacts without BACMs do not take credit for reductions achieved through standard regulatory requirements (SCAQMD's Rule 403). Therefore, a less than significant impact would occur without the application of BACMs and standard regulatory requirements.

TABLE 3-4: EMISSIONS SUMMARY OF OVERALL CONSTRUCTION (WITHOUT BACMS)

Year			Emissions (po	unds per day		
Teal	VOC	NOx	СО	SOx	PM10	PM2.5
2015	10.69	87.91	55.46	0.07	21.36	12.83
2016	10.30	36.74	30.11	0.05	3.67	2.62
Maximum Daily Emissions	10.69	87.91	55.46	0.07	21.36	12.83
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

#### Impacts With BACMs and Regulatory Requirements

The estimated maximum daily construction emissions with BACMs are summarized on Table 3-5. Detailed construction model outputs are presented in Appendix 3.1. Under the assumed scenarios, emissions resulting from the Project construction will be further reduced with implementation of BACMs and standard regulatory requirements (SCAQMD's Rule 403).

TABLE 3-5: EMISSIONS SUMMARY OF OVERALL CONSTRUCTION (WITH BACMS)

Year		Emissions (pounds per day)				
Teal	VOC	NOx	СО	SOx	PM10	PM2.5
2015	10.69	87.91	55.46	0.07	10.34	6.77
2016	10.30	36.74	30.11	0.05	3.67	2.62
Maximum Daily Emissions	10.69	87.91	55.46	0.07	10.34	6.77
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO



### 3.5 OPERATIONAL EMISSIONS

Operational activities associated with the proposed Project will result in emissions of ROG, NOX, CO, SOX, PM10, and PM2.5. Operational emissions would be expected from the following primary sources:

It should be noted that the proposed Project's impacts will be less than what would otherwise occur under the previously approved Project. The proposed Project plans to construct 35 fewer dwelling units and would thus result in fewer regional criteria pollutant emissions during operational activity.

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions

### 3.5.1 AREA SOURCE EMISSIONS

### **Architectural Coatings**

Over a period of time the buildings that are part of this Project will be subject to emissions resulting from the evaporation of solvents contained in paints, varnishes, primers, and other surface coatings as part of Project maintenance. The emissions associated with architectural coatings were calculated using the CalEEMod model.

### **Consumer Products**

Consumer products include, but are not limited to detergents, cleaning compounds, polishes, personal care products, and lawn and garden products. Many of these products contain organic compounds which when released in the atmosphere can react to form ozone and other photochemically reactive pollutants. The emissions associated with use of consumer products were calculated based on defaults provided within the CalEEMod model.

### Hearths/Fireplaces

The emissions associated with use of hearths/fireplaces were calculated based on assumptions provided in the CalEEMod model. The Project is required to comply with SCAQMD Rule 445, which prohibits the use of wood burning stoves and fireplaces in new development. In order to account for the requirements of this Rule, the unmitigated CalEEMod model estimates were adjusted to remove wood burning stoves and fireplaces. As the project is required to comply with SCAQMD Rule 445, the removal of wood burning stoves and fireplaces is not considered "mitigation" although it must be identified as such in CalEEMod in order to treat the case appropriately.

### Landscape Maintenance Equipment

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shedders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the

landscaping of the Project. The emissions associated with landscape maintenance equipment were calculated based on assumptions provided in the CalEEMod model.



### 3.5.2 ENERGY SOURCE EMISSIONS

### Combustion Emissions Associated with Natural Gas and Electricity

Electricity and natural gas are used by almost every project. Criteria pollutant emissions are emitted through the generation of electricity and consumption of natural gas. However, because electrical generating facilities for the Project area are located either outside the region (state) or offset through the use of pollution credits (RECLAIM) for generation within the SCAB, criteria pollutant emissions from offsite generation of electricity is generally excluded from the evaluation of significance and only natural gas use is considered. The emissions associated with natural gas use were calculated using the CalEEMod model.

### 3.5.3 MOBILE SOURCE EMISSIONS

### <u>Vehicles</u>

Project operational (vehicular) impacts are dependent on both overall daily vehicle trip generation and the effect of the Project on peak hour traffic volumes and traffic operations in the vicinity of the Project. The Project related operational air quality impacts derive primarily from vehicle trips generated by the Project.

### Fugitive Dust Related to Vehicular Travel

Vehicles traveling on paved roads would be a source of fugitive emissions due to the generation of road dust inclusive of tire wear particulates. The emissions estimates for travel on paved roads were calculated using the CalEEMod model.

### 3.5.4 OPERATIONAL EMISSIONS SUMMARY

Operational-source emissions are summarized on Table 3-7. As shown, Project operational-source emissions would not exceed applicable SCAQMD regional thresholds of significance. Therefore, a less than significant impact would occur and no mitigation is required.

**TABLE 3-7: SUMMARY OF PEAK OPERATIONAL EMISSIONS** 

Operational Activities Summer Scenario			Emissions (po	unds per day)		
Operational Activities – Summer Scenario	VOC	NO <sub>x</sub>	СО	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source	6.91	0.11	9.66	5.00e-4	0.21	0.20
Energy Source	0.11	0.93	0.39	5.92e-3	0.08	0.08
Mobile	4.49	14.17	50.55	0.12	8.60	2.43
Maximum Daily Emissions	11.51	15.21	60.60	0.13	8.88	2.71
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Operational Activities Winter Security			Emissions (po	unds per day)		
Operational Activities – Winter Scenario	VOC	NO <sub>x</sub>	СО	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source	6.91	0.11	9.66	5.00e-4	0.21	0.20
Energy Source	0.11	0.93	0.39	5.92e-3	0.08	0.08
Mobile	4.39	14.77	47.00	0.12	8.60	2.43
Maximum Daily Emissions	11.40	15.81	57.05	0.12	8.88	2.71
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

### 3.6 LOCALIZED SIGNIFIANCE - CONSTRUCTION ACTIVITY

The analysis makes use of methodology included in the SCAQMD Final Localized Significance Threshold Methodology (Methodology)(20). As previously discussed, the SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as Localized Significance Thresholds (LSTs).

The significance of localized emissions impacts depends on whether ambient levels in the vicinity of a given project are above or below State standards. In the case of CO and  $NO_2$ , if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a state or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to  $PM_{2.5}$ ; both of which are non-attainment pollutants.

LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. The analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology* (Methodology) (SCAQMD, June 2003). The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses.

### **EMISSIONS CONSIDERED**

SCAQMD's Methodology clearly states that "off-site mobile emissions from the Project should NOT be included in the emissions compared to LSTs (21)." Therefore, for purposes of the construction LST analysis only emissions included in the CalEEMod "on-site" emissions outputs were considered.

### MAXIMUM DAILY DISTURBED-ACREAGE

Table 3-8 is used to determine the maximum daily disturbed-acreage for use in determining the applicability of the SCAQMD's LST look-up tables. Based on Table 3-8, the proposed Project could actively disturb approximately 3.5 acres per day during site preparation and 4.0 acres during grading. Site specific construction fleet may vary due to specific project needs at the time of construction.

### **TABLE 3-8 MAXIMUM DAILY DISTURBED-ACREAGE**

Construction Phase	Equipment Type	Equipment Quantity	Acres grader per 8 hour day	Operating Hours per Day	Acres graded per day
Site Preparation	Rubber Tired Dozers	3	0.5	8	1.5
Site Preparation	Tractors/Loaders/Backhoes	4	0.5	8	2.0
Total acres graded p	er day				3.5

Construction Phase	Equipment Type	Equipment Quantity	Acres grader per 8 hour day	Operating Hours per Day	Acres graded per day
	Rubber Tired Dozers	1	0.5	8	0.5
Grading	Tractors/Loaders/Backhoes	2	0.5	8	1.0
Grading	Graders	1	0.5	8	0.5
	Scraper	2	1.0	8	2.0
Total acres graded p	er day				4.0

### Receptors

The nearest sensitive receptor land use (where an individual could remain for 24 hours) is located immediately adjacent to the site on the western and southern boundaries. Notwithstanding, the *Methodology* explicitly states that "It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters (22)." Accordingly, LSTs for receptors at 25 meters are utilized in this analysis and provide for a conservative i.e. "health protective" standard of care.

### **DISPERSION MODELING**

SCREEN3(23), is a U.S. EPA approved air quality model that contains algorithms associated with the USEPA's *Screening Procedures for Estimating the Air Quality Impact of Stationary Sources*(24). SCREEN3 was used to calculate localized pollutant concentrations for construction and operational activity. SCREEN3 uses dispersion screening techniques to estimate impacts of point, area, and volume stationary sources. It should be noted that the SCREEN3 model was utilized in lieu of the more robust AERMOD(25) and Industrial Source Complex (ISC)(26) model in order to account for worst-case conditions, and since precise construction phasing information is not available at this time.

For purposes of this analysis, receptors are conservatively assumed to be located at  $^{82}$  feet/25 meters for emissions of CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. For emissions of NO<sub>2</sub>, discrete receptors were placed at 20, 50, 70, 100, 200, 500, 1000, 2000, 3000, 4000, and 5000 meters from the fence-



line of the Project site to account for the change in  $NO_X$  to  $NO_2$  conversion as a function of distance.

It should be noted that for  $PM_{10}$  /  $PM_{2.5}$ , a discrete receptor was placed at the facility fence-line and the SCAQMD—approved downwind distance equation ( $C_x = 0.9403 \ C_0 \ e^{-0.0462 \ X}$ ) was utilized.

- C<sub>x</sub> is the predicted PM<sub>10</sub> concentration at X meters from the fence line.
- C<sub>0</sub> is the PM<sub>10</sub> concentration at the fence line as estimated by SCREEN3.
- e is the natural logarithm.
- X is the distance in meters from the fence line to the nearest sensitive receptor. (For purposes of this analysis, it is estimated that the nearest sensitive receptor is conservatively located ~100 feet/30.48 meters from the Project boundary).

For construction, an area source encompassing approximately 3.5 acres during site preparation activity and 4.0 during grading activity was modeled. The urban option of the model was selected, and receptor height was conservatively set at 2.0 meters (consistent with the document <u>Final Localized Significance Threshold Methodology</u>, SCAQMD, June 2003). For PM<sub>10</sub> and PM<sub>2.5</sub> a source release height of 1.0 meters was utilized consistent with SCAQMD methodology. Additionally, for emissions of NOX and CO released during construction activity, a source release height of 5.0 meters was utilized.

An emissions rate of 1 gram per second was utilized for emissions of CO,  $PM_{10}$ , and  $PM_{2.5}$  and the output in micrograms per cubic meter ( $\mu g/m^3$ ) was then multiplied by the emissions rate determined from the CalEEMod model outputs (and averaged over the appropriate time period and disturbance area). For emissions of  $NO_X$ , the actual emissions rate (in grams/second/ $m^2$ ) was programmed into the model. A summary of calculations from both the SCREEN3 model output and calculations for the actual concentration for each pollutant are available for review in Appendix "B".

### **LOCALIZED THRESHOLDS**

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the Federal and/or State Ambient Air Quality Standards(27).

Applicable localized thresholds are as follows:

- California State 1-hour CO standard of 20.0 ppm;
- California State 8-hour CO standard of 9.0 ppm;
- California State 1-hour NO2 standard of 0.18 ppm;
- SCAQMD 24-hour construction PM<sub>10</sub> LST of 10.4 μg/m3; or
- SCAQMD 24-hour construction PM<sub>2.5</sub> LST of 10.4 μg/m3



### **Impacts Without BACMs**

Without implementation of BACMs, emissions during site preparation will exceed SCAQMD's localized significance thresholds for PM10. Table 3-9 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. It should be noted that the impacts without BACMs do not take credit for reductions achieved through standard regulatory requirements (SCAQMD's Rule 403).

**TABLE 3-9 LOCALIZED SIGNIFICANCE (WITHOUT BACMS)** 

		со	NO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation			Averaging Ti	me	
		8-Hour	1-Hour	24-Hours (0	Construction)
Peak Day Localized Emissions	0.26	0.19	0.02	12.40	7.46
Background Concentration <sup>A</sup>	2.70	0.70	0.05		
Total Concentration	2.96	0.89	0.07	12.40	7.46
SCAQMD Localized Significance Threshold	20	9	0.18	10.4	10.4
Threshold Exceeded?	NO	NO	NO	YES	NO

		СО	NO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Grading			Averaging Ti	me	
	1-Hour	8-Hour	1-Hour	24-Hours (	Construction)
Peak Day Localized Emissions	0.35	0.26	0.01	8.12	4.70
Background Concentration <sup>A</sup>	2.70	0.70	0.05		
Total Concentration	3.05	0.96	0.06	8.12	4.70
SCAQMD Localized Significance Threshold	20	9	0.18	10.4	10.4
Threshold Exceeded?	NO	NO	NO	NO	NO

A Highest concentration from the last three years of available data

Note:  $PM_{10}$  and  $PM_{2.5}$  concentrations are expressed in  $\mu g/m^3$ . All others are expressed in ppm



### **Impacts With BACMs**

After implementation of BACMs, emissions during site preparation will not exceed any of the SCAQMD's localized significance thresholds. Table 3-10 identifies the localized impacts at the nearest receptor location in the vicinity of the Project after implementation of BACMs.

TABLE 3-10 LOCALIZED SIGNIFICANCE SUMMARY (WITH BACMS)

		СО	NO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation			Averaging Ti	me	
	1-Hour	8-Hour	1-Hour	24-Hours (0	Construction)
Peak Day Localized Emissions	0.26	0.19	0.02	6.11	4.05
Background Concentration <sup>A</sup>	2.70	0.70	0.05		
Total Concentration	2.96	0.89	0.07	6.11	4.05
SCAQMD Localized Significance Threshold	20	9	0.18	10.4	10.4
Threshold Exceeded?	NO	NO	NO	NO	NO

		СО	NO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Grading			Averaging Ti	me	
	1-Hour	8-Hour	1-Hour	24-Hours (	Construction)
Peak Day Localized Emissions	0.35	0.26	0.01	4.78	3.32
Background Concentration <sup>A</sup>	2.70	0.70	0.05		
Total Concentration	3.05	0.96	0.06	4.78	3.32
SCAQMD Localized Significance Threshold	20	9	0.18	10.4	10.4
Threshold Exceeded?	NO	NO	NO	NO	NO

 $<sup>^{\</sup>rm A}$ Highest concentration from the last three years of available data Note: PM $_{10}$  and PM $_{2.5}$  concentrations are expressed in  $\mu g/m^3$ . All others are expressed in ppm

### 3.7 LOCALIZED SIGNIFICANCE - LONG-TERM OPERATIONAL ACTIVITY

Table 3-11 shows the calculated emissions for the Project's operational activities compared with the applicable LSTs. The LST analysis includes on-site sources only; however, the CalEEMod™ model outputs do not separate on-site and off-site emissions from mobile sources. In an effort to establish a maximum potential impact scenario for analytic purposes, the emissions shown on Table 3-11 represent all on-site Project-related stationary (area) sources and five percent (5%) of the Project-related mobile sources. Considering that the weighted trip length used in CalEEMod™ for the Project is approximately 14.7 miles, 5% of this total would represent an on-site travel distance for each car and truck of approximately 1 mile or 5,280 feet, thus the 5% assumption is conservative and would tend to overstate the actual impact. Modeling based on these assumptions demonstrates that even within broad encompassing parameters, Project operational-source emissions would not exceed applicable LSTs.

The operational LSTs are located immediately adjacent to the Project site, to the west and south of the Project boundary (within SRA 24). Notwithstanding, the *Methodology* explicitly states that "It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for

receptors located at 25 meters (22)." Accordingly, LSTs for receptors at 25 meters are utilized in this analysis and provide for a conservative i.e. "health protective" standard of care. If emissions exceed the LST for a 5-acre site, then dispersion modeling needs to be conducted. Use of the LSTs for a 5-acre site for operational activities is appropriate since this would result in more stringent LSTs because emissions would occur in a more concentrated area and closer to the nearest sensitive receptor than in reality.

Emissions (pounds per day) **Operational Activity** CO  $NO_x$  $PM_{10}$  $PM_{2.5}$ **Maximum Daily Emissions** 12.58 0.72 0.40 1.78 SCAQMD Localized Threshold 270 1,577 **Threshold Exceeded?** NO NO NO NO

**TABLE 3-11: LOCALIZED SIGNIFICANCE SUMMARY OPERATIONS** 

As shown on Table 3-11, operational emissions would not exceed the LST thresholds for the nearest sensitive receptor. Therefore, the Project will have a less than significant localized impact during operational activity.

### 3.8 CO "HOT SPOT" ANALYSIS

As discussed below, the Project would not result in potentially adverse CO concentrations or "hot spots." Further, detailed modeling of Project-specific carbon monoxide (CO) "hot spots" is not needed to reach this conclusion.

It has long been recognized that adverse localized CO concentrations ("hot spots") are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentrations in the Project vicinity have steadily declined, as indicated by historical emissions data presented previously at Table 2-3.

A CO "hotspot" would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. At the time of the 1993 Handbook, the SCAB was designated nonattainment under the California AAQS and National AAQS for CO (17). As identified within SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan), peak carbon monoxide concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of congestion at a particular intersection (28). To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO "hot spot" analysis was conducted in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon time periods. This hot spot analysis did not predict any violation of CO standards. It can therefore be reasonably concluded that projects (such as the proposed Covey Ranch Project) that are not subject to the extremes in vehicle



volumes and vehicle congestion that was evidenced in the 2003 Los Angeles hot spot analysis would similarly not create or result in CO hot spots. Similar considerations are also employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact (29). The proposed Project considered herein would not produce the volume of traffic required to generate a CO hotspot either in the context of the 2003 Los Angeles hot spot study, or based on representative BAAQMD CO threshold considerations. Therefore, CO hotspots are not an environmental impact of concern for the proposed Project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant.

### 3.9 AIR QUALITY MANAGEMENT PLANNING

The Project site is located within the SCAB, which is characterized by relatively poor air quality. The SCAQMD has jurisdiction over an approximately 10,743 square-mile area consisting of the four-county Basin and the Los Angeles County and Riverside County portions of what use to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

Currently, these state and federal air quality standards are exceeded in most parts of the Basin. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

The Final 2012 AQMP was adopted by the AQMD Governing Board on December 7, 2012 (15). The 2012 AQMP incorporates the latest scientific and technological information and planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategy and updated emission inventory methodologies for various source categories.

Similar to the 2007 AQMP, the 2012 AQMP was based on assumptions provided by both CARB and SCAG in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 RTP. The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development. The Project's consistency with the 2012 AQMP is discussed as follows:

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993) (17). These indicators are discussed below:

Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency
or severity of existing air quality violations or cause or contribute to new violations, or delay the
timely attainment of air quality standards or the interim emissions reductions specified in the
AQMP.

### **Construction Impacts**

The violations that Consistency Criterion No. 1 refers to are the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if localized significance thresholds (LSTs) were exceeded. As evaluated as part of the Project LST analysis (previously presented), the Project's localized construction-source emissions with BACMs will not exceed applicable LSTs, and a less than significant impact is expected.

### **Operational Impacts**

The Project LST analysis demonstrates that Project operational-source emissions would not exceed applicable LSTs, and are therefore less-than-significant.

On the basis of the preceding discussion, the Project is determined to be consistent with the first criterion.

• Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

### **Construction and Operational Impacts**

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the City of Moreno Valley General Plan is considered to be consistent with the AQMP. The Project proposes a residential land use in an area zoned residential. Therefore, the Project is considered to be consistent with the AQMP.

### **AQMP Consistency Conclusion**

The Project would not result in or cause NAAQS or CAAQS violations. The Project's proposed land use designation for the subject site does not materially affect the uses allowed or their development intensities as reflected in the adopted City General Plan. The Project is therefore considered to be consistent with the AQMP.

### 3.10 POTENTIAL IMPACTS TO SENSITIVE RECEPTORS

The potential impact of Project-generated air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long term health care facilities,



rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors.

Results of the LST analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during construction (with BACMs). Therefore sensitive receptors would not be subject to a significant air quality impact during Project construction.

Results of the LST analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during operational activity. The proposed Project would not result in a CO "hotspot" as a result of Project related traffic during ongoing operations, nor would the Project result in a significant adverse health impact as discussed in Section 3.8. Thus a less than significant impact to sensitive receptors during operational activity is expected.

### **3.11 ODORS**

The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include:

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants
- Chemical plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

### 3.12 CUMULATIVE IMPACTS

The Project area is designated as an extreme non-attainment area for ozone and a non-attainment area for  $PM_{10}$  and  $PM_{2.5}$ .

### **CRITERION 1; REGIONAL ANALYSIS**

### **Construction Impacts**

The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that prior to application of BACMs, Project construction-source air pollutant emissions will not result in exceedances of regional thresholds. Therefore, project construction-source emission would be considered less than significant

### **Operational Impacts**

Project operational-source emissions will not exceed applicable SCAQMD regional thresholds. Per SCAQMD significance guidance, these impacts at the Project level are also considered cumulatively less than significant impact persisting over the life of the Project.

### **CRITERION 2; LIST APPROACH**

A list approach is used, in accordance with Section 15130(b) of the CEQA Guidelines, which states the following:

The following elements are necessary to an adequate discussion of significant cumulative impacts: 1) Either: (A) A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency, or (B) A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact.

The SCAQMD has recognized that there is typically insufficient information to quantitatively evaluate the cumulative contributions of multiple projects because each project applicant has no control over nearby projects. Nevertheless, the potential cumulative impacts from the Project and other projects are discussed below.

Related projects could contribute to an existing or projected air quality exceedance because the Basin is currently nonattainment for ozone, PM10, and PM2.5. With regard to determining the significance of the contribution from the Project, the SCAQMD recommends that any given project's potential contribution to cumulative impacts should be assessed using the same significance criteria as for project-specific impacts. Therefore, this analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would also not cause a commutatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions



that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. As previously noted, the Project will not exceed the applicable SCAQMD regional threshold for construction and operational-source emissions. As such, the Project will not result in a cumulatively significant impact.

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### 5 CERTIFICATION

The contents of this air study report represent an accurate depiction of the environmental impacts associated with the proposed Covey Ranch Project. The information contained in this air quality impact assessment report is based on the best available data at the time of preparation. If you have any questions, please contact me directly at (949) 660-1994 ext. 217.

Haseeb Qureshi
Senior Associate
URBAN CROSSROADS, INC.
41 Corporate Park, Suite 300
Irvine, CA 92606
(949) 660-1994 x217
hqureshi@urbanxroads.com

### **EDUCATION**

Master of Science in Environmental Studies California State University, Fullerton • May, 2010

Bachelor of Arts in Environmental Analysis and Design University of California, Irvine • June, 2006

### **PROFESSIONAL AFFILIATIONS**

AEP – Association of Environmental Planners AWMA – Air and Waste Management Association ASTM – American Society for Testing and Materials

### **PROFESSIONAL CERTIFICATIONS**

Environmental Site Assessment – American Society for Testing and Materials • June, 2013 Planned Communities and Urban Infill – Urban Land Institute • June, 2011 Indoor Air Quality and Industrial Hygiene – EMSL Analytical • April, 2008 Principles of Ambient Air Monitoring – California Air Resources Board • August, 2007 AB2588 Regulatory Standards – Trinity Consultants • November, 2006 Air Dispersion Modeling – Lakes Environmental • June, 2006



### APPENDIX 3.1:

**CALEEMOD EMISSIONS MODEL OUTPUTS** 

alEEMod Version: CalEEMod.2013.2.2

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T. Project Characteristics

Page 1 of 27

Date: 5/19/2014 12:40 PM

### **Covey Ranch**

Riverside-South Coast County, Summer

### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing		Dwelling Unit	37.34	207,000.00	329
Parking Lot 230.00	.	Space 2.07 92,000.00 0	2.07	92,000.00	0

# 1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2016
99 - lity Company	Southern California Edison				
CO2 Intensity (Ib/MWhr)	533.36	CH4 Intensity (Ib/MWhr)	0.029	N2O Intensity (Ib/MWhr)	900.0

# 1.3 User Entered Comments & Non-Default Data

Project Characteristics - Source: CPUC GHG Calculator version 3c, worksheet tab "CO2 Allocations," cells AH/AQ 35-44.

Land Use - assumed 2 parking spaces per dwelling unit

Construction Phase - schedule based on a 2016 opeing year

Off-road Equipment - 8 hour work day

Off-road Equipment - 8 hour work day

Off-road Equipment -

Woodstoves - no wood stoves. all natural gas fireplaces

Energy Use - Title-24 Electricity Energy Intensity and Title-24 Natural Gas Energy Intensity were adjusted by 36.4% and 6.5% respectively, to reflect 2013 Title 24 requirements. Source: Impact Analysis California's 2013 Building Energy Efficiency Standards (CEC 2013)

Construction Off-road Equipment Mitigation -

Off-road Equipment - water truck added

**m** :alEEMod Version: CalEEMod.2013.2.2

tblConstructionPhase	NumDays	Derault value 55.00	New Value
tblConstructionPhase	NumDays	740.00	300.00
tblConstructionPhase	PhaseEndDate	9/13/2017	8/23/2016
tblConstructionPhase	PhaseEndDate	11/8/2016	10/5/2016
tblConstructionPhase	PhaseStartDate	7/21/2016	7/1/2015
tblConstructionPhase	PhaseStartDate	8/24/2016	7/21/2016
tblEnergyUse	T24E	980.99	623.91
tblEnergyUse	T24NG	27,816.78	26,008.69
tblFireplaces	NumberGas	97.75	115.00
tblFireplaces	NumberNoFireplace	11.50	00.0
tblFireplaces	NumberWood	5.75	00.0
tblOffRoadEquipment	HorsePower	400.00	189.00
tblOffRoadEquipment	LoadFactor	0.38	0.50
tblOffRoadEquipment	OffRoadEquipmentType		Off-Highway Trucks
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	630.89	533.36
tblProjectCharacteristics	OperationalYear	2014	2016
tblWoodstoves	NumberCatalytic	5.75	00.0
tblWoodstoves	NumberNoncatalytic	5.75	00:00

### 2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

CO2e		7,643.681 5	0.0000 4,891.971	0.0000   12,535.65 26
NZO		0.000.0		0.0000
CH4	lay	2.2011	0.8146	3.0158
Total CO2	lb/day	7,597.457 6	4,874.863 6	12,472.32 12
Bio- CO2 NBio- CO2 Total CO2		0.0000 7,597.457 7,597.457 2.2011 0.0000 7,643.681 6 6	0.0000 4,874.863 4,874.863 0.8146 6 6	0.0000 12,472.32 12,472.32 3.0158
Bio- CO2		0.000.0	0.000.0	0000'0
PM2.5 Total			2.6213	6.1354 15.4478
Exhaust PM2.5		3.8472 12.8265	2.2882	6.1354
Fugitive PM2.5		9.9840	0.3331	10.3171
PM10 Total		4.1818 21.3571	3.6655	6.6044 25.0226
Exhaust PM10	lay	4.1818	2.4226	6.6044
Fugitive PM10	lb/day	18.2675	1.2429	19.5104
802		0.0729	0.0512	0.1241
00		55.4581	30.1131	85.5713
×ON		10.6850 87.9001 55.4581 0.0729 18.2675	10.3031 36.6565 30.1131 0.0512	20.9882 124.5566 85.5713 0.1241 19.5104
ROG		10.6850	10.3031	20.9882
	Year	2015	2016	Total

c-6 6 <u>tigated Construction</u>

.5 .5	× O Z	8	S02	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2 Total CO2	Total CO2	OH T	N20	C02e
				lb/day	day							lb/day	ay		
 10.6850	10.6850 87.9001	55.4581	55.4581 0.0729 7.2470	7.2470	4.1818	10.3366	3.9263	3.8472	6.7688	0.0000	0.0000 7,597.457 7,597.457 6 6		2.2011	0.000.0	7,643.681 5
 10.3031	36.6565	30.1131	0.0512	1.2429	2.4226	3.6655	0.3331	2.2882	2.6213	0.0000	0.0000 4,874.863 4,874.863 6 6	4,874.863 6	0.8146	0.0000	4,891.971 1
20.9882	124.5566	85.5713	0.1241	8.4900	6.6044	14.0022	4.2594	6.1354	9.3901	0.0000	12,472.32 12	12,472.32 12	3.0158	0.0000	12,535.65 26
ROG	XON	00	802	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Bio-CO2 NBio-CO2 Total CO2	otal CO2	CH4	N20	C02e
0.00	0.00	0.00	0.00	56.48	0.00	44.04	58.72	0.00	39.21	0.00	00.00	0.00	0.00	0.00	0.00

Page 5 of 27

Date: 5/19/2014 12:40 PM

CO2e		2,467.617 4	1,191.823 5	10,816.75 71	14,476.19 80
N20		0.0447	0.0217		0.0664
CH4	lay	0.0642	0.0227	0.3511	0.4381
Total CO2	lb/day	2,452.428 0	1,184.614 2	10,809.38 38	14,446.42 60
Bio- CO2 NBio- CO2 Total CO2		0.0000 2,452.428 2,452.428 0.0642 0.0447 2,467.617 0 0 4	1,184.614 1,184.614 2 2	10,809.38 38	0.0000 14,446.42 14,446.42 60 60
Bio- CO2		0.000.0			0.0000
PM2.5 Total		0.2046	0.0750	2.4289	2.7085
Exhaust PM2.5			0.0750	0.1893	0.4689
Fugitive PM2.5				2.2396	2.2396
PM10 Total		0.2062	0.0750	8.5982	8.8794
Exhaust PM10	day		0.0750	0.2058	0.4871
Fugitive PM10	p/qI			8.3923	8.3923
S02		5.0000e- 004	5.9200e- 003	0.1234	0.1299
00		9.6561	0.3949	50.5473	60.5983
NOX		6.9098 0.1128	0.9280 0.3949	4.4904 14.1651 50.5473 0.1234	15.2058
ROG		8606.9	0.1086	4.4904	11.5088
	Category	Area	Energy	Mobile	

### Mitigated Operational

CO2e		2,467.617 4	1,191.823 5	10,816.75 71	14,476.19 80
NZO		0.0447	0.0217		0.0664
СН4	ау	0.0642	0.0227	0.3511	0.4381
Total CO2	lb/day	2,452.428 0	1,184.614 2	10,809.38 38	
Bio- CO2 NBio- CO2 Total CO2		2,452.428 0	1,184.614 1,184.614 0.0227 2 2	10,809.38 10,809.38 38 38	0.0000 14,446.42 14,446.42 60 60
Bio- CO2		0.0000 2,452,428 2,452.428 0.0642 0.0447 2,467.617 0 0 4			0.0000
PM2.5 Total		0.2046	0.0750	2.4289	2.7085
Exhaust PM2.5		0.2046 0.2046	0.0750	0.1893	0.4689
Fugitive PM2.5			r     	2.2396	2.2396
PM10 Total		0.2062	0.0750	8.5982	8.8794
Exhaust PM10	lb/day	0.2062	0.0750	0.2058	0.4871
Fugitive PM10	o/qı			8.3923	8.3923
802		5.0000e- 004	5.9200e- 003	0.1234	0.1299
00		9.6561	0.3949	50.5473	60.5983
×ON		6.9098 0.1128 9.6561 5.0000e-	0.9280 0.3949 5.9200e- 003	14.1651	15.2058
ROG		8606.9	0.1086	4.4904	11.5088
	Category	Area		Mobile	Total

Page 6 of 27

Date: 5/19/2014 12:40 PM

N20 CO2e	0.00 0.00
CH4	0.00
Total CO2	0.00
Bio- CO2 NBio-CO2 Total CO2	00:0
Bio- CO2	0.00
PM2.5 Total	0.00
Exhaust PM2.5	0.00
Fugitive PM2.5	0.00
PM10 Total	0.00
Exhaust PM10	0.00
Fugitive PM10	0.00
so <sub>2</sub>	0.00
00	0.00
NOX	0.00
ROG	0.00
	Percent Reduction

### 3.0 Construction Detail

### **Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Num Days Week	Num Days	Phase Description
7-	aration	ration		2/11/2015	2	30	
2	Grading	! ! !		5/27/2015	5	75	
3	onstruction	i i i i	! ! !	7/20/2016	5		
4	Architectural Coating	tural Coating	! ! !	8/23/2016	5	300	
: -60	Paving	Paving	7/21/2016	10/5/2016	5	55	
   1-							

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 187.5

Acres of Paving: 0

Residential Indoor: 419,175; Residential Outdoor: 139,725; Non-Residential Indoor: 4,140; Non-Residential Outdoor: 1,380 (Architectural

Coating – sqft)

### OffRoad Equipment

Page 7 of 27

Date: 5/19/2014 12:40 PM

ealEEMod Version: CalEEMod.2013.2.2

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
itectural Coating	Air Compressors	~	8.00	18	0.48
Jing	Off-Highway Trucks		8.00	189	0.50
¶,Jing	Excavators	2	8.00	162	0.38
Building Construction	Cranes		8.00	226	0.29
Building Construction	Forklifts	n	8.00	68	0.20
Building Construction	Generator Sets		8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	_	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	8	8.00	26	0.37
Grading	Graders	_	8.00	174	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	26	0.37
	Paving Equipment	2	8.00	130	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	26	0.37
Site Preparation	Rubber Tired Dozers	С	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Building Construction	Welders	<del>-</del>	8.00	46	0.45

### **Trips and VMT**

Phase Name	Offroad Equipment Worker Trip Count Number	Worker Trip Number	Vendor Trip Hauling Trip Number Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Vendor Trip Hauling Trip Worker Vehicle Length Length	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	00.0	00.00		9.90	L		[	HHDT
Grading	() () () () () () () () () () () () () (	! ``	00:0	0.00		06.9		×	•	HHDT
Building Construction	() () () () () () () () () () () ()	80.00	27.00	0.00		 				HHDT
Paving		15.00	00:00	00.0	14.70				HDT_Mix	ННОТ
Architectural Coating	9	16.00	0.00	00.00		06.9		20.00 LD_Mix		ННОТ

CalEEMod Version: CalEEMod.2013.2.2

Page 8 of 27

Date: 5/19/2014 12:40 PM

3.1 Mitigation Measures Construction

Water Exposed Area Clean Paved Roads 3.2 Site Preparation - 2015

Unmitigated Construction On-Site

4,137.522	2275	1.	4,111.7 4	4,111.744 4,111.744 1.2275 4 4		12.7719	2.8412	9.9307	21.1545	3.0883	18.0663	5.2609 56.8897 42.6318 0.0391 18.0663	42.6318	56.8897	5.2609	
4,137.522	2275	44	4,111.7	4,111.744 4,111.744 1.2275 4 4	, , , , ,	2.8412	2.8412		3.0883	3.0883		0.0391	42.6318	3897	56.8	5.2609 56.8897 42.6318 0.0391
0.0000			0.0000		1-8-8-8-8	9.9307	0.0000	0.0000 18.0663 9.9307	18.0663	0.0000	18.0663					
		lb/day								lb/day	)/qI					
:0 CO2e	CH4 N2O		Total C	Bio- CO2 NBio- CO2 Total CO2	Bio- CO2	PM2.5 Total	Exhaust PM2.5	Fugitive PM2.5	PM10 Total	Exhaust PM10	Fugitive PM10	SO2	00	NOx	Z	ROG

Page 9 of 27

alEEMod Version: CalEEMod.2013.2.2

Site Preparation - 2015

Off-Site			
d Construction			
<b>H</b> nitigated	==	1	

CO2e		0.0000	0.0000	207.4737	207.4737	
N20						
CH4	lay	0.000.0	0.000.0	9.4300e- 003	9.4300e- 003	
Total CO2	lb/day	0.000.0 0.000.0	0.000.0	207.2757 207.2757	207.2757 207.2757	
Bio- CO2 NBio- CO2 Total CO2		0.0000	0.0000	207.2757	207.2757	
Bio- CO2						
PM2.5 Total		0.0000	0.000.0	0.0546	0.0546	
Exhaust PM2.5		0.000.0	0.0000	1.2000e- ( 003	1.2000e- 003	
Fugitive PM2.5		0.000.0	0.0000	0.0534	0.0534	
PM10 Total		0.0000	0.0000	0.2025	0.2025	
Exhaust PM10	lb/day	0.0000	0.0000	1.3100e- 003	1.3100e- 003	
Fugitive PM10	/qı	0.0000	0.0000	0.2012	0.2012	
SO2		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000	1.1360 2.4100e- 0.2 003	1.1360 2.4100e- 0.2012 003	
8		0.0000	0.0000	1.1360	1.1360	
×ON		0.0000	0.0000	0.0909	6060'0	
ROG		0.0000	0.0000	0.0767	0.0767	
	Category	Hauling	Vendor	Worker	Total -	04-

# Mitigated Construction On-Site

CO2e		0.0000	4,137.522 4	4,137.522 4
N20				
CH4	ay		1.2275	1.2275
Total CO2	lb/day	0.0000	4,111.744 4	4,111.744 4
Bio- CO2 NBio- CO2 Total CO2			0.0000 4,111.744 4,111.744 1.2275 4 4	0.0000 4,111.744 4,111.744 1.2275 4 4
Bio- CO2			0.0000	0.000
PM2.5 Total		3.8730	2.8412	6.7142
Exhaust PM2.5		0.0000 7.0458 3.8730 0.0000 3.8730	2.8412	2.8412
Fugitive PM2.5		3.8730		10.1341 3.8730
PM10 Total		7.0458	3.0883	10.1341
Exhaust PM10	b/day	0.0000	3.0883	3.0883
Fugitive PM10	)/qI	7.0458		7.0458
802			0.0391	0.0391
00			42.6318	42.6318
XON			5.2609 56.8897 42.6318	5.2609 56.8897 42.6318 0.0391
ROG			5.2609	5.2609
	Category	Fugitive Dust	Off-Road	Total

CalEEMod Version: CalEEMod.2013.2.2

Mitigated Construction Off-Site 3.2 Site Preparation - 2015

	ROG	×ON	00	S02	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Bio- CO2 NBio- CO2 Total CO2	Total CO2	CH4	N20	CO2e
Category					lb/day	day							lb/day	lay		
Hauling	0.0000	0.0000 0.0000 0.0000 0.0000	0.0000	0.0000	0.0000	0.0000	0.0000 0.0000 0.0000	0.0000	0.0000	0.0000		0.0000	0.000 0.0000	0.000.0	•	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0000	0.0000	0.000.0	0.000.0	0.000.0	0.0000		0.0000	0.0000	0.000.0	• • • • •	0.0000
Worker	0.0767	6060.0	1.1360	2.4100e- 0 003	.2012	1.3100e- 003	0.2025	0.0534	1.2000e- 003	0.0546	_	207.2757	207.2757 207.2757 9.4300e- 003	9.4300e- 003		207.4737
Total	0.0767	6060'0	1.1360	2.4100e- 003	0.2012	1.3100e- 003	0.2025	0.0534	1.2000e- 003	0.0546		207.2757	207.2757	9.4300e- 003		207.4737
9. 5.3 Grading - 2015	ı - 2015															

**Unmitigated Construction On-Site** 

00000		-	
4.1801		4	87.7840 54.0066 0.0698
34 3.5965 3.8457 7.4422	4.1801 12.8534		7.5641 87.7840 54.0066 0.0698 8.6733 4.18

Page 11 of 27

alEEMod Version: CalEEMod.2013.2.2

Grading - 2015

mitigated Construction Off-Site

ROG NOx CO		0.0000 0.0000	0.0000	0.0980 0.1162 1.4516 3.0900e- 0.257	0.0980 0.1162 1.4516 3.0900e- 0.2571
S02		0.0000	0.0000	3.0900e- 003	3.0900e- 003
Fugitive PM10	p/qı	0.0000		_	0.2571
Exhaust PM10	day	0.0000	0.0000	1.6800e- 003	1.6800e- 003
PM10 Total		0.000.0	0.000.0	0.2588	0.2588
Fugitive PM2.5		0.000.0	0.0000	0.0682	0.0682
Exhaust PM2.5		0.0000 0.0000 0.0000	0.0000	1.5400e- C 003	1.5400e- 0
PM2.5 Total		00000	0.000.0	0.0697	0.0697
Bio- CO2 NBio- CO2 Total CO2		0.0	0.0	264	264
- CO2 To		0000	0.0000	264.8522 264.8522	264.8522 264.8522
otal CO2	lb/day	0.0000 0.0000 0.0000	L		
CH4	<b>^</b>	0.000.0	0.000.0	0.0121	0.0121
N20					
C02e		0.0000	0.0000	265.1052	265.1052

# Mitigated Construction On-Site

			9	9
CO2e		0.0000	7,378.576 2	7,378.576 2
N2O				
CH4	ay		2.1891	2.1891
Total CO2	lb/day	0.000.0	7,332.605 4	7,332.605
Bio- CO2 NBio- CO2 Total CO2			0.0000 7,332.605 7,332.605 2.1891 4 4	0.0000 7,332.605 7,332.605 2.1891
Bio- CO2			0.0000	
PM2.5 Total		1.4026	3.8457	5.2483
Exhaust PM2.5		0.0000 3.3826 1.4026 0.0000 1.4026	3.8457	3.8457
Fugitive PM2.5		1.4026		1.4026
PM10 Total		3.3826	4.1801	7.5627
Exhaust PM10	day	0.0000	4.1801	4.1801
Fugitive PM10	lb/day	3.3826		3.3826
802			0.0698	0.0698
00			54.0066	54.0066
NOx			7.5641 87.7840 54.0066 0.0698	7.5641 87.7840 54.0066 0.0698 3.3826
ROG			7.5641	7.5641
	Category	Fugitive Dust	Off-Road	Total

CalEEMod Version: CalEEMod.2013.2.2

Mitigated Construction Off-Site 3.3 Grading - 2015

						1
CO2e		0.0000	0.0000	265.1052	265.1052	
N20						
CH4	яу	0.000.0	0.000.0	0.0121	0.0121	
Total CO2	lb/day	0.0000	0.000.0	264.8522	264.8522	
Bio- CO2 NBio- CO2 Total CO2		0.0000	0.0000	264.8522 264.8522	264.8522	
Bio- CO2						
PM2.5 Total		0.0000	0.0000	0.0697	0.0697	
Exhaust PM2.5		0.0000	0.000.0	1.5400e- 003	1.5400e- 003	
Fugitive PM2.5		0.000 0.0000 0.0000	0.0000	0.0682	0.0682	
PM10 Total		0.000.0	0.000.0	0.2588	0.2588	
Exhaust PM10	lb/day	0.0000	0.000.0	1.6800e- 003	1.6800e- 003	
Fugitive PM10	o/ql	0.0000	0.0000	0.2571	0.2571	
802		0.0000 0.0000 0.0000 0.0000	0.0000	0.1162 1.4516 3.0900e- 003	1.4516 3.0900e- 003	
00		0.0000	0.0000	1.4516	1.4516	- 2015
XON		0.0000	0.000.0	0.1162	0.0980 0.1162	uction .
ROG		0.0000	0.0000	0.0980	0860.0	ı Constr
	Category	Hauling	Vendor	Worker	Total  -  -	0 4 Building Construction - 2015

**Unmitigated Construction On-Site** 

ROG	×ON	00	802	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Bio- CO2 NBio- CO2 Total CO2	CH4	N2O	CO2e
				lb/day	lay							lb/day	ay		
3.8870	3.8870 32.4182 20.0375 0.0287	20.0375	0.0287		2.2678 2.2678	2.2678		2.1293 2.1293	2.1293		2,886.429 2	2,886.429 2,886.429 0.7336 2 2	0.7336		2,901.834 5
3.8870	3.8870 32.4182 20.0375 0.0287	20.0375	0.0287		2.2678	2.2678		2.1293	2.1293		2,886.429 2	2,886.429 2,886.429 0.7336 2 2	0.7336		2,901.834 5

Page 13 of 27

Date: 5/19/2014 12:40 PM

alEEMod Version: CalEEMod.2013.2.2

Building Construction - 2015

iitigated Construction Off-Site

e e		00	625	051	367
CO2e		0.0000	577.2625	922.1051	1,499.367 6
N20					
CH4	lay	0.000.0	4.1500e- 003	0.0419	0.0461
Total CO2	lb/day	0.0000 0.0000 0.00000	577.1753	921.2252	1,498.400
Bio- CO2 NBio- CO2 Total CO2		0.0000	577.1753 577.1753 4.1500e- 003	921.2252 921.2252	1,498.400 1,498.400 4 4
Bio- CO2			 	 	
PM2.5 Total		0.000.0	0.0964	0.2425	0.3389
Exhaust PM2.5		0.0000 0.0000 0.0000 0.0000	0.0479	5.3400e- 003	0.0532
Fugitive PM2.5		0.000.0	0.0485	0.2372	0.2857
PM10 Total		0.000.0	0.2219	0.9000	1.1220
Exhaust PM10	day	0.0000	0.0521	2 5.8300e- 003	0.0579
Fugitive PM10	)/q	0.0000	0.169	0.894	1.0641
S02		0.0000	.6900e- 003	0.0107	0.0164
0		0.0000	2.5494	5.0489	2.9813 7.5983
×ON		0.000.0	2.5772	0.4040	2.9813
ROG		0.0000	0.2370	0.3407	0.5777
	Category	Hauling	Vendor	Worker	Total 208-

# Mitigated Construction On-Site

CO2e		2,901.834 5	2,901.834 5
N20			
CH4	lay	0.7336	0.7336
Total CO2	lb/day	2,886.429 2	2,886.429 2
Bio- CO2 NBio- CO2 Total CO2		0.0000 2,886.429 2,886.429 0.7336 2	0.0000 2,886.429 2,886.429 2
Bio- CO2		0.0000	
PM2.5 Total		2.1293 2.1293	2.1293
Exhaust PM2.5		2.1293	2.1293
Fugitive PM2.5			
PM10 Total		2.2678 2.2678	2.2678
Exhaust PM10	day	2.2678	2.2678
Fugitive PM10	lb/day		
SO2		0.0287	0.0287
00		20.0375	20.0375
XON		3.8870 32.4182 20.0375 0.0287	3.8870 32.4182 20.0375 0.0287
ROG		3.8870	3.8870
	Category	Off-Road	Total

CalEEMod Version: CalEEMod.2013.2.2

Page 14 of 27

Date: 5/19/2014 12:40 PM

3.4 Building Construction - 2015 Mitigated Construction Off-Site

	ROG	× O N	8	S02	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Bio- CO2 NBio- CO2 Total CO2	Total CO2	CH4	N20	CO2e
Category					/qı	lb/day							lb/day	ay		
Hauling	0.0000	0.0000 0.0000 0.0000 0.0000	0.000.0	0.0000	0.000.0	0.0000	0.000.0	0.000.0	0.000.0	0.000		0.0000	0.000.0	0.000.0		0.0000
Vendor	0.2370	2.5772	2.5494	5.6900e- 003	0.1699	0.0521	0.2219	0.0485	0.0479	0.0964		577.1753	577.1753 4.1500e- 003	4.1500e- 003		577.2625
Worker	0.3407	0.4040	5.0489	0.0107	0.8942	5.8300e- 003	0.9000	0.2372	5.3400e- 003	0.2425		921.2252	921.2252	0.0419	<b>}</b>	922.1051
Total	0.5777	2.9813	7.5983	0.0164	1.0641	0.0579	1.1220	0.2857	0.0532	0.3389		1,498.400 4	1,498.400 1,498.400 4 4	0.0461		1,499.367 6
© 5.4 Building Construction - 2016	g Constr	ruction .	- 2016													

**Unmitigated Construction On-Site** 

	ROG	XON	00	802	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Bio- CO2 NBio- CO2 Total CO2	CH4	N20	C02e
Category					lb/day	lay							lb/day	ay		
Off-Road	3.6240	3.6240 30.7934 19.7845 0.0287	19.7845	0.0287		2.1098	2.1098		1.9794 1.9794	1.9794		2,863.944 7	2,863.944 2,863.944 0.7208 7 7	0.7208		2,879.080 4
Total	3.6240	30.7934	30.7934 19.7845 0.0287	0.0287		2.1098	2.1098		1.9794	1.9794		2,863.944 7	2,863.944 2,863.944 7	0.7208		2,879.080 4

Page 15 of 27

Date: 5/19/2014 12:40 PM

alEEMod Version: CalEEMod.2013.2.2

Building Construction - 2016

Off-Site	
Construction	
nitigated	
E	

CO2e		0.0000	570.5344	888.4693	1,459.003 7
N20					
CH 4	ay	0.000.0	3.7100e- 003	0.0383	0.0420
Total CO2	lb/day	0.0000 0.00000 0.00000	570.4565	887.6653 887.6653	
Bio- CO2 NBio- CO2 Total CO2		0.000.0	570.4565 570.4565	887.6653	1,458.121 1,458.121 8 8
Bio- CO2			 1 1 1 1 1	 	
PM2.5 Total		00000	0680.0	0.2423	0.3313
Exhaust PM2.5			0.0404	5.1400e- 0 003	0.0456
Fugitive PM2.5		0.000.0	0.0485	0.2372	0.2857
PM10 Total		0.0000 0.0000	0.2139	0.8998	1.1137
Exhaust PM10	lay	0.0000	0.0440	5.5900e- 003	0.0496
Fugitive PM10	lb/day	0.0000	0.1699	0.8942	1.0641
S02		0.0000	5.6800e- 003	0.0107	0.0164
8		0.000.0	2.3726	4.5369	6.9094
× O N		0.0000	2.2657	0.3620	2.6277
ROG		0.0000	0.2100	0.3065	0.5165
	Category	Hauling	Vendor	Worker	Total

# Mitigated Construction On-Site

CO2e		2,879.080 4	2,879.080 4
N2O			
CH4	ау	0.7208	0.7208
Total CO2	lb/day	2,863.944 7	2,863.944 7
Bio- CO2 NBio- CO2 Total CO2		0.0000 2,863.944 2,863.944 0.7208	0.0000 2,863,944 2,863,944 0.7208
Bio- CO2		0.0000	0.000.0
PM2.5 Total		1.9794	1.9794
Exhaust PM2.5		1.9794 1.9794	1.9794
Fugitive E			
PM10 Total		2.1098 2.1098	2.1098
Exhaust PM10	lb/day	2.1098	2.1098
Fugitive PM10	)/q		
802		0.0287	0.0287
00		19.7845	19.7845
×ON		3.6240 30.7934 19.7845 0.0287	3.6240 30.7934 19.7845 0.0287
ROG		3.6240	3.6240
	Category	Off-Road	Total

CalEEMod Version: CalEEMod.2013.2.2

3.4 Building Construction - 2016 Mitigated Construction Off-Site

	ROG	×ON	00	802	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Bio- CO2 NBio- CO2 Total CO2	Total CO2	CH4	N20	CO2e
					)/qI	lb/day							lb/day	ау		
	0.0000	0.0000	0.0000 0.0000 0.0000 0.0000	0.0000	0.0000	0.0000	0.0000	0.000.0	0.000.0	0.0000		0.0000	0.000.0	0.000.0		0.0000
• : : : : ! !	0.2100	2.2657	2.3726	5.6800e- 003	0.1699	0.0440	0.2139	0.0485	0.0404	0680.0		570.4565	570.4565	3.7100e- 003	<b> </b>	570.5344
: : : : : :	0.3065	0.3620	4.5369	0.0107	0.8942	5.5900e- 003	0.8998	0.2372	5.1400e- 003	0.2423		887.6653	887.6653	0.0383	<b>+</b>	888.4693
	0.5165	2.6277	6.9094	0.0164	1.0641	0.0496	1.1137	0.2857	0.0456	0.3313		1,458.121 8	1,458.121 8	0.0420		1,459.003 7
itec	5.5 Architectural Coating - 2015	ating -	2015													

**Unmitigated Construction On-Site** 

				_
CO2e		0.0000	376.2902	376.2902
N20				
CH4	ay		0.0489	0.0489
Total CO2	lb/day	0.000.0	375.2641	375.2641
NBio- CO2			375.2641 375.2641	375.2641 375.2641
Bio- CO2 NBio- CO2 Total CO2			: : : : : :	
PM2.5 Total		00000	0.2945	0.2945
Exhaust PM2.5	lb/day	0.000.0	0.2945	0.2945
Fugitive PM2.5				
PM10 Total		0.0000	0.2945	0.2945
Exhaust PM10		0.0000	0.2945	0.2945
Fugitive PM10			 	
S02			3.9600e- 003	3.9600e- 003
00			2.5357	2.5357
×ON			0.5421 3.4271	6.1522 3.4271
ROG		5.6101	0.5421	6.1522
	Category	Archit. Coating 5.6101	Off-Road	Lotal Lter

Page 17 of 27

alEEMod Version: CalEEMod.2013.2.2

Architectural Coating - 2015

iitigated Construction Off-Site

).ze		000	000	184.4210	184.4210	
CO2e		0.0000	0.0000	184.	184.	
N20						
CH4	lb/day	0.000.0	0.000.0	184.2450 184.2450 8.3800e- 003	8.3800e- 003	
Total CO2	)/qı	0.000 0.0000.0	0.000.0	184.2450	184.2450 184.2450 8.3800e-	
Bio- CO2 NBio- CO2 Total CO2		0.0000	0.0000	184.2450	184.2450	
Bio- CO2						
PM2.5 Total		0.000.0	0.000.0	0.0485	0.0485	
Exhaust PM2.5		0.000.0	0.0000	1.0700e- C 003	1.0700e- 003	
Fugitive PM2.5		0.0000	0.000.0	0.0474	0.0474	
PM10 Total		0.0000	0.000.0	0.1800	0.1800	
Exhaust PM10	lb/day	0.0000	0.000.0	1.1700e- 0 003	1.1700e- 003	
Fugitive PM10	)/q	0.0000	0.0000	0.1788		
802		0.000.0	0.0000	0.0808 1.0098 2.1500e- 003	0.0681 0.0808 1.0098 2.1500e- 0.1788	
00		0.0000	0.0000	1.0098	1.0098	
NOx		0.000.0	0.000.0	0.0808	0.0808	
ROG		0.0000 0.0000 0.0000 0.0000	0.0000	0.0681	0.0681	
	Category	Hauling	Vendor	Worker	Total 9	12

# Mitigated Construction On-Site

C02e		0.0000	376.2902	376.2902
N20	у			
CH4			0.0489	0.0489
Total CO2	lb/day	0.000.0	375.2641	375.2641
Bio- CO2 NBio- CO2 Total CO2			375.2641 375.2641 0.0489	375.2641 375.2641
Bio- CO2			0.0000	0.0000
PM2.5 Total		0.0000	0.2945	0.2945
Exhaust PM2.5		0.0000 0.0000	0.2945	0.2945
Fugitive PM2.5				
PM10 Total		0.000.0	0.2945	0.2945
Exhaust PM10	lb/day	0.0000 0.0000	0.2945	0.2945
Fugitive PM10	o/ql			
802			3.9600e- 003	3.9600e- 003
00			2.5357	2.5357
×ON			0.5421 3.4271	6.1522 3.4271 2.5357
ROG		5.6101	0.5421	6.1522
	Category	Archit. Coating 5.6101	Off-Road	Total

CalEEMod Version: CalEEMod.2013.2.2

3.5 Architectural Coating - 2015 Mitigated Construction Off-Site

						1
CO2e		0.0000	0.0000	184.4210	184.4210	
N20						
CH4	яу	0.000.0	0.000.0	8.3800e- 003	8.3800e- 003	
Total CO2	lb/day	0.000 0.000.0	0.0000	184.2450	184.2450	
Bio- CO2 NBio- CO2 Total CO2		0.0000	0.000.0	184.2450 184.2450 8.3800e- 003	184.2450	
Bio- CO2						
PM2.5 Total		0.0000	0.0000	0.0485	0.0485	
Exhaust PM2.5		0.0000	0.0000	1.0700e- 003	1.0700e- 003	
Fugitive PM2.5		0.0000 0.0000 0.0000	0.000.0	0.0474	0.0474	
PM10 Total		0.0000	0.0000	0.1800	0.1800	
Exhaust PM10	b/day	0.0000	0.0000	1.1700e- 003	1.1700e- 003	
Fugitive PM10	o/ql	0.0000	0000	1788	0.1788	
S02		0.0000	0.0000	2.1500e- 0. 003	2.1500e- 003	
00		0.000.0	0.000.0	1.0098		2016
×ON		0.0000 0.0000 0.0000 0.0000	0.000.0	0.0808	8080.0	oating -
ROG		0.0000	0.0000	0.0681	0.0681	tural Co
	Category	Hauling	Vendor	Worker	Total - 9	C 5 Architectural Coating - 2016

CO2e		0.0000	376.1932	376.1932
N20			*             	
CH4	ay		0.0442	0.0442
Total CO2	lb/day	0.000.0	375.2641	375.2641 375.2641
Bio- CO2 NBio- CO2 Total CO2			375.2641 375.2641	375.2641
Bio- CO2				
PM2.5 Total		0.0000	0.2622	0.2622
Exhaust PM2.5		0.0000 0.0000	0.2622	0.2622
Fugitive PM2.5				
PM10 Total		0.000.0	0.2622	0.2622
Exhaust PM10	lay	0.0000	0.2622	0.2622
Fugitive PM10	lb/day			
802			3.9600e- 003	3.9600e- 003
00			2.5119	2.5119
×ON			3.1630 2.5119 3.9600e- 003	3.1630 2.5119 3.9600e-
ROG		5.6101	0.4913	6.1014
	Category	Archit. Coating 5.6101	Off-Road	Lotal

Page 19 of 27

alEEMod Version: CalEEMod.2013.2.2

Architectural Coating - 2016

initigated Construction Off-Site

	ROG	× O Z	8	S02	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2 Total CO2	Total CO2	CH4	N20	CO2e
Category					o/ql	/day							lb/day	lay		
Hauling	0.0000	0.0000	0.0000 0.0000 0.0000 0.0000 0.0000	0.0000	0.0000	0.0000		0.0000 0.0000	0.0000	0.0000		0.0000	0.000.0 0.000.0	0.000.0		0.0000
Vendor	0.0000	0.000.0	0.000.0	0.000	0.0000	0.0000	0.000.0	0.000.0	0.000	0.000.0		0.0000	0.000.0	0.000.0	       	0.0000
Worker	0.0613	0.0724	0.0724 0.9074 2.1500e- 003	2.1500e- 003	0.1788	1.1200e- 003	0.1800	0.0474	1.0300e- ( 003	0.0485		177.5331	177.5331 177.5331 7.6600e- 003	7.6600e- 003		177.6939
Total	0.0613	0.0724	0.0613 0.0724 0.9074 2.1500e-	2.1500e- 003	0.1788	1.1200e- 003	0.1800	0.0474	1.0300e- 003	0.0485		177.5331	177.5331   177.5331   7.6600e-	7.6600e- 003		177.6939

CO2e		0.0000	376.1932	376.1932
N20				
CH4	ау		0.0442	0.0442
Total CO2	lb/day	0.0000	375.2641	375.2641
Bio- CO2 NBio- CO2 Total CO2			375.2641 375.2641	0.0000 375.2641 375.2641
Bio- CO2			0.0000	0.0000
PM2.5 Total		0.0000	0.2622	0.2622
Exhaust PM2.5		0.0000 0.0000	0.2622	0.2622
Fugitive PM2.5				
PM10 Total		0.000.0	0.2622	0.2622
Exhaust PM10	b/day	0.0000 0.0000	0.2622	0.2622
Fugitive PM10	)/q			
802			3.9600e- 003	3.9600e- 003
00			2.5119	2.5119
×ON			0.4913 3.1630	6.1014 3.1630 2.5119 3.9600e- 003
ROG		5.6101	0.4913	6.1014
	Category	Archit. Coating 5.6101	Off-Road	Total

CalEEMod Version: CalEEMod.2013.2.2

3.5 Architectural Coating - 2016 Mitigated Construction Off-Site

			!	. 0	6	ľ
CO2e		0.0000	0.0000	177.6939	177.6939	
N20						
CH4	ay	0.000.0	0.000.0	7.6600e- 003	7.6600e- 003	
Total CO2	lb/day	0.000.0	0.000.0	177.5331	177.5331 7.6600e-	
Bio- CO2 NBio- CO2 Total CO2		0.0000	0.0000	177.5331	177.5331	
Bio- CO2						
PM2.5 Total		0.0000	0.0000	0.0485	0.0485	
Exhaust PM2.5		0.0000	0.0000	1.0300e- 003	1.0300e- 003	
Fugitive PM2.5		0.000.0 0.000.0	0.000.0	0.0474	0.0474	
PM10 Total		0.000.0	0.0000	0.1800	0.1800	
Exhaust PM10	lb/day	0.0000	0.0000	1.1200e- 003	1.1200e- 003	
Fugitive PM10	)/q	0.0000	0.0000	0.1788	0.1788	
802		0.0000	0.000	2.1500e- 0 003	2.1500e- 003	
00		0.000.0	0.0000	0.9074	0.9074	
XON		0.000.0	0.000.0	0.0724	0.0613 0.0724 0.9074 2.1500e-	
ROG		0.0000	0.0000	0.0613	0.0613	. 2016
	Category	Hauling	Vendor	Worker	Total -	-51 3 Paving - 2016

**Unmitigated Construction On-Site** 

		o ှ	!	<u></u> 0
CO2e		2,331.049 5	0.0000	2,331.049 5
N20				
CH4	ЭЭ	0.6987		0.6987
Total CO2	lb/day	2,316.376 7	0.000.0	2,316.376
Bio- CO2 NBio- CO2 Total CO2		2,316.376 2,316.376 0.6987 7	           	2,316.376 2,316.376 7
Bio- CO2				
PM2.5 Total		1.1601	0.0000	1.1601
Exhaust PM2.5		1.1601	0.0000	1.1601
Fugitive PM2.5				
PM10 Total		1.2610 1.2610	0.0000	1.2610
Exhaust PM10	lay	1.2610	0.0000	1.2610
Fugitive PM10	lb/day			
S02		0.0223		0.0223
00		14.8176		14.8176
NOX		2.0898   22.3859   14.8176   0.0223	·	2.1884 22.3859 14.8176 0.0223
ROG		2.0898	0.0986	2.1884
	Category	Off-Road	Paving	Total

Page 21 of 27

alEEMod Version: CalEEMod.2013.2.2

Paving - 2016

nitigated Construction Off-Site

e .		00	00	880	880
CO2e		0.0000	0.0000	166.5880	166.5880
N20					
CH4	ay	0.000.0	0.000.0	7.1800e- 003	7.1800e- 003
Total CO2	lb/day	0.0000 0.0000 0.0000	0.000.0	166.4372	166.4372
Bio- CO2 NBio- CO2 Total CO2		0.000.0	0.000.0	166.4372 166.4372 7.1800e- 003	166.4372 166.4372
Bio- CO2			<u>-</u>		
PM2.5 Total		0.0000	0000.0	0.0454	0.0454
Exhaust PM2.5		0.000.0	0.000.0	9.6000e- 004	9.6000e- 004
Fugitive PM2.5		0.0000 0.0000 0.0000	0.0000	0.0445	0.0445
PM10 Total		0.000.0	0.0000	.1687	0.1687
Exhaust PM10	lb/day	0.000.0	0.0000	1.0500e- ( 003	1.0500e- 003
Fugitive PM10	)/q	0.0000	0.0000	0.1677	0.1677
s02		0.0000	0.0000 0.0000 0.0000	0.8507 2.0100e- 0.1677 003	0.8507 2.0100e-
00		0.000.0	0.000.0	0.8507	0.8507
NOX		0.000.0	0.000.0	0.0679	0.0679
ROG		0.0000 0.0000 0.0000 0.0000	0.0000	0.0575	0.0575
	Category	Hauling	Vendor	Worker	Total 1

2,331.049		0.6987	2,316.376 7	0.0000 2,316.376 2,316.376 0.6987		1.1601	1.1601		1.2610	1.2610		0.0223	14.8176	2.1884 22.3859 14.8176 0.0223	2.1884	Total
0.0000			0.0000		; ; ; ; ;	0.0000	0.0000		0.0000	0.0000					0.0986	Paving
2,331.049 5		0.6987	2,316.376 7	2,316.376 7	0.0000	1.1601 1.1601 0.0000 2,316,376 2,316,376 0.6987	1.1601		1.2610	1.2610 1.2610		0.0223	14.8176	2.0898 22.3859 14.8176 0.0223	2.0898	Off-Road
		lb/day	/qı							lb/day	/qı					Category
CO2e	N20	CH4	Total CO2	Bio- CO2 NBio- CO2 Total CO2	Bio- CO2	PM2.5 Total	Exhaust PM2.5	Fugitive PM2.5	PM10 Total	Exhaust PM10	Fugitive PM10	805	00	×ON	ROG	

Page 22 of 27

Date: 5/19/2014 12:40 PM

3.6 Paving - 2016

Mitigated Construction Off-Site

166.5880		7.1800e- 003	166.4372	166.4372		0.0454	9.6000e- 004	0.0445	0.1687	1.0500e- 003	0.1677	2.0100e- 003	0.8507	0.0679	0.0575	Total  -  -
166.5880		7.1800e- 003	166.4372	166.4372 166.4372 7.1800e- 003	<b>1-1-1-1</b>	0.0454	9.6000e- 004	0.0445	0.1687	1.0500e- 003	0.1677	7 2.0100e- 003	.850	0.0679	0.0575	Worker
0.0000		0.0000	0.000.0	0.0000	 	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	Vendor
0.0000		0.000.0	0.000.0 0.000.0 0.000.0	0.0000	 	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.000.0 0.000.0 0.000.0 0.000.0	0.0000	Hauling
		lb/day	o/ql							lb/day	)/ql					Category
CO2e	N20	CH4	Total CO2	NBio- CO2 Total CO2	Bio- CO2	PM2.5 Total	Exhaust PM2.5	Fugitive PM2.5	PM10 Total	Exhaust PM10	Fugitive PM10	S02	00	Ň	ROG	

# 4.0 Operational Detail - Mobile

# 4.1 Mitigation Measures Mobile

1b/day 14.1651 50.5473 0.1234 8.3923 0.2058 8.5982 2.2396 0.1893 2.4289 10,809.38 10,809.38 3.8 38 44.904 14.1651 50.5473 0.1234 8.3923 0.2058 8.5982 2.2396 0.1893 2.4289 10,809.38 10,809.38	lb/day		(F) 41		
4.4904     14.1651     50.5473     0.1234     8.3923     0.2058     8.5982     2.2396     0.1893     2.4289     10,809.38     10,809.38     10,809.38       4.4904     14.1651     50.5473     0.1234     8.3923     0.2058     8.5982     2.2396     0.1893     2.4289     10,809.38     10,809.38			ID/da		
8.3923 0.2058 8.5982 2.2396 0.1893 2.4289 10,809.38 10,809.38	0.2058 8.5982 2.2396	 10,809.38	10,809.38	0.3511	10,816.75
	8.3923 0.2058 8.5982 2.2396	 10,809.38	10,809.38 38	0.3511	10,816.75 71

Page 23 of 27

Date: 5/19/2014 12:40 PM

# alEEMod Version: CalEEMod.2013.2.2 Variety Information

		Avera	Average Daily Trip Rate	ite	Unmitigated	Mitigated
Land Use	Wee	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot			00.0			
Single Family Housing	1,	100.55	1,159.20	1008.55	3,744,466	3,744,466
Total	1,10	100.55	1,159.20	1,008.55	3,744,466	3,744,466

#### 4.3 Trip Type Information

		Miles			Trip %			Trip Purpose %	% 6
Land Use H-W	N or C-W	H-W or C-W H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW H-W or C-W H-S or C-C H-O or C-NW	Primary	Diverted	Pass-by
Parking Lot 16.60 8.40	16.60	8.40	9.90	00.0	0.00 00.0	0.00		0	0
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	:	86 11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	NBUS	MCY	SBUS	MH
0.462438	0.069856	0.176572	0.170752	0.045136	0.045136 0.007399 (	0.012745	0.042494	0.000970	0.001060	0.006446	0.000893	0.003237

#### 5.9 Figer gax Detail

Historical Energy Use: N

# 5.1 Mitigation Measures Energy

CO2e		1,191.823 5	1,191.823 5	
N20		1,184.614 1,184.614 0.0227 0.0217 1,191.823 2 2 5	7 0.0217 1,191.823 5	
CH4	ау	0.0227	0.0227	
Total CO2	lb/day	1,184.614 2	1,184.614 2	
Bio- CO2 NBio- CO2 Total CO2		1,184.614 2	1,184.614 1,184.614 0.0227 0	
Bio- CO2		1-8-8-8-8-		
PM2.5 Total		0.0750	0.0750	
Exhaust PM2.5	lb/day	0.0750	0.0750	
Fugitive PM2.5				
PM10 Total			0.0750	0.0750
Exhaust PM10		0.0750	0.0750	
Fugitive PM10				
S02		5.9200e- 003	0.1086 0.9280 0.3949 5.9200e- 003	
00		0.3949	0.3949	
NOX		0.9280	0.9280	
ROG		0.1086	0.1086	
	Category	NaturalGas Mitigated	NaturalGas Unmitigated	

5.2 Energy by Land Use - NaturalGas

Unmitigated

	CO2e		1,191.823	0.0000	1,191.823 5	
	N2O		1,184.614 1,184.614 0.0227 0.0217 1,191.823	0.000.0	0.0217   1,191.823	
	CH4	lb/day	0.0227	0.0000	0.0227	
	Total CO2	p/qI	1,184.614 2	0.0000	1,184.614 1,184.614 2 2	
	Bio- CO2 NBio- CO2 Total CO2		1,184.614 2	0.0000	1,184.614 2	
	Bio- CO2		1-8-8-8-8-			
	PM2.5 Total		0.0750	0.0000	0.0750	
	Exhaust PM2.5		0.0750	0.000.0	0.0750	
	Fugitive PM2.5					
	PM10 Total		0.0750	0.0000	0.0750	
	Exhaust PM10	lb/day	0.0750 0.0750	0.0000	0.0750	
	Fugitive PM10	)/qI				
	SO2		5.9200e- 003	0.0000	5.9200e- 003	
	00		0.3949	0.000.0	0.3949	
	NOx		0.9280	0.0000 0.0000	0.9280	
	ROG		0.1086	0.0000	0.1086	
	NaturalGa s Use	kBTU/yr	10069.2	0		
-619-		Land Use	Single Family 10069.2 to 0.1086 0.9280 0.3949 5.9200e-Housing 0.3949 5.9200e-	Parking Lot	Total	

Page 25 of 27

Date: 5/19/2014 12:40 PM

alEEMod Version: CalEEMod.2013.2.2

C Energy by Land Use - NaturalGas

igated

CO2e		0.000.0	1,191.823 5	1,191.823 5
N20		0.000.0	0.0217	0.0217   1,191.823 5
CH4	ay	0.000.0	0.0227	0.0227
Total CO2	lb/day	0.000.0	1,184.614 2	1,184.614   1,184.614   0.0227
Bio- CO2 NBio- CO2 Total CO2		0.0000 0.0000 0.0000 0.0000	1,184.614 1,184.614 (	1,184.614 2
Bio- CO2				
PM2.5 Total		0.0000	0.0750	0.0750
Exhaust PM2.5		0.000.0	0.0750	0.0750
Fugitive PM2.5				
PM10 Total		0.0000	0.0750	0.0750
Exhaust PM10	b/day	0.0000 0.0000	0.0750	0.0750
Fugitive PM10	)/q			
S02		0.000.0	5.9200e- 003	5.9200e- 003
00		0.000.0	0.3949	0.3949
NOX		0.000.0	0.9280	0.1086 0.9280
ROG		0.0000 0.0000 0.0000	0.1086	0.1086
NaturalGa s Use	kBTU/yr	0	10.0692	
	Land Use	Parking Lot	Single Family Housing	Total

9 0 Area Detail 00 v. 1 Mitigation Measures Area

CO2e		2,467.617 4	2,467.617 4	
NZO		0.0447	0.0447	
СН4	ay	0.0642	0.0642	
Total CO2	lb/day	2,452.428 0	8 2,452.428 0	
Bio- CO2 NBio- CO2 Total CO2			2,452.428 0	2,452.428 0
Bio- CO2		0.000.0	0.0000	
PM2.5 Total		0.2046 0.2046 0.0000 2,452.428 2,452.428 0.0642 0.0447 2,467.617 0 0 4	0.2046 0.2046 0.0000 2,452.428 2,452.428 0.0642 0.0447 2,467.617 0 0	
Exhaust PM2.5	ау	0.2046	0.2046	
Fugitive PM2.5				
PM10 Total			0.2062	0.2062
Exhaust PM10		0.2062 0.2062	0.2062 0.2062	
Fugitive PM10	lb/day			
S02		5.0000e- 004	5.0000e- 004	
00		9.6561	9.6561	
×ON		0.1128	0.1128	
ROG		6.9098	6.9098	
	Category	Mitigated	Unmitigated	

CalEEMod Version: CalEEMod.2013.2.2

6.2 Area by SubCategory

#### **Unmitigated**

	0.0000	0.0000	2,450.114 9	17.5024	2,467.617 4
			0.0447		0.0447
ay		r           	0.0467	0.0176	0.0642
p/qI	0.000.0	0.0000		17.1339	2,452.428 0
			2,435.294 1	17.1339	2,452.428 2,452.428 0 0
			0.000.0		0.0000
	0.000.0	0000.0	0.1526	0.0520	0.2046
	0.000.0	0.000.0	0.1526	0.0520	0.2046
	0.000.0	0.0000	0.1542	0.0520	0.2062
lay	0.0000	0.0000	0.1542	0.0520	0.2062
o/qı					
			0.000.0	5.0000e- 004	5.0000e- 004
			0.0122	9.6439	9.6561
			1.0000e- 005	0.1128	0.1128
	0.4611	5.9202	0.2232	0.3053	6.9098
SubCategory	Architectural Coating	Consumer Products	Hearth	Landscaping	Total
	SubCategory lb/day lb/day lb/day	0.4611   1b/day   1b/	0.4611 0.0000 0.	0.4611       0.0000	Architectural Constitued         0.46511         0.0000

Page 27 of 27

Date: 5/19/2014 12:40 PM

alEEMod Version: CalEEMod.2013.2.2

A Area by SubCategory

I igated

CO2e		0.0000	0.000.0	2,450.114	17.5024	2,467.617 4
NZO				0.0447 2	 	0.0447 2
CH4	^		           	0.0467	0.0176	0.0642
Total CO2	lb/day	0.000.0	0.0000		17.1339	2,452.428 0
Bio- CO2 NBio- CO2 Total CO2				2,435.294	17.1339	2,452.428 2,452.428 0 0
Bio- CO2				0.000.0		0.0000
PM2.5 Total		0000.0	0000.0	0.1526	0.0520	0.2046
Exhaust PM2.5		0.000.0	0.0000	0.1526	0.0520	0.2046
Fugitive PM2.5			           	             	             	
PM10 Total		0.0000	0.0000	0.1542	0.0520	0.2062
Exhaust PM10	lay	0.0000	0.0000	0.1542	0.0520	0.2062
Fugitive PM10	lb/day					
802				0.0000	5.0000e- 004	5.0000e- 004
00				0.0122	9.6439	9.6561
×ON				1.0000e- 005	0.1128	0.1128
ROG		0.4611	5.9202	0.2232	0.3053	9606.9
	SubCategory	Architectural Coating	Consumer Products	Hearth	Landscaping	Total

#### 7.0 Water Detail

## 7.1 Mitigation Measures Water

#### 8.0 Waste Detail

# 8.1 Mitigation Measures Waste

#### 9.0 Operational Offroad

ı	
	Fuel Type
	Load Factor
	Horse Power
	Days/Year
	Hours/Day
	Number
	Equipment Type

#### 10.0 Vegetation

CalEEMod Version: CalEEMod.2013.2.2

Page 1 of 27

Date: 5/19/2014 12:41 PM

Covey Ranch
Riverside-South Coast County, Winter

## 1.0 Project Characteristics

#### 1.1 Land Usage

rand Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing		Dwelling Unit	37.34	207,000.00	329
Parking Lot	:	Space 2.07 92,000.00 0	2.07	92,000.00	0

# 1.2 Other Project Characteristics

28	2016		900.0
Precipitation Freq (Days)	Operational Year		N2O Intensity (Ib/MWhr)
2.4			0.029
Wind Speed (m/s)		son	CH4 Intensity (lb/MWhr)
Urban	10	Southern California Edison	533.36
Urbanization	Climate Zone    -	- lity Company	CO2 Intensity (Ib/MWhr)

# 1.3 User Entered Comments & Non-Default Data

Ject Characteristics - Source: CPUC GHG Calculator version 3c, worksheet tab "CO2 Allocations," cells AH/AQ 35-44.

Id Use - assumed 2 parking spaces per dwelling unit

struction Phase - schedule based on a 2016 opeing year

on-road Equipment - 8 hour work day

Off-road Equipment - 8 hour work day

Off-road Equipment -

Woodstoves - no wood stoves. all natural gas fireplaces

Energy Use - Title-24 Electricity Energy Intensity and Title-24 Natural Gas Energy Intensity were adjusted by 36.4% and 6.5% respectively, to reflect 2013 Title 24 requirements. Source: Impact Analysis California's 2013 Building Energy Efficiency Standards (CEC 2013)

Construction Off-road Equipment Mitigation -

Off-road Equipment - water truck added

Page 4 of 27

Date: 5/19/2014 12:41 PM

alEEMod Version: CalEEMod.2013.2.2

O Overall Construction (Maximum Daily Emission)

initigated Construction

Initigated Construction

CO2e		7,620.889 2	4,795.265 9	12,416.15 51	
N20		0.000.0	0.0000 4,795.265 9	0.0000	
CH4	ay	2.2011		3.0159	
Total CO2	lb/day	7,574.665 3	4,778.155 7	12,352.82 11	
Bio- CO2 NBio- CO2 Total CO2			7,574.665 3	0.0000 4,778.155 4,778.155 0.8148 $^{7}$	0.0000 12,352.82 12,352.82
Bio- CO2		0.000.0	0.000.0	0.0000	
PM2.5 Total		3.8472 12.8265 0.0000 7,574.665 7,574.665 2.2011 0.0000 7,620.889	2.6217	15.4481	
Exhaust PM2.5		3.8472	2.2886	6.1358	
Fugitive PM2.5	day	lay	9.9840	0.3331	10.3171
PM10 Total			4.1818 21.3571 9.9840	3.6659	25.0230
Exhaust PM10			b/day	4.1818	2.4230
Fugitive PM10	o/qı	18.2675	1.2429	19.5104	
20S		0.0726	0.0500	0.1227	
00		55.2606	29.6850	84.9456	
×ON		87.9078	10.3000 36.7417 29.6850	20.9827 124.6495 84.9456	
ROG		10.6827 87.9078 55.2606 0.0726 18.2675	10.3000	20.9827	
	Year	2015	2016	Total	

9-50-1 tigated Construction

			' .o		ı		
C02e		7,620.889	4,795.265 9	12,416.15 51		C02e	0.00
N20		0.0000	0.0000	0.0000		N20	0.00
CH4	lay	2.2011	0.8148	3.0159		СН4	0.00
Total CO2	lb/day	7,574.665 3	4,778.155 7	12,352.82 11		otal CO2	0.00
Bio- CO2 NBio- CO2 Total CO2		0.0000 7,574.665 7,574.665	4,778.155 4,778.155 7	12,352.82 11		Bio- CO2 NBio-CO2 Total CO2	0.00
Bio- CO2		0.0000	0.0000	0.0000		Bio- CO2	0.00
PM2.5 Total		6.7688	2.6217	9.3904		PM2.5 Total	39.21
Exhaust PM2.5		3.8472	2.2886	6.1358		Exhaust PM2.5	0.00
Fugitive PM2.5		3.9263	0.3331	4.2594		Fugitive PM2.5	58.72
PM10 Total		10.3366	3.6659	14.0026		PM10 Total	44.04
Exhaust PM10	lb/day	4.1818	2.4230	6.6047		Exhaust PM10	0.00
Fugitive PM10	/qı	7.2470	1.2429	8.4900		Fugitive PM10	56.48
S02		55.2606 0.0726	29.6850 0.0500	0.1227		S02	0.00
00		55.2606	29.6850	84.9456		00	0.00
NOx		10.6827 87.9078	10.3000 36.7417	124.6495		NOx	0.00
ROG		10.6827	10.3000	20.9827		ROG	0.00
	Year	2015	2016	Total			Percent Reduction

2.2 Overall Operational

**Unmitigated Operational** 

COZe		0.0447 2,467.617 4	1,191.823 5	10,120.98 32	13,780.42 41	
NZO		0.0447	0.0217		0.0664	
CH4	lay	0.0642	0.0227	0.3515	0.4384	
l otal CO2	lb/day	2,452.428 0	1,184.614 2	10,113.60 17	13,750.64 39	
Bio- CO2 NBio- CO2 Total CO2		0.0000 2,452.428 2,452.428 0.0642 0 0	1,184.614 1,184.614 0.0227 2 2	10,113.60 10,113.60 0.3515 17 17	13,750.64 13,750.64 39 39	
Bio- CO2		0.000.0			00000	
PM2.5 Total		0.2046	0.0750	2.4296	2.7093	
Exhaust PM2.5		0.2046		0.1900	0.4697	
Fugitive PM2.5				2.2396	2.2396	
PM10 Total		0.2062	0.0750	8.5990	8.8802	
Exhaust PM10	lb/day	0.2062	0.0750	0.2066	0.4879	
Fugitive PM10	)/q			8.3923	8.3923	
S02		5.0000e- 004	5.9200e- 003	0.1151	0.1215	
co		9.6561	0.3949	14.7712 47.0007 0.1151	57.0517	
NOX		0.1128	0.9280	14.7712	15.8119	
KOG		9606.9	0.1086	4.3854	11.4038	
	Category	Area	Energy	Mobile	Total - -	27-

#### Mitigated Operational

	2	Š	}	30z	rugilive PM10	PM10	Total	PM2.5	PM2.5	Total	BIO- COZ	DIO- CO2   NDIO- CO2   10tal CO2		) F	NZO	COZe
Category					p/qı	day							lb/day	я̀у		
Area	8606.9	0.1128		5.0000e- 004		0.2062	0.2062		0.2046	0.2046	0.000.0	0.0000 2,452.428 2,452.428 0.0642 0 0	2,452.428 0	0.0642	0.0447 2,467.617	2,467.617 4
Energy	0.1086	0.9280 0.3949	0.3949	5.9200e- 003		0.0750	0.0750		0.0750	0.0750	- <b> •</b>	1,184.614 2	1,184.614 1,184.614 2	0.0227	0.0217	1,191.823 5
Mobile 2	4.3854	14.7712 47.0007	47.0007	0.1151	8.3923	0.2066	8.5990	2.2396	0.1900	2.4296	<b></b>	10,113.60 10,113.60 17 17	10,113.60 17	0.3515		10,120.98 32
Total 1	11.4038	15.8119	11.4038 15.8119 57.0517 0.1215	0.1215	8.3923	0.4879	8.8802	2.2396	0.4697	2.7093	0.0000	0.0000 13,750.64 13,750.64 39 39	13,750.64 39	0.4384	0.0664	13,780.42 41

Page 6 of 27 **al**EEMod Version: CalEEMod.2013.2.2

0.00 0.00 0.00 0.00 0.00 0.00	Fugitive Exhaust PM2.5 Bio-CO2 NBio-CO2 Total CO2 C C PM2.5 PM2.5 Total	CH4 N20	C02e
	0 000 000 000 000	0.00 0.00	0.00

#### 3.0 Construction Detail

#### **Construction Phase**

	Phase Name	Phase Type	Start Date	End Date	Num Days Num Days Week	Num Days	Phase Description
Site	Site Preparation	Site Preparation	1/1/2015	2/11/2015	5	30	
ອັ				5/27/2015	5	5 75	
Bu	Building Construction			7/20/2016	5		
Ā	Architectural Coating			8/23/2016			
Ъ			7/21/2016	10/5/2016	2	55	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 187.5

Acres of Paving: 0

Residential Indoor: 419,175; Residential Outdoor: 139,725; Non-Residential Indoor: 4,140; Non-Residential Outdoor: 1,380 (Architectural Coating - sqft)

#### OffRoad Equipment

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	Offroad Equipment Type Amount	Usage Hours	Horse Power	Load Factor
Construction Construction Construction paration paration	Compressors	1 8.00	82 (	0.48
Construction Construction Construction paration paration	Highway Trucks	8.00	189	0.50
Construction Construction Construction paration paration	avators	8.00	162	0.38
Construction Construction paration paration	nes	8.00	226	0.29
Construction Construction paration	klifts	3 8.00	68	0.20
Construction	nerator Sets	8.00	84	0.74
Construction paration paration	ers	2 8.00	125	0.42
Construction paration paration	ers	2 8.00	80	0.38
Construction paration	ber Tired Dozers	8.00	255	0.40
paration	ctors/Loaders/Backhoes	3 8.00	26	0.37
paration	ders	8.00	174	0.41
paration	ctors/Loaders/Backhoes	8.00	26	0.37
aration	ing Equipment	8.00	130	0.36
aration	ctors/Loaders/Backhoes	8.00	26	0.37
	ber Tired Dozers	3 8.00	255	0.40
	apers	2 8.00	361	0.48
Building Construction Welders	lders	1 8.00	46	0.45

#### **Trips and VMT**

Phase Name	Offroad Equipment Worker Trip Vendor Trip Count Number Number	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Hauling Trip Length Length	Hauling Trip Length	Worker Vehicle Class	Venide Class Venide Class	Hauling Vehicle Class
Site Preparation	7	18.00	00:0	00.00		9.90	20.00	20.00 LD_Mix		HHDT
guik <b>It</b>	O  -  -	23.00	00.0	0.00	i` ! !	06.9	20.00	20.00 LD_Mix	:	HHDT
Jing Construction	(0)	80.00	27.00	0.00		06.9	20.00	20.00 LD_Mix	:	HHDT
n R	9	15.00	0.00	0.00	14.70	06.9	20.00	20.00 LD_Mix	HDT_Mix	HHDT
o itectural Coating	_	16.00	0.00	0.00	14.70	9.90	20.00	20.00 LD_Mix	HDT_Mix	HHDT

Page 8 of 27

Date: 5/19/2014 12:41 PM

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Mitigation Measures Construction

Her Exposed Area

an Paved Roads

#### 3.2 Site Preparation - 2015

4,137.522 5		1.2275	4,111.744   4,111.744   1.2275 4 4	4,111.744 4		12.7719	2.8412	9.9307	21.1545	3.0883	18.0663	0.0391	42.6318	5.2609 56.8897 42.6318 0.0391 18.0663	5.2609	Total
4,137.522 5		1.2275	4,111.744 4	4,111.744 4,111.744 1.2275 4 4 4	1 1 1 1 1 1	2.8412	2.8412		3.0883	3.0883		0.0391	42.6318 0.0	56.8897	5.2609	Off-Road
0.0000			0.0000		I - II - II - II - II	9.9307	0.0000	18.0663 9.9307	18.0663	0.0000	18.0663					Fugitive Dust
		lay	lb/day							lb/day	)/q					Category
CO2e	NZO	CH4	Total CO2	Bio- CO2 NBio- CO2 Total CO2	Bio- CO2	PM2.5 Total	Exhaust PM2.5	Fugitive PM2.5	PM10 Total	Exhaust PM10	Fugitive PM10	805	00	×ON	ROG	

Page 9 of 27

3.2 Site Preparation - 2015 Unmitigated Construction Off-Site

COZe		0.0000	0.0000	189.6362	189.6362	
NZO						
CH4	lb/day		0.000.0	9.4300e- 003	9.4300e- 003	
l otal CO2	o/ql	0.000 0.0000	0.0000	189.4382	189.4382	
NBIO- CO2		0.0000	0.0000	189.4382	189.4382	
Bio- CO2 NBio- CO2 10tal CO2 CH4						
PM2.5 Total		0.0000	0.0000	0.0546	0.0546	
Exhaust PM2.5		0.0000	0.0000	1.2000e- 003	1.2000e- 003	
Fugitive PM2.5				0.0534	0.0534	
PM10 Total		0.000.0	0.000.0	0.2025	0.2025	
Exhaust PM10	lb/day	0.0000	0.0000	2 1.3100e- 0.2 003	1.3100e- 003	
Fugitive PM10	)/q	0.000.0	000	201	0.2012	
SO2		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000	0.9814 2.2000e- 0. 003	2.2000e- 003	
99		0.0000	0.0000	0.9814	0.9814	
X O N		0.0000	0.0000 0.0000	0.0733 0.0969	6960'0	
20G		0.0000	0.0000	0.0733	0.0733	
	Category	Hauling	Vendor	Worker	Total -	31-

	ROG	XON	00	S02	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	NBio- CO2 Total CO2	CH4	N2O	CO2e
Category					lb/day	day							lb/day	ay		
Fugitive Dust					7.0458	0.0000	7.0458	3.8730	0.0000	3.8730			0.0000			0.0000
Off-Road	5.2609	56.8897	56.8897 42.6318 0.0391	0.0391		3.0883	3.0883		2.8412	2.8412		4,111.744	0.0000 4,111.744 4,111.744 1.2275	1.2275		4,137.522 4
Total	5.2609	56.8897	56.8897 42.6318 0.0391	0.0391	7.0458	3.0883	10.1341	3.8730	2.8412	6.7142	0.0000	4,111.744 4	0.0000 4,111.744 4,111.744 1.2275	1.2275		4,137.522 4

Page 10 of 27

Date: 5/19/2014 12:41 PM

alEEMod Version: CalEEMod.2013.2.2

Site Preparation - 2015

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															ı - 2015	532 2.3 Grading - 2015
189.6362		9.4300e- 003	189.4382	189.4382		0.0546	1.2000e- 003	0.0534	0.2025	1.3100e- 003	0.2012	2.2000e- 003	0.9814	0.0969	0.0733	Total
189.6362		9.4300e- 003	189.4382	189.4382	 	0.0546	1.2000e- 003	0.0534	0.2025	1.3100e- 003	0.2012	2.2000e- 003	0.9814	0.0969	0.0733	Worker
0.0000		0.000.0	0.000.0	0.0000	h-s-s-s-s	0.0000	0.0000	0.0000	0.000.0	0.0000	0.0000	0.000.0	0.000.0	0.0000	0.0000	Vendor
0.0000		0.000.0	0.000.0	0.0000	1-2-2-2-	0.0000	0.0000	0.0000	0.000.0	0.0000	0.0000	0.0000 0.0000 0.0000 0.0000	0.0000	0.0000	0.0000	Hauling
		day	lb/day							day	o/ql					Category
CO2e	NZO	CH4	Total CO2	Bio- CO2 NBio- CO2 Total CO2	Bio- CO2	PM2.5 Total	Exhaust PM2.5	Fugitive PM2.5	PM10 Total	Exhaust PM10	Fugitive PM10	SO2	00	NOX	ROG	

Fugitive Exhaust PM10 PM10 Total
lb/day
8.6733 0.0000 8.6733 3.5965 0.0000
4.1801
7.5641 87.7840 54.0066 0.0698 8.6733 4.1801 12.8534

Page 11 of 27

Date: 5/19/2014 12:41 PM

3.3 Grading - 2015 Unmitigated Construction Off-Site

CO2e		0.0000	0.0000	242.3130	242.3130	
N20						
CH4	lay	0.000.0	0.000.0	0.0121	0.0121	
Total CO2	lb/day	0.000.0	0.000.0	242.0600	242.0600 242.0600	
Bio- CO2 NBio- CO2 Total CO2		0.0000	0.0000	242.0600	242.0600	
Bio- CO2						
PM2.5 Total		0.0000	0.0000	0.0697	0.0697	
Exhaust PM2.5		0.000.0	0.0000	1.5400e- ( 003	1.5400e- 003	
Fugitive PM2.5		0.0000 0.0000 0.0000	0.000.0	0.0682	0.0682	
PM10 Total		0.000.0	0000	2588	0.2588	
Exhaust PM10	lb/day	0.0000	0.000.0	1.6800e- 0. 003	1.6800e- 003	
Fugitive PM10	)/q	0.0000	8	7	0.2571	
S02		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000	1.2540 2.8200e- 0.25 003	0.0937 0.1238 1.2540 2.8200e-	
CO		0.0000	0.000.0	1.2540	1.2540	
NOx		0.000.0	0.0000	0.1238	0.1238	
ROG		0.0000	0.0000	0.0937	0.0937	
	Category	Hauling	Vendor	Worker	Total -	33-

		_		_
CO2e		0.0000	7,378.576 2	7,378.576 2
N20				
CH4	ау		2.1891	2.1891
Total CO2	lb/day	0.000.0	7,332.605 4	7,332.605 4
Bio- CO2 NBio- CO2 Total CO2			0.0000 7,332.605 7,332.605 4 4 4	7,332.605 7,332.605 4 4 4
Bio- CO2			0.0000	0.0000
PM2.5 Total		1.4026	3.8457	5.2483
Exhaust PM2.5			3.8457	3.8457
Fugitive PM2.5		3.3826 1.4026 0.0000	 	1.4026
PM10 Total		3.3826	4.1801	7.5627
Exhaust PM10	day	0.0000	4.1801	4.1801
Fugitive PM10	Ib/day	3.3826		3.3826
S02			0.0698	0.0698
00			54.0066	54.0066
×ON			7.5641 87.7840 54.0066	7.5641 87.7840 54.0066 0.0698
ROG			7.5641	7.5641
	Category	Fugitive Dust	Off-Road	Total
	0	Fug	; o	r Iter

Page 12 of 27

alEEMod Version: CalEEMod.2013.2.2

Grading - 2015

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	ROG	×ON	00	802	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Bio- CO2 NBio- CO2 Total CO2	Total CO2	CH4	N20	CO2e
Category					)/qı	lb/day							lb/day	ay		
Hauling	0.0000	0.0000 0.0000 0.0000 0.0000	0.000.0	0.0000	0.0000	0.0000	0.000.0	0.0000 0.0000 0.0000	0.0000	0000.0		0.0000	0.000.0	0.000.0		0.0000
Vendor	0.0000	0.000.0	i	0.000	0.0000	0.000	0.000.0	0.000.0	0.0000	0.000.0	· · · · ·	0.0000	0.0000	0.000.0	<b></b>	0.0000
Worker	0.0937	0.1238	1.2540	1.2540 2.8200e- 003	0.2571	1.6800e- 003	0.2588	0.0682	1.5400e- 003	0.0697	 - - - - - -	242.0600	242.0600 242.0600	0.0121		242.3130
Total O	0.0937	0.1238		2.8200e- 003	0.2571	1.6800e- 003	0.2588	0.0682	1.5400e- 003	0.0697		242.0600	242.0600	0.0121		242.3130
94 4 Building Construction - 2015	g Constr	uction .	. 2015													

**Unmitigated Construction On-Site** 

CO2e		2,901.834 5	2,901.834 5
N2O			
CH4	ау	0.7336	0.7336
Total CO2	lb/day	2,886.429 2	2,886.429 2
Bio- CO2 NBio- CO2 Total CO2		2,886.429 2,886.429 0.7336 2 2	2,886.429 2,886.429 0.7336 2 2
Bio- CO2			
PM2.5 Total		2.1293	2.1293
Exhaust PM2.5		2.1293 2.1293	2.1293
Fugitive PM2.5			
PM10 Total		2.2678	2.2678
Exhaust PM10	lb/day	2.2678	2.2678
Fugitive PM10	o/ql		
SO2		0.0287	0.0287
co		20.0375	20.0375
×ON		3.8870 32.4182 20.0375 0.0287	3.8870 32.4182 20.0375
ROG		3.8870	3.8870
	Category	Off-Road	Total

Page 13 of 27

3.4 Building Construction - 2015 Unmitigated Construction Off-Site

CO2e		0.0000	572.2963	842.8277	1,415.124 0	
N20						
CH4	lay	0.000.0	4.2800e- 003	0.0419	0.0462	
Total CO2	lb/day	0.000 0.0000	572.2064 572.2064 4.2800e- 003	841.9477 841.9477	1,414.154 1	
NBio- CO2		0.000.0	572.2064	841.9477	1,414.154   1,414.154   0.0462	
PM2.5 Bio- CO2 NBio- CO2 Total CO2 Total						
PM2.5 Total		0.0000	6960.0	0.2425	0.3394	
Exhaust PM2.5		0.0000	0.0484	5.3400e- 003	0.0537	
Fugitive PM2.5		0.0000	0.0485	0.2372	0.2857	
PM10 Total		0.000.0	0.2225	0.9000	1.1225	
Exhaust PM10	lb/day	0.0000	0.0526	5.8300e- 003	0.0585	
Fugitive PM10	)/q		1699	8942	1.0641	
S02		0.0000 0.0000 0.0000 0.0000	5.6500e- 003	9.8000e- 0. 003	0.5783 3.0752 7.2329 0.0155	
00		0.0000	2.8711	4.3618	7.2329	
ROG NOX		0.0000	2.6444	0.4307	3.0752	
ROG		0.0000	0.2525	0.3258	0.5783	
	Category	Hauling	Vendor	Worker	Total 9-	35-

			_
C02e		2,901.834 5	2,901.834 5
N20			
CH4	ay	0.7336	0.7336
Total CO2	lb/day	2,886.429 2	2,886.429 2
Bio- CO2 NBio- CO2 Total CO2		0.0000 2,886.429 2,886.429 0.7336	0.0000 2,886.429 2,886.429 0.7336 2 2
Bio- CO2			00000
PM2.5 Total		2.1293	2.1293
Exhaust PM2.5		2.1293	2.1293
Fugitive PM2.5			
PM10 Total		2.2678	2.2678
Exhaust PM10	day	2.2678	2.2678
Fugitive PM10	lb/day		
S02		0.0287	0.0287
00		20.0375	20.0375
×ON		3.8870 32.4182 20.0375 0.0287	3.8870 32.4182 20.0375
ROG		3.8870	3.8870
	Category	Off-Road	Total

Page 14 of 27

Date: 5/19/2014 12:41 PM

alEEMod Version: CalEEMod.2013.2.2

Building Construction - 2015

igated Construction Off-Site

	ROG	XON	00	802	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Bio- CO2 NBio- CO2 Total CO2	Total CO2	CH4	NZO	CO2e
Category					/qı	lb/day							lb/day	ay		
Hauling	0.0000	0.0000	0.0000	0.0000 0.0000 0.0000 0.0000	0.0000	0.0000	0.000.0	0.000.0	0.0000	0.0000		0.0000	0.0000	0.000.0		0.0000
Vendor	0.2525	2.6444	2.8711	5.6500e- 003	0.1699	0.0526	0.2225	0.0485	0.0484	6960.0		572.2064	572.2064	4.2800e- 003		572.2963
Worker	0.3258	0.4307	4.3618	9.8000e- 003	0.8942	5.8300e- 003	0.9000	0.2372	5.3400e- 003	0.2425		841.9477	841.9477	0.0419		842.8277
Total O	0.5783	3.0752	7.2329	0.0155	1.0641	0.0585	1.1225	0.2857	0.0537	0.3394		1,414.154 1	1,414.154   1,414.154 1 1	0.0462		1,415.124 0
9. 4 Building Construction - 2016	g Constr	ruction	- 2016													

			_
CO2e		2,879.080 4	2,879.080 4
N2O			
CH4	ау	0.7208	0.7208
Total CO2	lb/day	2,863.944 7	2,863.944 7
NBio- CO2		2,863.944 2,863.944 0.7208 7 7	2,863.944 2,863.944 0.7208 7
Bio- CO2 NBio- CO2 Total CO2			
PM2.5 Total		1.9794	1.9794
Exhaust PM2.5		1.9794	1.9794
Fugitive PM2.5			
PM10 Total		2.1098 2.1098	2.1098
Exhaust PM10	lb/day	2.1098	2.1098
Fugitive PM10	)/q		
SO2		0.0287	0.0287
co		19.7845	19.7845
×ON		3.6240 30.7934 19.7845 0.0287	3.6240 30.7934 19.7845 0.0287
ROG		3.6240	3.6240
	Category	Off-Road	Total

Page 15 of 27

3.4 Building Construction - 2016 Unmitigated Construction Off-Site

CO2e		0.0000	565.6001	811.9935	1,377.593 6	
N20						
CH4	ay	0.000.0	3.8400e- 003	0.0383	0.0421	
Total CO2	lb/day	0.0000 0.00000 0.00000	565.5195	811.1895	1,376.709	
Bio- CO2 NBio- CO2 Total CO2		0.000.0	565.5195	811.1895 811.1895	1,376.709 1,376.709	
Bio- CO2				 ! ! !		
PM2.5 Total		0.0000	0.0893	0.2423	0.3316	
Exhaust PM2.5			0.0408	5.1400e- 003	0.0459	
Fugitive PM2.5			0.0485	0.2372	0.2857	
PM10 Total		0.000.0	0.2142		1.1140	
Exhaust PM10	lay	0.000.0	0.0444	5.5900e- 0.8998 003	0.0500	
Fugitive PM10	lb/day	0.000.0		0.8942	1.0641	
SO2		0.000.0	5.6400e- 003	9.7900e- 003	0.0154	
00		0.000.0	2.6976	3.9092	6.6068	
×ON		0.0000	2.3226	0.3856	2.7082	
ROG		0.0000 0.0000 0.0000 0.0000	0.2238	0.2924	0.5162	
	Category		Vendor	Worker	Total -	37-

		2,879.080	2,879.080 4
CH4	lay	0.7208	0.7208
l otal CO2	lb/day	2,863.944 7	2,863.944 7
Bio- CO2   NBio- CO2   Total CO2		0.0000 2,863.944 2,863.944 0.7208	0.0000 2,863.944 2,863.944 T
Bio- CO2		0.0000	0.0000
PM2.5 Total		1.9794	1.9794
Exhaust PM2.5		1.9794	1.9794
Fugitive PM2.5			
PM10 Total		2.1098	2.1098
Exhaust PM10	lb/day	2.1098 2.1098	2.1098
Fugitive PM10	)/q		
S02		0.0287	0.0287
00		19.7845	19.7845
×ON		3.6240 30.7934 19.7845 0.0287	3.6240 30.7934 19.7845 0.0287
ROG		3.6240	3.6240
	Category	Off-Road	Total

Page 16 of 27

alEEMod Version: CalEEMod.2013.2.2

Building Construction - 2016

igated Construction Off-Site

	ROG	X O Z	8	802	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Bio- CO2 NBio- CO2 Total CO2	Total CO2	OH 4	0 Z Z Z	CO2e
Category					)/q	day							lb/day	lay		
Hauling	0.0000	0.000.0	0.000.0	0.0000 0.0000 0.0000 0.0000 0.0000	0.000.0	0.0000	0.0000 0.0000	0.000.0	0.000.0	00000		0.0000	0.0000 0.0000	0.000.0		0.0000
Vendor	0.2238	2.3226	2.6976	5.6400e- 003	0.1699	0.0444	0.2142	0.0485	0.0408	0.0893	i 1 1 1 1	565.5195	565.5195	3.8400e- 003	 	565.6001
Worker	0.2924	0.3856	3.9092	9.7900e- 003	0.8942	5.5900e- 003	0.8998	0.2372	5.1400e- 003	0.2423	1 1 1 1 1	811.1895	811.1895 811.1895	0.0383		811.9935
Total	0.5162	2.7082	8909.9	0.0154	1.0641	0.0500	1.1140	0.2857	0.0459	0.3316		1,376.709	1,376.709	0.0421		1,377.593 6
ద్ద 5 Architectural Coating - 2015	ctural Co	oating -	2015													

CO2e		0.0000	376.2902	376.2902
N20				
CH4	ау		0.0489	0.0489
Total CO2	lb/day	0.000.0	375.2641 375.2641	375.2641 375.2641
NBio- CO2 Total CO2			375.2641	375.2641
Bio- CO2				
PM2.5 Total		0.0000	0.2945	0.2945
Exhaust PM2.5		0.0000 0.0000	0.2945	0.2945
Fugitive PM2.5				
PM10 Total		0.000.0	0.2945	0.2945
Exhaust PM10	lb/day	0.0000 0.0000	0.2945	0.2945
Fugitive PM10	o/ql			
S02			3.9600e- 003	3.9600e- 003
00			2.5357	6.1522 3.4271 2.5357 3.9600e- 003
×ON			0.5421 3.4271	3.4271
ROG		5.6101	0.5421	6.1522
	Category	Archit. Coating 5.6101	Off-Road	Total

3.5 Architectural Coating - 2015 **Unmitigated Construction Off-Site** 

CO2e		0.0000	0.0000	168.5655	168.5655
N20					
CH4	ay	0.000.0	0.000.0	8.3800e- 003	8.3800e- 003
Total CO2	lb/day		0.0000	168.3896	168.3896 168.3896 8.3800e- 003
NBio- CO2		0.0000	0.000.0	168.3896 168.3896 8.3800e-	168.3896
PM2.5 Bio- CO2 NBio- CO2 Total CO2 Total			 	 	
PM2.5 Total		0.0000	0000.0	0.0485	0.0485
Exhaust PM2.5		0.000.0	0.0000	1.0700e- 003	1.0700e- 003
Fugitive PM2.5		0.000.0	0.0000	0.0474	1.1700e- 0.1800 0.0474 1.0700e- 0.03
PM10 Total		0.000.0	0.0000	0.1800	0.1800
Exhaust PM10	lay	0.0000	0.0000	1.1700e- 003	1.1700e- 003
Fugitive PM10	lb/day	0.0000	0.0000	0.1788	
s02		0.0000	0.0000	1.9600e- 003	0.0652 0.0862 0.8724 1.9600e- 0.1788 003
8		0.000.0	0.0000	0.8724	0.8724
X O N		0.000.0	0.000.0	0.0862	0.0862
ROG		0.0000 0.0000 0.0000 0.0000	0.0000	0.0652	0.0652
	Category	Hauling	Vendor	Worker	-639-

	ROG	×ON	00	805	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Bio- CO2 NBio- CO2 Total CO2	Total CO2	CH4	N20	CO2e
Category					lb/day	lay							lb/day	lay		
Archit. Coating 5.6101						0.0000	0.000.0		0.000.0	00000			0.000.0			0.0000
Off-Road	0.5421	3.4271	3.4271 2.5357 3.9600e-	3.9600e- 003		0.2945	0.2945		0.2945	0.2945	0.0000	375.2641 375.2641	375.2641	0.0489		376.2902
Iter	6.1522	3.4271	6.1522 3.4271 2.5357 3.9600e-	3.9600e- 003		0.2945	0.2945		0.2945	0.2945	0.0000	0.0000 375.2641 375.2641	375.2641	0.0489		376.2902

Page 18 of 27

alEEMod Version: CalEEMod.2013.2.2

Architectural Coating - 2015

igated Construction Off-Site

CO2e		0.0000	0.000.0	168.5655	168.5655
N20			<b></b>		
CH4	ys	0.000.0	0.000.0	8.3800e- 003	8.3800e- 003
Total CO2	lb/day	0.0000	0.000.0	168.3896	168.3896
Bio-CO2 NBio-CO2 Total CO2		0.0000	0.0000	168.3896	168.3896
Bio- CO2					
PM2.5 Total		0.0000	0.0000	0.0485	0.0485
Exhaust PM2.5		0.000.0	0.000.0	1.0700e- 003	1.0700e- 003
Fugitive PM2.5		0.0000 0.0000	0.000.0	0.0474	0.0474
PM10 Total		0.000.0	0.000.0	0.1800	0.1800
Exhaust PM10	lay	0.0000	0.0000	1.1700e- 003	1.1700e- 003
Fugitive PM10	lb/day	0.0000	0.0000	0.1788	0.1788
S02		0.0000	0.000 0.0000 0.0000	0.8724 1.9600e- C	1.9600e- 003
00		0.000.0	0.0000	0.8724	0.8724
XON		0.0000 0.0000 0.0000 0.0000	0.0000 0.0000.0	0.0862	0.0862
ROG		0.0000	0.000	0.0652	0.0652
	Category	Hauling	Vendor	Worker	Total

5.5 Architectural Coating - 2016

CO2e		0.0000	376.1932	376.1932
N20				
CH4	ay		0.0442	0.0442
Total CO2	lb/day	0.000.0	375.2641	375.2641
Bio- CO2 NBio- CO2 Total CO2			375.2641	375.2641 375.2641
Bio- CO2				
PM2.5 Total		0.0000	0.2622	0.2622
Exhaust PM2.5		0.0000	0.2622	0.2622
Fugitive PM2.5				
PM10 Total		0.000.0	0.2622	0.2622
Exhaust PM10	lb/day	0.0000	0.2622	0.2622
Fugitive PM10	)/q			
SO2			3.9600e- 003	3.9600e- 003
00			2.5119	2.5119
XON			3.1630	3.1630 2.5119 3.9600e- 003
ROG		·	0.4913	6.1014
	Category	Archit. Coating 5.6101	Off-Road	Total

Page 19 of 27

3.5 Architectural Coating - 2016 **Unmitigated Construction Off-Site** 

			_			1
C02e		0.0000	0.0000	162.3987	162.3987	
N20						
CH4	ay	0.000.0	0.000.0	7.6600e- 003	7.6600e- 003	
Total CO2	lb/day	0.000.0 0.000.0	0.0000	162.2379	162.2379	
PM2.5 Bio- CO2 NBio- CO2 Total CO2 Total			0.0000	162.2379	162.2379 162.2379 7.6600e- 003	
Bio- CO2						
PM2.5 Total		0.0000	0.000	0.0485	0.0485	
Exhaust PM2.5		0.0000	0.0000	1.0300e- 003	0.0474 1.0300e-	
Fugitive PM2.5		0.000.0	0.0000	0.0474	0.0474	
PM10 Total		0.000.0	0.000.0	0.1800	0.1800	
Exhaust PM10	lb/day	0.0000	0.0000	3 1.1200e- ( 003	1.1200e- 003	
Fugitive PM10	o/qı		: ~	m		
S02		0.0000	0.0000	0.7818 1.9600e- 0.176 003	0.0585 0.0771 0.7818 1.9600e- 0.1788 003	
00		0.000.0	0.000.0 0.000.0	0.7818	0.7818	
ROG NOx		0.000.0	0.000	0.0771	0.0771	
ROG		0.0000	0.0000	0.0585	0.0585	
	Category	Hauling	Vendor	Worker	Total -	41-

	ROG	X O N	8	S02	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Bio- CO2 NBio- CO2 Total CO2	Total CO2	CH4	N20	CO2e
Category					lb/day	day							l lb/day	lay		
Archit. Coating 5.6101	5.6101					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4913	3.1630	2.5119	3.1630 2.5119 3.9600e- 003		0.2622	0.2622		0.2622	0.2622	0.0000	375.2641 375.2641 0.0442	375.2641	0.0442		376.1932
Total	6.1014	3.1630 2.5119 3.9600e- 003	2.5119	3.9600e- 003		0.2622	0.2622		0.2622	0.2622	0.0000	0.0000 375.2641 375.2641	375.2641	0.0442		376.1932

Page 20 of 27

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A Architectural Coating - 2016

igated Construction Off-Site

162.3987		7.6600e- 003	162.2379 162.2379	162.2379		0.0485	1.0300e- 003	0.0474	0.1800	1.1200e- 003	0.1788	1.9600e- 003	0.0585 0.0771 0.7818 1.9600e- 0.1788 0.0788	0.0771	0.0585	Total
162.3987		7.6600e- 003	162.2379 162.2379 7.6600e- 003	162.2379		0.0485	1.0300e- 003	0.0474	0.1800	1.1200e- 003	0.1788	0.7818 1.9600e- 003	0.7818	0.0771	0.0585	Worker
0.0000		0.000.0	0.000.0	0.0000		0.0000	0.000.0	0.0000	0.0000	0.0000	0.0000	0.0000	0.000.0	0.0000	0.0000	Vendor
0.0000		0.000.0	0.0000	0.0000	1-2-2-2-	0.0000	0.000.0	0.0000 0.0000 0.0000		0.0000	0.0000	0.0000	0.0000 0.0000 0.0000 0.0000	0.0000	0.0000	Hauling
		day	lb/day							lb/day	/qı					Category
CO2e	N20	CH4	Total CO2	NBio- CO2 Total CO2	Bio- CO2	PM2.5 Total	Exhaust PM2.5	Fugitive PM2.5	PM10 Total	Exhaust PM10	Fugitive PM10	s02	CO	NOX	ROG	

-25 -.3 Paving - 2016

**Unmitigated Construction On-Site** 

COZe		2,331.049	0.0000	2,331.049 5
N20 C		2,3	0	2,3
CH4	λ	0.6987		0.6987
Total CO2	lb/day	2,316.376 2,316.376 0.6987	0.0000	2,316.376 2,316.376 7
Bio- CO2 NBio- CO2 Total CO2		2,316.376 7		2,316.376 7
Bio- CO2		1-8-8-8-8-8		
PM2.5 Total		1.1601	0.0000	1.1601
Exhaust PM2.5		1.1601 1.1601	0.0000	1.1601
Fugitive PM2.5				
PM10 Total		1.2610 1.2610	0.0000	1.2610
Exhaust PM10	b/day	1.2610	0.0000	1.2610
Fugitive PM10	/qı			
SO2		0.0223		0.0223
00		14.8176		14.8176
NOx		2.0898 22.3859 14.8176 0.0223		2.1884 22.3859 14.8176 0.0223
ROG		2.0898	0.0986	2.1884
	Category	Off-Road	Paving	Total

Page 21 of 27

3.6 Paving - 2016 Unmitigated Construction Off-Site

CO2e		0.0000	0.0000	152.2488	152.2488	
N20						
CH4	ау	0.000.0	0.000.0	7.1800e- 003	7.1800e- 003	
Total CO2	lb/day	0.000 0.0000	0.0000	152.0980	152.0980   152.0980   7.1800e- 003	
NBio- CO2		0.0000	0.0000	152.0980 152.0980 7.1800e- 003	152.0980	
PM2.5 Bio- CO2 NBio- CO2 Total CO2 Total			<del>-</del>	 		
PM2.5 Total		0.000.0	0000.0	0.0454	0.0454	
Exhaust PM2.5		0.000.0	0.000.0	9.6000e- 004	9.6000e- 004	
Fugitive PM2.5		0.000.0	0.0000	0.0445	0.0445	
PM10 Total		0.000.0	0.0000	0.1687	0.1687 0.0445	
Exhaust PM10	lay	0.0000	0.0000	1.0500e- 003	1.0500e- 003	
Fugitive PM10	lb/day	0.0000	0000	1677		
s02		0.000.0	0.0000	0.7330 1.8400e- 0. 003	0.0548 0.0723 0.7330 1.8400e- 0.1677 003	
8		0.0000	0.000.0	0.7330	0.7330	
X O N		0.000.0	0.0000 0.0000	0.0723	0.0723	
ROG		0.0000 0.0000 0.0000 0.0000	0.0000	0.0548	0.0548	
	Category	Hauling	Vendor	Worker	-643	_

5e		049	00	049
CO2e		2,331.049	0.0000	2,331.049 5
N20		l		
CH4	ay	0.6987		0.6987
Total CO2	lb/day	2,316.376	0.000.0	2,316.376
Bio- CO2 NBio- CO2 Total CO2		1.1601 1.1601 0.0000 2,316.376 2,316.376 0.6987	0.000.0	0.0000 2,316,376 2,316,376
Bio- CO2		0.0000	! ! !	0.0000
PM2.5 Total		1.1601	0.0000	1.1601
Exhaust PM2.5		1.1601	0.0000	1.1601
Fugitive PM2.5				
PM10 Total		1.2610 1.2610	0.0000	1.2610
Exhaust PM10	day	1.2610	0.0000	1.2610
Fugitive PM10	lb/day			
802		0.0223		0.0223
00		14.8176		22.3859 14.8176 0.0223
×ON		2.0898 22.3859 14.8176 0.0223		22.3859
ROG		2.0898	0.0986	2.1884
	Category	Off-Road	Paving	Total
		Ľ	!	Iter

Page 22 of 27

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Paving - 2016

gated Construction Off-Site

152.2488		7.1800e- 003	152.0980	152.0980		0.0454	9.6000e- 004	0.0445	0.1687	1.0500e- 003	0.1677	1.8400e- 003	0.7330	0.0723	0.0548	Total
152.2488		7.1800e- 003	152.0980 7.1800e- 003	152.0980	·	0.0454	9.6000e- 004	0.0445	0.1687	1.0500e- 003	677	1.8400e- 003	0.7330 1.8400e- 0.1 003	0.0723	0.0548	Worker
0.0000		0.000.0	0.000.0	0.0000		0.0000	0.000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	Vendor
0.0000		0.000.0	0.000 0.0000	0.0000		0.0000	0.000.0	0.0000 0.0000 0.0000 0.0000	0.000.0	0.000.0	0.0000	0.0000	0.000.0	0.000.0	0.0000	Hauling
		lb/day	)/q							/day	)/qI					Category
CO2e	N20	CH4	Total CO2	NBio- CO2 Total CO2	Bio- CO2	PM2.5 Total	Exhaust PM2.5	Fugitive PM2.5	PM10 Total	Exhaust PM10	Fugitive PM10	S02	00	NOx	ROG	

# 4.0 Operational Detail - Mobile

# 4.1 Mitigation Measures Mobile

CO2e		10,120.98 32	20.98 {2
25		10,12	10,120.98 32
N20			
CH4	ау	0.3515	0.3515
Total CO2	lb/day	10,113.60 17	10,113.60 17
NBio- CO2		10,113.60 10,113.60 0.3515 17 17	10,113.60 10,113.60 0.3515 17
Bio-CO2 NBio-CO2 Total CO2 CH4			
PM2.5 Total		2.4296	2.4296
Exhaust PM2.5		0.2066 8.5990 2.2396 0.1900 2.4296	0.1900
Fugitive PM2.5		2.2396	8.5990 2.2396
PM10 Total		8.5990	8.5990
Exhaust PM10	ау	0.2066	0.2066
Fugitive PM10	lb/day	8.3923	
S02		0.1151	0.1151
00		47.0007	47.0007
NOX		14.7712	14.7712
ROG		4.3854	4.3854 14.7712 47.0007 0.1151 8.3923
	Category	Mitigated 4.3854 14.7712 47.0007 0.1151 8.3923	Unmitigated

Page 23 of 27

# 4.2 Trip Summary Information

	Aver	Average Daily Trip Rate	ıte	Unmitigated	Mitigated
Land Use	Weekday	Saturday Sunday	Sunday	Annual VMT	Annual VMT
Parking Lot 0.0	00:00	00'0	0.00		
Single Family Housing	1,100.55	1,159.20	1008.55	3,744,466	3,744,466
Total	1,100.55	1,159.20	1,008.55	3,744,466	3,744,466

#### 4.3 Trip Type Information

% е	Pass-by	0	3
Trip Purpose %	Diverted	0	11
	Primary		98
	H-O or C-NW	00:0	40.60
Trip %	H-S or C-C	00.0	40.20 19.20
	H-W or C-W	00.0	40.20
	H-W or C-W   H-S or C-C   H-O or C-NW   H-W or C-W   H-S or C-C   H-O or C-NW	9.90	8.70
Miles	H-S or C-C		
	H-W or C-W	16.60 8.40	14.70
	Land Use	Parking Lot	Single Family Housing

	37
MH	0.003237
SBUS	0.000893
MCY	0.006446
SNBN	0.000970 0.001060
OBUS	
HHD	0.042494
MHD	0.012745 0.
LHD2	0.007399
LHD1	0.045136
MDV	0.170752
LDT2	0.176572
LDT1	0.069856
<sub>РОЛ</sub> 64	<b>9</b> 0.462438

#### 5.9 Figer gax Detail

Historical Energy Use: N

# 5.1 Mitigation Measures Energy

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Page 24 of 27

Date: 5/19/2014 12:41 PM

Page 24

CO SO2 Fugitive Exhaust PM10 Total PM2.5 PM2.5 Rio-CO2 Rio-CO2 Total CO2 CH4 N2O CO2e	lb/day	0.0750 0.0750 0.0750	0.1086 0.9280 0.3949 5.9200e- 0.0750 0.0750 0.0750 0.0750 0.0750 0.0750 0.0750 0.027 0.0217 1,191.823
XON		0.9280 0.	0.9280 0.
ROG			
E.1_	Category	NaturalGas Mitigated	NaturalGas Unmitigated

5.2 Energy by Land Use - NaturalGas

Unmitigated

	CO2e		1,191.823 5	0.0000	1,191.823 5
	NZO		1,184.614 1,184.614 0.0227 0.0217 1,191.823 2 5	0.000.0	0.0217 1,191.823
	CH4	яу	0.0227	0.000.0	0.0227
	Total CO2	lb/day	1,184.614 2	0.0000	1,184.614 1,184.614 2 2
	Bio- CO2 NBio- CO2 Total CO2		1,184.614 2	0.0000	1,184.614 2
	Bio- CO2		1-8-8-8-8-		
	PM2.5 Total		0.0750	0.0000	0.0750
	Exhaust PM2.5		0.0750	0.000.0	0.0750
	Fugitive PM2.5				
	PM10 Total		0.0750	0.0000	0.0750
	Exhaust PM10	lb/day	0.0750	0.0000	0.0750
	Fugitive PM10	/qI			
	S02		5.9200e- 003	0.0000	5.9200e- 003
	00		0.3949	0.0000	0.3949
	×ON		0.9280	0.0000	0.9280
	ROG		0.1086	0.0000	0.1086
	NaturalGa s Use	kBTU/yr	10069.2	0	
-646-		Land Use	Single Family 10069.2 i 0.1086 0.9280 0.3949 5.9200e-Housing 0.3949 5.9200e-	Parking Lot	Total

Page 25 of 27

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGa s Use	ROG	XON	00	S02	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Bio- CO2 NBio- CO2 Total CO2	Total CO2	CH4	N20	CO2e
Land Use	kBTU/yr					lb/day	ay							lb/day	ay		
Parking Lot	0	0.0000	0.0000	0.0000	0.000.0		0.000.0	0.0000		0.000.0	0.000.0		0.0000	0.000 0.0000 0.0000	0.000.0	0.000.0	0.0000
Single Family Housing	10.0692	0.1086	0.9280	0.3949	5.9200e- 003		0.0750	0.0750		0.0750	0.0750		1,184.614 1,184.614 0.0227 0.0217 1,191.823 2 2 5 5	1,184.614 2	0.0227	0.0217	1,191.823 5
Total		0.1086	0.9280	0.3949	5.9200e- 003		0.0750	0.0750		0.0750	0.0750		1,184.614 2	1,184.614 1,184.614 0.0227 2 2	0.0227	0.0217   1,191.823	1,191.823 5

O Area Detail
O Area Detail
O Area Detail
O Area Detail

C02e		2,467.617 4	2,467.617 4
N20		0.0447	0.0447
CH4	ay	0.0642	0.0642
Total CO2	lb/day	2,452.428 0	2,452.428 0
Bio- CO2 NBio- CO2 Total CO2		2,452.428 0	2,452.428 0
Bio- CO2		0.000.0	0.000.0
PM2.5 Total		0.2046 0.2046 0.0000 2,452.428 2,452.428 0.0642 0.0447 2,467.617 0 0 4	0.2046 0.2046 0.0000 2,452.428 2,452.428 0.0642 0.0447 2,467.617 0 0
Exhaust PM2.5		0.2046	0.2046
Fugitive Exhaust PM2.5			
PM10 Total		0.2062	0.2062
Exhaust PM10	lay	0.2062 0.2062	0.2062 0.2062
Fugitive PM10	lb/day		• • • • • • • • • • • • • • • • • • •
205		5.0000e- 004	5.0000e- 004
00		9.6561	9.6561
×ON		0.1128	0.1128
ROG		6.9098 0.1128 9.6561 5.0000e-	6.9098 0.1128 9.6561 5.0000e-
	Category	Mitigated	Unmitigated

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A rea by SubCategory

mitigated

T

CO2e		0.0000	0.0000	2,450.114 9	17.5024	2,467.617 4
NZO				0.0447		0.0447
CH4	ау			0.0467	0.0176	0.0642
Total CO2	lb/day	0.000.0	0.000.0	2,435.294	17.1339	2,452.428 0
Bio- CO2 NBio- CO2 Total CO2				0.0000 2,435.294 2,435.294	17.1339	2,452.428 2,452.428 0 0
Bio- CO2				0.000.0		0.0000
PM2.5 Total		0.0000	0.000.0	0.1526	0.0520	0.2046
Exhaust PM2.5		0.000.0	0.000.0	0.1526	0.0520	0.2046
Fugitive PM2.5			r           	r         		
PM10 Total		0.000.0	0.0000	0.1542	0.0520	0.2062
Exhaust PM10	lay	0.000.0	0.0000	0.1542	0.0520	0.2062
Fugitive PM10	lb/day					
S02			i		5.0000e- 004	5.0000e- 004
CO				!	9.6439	9.6561
NOx				.0000e- 005	0.1128	0.1128
ROG		0.4611	5.9202	0.2232	0.3053	8606.9
	SubCategory	Architectural Coating	Consumer Products	Hearth	Landscaping	Total

### Page 27 of 27

Date: 5/19/2014 12:41 PM

# 6.2 Area by SubCategory

### Mitigated

CO2e		0.0000	0.0000	2,450.114 9	17.5024	2,467.617 4
NZO				0.0447		0.0447
CH4	ay			0.0467	0.0176	0.0642
Total CO2	lb/day	0.000.0	0.0000	2,435.294	17.1339	2,452.428 0
Bio- CO2 NBio- CO2 Total CO2				2,435.294 2,435.294 1 1	17.1339	0.0000 2,452.428 2,452.428 0 0
Bio- CO2				0.0000		0.0000
PM2.5 Total		0000.0	0000.0	0.1526	0.0520	0.2046
Exhaust PM2.5		0.000.0	0.0000	0.1526	0.0520	0.2046
Fugitive PM2.5			             	               	 ! ! ! ! !	
PM10 Total		0.000	0.000	0.1542	0.0520	0.2062
Exhaust PM10	day	0.000.0	0.0000	0.1542	0.0520	0.2062
Fugitive PM10	p/qI		  -  -  -  -  -  -		               	
805			 	0.0000	5.0000e- 004	5.0000e- 004
00			   	0.0122	9.6439	9.6561
×ON				1.0000e- 0 005	0.1128	0.1128
ROG		0.4611	5.9202	0.2232	0.3053	6.9098
	SubCategory	Architectural Coating	Consumer Products	Hearth	Landscaping	les 049

## 7.0 Water Detail

7.1 Mitigation Measures Water

## 8.0 Waste Detail

8.1 Mitigation Measures Waste

# 9.0 Operational Offroad

t Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

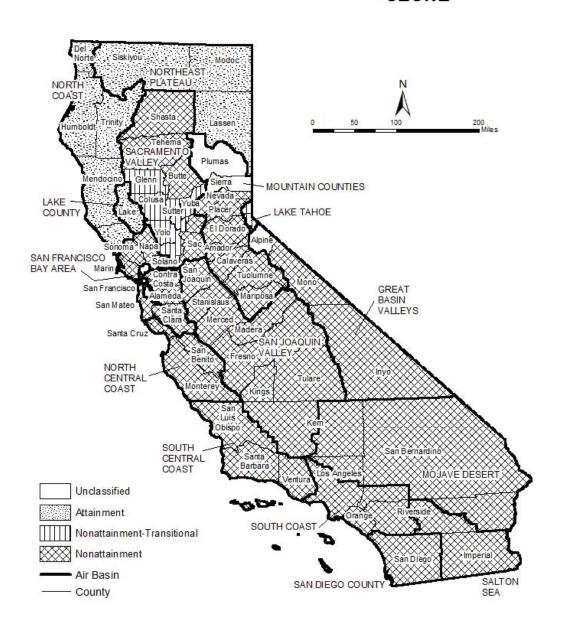
# **u** Negetation 1.3

### **APPENDIX 3.2:**

STATE/FEDERAL ATTAINMENT STATUS OF CRITERIA POLLUTANTS



2012
Area Designations for State
Ambient Air Quality Standards
OZONE



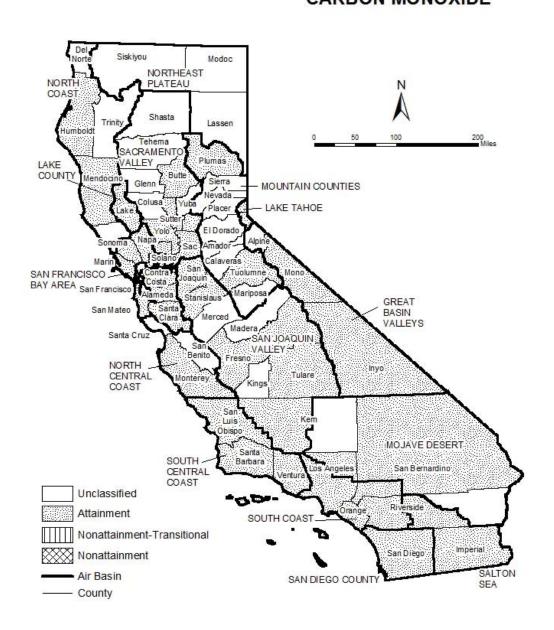
2012 Area Designations for State Ambient Air Quality Standards PM10



2012 Area Designations for State Ambient Air Quality Standards PM2.5



2012
Area Designations for State
Ambient Air Quality Standards
CARBON MONOXIDE



2012
Area Designations for State
Ambient Air Quality Standards
NITROGEN DIOXIDE

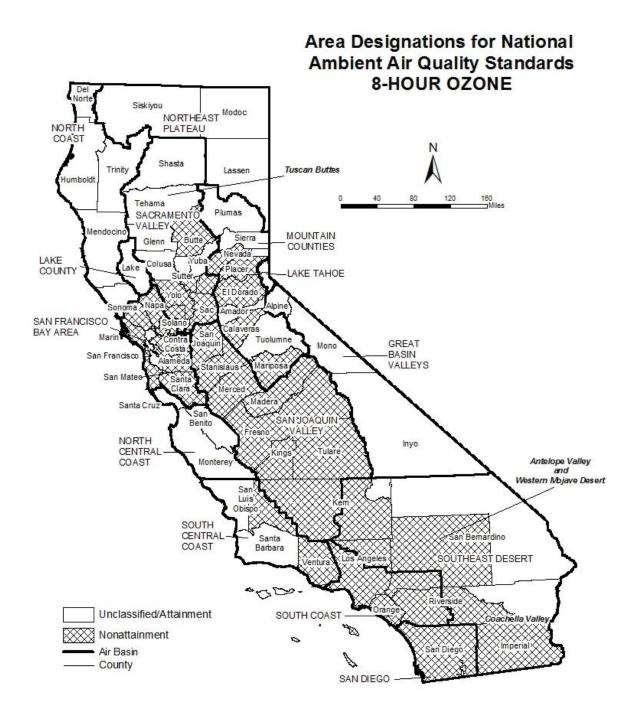


2012
Area Designations for State
Ambient Air Quality Standards
SULFUR DIOXIDE



2012
Area Designations for State
Ambient Air Quality Standards
LEAD

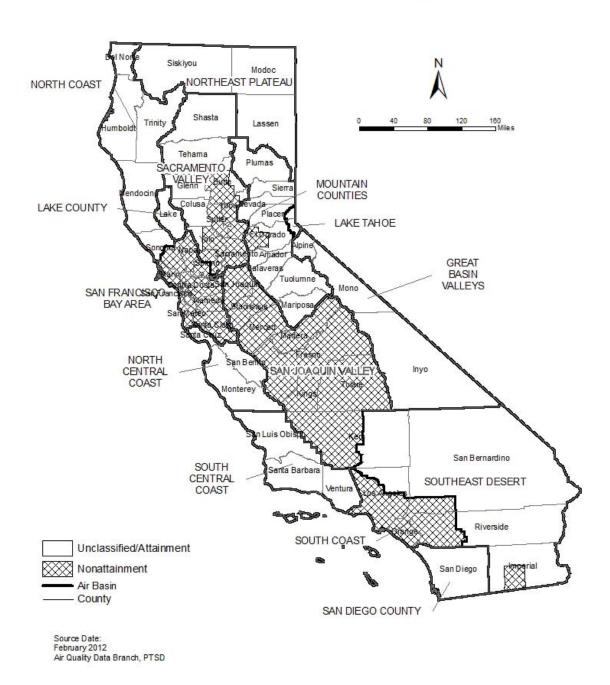




### Area Designations for National Ambient Air Quality Standards PM10

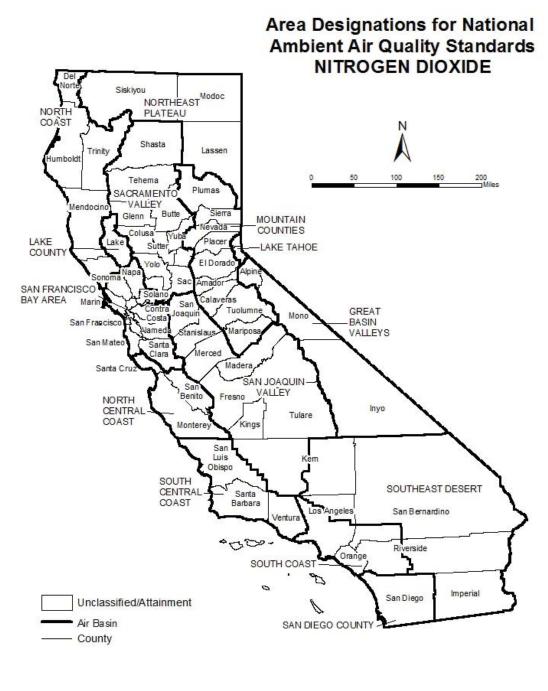


### Area Designations for National Ambient Air Quality Standards PM2.5



### Area Designations for National Ambient Air Quality Standards CARBON MONOXIDE





### Area Designations for National Ambient Air Quality Standards SULFUR DIOXIDE



### Area Designations for National Ambient Air Quality Standards LEAD





### **Covey Ranch**

### GREENHOUSE GAS ANALYSIS CITY OF MORENO VALLEY

PREPARED BY:

Haseeb Qureshi hqureshi@urbanxroads.com (949) 660-1994 x217

Stephen Abille sabille@urbanxroads.com (949) 660-1994 x234

MAY 22, 2014 (REVISED) MAY 1, 2013

08639-04a GHG Report

### **TABLE OF CONTENTS**

TAI	BLE C	OF CONTENTS	II
AP	PEND	DICES	
		EXHIBITS	
		TABLES	
LIS		ABBREVIATED TERMS	
1	IN	NTRODUCTION	1
	1.1	Project Location	1
	1.2	Project Description	1
	1.3	Existing Land Uses	1
	1.4	Summary of Findings	1
	1.5	Regulatory Requirements	4
	1.6	Construction-Source Air Quality Impact Mitigation Measures	4
	1.7	Operational-Source Mitigation Measures	4
2	CL	LIMATE CHANGE SETTING	5
	2.1	Introduction to Global Climate Change	5
	2.2	Greenhouse Gas Emissions Inventories	
	2.3	Global Climate Change Defined	6
	2.4	Greenhouse Gases	7
	2.5	Effects of Climate Change in California	11
	2.6	Human Health Effects	13
	2.7	Regulatory Setting	14
	2.8	Discussion on Establishment of Significance Thresholds	25
3	PF	ROJECT GREENHOUSE GAS IMPACT	27
	3.1	Introduction	27
	3.2	Project Related Greenhouse Gas Emissions	27
	3.3	Construction and Operational Life-Cycle Analysis	27
	3.4	Construction Emissions	27
	3.5	Operational Emissions	28
	3.6	Emissions Summary	29
4	RE	EFERENCES	31
5	CE	ERTIFICATION	33
5	CF	FRTIFICATION	33



### **APPENDICES**

**APPENDIX 3.1: CALEEMOD EMISSIONS OUTPUTS** 

### **LIST OF EXHIBITS**

EXHIBIT 1-A: CONCEPTUAL SITE PLAN	
EXHIBIT 2-A: SUIVIIVIARY OF PROJECTED GLOBAL WARWING IIVIPACT	14
LIST OF TABLES	
TABLE 2-1: TOP GHG PRODUCER COUNTRIES AND THE EUROPEAN UNION	6
TABLE 2-2: GLOBAL WARMING POTENTIAL AND ATMOSPHERIC LIFETIME OF SELECT GHGS	8
TABLE 2-3: SCOPING PLAN GHG REDUCTION MEASURES TOWARDS 2020 TARGET	21
TABLE 3-2: 2020 GREENHOUSE GAS EMISSIONS WITH APPLICABLE REGULATORY DEVELOPMEN	ITS30



### LIST OF ABBREVIATED TERMS

(1) Reference

APS Alternative Planning Organizations
ARB California Air Resources Board

CAA Federal Clean Air Act

CalEEMod California Emissions Estimator Model

CalEPA California Environmental Protection Agency

CAPCOA California Air Pollution Control Officers Association

CARB California Air Resource Board

CAT Climate Action Team

CBSC California Building Standards Commission

CEC California Energy Commission
CCR California Code of Regulations

CEQA California Environmental Quality Act

CFC Chlorofluorocarbons

CFR Code of Federal Regulations

CH4 Methane

CO Carbon Monoxide CO2 Carbon Dioxide

CO2e Carbon Dioxide Equivalent

CPUC California Public Utilities Commission
EPA Environmental Protection Agency
EPS Emission Performance Standard

GCC Global Climate Change
GHGA Greenhouse Gas Analysis
GWP Global Warming Potential

HFC Hydrofluorocarbons
LCA Life-Cycle Analysis
MMs Mitigation Measures

MMTCO2e Million Metric Ton of Carbon Dioxide Equivalent

MPOs Metropolitan Planning Organizations
MTCO2e Metric Ton of Carbon Dioxide Equivalent

N20 Nitrogen Dioxide

NIOSH National Institute for Occupational Safety and Health

NOx Oxides of Nitrogen
PFC Perfluorocarbons

PM10 Particulate Matter 10 microns in diameter or less

PM2.5 Particulate Matter 2.5 microns in diameter or less

PPM Parts Per Million Project Covey Ranch

RTP Regional Transportation Plan

SB Senate Bill

SCAG Southern California Association of Governments
SCAQMD South Coast Air Quality Management District

SCS Sustainable Communities Strategies

UNFCCC United Nations' Framework Convention on Climate Change

VOC Volatile Organic Compounds



### 1 INTRODUCTION

This report presents the results of the greenhouse gas analysis (GHGA) prepared by Urban Crossroads, Inc., for the proposed Covey Ranch project (referred to as "Project").

The purpose of this GHGA is to evaluate Project-related construction and operational emissions and determine the level of greenhouse gas (GHG) impacts as a result of constructing and operating the proposed Project, and compare these impacts with the impacts which have been generated by the previously approved project.

### 1.1 PROJECT LOCATION

The proposed Project is generally located east of Perris Boulevard and bisected by Covey Road in the City of Moreno Valley.

### 1.2 PROJECT DESCRIPTION

The Project is proposed to consist of the development of 115 detached single family homes as shown on Exhibit 1-A. For the purposes of this GHGA, it is assumed that the Project will be constructed and at full occupancy by 2016.

### 1.3 EXISTING LAND USES

The Project site is currently vacant, undeveloped and not generating quantifiable emissions.

### 1.4 SUMMARY OF FINDINGS

The City of Moreno Valley has not adopted its own thresholds of significance for GHG emissions. As such, a screening threshold of 3,000 MTCO2e per year is applied herein, which is a widely accepted screening threshold used by the County of Riverside and numerous cities in the Salton Sea Air Basin and is based on the South Coast Air Quality Management District (SCAQMD) staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans* ("SCAQMD Interim GHG Threshold"). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required. (SCAQMD, 2008)

The Project will result in approximately 2,187.47 MTCO2e per year; the proposed project would not exceed the SCAQMD threshold of 3,000 MTCO2e per year. Thus, project-related emissions would not have a significant direct or indirect impact on GHG and climate change.

When compared to the originally-approved project, the proposed Project will result in lesser impacts since the proposed Project plans to develop 35 fewer detached single family homes and would consequently generate fewer emissions.

Further, the proposed Project would generate fewer GHG emissions than if the entitled use were developed since there are additional regulatory requirements (e.g., RPS, Title 24, Pavely, LCFS, etc.) that are in place today that were not applicable or did not exist when the original project was approved.

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**EXHIBIT 1-A: CONCEPTUAL SITE PLAN** 





### 1.5 REGULATORY REQUIREMENTS

The Project would be required to comply with all mandates imposed by the State of California and the South Coast Air Quality Management District aimed at the reduction of air quality emissions. Those that are applicable to the Project and that would assist in the reduction of greenhouse gas emissions are:

- Global Warming Solutions Act of 2006 (AB32)(1)
- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)(2)
- Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles (3).
- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction (4).
- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). Establishes energy efficiency requirements for appliances (5).
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020 (6).
- California Water Conservation in Landscaping Act of 2006 (AB1881). Requires local agencies to
  adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or
  equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced
  water waste in existing landscapes (7).
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions (8).
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020 (9).

### 1.6 CONSTRUCTION-SOURCE AIR QUALITY IMPACT MITIGATION MEASURES

No significant impacts were identified and no mitigation measures are required

### 1.7 OPERATIONAL-SOURCE MITIGATION MEASURES

No significant impacts were identified and no mitigation measures are required



### 2 CLIMATE CHANGE SETTING

### 2.1 Introduction to Global Climate Change

Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. GCC is currently one of the most controversial environmental issues in the United States, and much debate exists within the scientific community about whether or not GCC is occurring naturally or as a result of human activity. Some data suggests that GCC has occurred in the past over the course of thousands or millions of years. These historical changes to the Earth's climate have occurred naturally without human influence, as in the case of an ice age. However, many scientists believe that the climate shift taking place since the industrial revolution (1900) is occurring at a quicker rate and magnitude than in the past. Scientific evidence suggests that GCC is the result of increased concentrations of greenhouse gases in the earth's atmosphere, including carbon dioxide, methane, nitrous oxide, and fluorinated gases. Many scientists believe that this increased rate of climate change is the result of greenhouse gases resulting from human activity and industrialization over the past 200 years.

An individual project like the proposed Project evaluated in this GHGA cannot generate enough greenhouse gas emissions to effect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of greenhouse gasses combined with the cumulative increase of all other sources of greenhouse gases, which when taken together constitute potential influences on GCC. Because these changes may have serious environmental consequences, Section 3.0 will evaluate the potential for the proposed Project to have a significant effect upon the environment as a result of its potential contribution to the greenhouse effect.

### 2.2 Greenhouse Gas Emissions Inventories

### Global

Worldwide anthropogenic (man-made) GHG emissions are tracked by the Intergovernmental Panel on Climate Change for industrialized nations (referred to as Annex I) and developing nations (referred to as Non-Annex I). Man-made GHG emissions data for Annex I nations are available through 2011. For the Year 2011 the sum of these emissions totaled approximately 25,285,543 Gg CO2e<sup>1</sup>(10) (11). The GHG emissions in more recent years may differ from the inventories presented in Table 2-1; however, the data is representative of currently available inventory data.

CURBAN Item No. E.1

The global emissions are the sum of Annex I and non-Annex I countries, without counting Land-Use, Land-Use Change and Forestry (LULUCF). For countries without 2005 data, the UNFCCC data for the most recent year were used. United Nations Framework Convention on Climate Change, "Annex I Parties – GHG total without LULUCF,"

### United States

As noted in Table 2-1, the United States, as a single country, was the number two producer of GHG emissions in 2011. The primary greenhouse gas emitted by human activities in the United States was CO2, representing approximately 83 percent of total greenhouse gas emissions (12). Carbon dioxide from fossil fuel combustion, the largest source of US greenhouse gas emissions, accounted for approximately 78 percent of the GHG emissions.

TABLE 2-1: TOP GHG PRODUCER COUNTRIES AND THE EUROPEAN UNION<sup>2</sup>

<b>Emitting Countries</b>	GHG Emissions (Gg CO2e)
China	8,715,307
United States	6,665,700
European Union (27 member countries)	4,550,212
Russian Federation	2,320,834
India	1,725,762
Japan	1,307,728
Total	25,285,543

### State of California

CARB compiles GHG inventories for the State of California. Based upon the 2008 GHG inventory data (i.e., the latest year for which data are available) for the 2000-2008 greenhouse gas emissions inventory, California emitted 474 MMTCO2e including emissions resulting from imported electrical power in 2008 (13). Based on the CARB inventory data and GHG inventories compiled by the World Resources Institute (14), California's total statewide GHG emissions rank second in the United States (Texas is number one) with emissions of 417 MMTCO2e excluding emissions related to imported power.

### 2.3 GLOBAL CLIMATE CHANGE DEFINED

Global Climate Change (GCC) refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO2 (Carbon Dioxide), N2O (Nitrous Oxide), CH4 (Methane), hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the Earth's atmosphere, but prevent radioactive heat from escaping, thus warming the Earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages. According to the California Air Resources Board (CARB), the climate change since the industrial revolution differs from previous climate changes in both rate and magnitude (15).

<sup>&</sup>lt;sup>2</sup> Used <a href="http://unfccc.int">http://unfccc.int</a> data for Annex I countries. Consulted the <a href="http://www.eia.gov">http://www.eia.gov</a> site to reference Non-Annex I countries such as China and India.



Gases that trap heat in the atmosphere are often referred to as greenhouse gases. Greenhouse gases are released into the atmosphere by both natural and anthropogenic (human) activity. Without the natural greenhouse gas effect, the Earth's average temperature would be approximately 61° Fahrenheit (F) cooler than it is currently. The cumulative accumulation of these gases in the earth's atmosphere is considered to be the cause for the observed increase in the earth's temperature.

Although California's rate of growth of greenhouse gas emissions is slowing, the state is still a substantial contributor to the U.S. emissions inventory total. In 2004, California is estimated to have produced 492 million gross metric tons of carbon dioxide equivalent (CO2e) greenhouse gas emissions. Despite a population increase of 16 percent between 1990 and 2004, California has significantly slowed the rate of growth of greenhouse gas emissions due to the implementation of energy efficiency programs as well as adoption of strict emission controls (14).

### 2.4 GREENHOUSE GASES

For the purposes of this analysis, emissions of carbon dioxide, methane, and nitrous oxide were evaluated (see Table 3-4 later in this report) because these gasses are the primary contributors to GCC from development projects. Although other substances such as fluorinated gases also contribute to GCC, sources of fluorinated gases are not well-defined and no accepted emissions factors or methodology exist to accurately calculate these gases.

Greenhouse gases have varying global warming potential (GWP) values; GWP values represent the potential of a gas to trap heat in the atmosphere. Carbon dioxide is utilized as the reference gas for GWP, and thus has a GWP of 1.

The atmospheric lifetime and GWP of selected greenhouse gases are summarized at Table 2-2. As shown in the table below, GWP range from 1 for carbon dioxide to 23,900 for sulfur hexafluoride.

TABLE 2-2: GLOBAL WARMING POTENTIAL AND ATMOSPHERIC LIFETIME OF SELECT GHGS

Gas	Atmospheric Lifetime (years)	Global Warming Potential (100 year time horizon)
Carbon Dioxide	50-200	1
Methane	12 ± 3	21
Nitrous Oxide	120	310
HFC-23	264	11,700
HFC-134a	14.6	1,300
HFC-152a	1.5	140
PFC: Tetrafluoromethane (CH4)	50,000	6,500
PFC: Hexafluoroethane (C2F6)	10,000	9,200
Sulfur Hexafluoride (SF6)	3,200	23,900

Source: EPA 2006 (URL: http://www.epa.gov/nonco2/econ-inv/table.html)

<u>Water Vapor</u>: Water vapor (H20) is the most abundant, important, and variable greenhouse gas in the atmosphere. Water vapor is not considered a pollutant; in the atmosphere it maintains a climate necessary for life. Changes in its concentration are primarily considered to be a result of climate feedbacks related to the warming of the atmosphere rather than a direct result of industrialization. A climate feedback is an indirect, or secondary, change, either positive or negative, that occurs within the climate system in response to a forcing mechanism. The feedback loop in which water is involved is critically important to projecting future climate change.

As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to 'hold' more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. The warmer atmosphere can then hold more water vapor and so on and so on. This is referred to as a "positive feedback loop." The extent to which this positive feedback loop will continue is unknown as there are also dynamics that hold the positive feedback loop in check. As an example, when water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are more able to reflect incoming solar radiation (thus allowing less energy to reach the Earth's surface and heat it up).

There are no human health effects from water vapor itself; however, when some pollutants come in contact with water vapor, they can dissolve and the water vapor can then act as a pollutant-carrying agent. The main source of water vapor is evaporation from the oceans (approximately 85 percent). Other sources include: evaporation from other water bodies,



sublimation (change from solid to gas) from sea ice and snow, and transpiration from plant leaves.

<u>Carbon Dioxide</u>: Carbon dioxide (CO2) is an odorless and colorless GHG. Outdoor levels of carbon dioxide are not high enough to result in negative health effects. Carbon dioxide is emitted from natural and manmade sources. Natural sources include: the decomposition of dead organic matter; respiration of bacteria, plants, animals and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic sources include: the burning of coal, oil, natural gas, and wood. Carbon dioxide is naturally removed from the air by photosynthesis, dissolution into ocean water, transfer to soils and ice caps, and chemical weathering of carbonate rocks (16).

Since the industrial revolution began in the mid-1700s, the sort of human activity that increases GHG emissions has increased dramatically in scale and distribution. Data from the past 50 years suggests a corollary increase in levels and concentrations. As an example, prior to the industrial revolution, CO2 concentrations were fairly stable at 280 parts per million (ppm). Today, they are around 370 ppm, an increase of more than 30 percent. Left unchecked, the concentration of carbon dioxide in the atmosphere is projected to increase to a minimum of 540 ppm by 2100 as a direct result of anthropogenic sources (17).

Methane: Methane (CH4) is an extremely effective absorber of radiation, though its atmospheric concentration is less than carbon dioxide and its lifetime in the atmosphere is brief (10-12 years), compared to other GHGs. No health effects are known to occur from exposure to methane.

Methane has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other anthropocentric sources include fossil-fuel combustion and biomass burning.

<u>Nitrous Oxide</u>: Nitrous oxide (N2O), also known as laughing gas, is a colorless greenhouse gas. Nitrous oxide can cause dizziness, euphoria, and sometimes slight hallucinations. In small doses, it is considered harmless. However, in some cases, heavy and extended use can cause Olney's Lesions (brain damage) (18).

Concentrations of nitrous oxide also began to rise at the beginning of the industrial revolution. In 1998, the global concentration was 314 parts per billion (ppb). Nitrous oxide is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is used as an aerosol spray propellant, i.e., in whipped cream bottles. It is also used in potato chip bags to keep chips fresh. It is used in rocket engines and in race cars. Nitrous oxide can be transported into the stratosphere, be deposited on the Earth's surface, and be converted to other compounds by chemical reaction

<u>Chlorofluorocarbons</u>: Chlorofluorocarbons (CFCs) are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C2H6) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs are no longer being used; therefore, it is not likely that health effects would be experienced. Nonetheless, in confined indoor locations, working with CFC-113 or other CFCs is thought to result in death by cardiac arrhythmia (heart frequency too high or too low) or asphyxiation.

CFCs have no natural source, but were first synthesized in 1928. They were used for refrigerants, aerosol propellants and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and was extremely successful, so much so that levels of the major CFCs are now remaining steady or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years.

<u>Hydrofluorocarbons</u>: Hydrofluorocarbons (HFCs) are synthetic, man-made chemicals that are used as a substitute for CFCs. Out of all the greenhouse gases, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF3), HFC-134a (CF3CH2F), and HFC-152a (CH3CHF2). Prior to 1990, the only significant emissions were of HFC-23. HFC-134a emissions are increasing due to its use as a refrigerant. The U.S. EPA estimates that concentrations of HFC-23 and HFC-134a are now about 10 parts per trillion (ppt) each; and that concentrations of HFC-152a are about 1 ppt (19). No health effects are known to result from exposure to HFCs, which are manmade for applications such as automobile air conditioners and refrigerants.

<u>Perfluorocarbons</u>: Perfluorocarbons (PFCs) have stable molecular structures and do not break down through chemical processes in the lower atmosphere. High-energy ultraviolet rays, which occur about 60 kilometers above Earth's surface, are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF4) and hexafluoroethane (C2F6). The U.S. EPA estimates that concentrations of CF4 in the atmosphere are over 70 ppt.

No health effects are known to result from exposure to PFCs. The two main sources of PFCs are primary aluminum production and semiconductor manufacture.

<u>Sulfur Hexafluoride</u>: Sulfur hexafluoride (SF6) is an inorganic, odorless, colorless, nontoxic, nonflammable gas. It also has the highest GWP of any gas evaluated (23,900). The U.S. EPA indicates that concentrations in the 1990s were about 4 ppt. In high concentrations in confined areas, the gas presents the hazard of suffocation because it displaces the oxygen needed for breathing.

Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.



### 2.5 EFFECTS OF CLIMATE CHANGE IN CALIFORNIA

### Public Health

Higher temperatures may increase the frequency, duration, and intensity of conditions conducive to air pollution formation. For example, days with weather conducive to ozone formation could increase from 25 to 35 percent under the lower warming range to 75 to 85 percent under the medium warming range. In addition, if global background ozone levels increase as predicted in some scenarios, it may become impossible to meet local air quality standards. Air quality could be further compromised by increases in wildfires, which emit fine particulate matter that can travel long distances, depending on wind conditions. The Climate Scenarios report indicates that large wildfires could become up to 55 percent more frequent if GHG emissions are not significantly reduced.

In addition, under the higher warming range scenario, there could be up to 100 more days per year with temperatures above 90oF in Los Angeles and 95oF in Sacramento by 2100. This is a large increase over historical patterns and approximately twice the increase projected if temperatures remain within or below the lower warming range. Rising temperatures could increase the risk of death from dehydration, heat stroke/exhaustion, heart attack, stroke, and respiratory distress caused by extreme heat.

### Water Resources

A vast network of man-made reservoirs and aqueducts captures and transports water throughout the state from northern California rivers and the Colorado River. The current distribution system relies on Sierra Nevada snowpack to supply water during the dry spring and summer months. Rising temperatures, potentially compounded by decreases in precipitation, could severely reduce spring snowpack, increasing the risk of summer water shortages.

If temperatures continue to increase, more precipitation could fall as rain instead of snow, and the snow that does fall could melt earlier, reducing the Sierra Nevada spring snowpack by as much as 70 to 90 percent. Under the lower warming range scenario, snowpack losses could be only half as large as those possible if temperatures were to rise to the higher warming range. How much snowpack could be lost depends in part on future precipitation patterns, the projections for which remain uncertain. However, even under the wetter climate projections, the loss of snowpack could pose challenges to water managers and hamper hydropower generation. It could also adversely affect winter tourism. Under the lower warming range, the ski season at lower elevations could be reduced by as much as a month. If temperatures reach the higher warming range and precipitation declines, there might be many years with insufficient snow for skiing and snowboarding.

The State's water supplies are also at risk from rising sea levels. An influx of saltwater could degrade California's estuaries, wetlands, and groundwater aquifers. Saltwater intrusion caused by rising sea levels is a major threat to the quality and reliability of water within the southern edge of the Sacramento/San Joaquin River Delta – a major fresh water supply.

Agriculture

Increased temperatures could cause widespread changes to the agriculture industry reducing the quantity and quality of agricultural products statewide. First, California farmers could possibly lose as much as 25 percent of the water supply they need. Although higher CO2 levels can stimulate plant production and increase plant water-use efficiency, California's farmers could face greater water demand for crops and a less reliable water supply as temperatures rise. Crop growth and development could change, as could the intensity and frequency of pest and disease outbreaks. Rising temperatures could aggravate O3 pollution, which makes plants more susceptible to disease and pests and interferes with plant growth.

Plant growth tends to be slow at low temperatures, increasing with rising temperatures up to a threshold. However, faster growth can result in less-than-optimal development for many crops, so rising temperatures could worsen the quantity and quality of yield for a number of California's agricultural products. Products likely to be most affected include wine grapes, fruits and nuts.

In addition, continued global climate change could shift the ranges of existing invasive plants and weeds and alter competition patterns with native plants. Range expansion could occur in many species while range contractions may be less likely in rapidly evolving species with significant populations already established. Should range contractions occur, new or different weed species could fill the emerging gaps. Continued global climate change could alter the abundance and types of many pests, lengthen pests' breeding season, and increase pathogen growth rates.

### Forests and Landscapes

Global climate change has the potential to intensify the current threat to forests and landscapes by increasing the risk of wildfire and altering the distribution and character of natural vegetation. If temperatures rise into the medium warming range, the risk of large wildfires in California could increase by as much as 55 percent, which is almost twice the increase expected if temperatures stay in the lower warming range. However, since wildfire risk is determined by a combination of factors, including precipitation, winds, temperature, and landscape and vegetation conditions, future risks will not be uniform throughout the state. In contrast, wildfires in northern California could increase by up to 90 percent due to decreased precipitation.

Moreover, continued global climate change has the potential to alter natural ecosystems and biological diversity within the state. For example, alpine and subalpine ecosystems could decline by as much as 60 to 80 percent by the end of the century as a result of increasing temperatures. The productivity of the state's forests has the potential to decrease as a result of global climate change.

### Rising Sea Levels

Rising sea levels, more intense coastal storms, and warmer water temperatures could increasingly threaten the state's coastal regions. Under the higher warming range scenario, sea level is anticipated to rise 22 to 35 inches by 2100. Elevations of this magnitude would inundate low-lying coastal areas with salt water, accelerate coastal erosion, threaten vital levees and



inland water systems, and disrupt wetlands and natural habitats. Under the lower warming range scenario, sea level could rise 12-14 inches.

### 2.6 HUMAN HEALTH EFFECTS

The potential health effects related directly to the emissions of carbon dioxide, methane, and nitrous oxide as they relate to development projects such as the proposed Project are still being debated in the scientific community. Their cumulative effects to global climate change have the potential to cause adverse effects to human health. Increases in Earth's ambient temperatures would result in more intense heat waves, causing more heat-related deaths. Scientists also purport that higher ambient temperatures would increase disease survival rates and result in more widespread disease. Climate change will likely cause shifts in weather patterns, potentially resulting in devastating droughts and food shortages in some areas (20). Exhibit 2-A presents the potential impacts of global warming.

<u>Water Vapor</u>: There are no known direct health effects related to water vapor at this time. It should be noted however that when some pollutants react with water vapor, the reaction forms a transport mechanism for some of these pollutants to enter the human body through water vapor.

<u>Carbon Dioxide</u>: According to the National Institute for Occupational Safety and Health (NIOSH) high concentrations of carbon dioxide can result in health effects such as: headaches, dizziness, restlessness, difficulty breathing, sweating, increased heart rate, increased cardiac output, increased blood pressure, coma, asphyxia, and/or convulsions. It should be noted that current concentrations of carbon dioxide in the earth's atmosphere are estimated to be approximately 370 parts per million (ppm), the actual reference exposure level (level at which adverse health effects typically occur) is at exposure levels of 5,000 ppm averaged over 10 hours in a 40-hour workweek and short-term reference exposure levels of 30,000 ppm averaged over a 15 minute period (21).

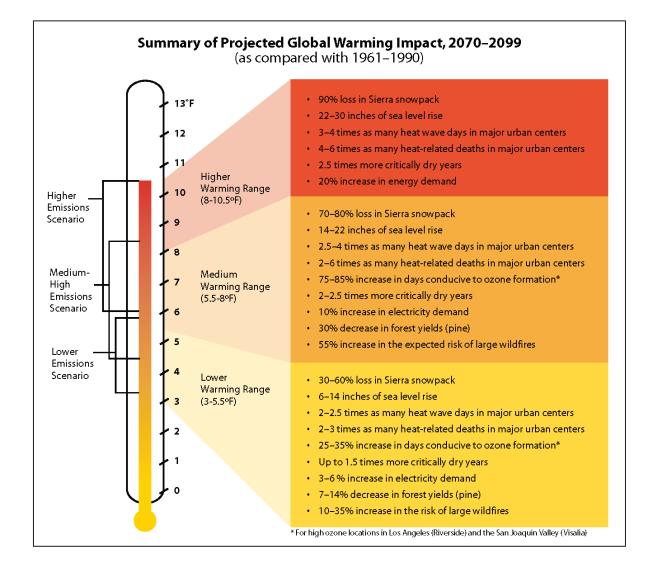
Specific health effects associated with directly emitted GHG emissions are as follows:

<u>Methane</u>: Methane is extremely reactive with oxidizers, halogens, and other halogen-containing compounds. Methane is also an asphyxiant and may displace oxygen in an enclosed space (22).

<u>Nitrous Oxide</u>: Nitrous Oxide is often referred to as laughing gas; it is a colorless greenhouse gas. The health effects associated with exposure to elevated concentrations of nitrous oxide include dizziness, euphoria, slight hallucinations, and in extreme cases of elevated concentrations nitrous oxide can also cause brain damage(22).

<u>Fluorinated Gases</u>: High concentrations of fluorinated gases can also result in adverse health effects such as asphyxiation, dizziness, headache, cardiovascular disease, cardiac disorders, and in extreme cases, increased mortality (21).

<u>Aerosols</u>: The health effects of aerosols are similar to that of other fine particulate matter. Thus aerosols can cause elevated respiratory and cardiovascular diseases as well as increased mortality (23).



**EXHIBIT 2-A: SUMMARY OF PROJECTED GLOBAL WARMING IMPACT** 

### 2.7 REGULATORY SETTING

### International Regulation and the Kyoto Protocol:

In 1988, the United Nations established the Intergovernmental Panel on Climate Change to evaluate the impacts of global warming and to develop strategies that nations could implement to curtail global climate change. In 1992, the United States joined other countries around the world in signing the United Nations' Framework Convention on Climate Change (UNFCCC) agreement with the goal of controlling greenhouse gas emissions. As a result, the Climate Change Action Plan was developed to address the reduction of GHGs in the United States. The Plan currently consists of more than 50 voluntary programs for member nations to adopt.

The Kyoto protocol is a treaty made under the UNFCCC and was the first international agreement to regulate GHG emissions. Some have estimated that if the commitments outlined in the Kyoto protocol are met, global GHG emissions could be reduced an estimated five



percent from 1990 levels during the first commitment period of 2008-2012. Notably, while the United States is a signatory to the Kyoto protocol, Congress has not ratified the Protocol and the United States is not bound by the Protocol's commitments. In December 2009, international leaders from 192 nations met in Copenhagen to address the future of international climate change commitments post-Kyoto.

### Federal Regulation and the Clean Air Act:

Coinciding 2009 meeting in Copenhagen, on December 7, 2009, the U.S. Environmental Protection Agency (EPA) issued an Endangerment Finding under Section 202(a) of the Clean Air Act, opening the door to federal regulation of GHGs. The Endangerment Finding notes that GHGs threaten public health and welfare and are subject to regulation under the Clean Air Act. To date, the EPA has not promulgated regulations on GHG emissions, but it has already begun to develop them.

Previously the EPA had not regulated GHGs under the Clean Air Act (24) because it asserted that the Act did not authorize it to issue mandatory regulations to address global climate change and that such regulation would be unwise without an unequivocally established causal link between GHGs and the increase in global surface air temperatures. In Massachusetts v. Environmental Protection Agency et al. (127 S. Ct. 1438 (2007), however, the U.S. Supreme Court held that GHGs are pollutants under the Clean Air Act and directed the EPA to decide whether the gases endangered public health or welfare. The EPA had also not moved aggressively to regulate GHGs because it expected Congress to make progress on GHG legislation, primarily from the standpoint of a cap-and-trade system. However, proposals circulated in both the House of Representative and Senate have been controversial and it may be some time before the U.S. Congress adopts major climate change legislation. The EPA's Endangerment Finding paves the way for federal regulation of GHGs with or without Congress.

Although global climate change did not become an international concern until the 1980s, efforts to reduce energy consumption began in California in response to the oil crisis in the 1970s, resulting in the unintended reduction of greenhouse gas emissions. In order to manage the state's energy needs and promote energy efficiency, AB 1575 created the California Energy Commission (CEC) in 1975.

### <u>Title 24 Energy Standards:</u>

The California Energy Commission (CEC) first adopted Energy Efficiency Standards for Residential and Nonresidential Buildings (4) in 1978 in response to a legislative mandate to reduce energy consumption in the state. Although not originally intended to reduce GHG emissions, increased energy efficiency, and reduced consumption of electricity, natural gas, and other fuels would result in fewer GHG emissions from residential and nonresidential buildings subject to the standard. The standards are updated periodically to allow for the consideration and inclusion of new energy efficiency technologies and methods. The Energy Commission's most recent standard, 2013 Building Energy Efficiency Standard, is 25 percent more efficient than previous standards for residential construction and 30 percent better for nonresidential construction. The Standards,

which took effect on January 1, 2014, offer builders better windows, insulation, lighting, ventilation systems and other features that reduce energy consumption in homes and businesses. Some improved measures in the Standards include:

### Residential:

- Solar-ready roofs to allow homeowners to add solar photovoltaic panels at a future date
- More efficient windows to allow increased sunlight, while decreasing heat gain
- Insulated hot water pipes, to save water and energy and reduce the time it takes to deliver hot water
- Whole house fans to cool homes and attics with evening air reducing the need for air conditioning load
- Air conditioner installation verification to insure efficient operation

### Nonresidential:

- High performance windows, sensors and controls that allow buildings to use "daylighting"
- Efficient process equipment in supermarkets, computer data centers, commercial kitchens, laboratories, and parking garages
- Advanced lighting controls to synchronize light levels with daylight and building occupancy, and provide demand response capability
- Solar-ready roofs to allow businesses to add solar photovoltaic panels at a future date
- Cool roof technologies

### CALGreen

Part 11 of the Title 24 Building Standards Code is referred to as the California Green Building Standards Code (CALGreen Code) (25). The purpose of the CALGreen Code is to "improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a positive environmental impact and encouraging sustainable construction practices in the following categories: (1) Planning and design; (2) Energy efficiency; (3) Water efficiency and conservation; (4) Material conservation and resource efficiency; and (5) Environmental air quality." The CALGreen Code is not intended to substitute or be identified as meeting the certification requirements of any green building program that is not established and adopted by the California Building Standards Commission (CBSC). The CBSC has released the 2010 California Green Building Standards Code on its Web site. Unless otherwise noted in the regulation, all newly constructed buildings in California are subject of the requirements of the CALGreen Code.

CALGreen contains both mandatory and voluntary measures, for Non-Residential land uses there are 39 mandatory measures including, but not limited to: exterior light pollution reduction, wastewater reduction by 20%, and commissioning of projects over 10,000 sf. There are two tiers of voluntary measures for Non-Residential land uses for a total of 36 additional elective measures.



The 2013 CALGreen include additions and amendments to the water efficiency standards for non residential buildings in order to comply with the reduced flow rate table. The 2013 CALGreen has also been rewritten to clarify and definitively identify the requirements and applicability for residential and nonresidential buildings.

### California Assembly Bill No. 1493 (AB 1493):

AB 1493 requires CARB to develop and adopt the nation's first greenhouse gas emission standards for automobiles. The Legislature declared in AB 1493 that global warming was a matter of increasing concern for public health and environment in California (3). Further, the legislature stated that technological solutions to reduce greenhouse gas emissions would stimulate the California economy and provide jobs.

To meet the requirements of AB 1493, ARB approved amendments to the California Code of Regulations (CCR) adding GHG emission standards to California's existing motor vehicle emission standards in 2004. Amendments to CCR Title 13 Sections 1900 (CCR 13 1900) and 1961 (CCR 13 1961) and adoption of Section 1961.1 (CCR 13 1961.1) require automobile manufacturers to meet fleet average GHG emission limits for all passenger cars, light-duty trucks within various weight criteria, and medium-duty passenger vehicle weight classes beginning with the 2009 model year. Emission limits are further reduced each model year through 2016.

In December 2004 a group of car dealerships, automobile manufacturers, and trade groups representing automobile manufacturers filed suit against ARB to prevent enforcement of CCR 13 1900 and CCR 13 1961 as amended by AB 1493 and CCR 13 1961.1 (Central Valley Chrysler-Jeep et al. v. Catherine E. Witherspoon, in her official capacity as Executive Director of the California Air Resources Board, et al.). The suit, heard in the U.S. District Court for the Eastern District of California, contended that California's implementation of regulations that in effect regulate vehicle fuel economy violates various federal laws, regulations, and policies. In January 2007, the judge hearing the case accepted a request from the State Attorney General's office that the trial be postponed until a decision is reached by the U.S. Supreme Court on a separate case addressing GHGs. In the Supreme Court Case, Massachusetts vs. EPA, the primary issue in question is whether the federal CAA (Clean Air Act) provides authority for USEPA to regulate CO2 emissions. In April 2007, the U.S. Supreme Court ruled in Massachusetts' favor, holding that GHGs are air pollutants under the CAA. On December 11, 2007, the judge in the Central Valley Chrysler-Jeep case rejected each plaintiff's arguments and ruled in California's favor. On December 19, 2007, the USEPA denied California's waiver request. California filed a petition with the Ninth Circuit Court of Appeals challenging USEPA's denial on January 2, 2008.

The Obama administration subsequently directed the USEPA to re-examine their decision. On May 19, 2009, challenging parties, automakers, the State of California, and the federal government reached an agreement on a series of actions that would resolve these current and potential future disputes over the standards through model year 2016. In summary, the USEPA and the U.S. Department of Transportation agreed to adopt a federal program to reduce GHGs and improve fuel economy, respectively, from passenger vehicles in order to achieve equivalent or greater greenhouse gas benefits as the AB 1493 regulations for the 2012–2016 model years.

Manufacturers agreed to ultimately drop current and forego similar future legal challenges, including challenging a waiver grant, which occurred on June 30, 2009. The State of California committed to (1) revise its standards to allow manufacturers to demonstrate compliance with the fleet-average GHG emission standard by "pooling" California and specified State vehicle sales; (2) revise its standards for 2012–2016 model year vehicles so that compliance with USEPA-adopted GHG standards would also comply with California's standards; and (3) revise its standards, as necessary, to allow manufacturers to use emissions data from the federal CAFE program to demonstrate compliance with the AB 1493 regulations (CARB 2009, http://www.arb.ca.gov/regact/2009/ghgpv09/ghgpvisor.pdf) both of these programs are aimed at light-duty auto and light-duty trucks.

### **Executive Order S-3-05:**

Executive Order S-3-05, which was signed by Governor Schwarzenegger in 2005, proclaims that California is vulnerable to the impacts of climate change (26). It declares that increased temperatures could reduce the Sierra's snowpack, further exacerbate California's air quality problems, and potentially cause a rise in sea levels. To combat those concerns, the Executive Order established total greenhouse gas emission targets. Specifically, emissions are to be reduced to the 1990 level by 2020, and to 80% below the 1990 level by 2050. The Executive Order directed the Secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce greenhouse gas emissions to the target levels. The Secretary also is required to submit biannual reports to the Governor and state Legislature describing: (1) progress made toward reaching the emission targets; (2) impacts of global warming on California's resources; and (3) mitigation and adaptation plans to combat these impacts. To comply with the Executive Order, the Secretary of the CalEPA created a Climate Action Team (CAT) made up of members from various state agencies and commission. CAT released its first report in March 2006. The report proposed to achieve the targets by building on voluntary actions of California businesses, local government and community actions, as well as through state incentive and regulatory programs.

### California Assembly Bill 32 (AB 32):

In September 2006, Governor Arnold Schwarzenegger signed AB 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by the year 2020 (1). This reduction will be accomplished through an enforceable statewide cap on GHG emissions that will be phased in starting in 2012. To effectively implement the cap, AB 32 directs CARB to develop and implement regulations to reduce statewide GHG emissions from stationary sources. AB 32 specifies that regulations adopted in response to AB 1493 should be used to address GHG emissions from vehicles. However, AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, then CARB should develop new regulations to control vehicle GHG emissions under the authorization of AB 32.

AB 32 requires that CARB adopt a quantified cap on GHG emissions representing 1990 emissions levels and disclose how it arrives at the cap; institute a schedule to meet the emissions cap; and develop tracking, reporting, and enforcement mechanisms to ensure that the state achieves reductions in GHG emissions necessary to meet the cap. AB 32 also includes



guidance to institute emissions reductions in an economically efficient manner and conditions to ensure that businesses and consumers are not unfairly affected by the reductions.

In November 2007, CARB completed its estimates of 1990 GHG levels. Net emission 1990 levels were estimated at 427 MMTs (emission sources by sector were: transportation – 35 percent; electricity generation – 26 percent; industrial – 24 percent; residential – 7 percent; agriculture – 5 percent; and commercial – 3 percent). Accordingly, 427 MMTs of CO2 equivalent was established as the emissions limit for 2020. For comparison, CARB's estimate for baseline GHG emissions was 473 MMT for 2000 and 532 MMT for 2010. "Business as usual" conditions (without the 28.4 percent reduction to be implemented by CARB regulations) for 2020 were projected to be 596 MMTs.

In December 2007, CARB approved a regulation for mandatory reporting and verification of GHG emissions for major sources. This regulation covered major stationary sources such as cement plants, oil refineries, electric generating facilities/providers, and co-generation facilities, which comprise 94 percent of the point source CO2 emissions in the State.

On December 11, 2008, CARB adopted a scoping plan to reduce GHG emissions to 1990 levels. The Scoping Plan's recommendations for reducing GHG emissions to 1990 levels by 2020 include emission reduction measures, including a cap-and-trade program linked to Western Climate Initiative partner jurisdictions, green building strategies, recycling and waste-related measures, as well as Voluntary Early Actions and Reductions. Implementation of individual measures must begin no later than January 1, 2012, so that the emissions reduction target can be fully achieved by 2020.

Table 2-3 shows the proposed reductions from regulations and programs outlined in the Scoping Plan. While local government operations were not accounted for in achieving the 2020 emissions reduction, local land use changes are estimated to result in a reduction of 5 MMTons of CO2e, which is approximately 3 percent of the 2020 GHG emissions reduction goal. In recognition of the critical role local governments will play in successful implementation of AB 32, CARB is recommending GHG reduction goals of 15 percent of 2006 levels by 2020 to ensure that municipal and community-wide emissions match the state's reduction target. According to the Measure Documentation Supplement to the Scoping Plan, local government actions and targets are anticipated to reduce vehicle miles by approximately 2 percent through land use planning, resulting in a potential GHG reduction of 2 MMTons tons of CO2e (or approximately 1.2 percent of the GHG reduction target).

### California Senate Bill No. 1368 (SB 1368):

In 2006, the State Legislature adopted Senate Bill 1368 ("SB 1368"), which was subsequently signed into law by the Governor (8). SB 1368 directs the California Public Utilities Commission ("CPUC") to adopt a greenhouse gas emission performance standard ("EPS") for the future power purchases of California utilities. SB 1368 seeks to limit carbon emissions associated with electrical energy consumed in California by forbidding procurement arrangements for energy longer than five years from resources that exceed the emissions of a relatively clean, combined cycle natural gas power plant. Due to the carbon content of its fuel source, a coal-fired plant

cannot meet this standard because such plants emit roughly twice as much carbon as natural gas, combined cycle plants.

Accordingly, the new law will effectively prevent California's utilities from investing in, otherwise financially supporting, or purchasing power from new coal plants located in or out of the State. Thus, SB 1368 will lead to dramatically lower greenhouse gas emissions associated with California energy demand, as SB 1368 will effectively prohibit California utilities from purchasing power from out of state producers that cannot satisfy the EPS standard required by SB 1368.

### Senate Bill 97 (SB 97):

Pursuant to the direction of SB 97, OPR released preliminary draft CEQA Guideline amendments for greenhouse gas emissions on January 8, 2009, and submitted its final proposed guidelines to the Secretary for Natural Resources on April 13, 2009 (27). The Natural Resources Agency adopted the Guideline amendments and they became effective on March 18, 2010.

Of note, the new guidelines state that a lead agency shall have discretion to determine whether to use a quantitative model or methodology, or in the alternative, rely on a qualitative analysis or performance based standards. CEQA Guideline § 15064.4(a)"A lead agency shall have discretion to determine, in the context of a particular project, whether to: (1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use . . .; or (2) Rely on a qualitative analysis or performance based standards."

Also amended were CEQA Guidelines Sections 15126.4 and 15130, which address mitigation measures and cumulative impacts respectively. Greenhouse gas mitigation measures are referenced in general terms, but no specific measures are championed. The revision to the cumulative impact discussion requirement (Section 15130) simply directs agencies to analyze greenhouse gas emissions in an EIR when a Project's incremental contribution of emissions may be cumulatively considerable, however it does not answer the question of when emission are cumulatively considerable.

Section 15183.5 permits programmatic greenhouse gas analysis and later project-specific tiering, as well as the preparation of Greenhouse Gas Reduction Plans. Compliance with such plans can support determination that a Project's cumulative effect is not cumulatively considerable, according to proposed Section 15183.5(b).



TABLE 2-3: SCOPING PLAN GHG REDUCTION MEASURES TOWARDS 2020 TARGET

	Reductions Counted toward	Percentage of Statewide 2020
Recommended Reduction Measures	2020 Target of 169 MMT CO2e	Target
Cap and Trade Program and Associated Measures	103 1111111 0020	rarget
California Light-Duty Vehicle GHG Standards	31.7	19%
Energy Efficiency	26.3	16%
Renewable Portfolio Standard (33 percent by 2020)	21.3	13%
Low Carbon Fuel Standard	15	9%
Regional Transportation-Related GHG Targets <sup>1</sup>	5	3%
Vehicle Efficiency Measures	4.5	3%
Goods Movement	3.7	2%
Million Solar Roofs	2.1	1%
Medium/Heavy Duty Vehicles	1.4	1%
High Speed Rail	1.0	1%
Industrial Measures	0.3	0%
Additional Reduction Necessary to Achieve Cap	34.4	20%
Total Cap and Trade Program Reductions	146.7	87%
Uncapped Sources/Sectors Measures		-
High Global Warming Potential Gas Measures	20.2	12%
Sustainable Forests	5	3%
Industrial Measures (for sources not covered under cap and	1.1	1%
trade program)	1.1	1/0
Recycling and Waste (landfill methane capture)	1	1%
Total Uncapped Sources/Sectors Reductions	27.3	16%
Total Reductions Counted toward 2020 Target	174	100%
Other Recommended Measures – Not Counted toward 2020 Targe	et	
State Government Operations	1.0 to 2.0	1%
Local Government Operations	To Be Determined <sup>2</sup>	NA
Green Buildings	26	15%
Recycling and Waste	9	5%
Water Sector Measures	4.8	3%
Methane Capture at Large Dairies	1	1%
Total Other Recommended Measures – Not Counted toward 2020 Target	42.8	NA

Source: CARB. 2008, MMTons CO2e: million metric tons of CO2e

<sup>&</sup>lt;sup>1</sup>Reductions represent an estimate of what may be achieved from local land use changes. It is not the SB 375 regional target.

<sup>&</sup>lt;sup>2</sup>According to the Measure Documentation Supplement to the Scoping Plan, local government actions and targets are anticipated to reduce vehicle miles by approximately 2 percent through land use planning, resulting in a potential GHG reduction of 2 million metric tons of CO2e (or approximately 1.2 percent of the GHG reduction target). However, these reductions were not included in the Scoping Plan reductions to achieve the 2020 Target

CEQA emphasizes that the effects of greenhouse gas emissions are cumulative, and should be analyzed in the context of CEQA's requirements for cumulative impacts analysis. (See CEQA Guidelines Section 15130(f)).

Section 15064.4(b) of the CEQA Guidelines provides direction for lead agencies for assessing the significance of impacts of greenhouse gas emissions:

- 1. The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;
- 2. Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; or
- 3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such regulations or requirements must be adopted by the relevant public agency through a public review process and must include specific requirements that reduce or mitigate the project's incremental contribution of greenhouse gas emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.

The CEQA Guideline amendments do not identify a threshold of significance for greenhouse gas emissions, nor do they prescribe assessment methodologies or specific mitigation measures. Instead, they call for a "good-faith effort, based on available information, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project." The amendments encourage lead agencies to consider many factors in performing a CEQA analysis and preserve lead agencies' discretion to make their own determinations based upon substantial evidence. The amendments also encourage public agencies to make use of programmatic mitigation plans and programs from which to tier when they perform individual project analyses. Specific GHG language incorporated in the Guidelines' suggested Environmental Checklist (Guidelines Appendix G) is as follows:

### VII. GREENHOUSE GAS EMISSIONS

### Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

### Executive Order S-01-07:

On January 18, 2007 California Governor Arnold Schwarzenegger, through Executive Order S-01-07, mandated a statewide goal to reduce the carbon intensity of California's transportation fuel by at least ten percent by 2020 (28). The order also requires that a California specific Low Carbon Fuel Standard be established for transportation fuels.



### Senate Bills 1078 and 107 and Executive Order S-14-08:

SB 1078 (Chapter 516, Statutes of 2002) requires retail sellers of electricity, including investor-owned utilities and community choice aggregators, to provide at least 20% of their supply from renewable sources by 2017 (29). SB 107 (Chapter 464, Statutes of 2006) changed the target date to 2010 (28). In November 2008 Governor Schwarzenegger signed Executive Order S-14-08, which expands the state's Renewable Energy Standard to 33% renewable power by 2020 (30).

### Senate Bill 375:

SB 375, signed in September 2008 (Chapter 728, Statutes of 2008), aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocation(2). SB 375 requires metropolitan planning organizations (MPOs) to adopt a sustainable communities strategy (SCS) or alternative planning strategy (APS) that will prescribe land use allocation in that MPO's regional transportation plan. ARB, in consultation with MPOs, will provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035.

These reduction targets will be updated every 8 years but can be updated every 4 years if advancements in emissions technologies affect the reduction strategies to achieve the targets. ARB is also charged with reviewing each MPO's SCS or APS for consistency with its assigned targets. If MPOs do not meet the GHG reduction targets, transportation projects will not be eligible for funding programmed after January 1, 2012.

This law also extends the minimum time period for the regional housing needs allocation cycle from 5 years to 8 years for local governments located within an MPO that meets certain requirements. City or county land use policies (including general plans) are not required to be consistent with the regional transportation plan (and associated SCS or APS). However, new provisions of CEQA would incentivize (through streamlining and other provisions) qualified projects that are consistent with an approved SCS or APS, categorized as "transit priority projects."

The Southern California Association of Governments (SCAG) is required by law to update the Southern California Regional Transportation Plan (RTP) every four years. The 2012 draft plan has been released, this draft plan differs from past plans because it includes development of a SCS. The RTP/SCS incorporates land use and housing policies to meet the greenhouse gas emissions targets established by the California Air Resource Board (CARB) for 2020 (8% reduction) and 2035 (13% reduction). On April 4, 2012, the Regional Council of the Southern California Association of Governments (SCAG) adopted the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future.

### CARB's Preliminary Draft Staff Proposal for Interim Significance Thresholds:

Separate from its Scoping Plan approved in December of 2008 (31), CARB issued a Staff Proposal in October 2008, as its first step toward developing recommended statewide interim thresholds of significance for GHGs that may be adopted by local agencies for their own use.

CARB staff's objective in this proposal is to develop a threshold of significance that will result in the vast majority (approximately 90 percent statewide) of GHG emissions from new industrial projects being subject to CEQA's requirement to impose feasible mitigation. The proposal does not attempt to address every type of project that may be subject to CEQA, but instead focuses on common project types that, collectively, are responsible for substantial GHG emissions – specifically, industrial, residential, and commercial projects. CARB is developing these thresholds in these sectors to advance climate objectives, streamline project review, and encourage consistency and uniformity in the CEQA analysis of GHG emissions throughout the state. These draft thresholds are under revision in response to comments. There is currently no timetable for finalized thresholds at this time.

As currently proposed by CARB, a quantitative threshold of 7,000 metric tons (MT) of CO2e per year for operational emissions (excluding transportation), and performance standards yet to be defined for construction and transportation emissions are under consideration. However, CARB's proposal is not yet final, and thus cannot be applied to the Project.

### South Coast Air Quality Management District Recommendations for Significance Thresholds:

In April 2008, the South Coast Air Quality Management District (SCAQMD), in order to provide guidance to local lead agencies on determining the significance of GHG emissions identified in CEQA documents, convened a "GHG CEQA Significance Threshold Working Group." The goal of the working group is to develop and reach consensus on an acceptable CEQA significance threshold for GHG emissions that would be utilized on an interim basis until CARB (or some other state agency) develops statewide guidance on assessing the significance of GHG emissions under CEQA.

Initially, SCAQMD staff presented the working group with a significance threshold that could be applied to various types of projects—residential; non-residential; industrial; etc (32). However, the threshold is still under development. In December 2008, staff presented the SCAQMD Governing Board with a significance threshold for stationary source projects where it is the lead agency. This threshold uses a tiered approach to determine a project's significance, with 10,000 metric tons of carbon dioxide equivalent (MTCO2e) as a screening numerical threshold for stationary sources. More importantly it should be noted that when setting the 10,000 MTCO2e threshold, the SCAQMD did not consider mobile sources (vehicular travel), rather the threshold is based mainly on stationary source generators such as boilers, refineries, power plants, etc. Therefore it would be misleading to apply a threshold that was developed without consideration for mobile sources to a Project where the majority of emissions are related to mobile sources. Thus there is no SCAQMD threshold that can be applied to this Project.

In September 2010(33), the Working Group released additional revisions that consist of the following recommended tiered approach:

- Tier 1 consists of evaluating whether or not the Project qualifies for applicable CEQA exemptions.
- Tier 2 consists of determining whether or not a Project is consistent with a greenhouse gas reduction plan. If a Project is consistent with a greenhouse gas reduction plan, it would not have a significant impact.



- Tier 3 consists of screening values at the discretion of the lead agency; however they should be consistent for all projects within its jurisdiction. Project-related construction emissions should be amortized over 30 years and should be added back the Project's operational emissions. The following thresholds are proposed for consideration:
  - 3,000 MTCO2e per year for all land use types or
  - 3,500 MTCO2e per year for residential; 1,400 MTCO2e per year for commercial; or 3,000 MTCO2e per year for mixed-use projects
- Tier 4 has the following options:
  - Option 1: Reduce emissions from business as usual by a certain percentage (currently undefined)
  - Option 2: Early implementation of applicable AB 32 Scoping Plan measures
  - Option 3: A project-level efficiency target of 4.8 MTCO2e per service population as a 2020 target and 3.0 MTCO2e per service population as a 2035 target. The recommended plan-level target for 2020 is 6.6 MTCO2e and the plan level target for 2035 is 4.1 MTCO2e
- Tier 5 involves mitigation offsets to achieve target significance thresholds

The SCAQMD has also adopted Rules 2700, 2701, and 2702 that address GHG reductions. However, these rules address boilers and process heater, forestry, and manure management projects, none of which are required by the Project

### 2.8 DISCUSSION ON ESTABLISHMENT OF SIGNIFICANCE THRESHOLDS

The City of Moreno Valley has not adopted a threshold of significance for GHG emissions. As such, a screening threshold of 3,000 MTCO2e per year is applied herein, which is a widely accepted screening threshold used by the County of Riverside(34) and numerous cities in the Salton Sea Air Basin and is based on the South Coast Air Quality Management District (SCAQMD) staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans* ("SCAQMD Interim GHG Threshold"). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required (35). As noted by the SCAQMD:

"...the...screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects...the policy objective of [SCAQMD's] recommended interim GHG significance threshold proposal is to achieve an emission capture rate of 90 percent of all new or modified stationary source projects. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change because most projects will be required to implement GHG reduction measures. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while

setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that [SCAQMD] staff estimates that these GHG emissions would account for slightly less than one percent of future 2050 statewide GHG emissions target (85 [MMTCO2e/yr]). In addition, these small projects may be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory. Finally, these small sources are already subject to [Best Available Control Technology] (BACT) for criteria pollutants and are more likely to be single-permit facilities, so they are more likely to have few opportunities readily available to reduce GHG emissions from other parts of their facility." (35)

Thus, and based on guidance from the SCAQMD, if a non-industrial project would emit stationary source GHGs less than 3,000 MTCO<sub>2</sub>e per year, the project is not considered a substantial GHG emitter and the GHG impact is less than significant, requiring no additional analysis and no mitigation. On the other hand, if a non-industrial project would emit stationary source GHGs in excess of 3,000 MTCO2e per year, then the project could be considered a substantial GHG emitter, requiring additional analysis and potential mitigation.

### 3 PROJECT GREENHOUSE GAS IMPACT

### 3.1 Introduction

The Project has been evaluated to determine if it will result in a significant greenhouse gas impact. The significance of these potential impacts is described in the following section.

### 3.2 Project Related Greenhouse Gas Emissions

CEQA Guidelines 15064.4 (b) (1) states that a lead agency may use a model or methodology to quantify greenhouse gas emissions associated with a project (36).

On October 2, 2013, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) released the latest version of the California Emissions Estimator Model™ (CalEEMod™) v2013.2.2. The purpose of this model is to more accurately calculate construction-source and operational-source criteria pollutant (NO<sub>x</sub>, VOC, PM<sub>10</sub>, PM<sub>2.5</sub>, SO<sub>x</sub>, and CO) and greenhouse gas (GHG) emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures (37). Accordingly, the latest version of CalEEMod™ has been used for this Project to determine construction and operational air quality impacts. Output from the model runs for both construction and operational activity are provided in Appendix 3.1

### 3.3 CONSTRUCTION AND OPERATIONAL LIFE-CYCLE ANALYSIS

A full life-cycle analysis (LCA) for construction and operational activity is not included in this analysis due to the lack of consensus guidance on LCA methodology at this time. Life-cycle analysis (i.e., assessing economy-wide GHG emissions from the processes in manufacturing and transporting all raw materials used in the project development, infrastructure and on-going operations) depends on emission factors or econometric factors that are not well established for all processes. At this time a LCA would be extremely speculative and thus has not been prepared.

### 3.4 Construction Emissions

Construction activities associated with the proposed Project will result in emissions of CO2 and CH4 from construction activities.

The report <u>Covey Ranch Air Quality Impact Analysis Report</u>, Urban Crossroads, Inc. (2014) contains detailed information regarding construction activity (38).

For construction phase Project emissions, GHGs are quantified and amortized over the life of the Project. To amortize the emissions over the life of the Project, the SCAQMD recommends calculating the total greenhouse gas emissions for the construction activities, dividing it by the a 30 year project life then adding that number to the annual operational phase GHG emissions (39). As such, construction emissions were amortized over a 30 year period and added to the annual operational phase GHG emissions.

### 3.5 OPERATIONAL EMISSIONS

Operational activities associated with the proposed Project will result in emissions of CO2, CH4, and N2O from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions
- Solid Waste
- Water Supply, Treatment and Distribution

### 3.5.1 AREA SOURCE EMISSIONS

### Hearths/Fireplaces

GHG emissions would result from the combustion of wood or biomass and are considered biogenic emissions of CO2. The emissions associated with use of hearths/fireplaces were calculated based on assumptions provided in CalEEMod. The Project is required to comply with SCAQMD Rule 445, which prohibits the use of wood burning stoves and fireplaces in new development. In order to account for the requirements of this Rule, the unmitigated CalEEMod estimates were adjusted to remove wood burning stoves and fireplaces. As the project is required to comply with SCAQMD Rule 445, the removal of wood burning stoves and fireplaces is not considered "mitigation" although it must be identified as such in CalEEMod in order to treat the case appropriately.

### Landscape Maintenance Equipment

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shedders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Project. The emissions associated with landscape maintenance equipment were calculated based on assumptions provided in CalEEMod.

### **3.5.2** ENERGY SOURCE EMISSIONS

### Combustion Emissions Associated with Natural Gas and Electricity

GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO2 and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions. Unless otherwise noted, CalEEMod™ default parameters were used.



### 3.5.3 MOBILE SOURCE EMISSIONS

### Vehicles

GHG emissions will also result from mobile sources associated with the Project. These mobile source emissions will result from the typical daily operation of motor vehicles by visitors, employees, and residents.

### 3.5.4 SOLID WASTE

Residential land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. GHG emissions associated with the disposal of solid waste associated with the proposed Project were calculated by CalEEMod™ using default parameters.

### 3.5.5 WATER SUPPLY, TREATMENT AND DISTRIBUTION

Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water. Unless otherwise noted, CalEEMod™ default parameters were used.

### 3.6 EMISSIONS SUMMARY

The annual GHG emissions associated with the operation of the proposed Project are estimated to be 2,187.47 MTCO2e per year as summarized in Table 3-2. Direct and indirect operational emissions associated with the Project are compared with the SCAQMD threshold of significance for all land use projects, which is 3,000 MTCO2e per year (35). As shown, the proposed Project would result in a less than significant impact with respect to GHG emissions.

When compared to the originally-approved project, the proposed Project will result in lesser impacts since the proposed Project plans to develop 35 fewer detached single family homes and would consequently generate fewer emissions.

Further, the proposed Project would generate fewer GHG emissions than if the entitled use were developed since there are additional regulatory requirements (e.g., RPS, Title 24, Pavely, LCFS, etc.) that are in place today that were not applicable or did not exist when the original project was approved.

TABLE 3-2: 2020 GREENHOUSE GAS EMISSIONS WITH APPLICABLE REGULATORY DEVELOPMENTS

		Emissions (m	etric tons per year	)
Emission Source	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO₂E
Annual construction-related emissions amortized over 30 years	34.50	0.007		34.66
Area	29.56	2.52e-3	5.10e-4	29.77
Energy	419.44	0.02	6.11e-3	421.67
Mobile Sources	1,593.10	0.05		1,594.24
Waste	27.38	1.62		61.36
Water Usage	38.68	0.25	6.17e-3	45.76
Total CO₂E (All Sources)		2,	187.47	

Source: CalEEMod™ output, See Appendix 3.1 for detailed model outputs.

Note: Totals obtained from CalEEMod™ and may not total 100% due to rounding.

Table results include scientific notation. e is used to represent times ten raised to the power of (which would be written as x  $10^{bn}$ ) and is followed by the value of the exponent



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### 5 CERTIFICATION

The contents of this greenhouse gas study report represent an accurate depiction of the greenhouse gas impacts associated with the proposed Covey Ranch Project. The information contained in this greenhouse gas report is based on the best available data at the time of preparation. If you have any questions, please contact me directly at (949) 660-1994 ext. 217.

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Senior Associate
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Irvine, CA 92606
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### **EDUCATION**

Master of Science in Environmental Studies California State University, Fullerton • May, 2010

Bachelor of Arts in Environmental Analysis and Design University of California, Irvine • June, 2006

### **PROFESSIONAL AFFILIATIONS**

AEP – Association of Environmental Planners AWMA – Air and Waste Management Association ASTM – American Society for Testing and Materials

### **PROFESSIONAL CERTIFICATIONS**

Planned Communities and Urban Infill – Urban Land Institute • June, 2011
Indoor Air Quality and Industrial Hygiene – EMSL Analytical • April, 2008
Principles of Ambient Air Monitoring – California Air Resources Board • August, 2007
AB2588 Regulatory Standards – Trinity Consultants • November, 2006
Air Dispersion Modeling – Lakes Environmental • June, 2006

### **APPENDIX 3.1:**

**CALEEMOD EMISSIONS OUTPUTS** 



CalEEMod Version: CalEEMod.2013.2.2

Page 1 of 32

Date: 5/19/2014 12:38 PM

# Covey Ranch Riverside-South Coast County, Annual

## 1.0 Project Characteristics

### 1.1 Land Usage

Size
Single Family Housing 115.00 15.00 Dwelling Unit 37.34 207,000.00 329

# 1.2 Other Project Characteristics

Wind Speed (m/s) 2.4 liffornia Edison	CH4 Intensity 0.029
Urban 10 Southern California Edisc	533.36

# 1.3 User Entered Comments & Non-Default Data

ject Characteristics - Source: CPUC GHG Calculator version 3c, worksheet tab "CO2 Allocations," cells AH/AQ 35-44.
 id Use - assumed 2 parking spaces per dwelling unit

weise Mod Version: CalEEMod.2013.2.2

struction Phase - schedule based on a 2016 opeing year

on-road Equipment - 8 hour work day

Off-road Equipment - 8 hour work day

Off-road Equipment -

Woodstoves - no wood stoves. all natural gas fireplaces

Energy Use - Title-24 Electricity Energy Intensity and Title-24 Natural Gas Energy Intensity were adjusted by 36.4% and 6.5% respectively, to reflect 2013 Title 24 requirements. Source: Impact Analysis California's 2013 Building Energy Efficiency Standards (CEC 2013)

Construction Off-road Equipment Mitigation -

Off-road Equipment - water truck added

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	55.00	300.00
tblConstructionPhase	NumDays	740.00	300.00
tblConstructionPhase	PhaseEndDate	9/13/2017	8/23/2016
tblConstructionPhase	PhaseEndDate	11/8/2016	10/5/2016
tblConstructionPhase	PhaseStartDate	7/21/2016	7/1/2015
tblConstructionPhase	PhaseStartDate	8/24/2016	7/21/2016
tblEnergyUse	T24E	980.99	623.91
tblEnergyUse	T24NG	27,816.78	26,008.69
tblFireplaces	NumberGas	97.75	115.00
tblFireplaces	NumberNoFireplace	11.50	0.00
tblFireplaces	NumberWood	5.75	00.0
tblOffRoadEquipment	HorsePower	400.00	189.00
tblOffRoadEquipment	LoadFactor	0.38	0.50
tblOffRoadEquipment	OffRoadEquipmentType		Off-Highway Trucks
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	630.89	533.36
blProjectCharacteristics	OperationalYear	2014	2016
tblWoodstoves	NumberCatalytic	5.75	00.0
tblWoodstoves	NumberNoncatalytic	5.75	0.00

Page 4 of 32

Date: 5/19/2014 12:38 PM

alEEMod Version: CalEEMod.2013.2.2

O Verall Construction

I mitigated Construction

C02e		0.0000 657.5335	382.1590	0.0000 1,039.692 5
NZO			0.0000	
CH4	/yr	0.1503	0.0714	0.2217
Total CO2	MT/yr	654.3769	380.6599	1,035.036 8
Bio- CO2 NBio- CO2 Total CO2 CH4		0.0000 654.3769 654.3769 0.1503	380.6599 380.6599	0.0000 1,035.036 1,035.036 0.2217 8 8
Bio- CO2		0.000.0	0.000.0	0000'0
PM2.5 Total		0.6888	0.2252	0.9141
Exhaust PM2.5		0.3767	0.1999	0.5765
Fugitive PM2.5		0.3122	0.0254	0.3376
PM10 Total		1.1060	0.3070	1.4130
Exhaust PM10	ons/yr	0.4041	0.2123	0.6164
Fugitive PM10	ton	0.7020	0.0947	9962'0
802		7.1900e- 003	4.3500e- 0.0947 003	0.0115
00		5.1016	2.6232	7.7248
NOx		1.1236 7.1576 5.1016 7.1900e- 0.7020 0.3	3.3067	10.4643 7.7248 0.0115 0.7966
ROG		1.1236	0.8754	1.9990
	Year	2015	2016	Total

-2 1<u>igated Construction</u>

					ı		
CO2e		657.5329	382.1587	1,039.691 6		CO2e	0.00
NZO		0.0000	0.000.0	0.0000		N20	0.00
CH4	/yr	0.1503	0.0714	0.2217		CH4	0.00
Total CO2	MT/yr	654.3763	380.6595	1,035.035 8		otal CO2	0.00
NBio- CO2 Total CO2		654.3763 654.3763	380.6595	1,035.035 8		Bio- CO2 NBio-CO2 Total CO2	0.00
Bio- CO2		0.0000	0.0000	0.0000		Bio- CO2   1	0.00
PM2.5 Total		0.5157	0.2252	0.7409	ľ	PM2.5 Total	18.94
Exhaust PM2.5		0.3767	0.1999	0.5765		Exhaust PM2.5	0.00
Fugitive PM2.5		0.1390	0.0254	0.1644		Fugitive PM2.5	51.29
PM10 Total		0.7423	0.3070	1.0493		PM10 Total	25.74
Exhaust PM10	tons/yr	0.4041	0.2123	0.6164		Exhaust PM10	0.00
Fugitive PM10		0.3382	0.0947	0.4329	:	Fugitive PM10	45.66
S02		5.1015 7.1900e- 003	4.3500e- 0.0 003	0.0115		SO2	0.00
00		5.1015	2.6232	7.7248		00	0.00
NOx		1.1236 7.1576	3.3067	10.4643		XON	0.00
ROG		1.1236	0.8754	1.9990		ROG	00:00
	Year	2015	2016	Total			Percent Reduction

CalEEMod Version: CalEEMod.2013.2.2

2.2 Overall Operational Unmitigated Operational

2,152.807 2	0.0128	1.9375	2,108.155 5	2,078.397 0	29.7585	0.4342	0.0547	0.3795	1.4777	0.0576	1.4201	0.0211	9.6247	2.7802	1.9470	Total
45.7589	6.1700e- 003	0.2461	38.6766	36.2995	2.3771	0.0000	0.0000		0.0000	0.0000						, water 709-
61.3636	0.0000	1.6182	27.3815	0.000.0	27.3815	0.0000	0.0000		0.0000	0.0000						
1,594.249 8	0.0000	0.0548	1,593.099 9	1,593.099 9	0.0000	0.4121	0.0326	0.3795	1.4555	0.0354	1.4201	0.0200	8.3470	2.5968	0.7217	Mobile
421.6662	6.1100e- 003	0.0159	419.4389	419.4389	0.0000	0.0137	0.0137		0.0137	0.0137		1.0800e- 003	0.0721		0.0198	Energy
29.7686	5.1000e- 004	2.5200e- 003	29.5587	29.5587	0.0000	8.4100e- 003	8.4100e- 003		8.4300e- 003	8.4300e- 003		6.0000e- 005	0.0141 1.2056 6.0000e-		1.2055	Area
		MT/yr	MT							tons/yr	ton					Category
CO2e	N2O	CH4	Total CO2	NBio- CO2 Total CO2	Bio- CO2	PM2.5 Total	Exhaust PM2.5	Fugitive PM2.5	PM10 Total	Exhaust PM10	Fugitive PM10	S02	00	NOX	ROG	

### Item No. E.1

Page 6 of 32

Date: 5/19/2014 12:38 PM

alEEMod Version: CalEEMod.2013.2.2

O Overall Operational

igated Operational

				_		_	
C02e		29.7686	421.6662	1,594.249 8	61.3636	45.7551	2,152.803 4
N20		5.1000e- 004	6.1100e- 003	0.0000	0.000.0	6.1600e- 003	0.0128
CH4	'yr	2.5200e- 003	0.0159	0.0548	1.6182	0.2461	1.9375
Total CO2	MT/yr	29.5587	419.4389	1,593.099 9	27.3815	38.6766	2,108.155 5
Bio- CO2 NBio- CO2 Total CO2		29.5587	419.4389	1,593.099 9	0.000.0	36.2995	2,078.397 2,108.155 0 5
Bio- CO2		0.000.0	0.000.0	0.0000	27.3815	2.3771	29.7585
PM2.5 Total		8.4100e- 003	0.0137	0.4121	0.0000	0.0000	0.4342
Exhaust PM2.5		8.4100e- 003	0.0137	0.0326	0.000.0	0.000.0	0.0547
Fugitive PM2.5			r ! ! ! ! !	0.3795	r ! ! ! !	r       	0.3795
PM10 Total		8.4300e- 003	0.0137	1.4555	0.0000	0.0000	1.4777
Exhaust PM10	s/yr	8.4300e- 003	0.0137	0.0354	0.0000	0.0000	0.0576
Fugitive PM10	tons/yr			1.4201			1.4201
S02		6.0000e- 005	1.0800e- 003	0.0200			0.0211
00		1.2056	0.0721	8.3470			9.6247
×ON		0.0141 1.2056 6.0000e-		2.5968			2.7802
ROG		1.2055		0.7217		r • • • • • • • • • • • • • • • • • • •	1.9470
	Category	Area	Energy	Mobile		Mater Nater 710-	Total

C02e	0.00
N20 C	80.0
ž	0
CH4	00.00
Bio- CO2 NBio-CO2 Total CO2	0.00
NBio-CO2	0.00
Bio-CO2	0.00
PM2.5 Total	0.00
Exhaust PM2.5	0.00
Fugitive PM2.5	00.0
PM10 Total	0.00
Exhaust PM10	0.00
Fugitive PM10	0.00
80 <b>2</b>	0.00
00	0.00
NOX	0.00
ROG	0.00
	Percent Reduction

### 3.0 Construction Detail

### **Construction Phase**

Page 7 of 32

Date: 5/19/2014 12:38 PM

			:	:	
Phase Description					
Num Days Week	30	75	     	300	55
Num Days Week	5	5	5	5	5
End Date	2/11/2015	5/27/2015	7/20/2016	8/23/2016	10/5/2016
Start Date	1/1/2015	2/12/2015	5/28/2015	7/1/2015	7/21/2016
Phase Type	Site Preparation		Building Construction	Architectural Coating	Paving
Phase Name	Site Preparation	Grading	nstruction	Architectural Coating	Paving
Phase Number	-	7	က	4	5

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 187.5

Acres of Paving: 0

Residential Indoor: 419,175; Residential Outdoor: 139,725; Non-Residential Indoor: 4,140; Non-Residential Outdoor: 1,380 (Architectural footing – sqft)

Page 8 of 32

Date: 5/19/2014 12:38 PM

alEEMod Version: CalEEMod.2013.2.2

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
itectural Coating	Air Compressors		8.00	82	0.48
Jing	Off-Highway Trucks		8.00	189	0.50
guil 1	Excavators	2	8.00	162	0.38
Building Construction	Cranes		8.00	226	0.29
Building Construction	Forklifts	8	8.00	68	0.20
Sonstruction	Generator Sets		8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers		8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	e	8.00	46	0.37
Grading	Graders		8.00	174	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	26	0.37
 112	Paving Equipment	2	8.00	130	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	26	0.37
Site Preparation	Rubber Tired Dozers	e	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Building Construction	Welders	_	8.00	46	0.45

### **Trips and VMT**

Offroa	d Equipment Count	Offroad Equipment Worker Trip Vendor Trip Hauling Trip Count Number Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Trip Vendor Trip Hauling Trip Worker Vehicle Length Length Class	Vehicle Class Vehicle Cla	Vehicle Class Vehicle Class
Site Preparation	4	18.00	00:00	00.00	14.70	06.9	20.00	20.00 LD_Mix	HDT_Mix	ННОТ
• • • • !	! ! ! ! !	23.00	0.00	00.00	<del>-</del>	06.9	20.00			HHDT
Building Construction	() () () () () () () () () () () () () (	80.00	27.00	00.00	14.70	06.9				HHDT
• • • • •	9		0.00	00.00	~	06.9	20.00			HHDT
Architectural Coating	7	16.00	0.00	0.00	14.70	06.9	20.00	20.00 LD_Mix	HDT_Mix	HHDT

CalEEMod Version: CalEEMod.2013.2.2

Page 9 of 32

Date: 5/19/2014 12:38 PM

3.1 Mitigation Measures Construction

Water Exposed Area Clean Paved Roads 3.2 Site Preparation - 2015

Unmitigated Construction On-Site

56.3025	0.000.0	0.0167	55.9517	55.9517	0.0000	0.1916	0.0426	0.1490	0.3173	0.0463	0.2710	5.9000e- 004	0.6395	0.0789	0.0789	Total
56.3025	0.0000	0.0167	55.9517	55.9517	0.0000	0.0426	0.0426		0.0463	0.0463		5.9000e- 004	0.8533 0.6395 5.9000e- 004	0.8533	0.0789	Off-Road
0.0000	0.0000	0.000	0.000	0.000	0.000	0.1490	0.000	0.27.10 0.1490	01.77.0	0.000	0.2710					rugitive Dust
		MT/yr	TM							tons/yr	ton					Category
CO2e	N20	CH4	Total CO2	Bio- CO2 NBio- CO2 Total CO2	Bio- CO2	PM2.5 Total	Exhaust PM2.5	Fugitive PM2.5	PM10 Total	Exhaust PM10	Fugitive PM10	SO2	00	XON	ROG	

Page 10 of 32

Date: 5/19/2014 12:38 PM

alEEMod Version: CalEEMod.2013.2.2

Site Preparation - 2015

iitigated Construction Off-Site

C02e		0.0000	0.0000	2.6156	2.6156	
N20		0.0000 0.0000	0.000.0	0.0000	0.0000	
CH4	yr	0.000.0	0.000.0	1.3000e- 0 004	1.3000e- 0 004	
Total CO2	MT/yr	0.000.0	0.000.0	2.6129	2.6129	
Bio- CO2 NBio- CO2 Total CO2		0.0000 0.0000 0.0000	0.0000	2.6129	2.6129	
Bio- CO2		0.0000	0.0000	0.0000	0.0000	
PM2.5 Total		0.0000	0.0000	1000e- 004	9- 8.1000e- 004	
Exhaust PM2.5			0.000.0	2.0000e- 005	000 005	
Fugitive PM2.5		0.000 0.0000 0.0000	0.0000	7.9000e- 004	7.9000e- 004	
PM10 Total		0.000.0	0.000.0	9900e- 003	9900e- 003	
Exhaust PM10	ns/yr	0.0000	0.000.0	2.0000e- 2.9900e- 005 003	2.0000e- 2.9	
Fugitive PM10	ton	0.0000				
S02		0.0000	0.0000	3.0000e- 2.9700e- 005 003	3.0000e- 2.9700e- 005 003	
CO		0.000.0	0000	.0153	0.0153	
NOx		0.000.0	0.000 0.0000	1.5200e- 003	1.0400e- 1.5200e- 003 003	
ROG		0.0000 0.0000 0.0000 0.0000	0.0000	1.0400e- 1.5200e- 0 003 003	1.0400e- 003	
	Category	Hauling		Worker		14

## Mitigated Construction On-Site

		_		
CO2e		0.0000	56.3024	56.3024
N20		0.000.0	0.0000	0.0000
CH4	ýr	0.000.0	0.0167	0.0167
Total CO2	MT/yr	0.000.0	55.9516	55.9516
NBio- CO2 Total CO2		0.0000 0.0000 0.0000 0.0000 0.0000	0.0000 55.9516	55.9516
Bio- CO2		0.0000		0.000
PM2.5 Total		0.0581	0.0426	0.1007
Exhaust PM2.5			0.0426	0.0426
Fugitive PM2.5		0.0581		0.0581
PM10 Total		0.1057	0.0463	0.1520
Exhaust PM10	ons/yr	0.0000	0.0463	0.0463
Fugitive PM10	ton	0.1057		0.1057
802			5.9000e- 004	0.6395 5.9000e- 0.1057 004
co			0.6395	0.6395
NOx			0.8533	0.8533
ROG			0.0789	0.0789
	Category	Fugitive Dust	Off-Road	Total

Page 11 of 32

Mitigated Construction Off-Site 3.2 Site Preparation - 2015

	ROG	× O Z	8	S02	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	PM2.5 Bio- CO2 NBio- CO2 Total CO2 CH4  Total	0 N N	C02e
Category					ton	tons/yr							MT/yr	/yr		
Hauling	0.0000	0.0000 0.0000 0.0000 0.0000	0.000.0	0.000.0	0.0000	0.0000	0.000.0	0.000.0	0.0000 0.0000 0.0000 0.0000 0.0000	0.0000	0.0000	0.0000	0.000.0	0.0000 0.0000 0.0000 0.0000	0.0000	0.0000
Vendor	0.0000	0.0000 0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.000.0	0.0000	0000.0	0.0000	0.0000		0.0000	0.0000	0.000
Worker	1.0400e- 003	1.0400e- 1.5200e- 003 003	0.0153	3.0000e 005	- 2.9700e- 003	2.0000e- 005	2.9900e- 003	7.9000e- 004	2.0000e- 2.9900e- 7.9000e- 2.0000e- 8.1000e- 005 003 004 005 004	8.1000e- 004	0.0000	2.6129	2.6129	1.3000e- 004	0.0000	2.6156
Total	1.0400e- 003	1.5200e- 003	0.0153	3.0000e- 005	2.9700e- 003	2.0000e- 005	2.9900e- 003	7.9000e- 004	2.0000e- 005	8.1000e- 004	0.0000	2.6129	2.6129	1.3000e- 004	0.0000	2.6156
-51 3 Grading - 2015	y - 2015															

**Unmitigated Construction On-Site** 

C02e		0.0000	251.0149	0.0000 251.0149
N20		0.000	0.0000	0.0000
CH4	'yr	0.0000	0.0745	0.0745
Total CO2	MT/yr	0.000.0	249.4510	249.4510
Bio- CO2 NBio- CO2 Total CO2		0.0000 0.0000 0.0000 0.0000 0.0000	0.0000 249.4510 249.4510	0.0000 249.4510 249.4510
Bio- CO2		0.000.0	0.000.0	0.0000
PM2.5 Total		0.1349	0.1442	0.2791
Exhaust PM2.5		0.0000 0.1349	0.1442	0.1442
Fugitive PM2.5		0.3253 0.1349		0.1349
PM10 Total		0.3253	0.1568	0.4820
Exhaust PM10	tons/yr	0.000	0.1568	0.1568
Fugitive PM10	tons	0.3253		0.3253
S02			2.6200e- 003	2.6200e- 003
00			2.0253 2.6200e- 003	2.0253 2.6200e- 003
×ON			3.2919	3.2919
ROG			0.2837	0.2837
	Category	Fugitive Dust	Off-Road	Lotal Lter

Page 12 of 32

alEEMod Version: CalEEMod.2013.2.2

Grading - 2015

mitigated Construction Off-Site

CO2e		0.0000	0.0000	8.3555	8.3555
N20			0.0000	0.0000	0.000
CH4	/yr	0.000.0	0.000.0	4.1000e- 004	4.1000e- 004
Total CO2	MT/yr	0.0000	0.000.0	8.3469	8.3469
NBio- CO2 Total CO2		0.000 0.0000 0.0000	0.0000	8.3469	8.3469
Bio- CO2		0.0000	0.000.0	0.0000	0.0000
PM2.5 Total		0.0000	0.0000	2.5700e- 003	- 2.5700e- 003
Exhaust PM2.5		0.0000	0000.	0000e- 005	6.0000e- 005
Fugitive PM2.5			0000	5200e 003	2.5200e- 003
PM10 Total		0.000.0	0.0000	9.5400e 003	9.5400e- 003
Exhaust PM10	ıs/yr	0.000.0	0.000.0	e- 6.0000e- 005	6.0000e- 005
Fugitive PM10	tons	0.0000	0.000	.4800 003	9.4800e- 003
S02		0.000.0	0.000.0	1.1000e- 004	1.1000e- 9.4800e- 004 003
8		0.000.0	0.0000 0.0000	0488	0.0488
×ON				4.8400e- 003	- 4.8400e- 0.
ROG		0.0000	0.0000	3.3100e- 4.8400e- 003 003	3.3100e- 003
	Category	Hauling		Worker	

### Mitigated Construction On-Site

CO2e		0.0000	251.0146	251.0146	
N20		0.0000	0.0000 251.0146	0.0000	
CH4	'yr	0.000.0	0.0745	0.0745	
Total CO2	MT/yr	0.0000	249.4507	249.4507	
Bio- CO2 NBio- CO2 Total CO2			0.0000 0.0000 0.0000 0.0000 0.0000	0.0000 249.4507 249.4507	0.0000 249.4507 249.4507
Bio- CO2		0.0000	0.000.0	0.000.0	
PM2.5 Total			0.1442	0.1968	
Exhaust PM2.5		0.0000 0.1269 0.0526 0.0000	0.1442	0.1442	
Fugitive PM2.5		0.0526		0.0526	
PM10 Total		0.1269	0.1568	0.2836	
Exhaust PM10	s/yr	0.0000	0.1568	0.1568	
Fugitive PM10	tons/yr	0.1269		0.1269	
802			2.6200e- 003	2.0252 2.6200e- 0.1269 003	
00			2.0252	2:0252	
XON			0.2837 3.2919	0.2837 3.2919	
ROG			0.2837	0.2837	
	Category	Fugitive Dust	Off-Road	Total	

Page 13 of 32

3.3 Grading - 2015 Mitigated Construction Off-Site

CO2e		0.0000	0.0000	8.3555	8.3555
N20		0.000.0 0.000.0	0.000.0	0.000.0	0.0000
CH4	'yr	0.000.0	0.000.0	4.1000e- 004	4.1000e- 004
Total CO2	MT/yr	0.0000	0.000.0	8.3469	8.3469
Bio- CO2 NBio- CO2 Total CO2		0.000.0 0.000.0	0.000.0	8.3469	8.3469
Bio- CO2		0.0000	0.000.0	0.000	0.0000
PM2.5 Total		0.0000	0.0000	2.5700e- 003	9- 2.5700e- 003
Exhaust PM2.5		0.0000	0.000.0	6.0000e- 005	6.0000e- 005
Fugitive PM2.5		0.0000 0.0000 0.0000	0.000.0	2.5200e- 003	2.5200e- 003
PM10 Total		0.0000	0.0000	9.5400e- 003	9.5400e- 003
Exhaust PM10	tons/yr	0.0000	0.0000	6.0000e- 005	6.0000e- 005
Fugitive PM10	ton	0.0000	0.0000	э- 9.4800e- 6. 003	9.4800e- 003
s02		0.0000	0.000	1.1000e- 004	0.0488   1.1000e-   9
8		0.000.0	0.0000	0.0488	0.0488
×ON		0.0000 0.0000 0.0000 0.0000	0.000 0.0000	4.8400e- 003	3.3100e- 4.8400e- 003 003
ROG		0.0000	0.0000	3.3100e- 4.8400e- 003 003	3.3100e- 003
	Category	Hauling	Vendor	Worker	Total

2.4 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	×ON	00	805	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Bio- CO2 NBio- CO2 Total CO2	CH4	N20	CO2e
Category					tons/yr	s/yr							MT/yr	'yr		
Off-Road	0.3032	2.5286	1.5629	0.3032 2.5286 1.5629 2.2400e- 003		0.1769	0.1769		0.1661	0.1661 0.1661	0.0000	204.2449	0.0000 204.2449 204.2449 0.0519 0.0000 205.3350	0.0519	0.0000	205.3350
Total	0.3032	2.5286	1.5629	1.5629 2.2400e- 003		0.1769	0.1769		0.1661	0.1661	00000	204.2449	0.0000 204.2449 204.2449	0.0519		0.0000 205.3350

Page 14 of 32

Date: 5/19/2014 12:38 PM

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Building Construction - 2015

iitigated Construction Off-Site

C02e		0.0000	40.6997	60.4502	101.1499
N20		0.000.0	0.000.0	0.0000	0.0000
CH4	'yr	0.000 0.0000 0.0000	3.0000e- 0 004	3 2.9700e- 0 003	3.2700e- 003
Total CO2	MT/yr	0.000.0	40.6935	60.3879	101.0814
Bio- CO2 NBio- CO2 Total CO2		0.000.0 0.000.0 0.000.0	40.6935	60.3879	101.0814
Bio- CO2		0.0000	0.000.0	0.0000	0.0000
PM2.5 Total		0.0000	7.4900e- 003	0.0186	0.0261
Exhaust PM2.5		0.000.0	7500e- 003	4.2000e- 004	4.1700e- 003
Fugitive PM2.5		0.0000 0.0000 0.0000	3.7400e- 3. 003	0.0182	0.0220
PM10 Total		0.000.0	.0171	0.0690	0.0862
Exhaust PM10	ıs/yr	0.0000	4.0800e- 0. 003	36 4.5000e- ( 004	4.5300e- 003
Fugitive PM10	tons		0.0131	90.0	0.0817
S02		0.0000	4.4000e- 004	7.7000e- 004	1.2100e- 003
00		0.0000 0.0000 0.0000 0.0000	0.2301	0.3528	0.5828
×ON		0.0000	0.2103	0.0239 0.0350	0.2453
ROG		0.0000	0.0195	0.0239	0.0434
	Category	Hauling	Vendor	Worker	Total

### Mitigated Construction On-Site

CO2e		205.3348	0.0000 205.3348
NZO		0.0000	0.0000
CH4	/yr	0.0519	0.0519
Total CO2	MT/yr	204.2447	204.2447
Bio- CO2 NBio- CO2 Total CO2		0.0000 204.2447 204.2447 0.0519 0.0000 205.3348	0.0000 204.2447 204.2447
Bio- CO2		0.0000	0000'0
PM2.5 Total		0.1661	0.1661
Exhaust PM2.5		0.1661 0.1661	0.1661
Fugitive PM2.5			
PM10 Total		0.1769	0.1769
Exhaust PM10	tons/yr	0.1769 0.1769	0.1769
Fugitive PM10			
805		2.2400e- 003	1.5629 2.2400e- 003
00		1.5629	1.5629
XON		2.5286	0.3032 2.5286
ROG		0.3032 2.5286 1.5629 2.2400e-	0.3032
	Category	Off-Road	Total

Page 15 of 32

3.4 Building Construction - 2015 Mitigated Construction Off-Site

CO2e		0.0000	40.6997	60.4502	101.1499
NZO		0.000.0	0.0000	0.0000	0.0000
CH4	ýr	0.000.0	3.0000e- 0 004	2.9700e- 003	3.2700e- 003
Total CO2	MT/yr	0.000.0 00.000.0	40.6935	60.3879	101.0814
Bio- CO2 NBio- CO2 Total CO2		0.0000	40.6935	60.3879	101.0814 101.0814
Bio- CO2		0.0000	0.000.0	0.0000	0.0000
PM2.5 Total		0.0000	7.4900e- 003	0.0186	0.0261
Exhaust PM2.5		0.000.0	3.7500e- 003	4.2000e- 004	0 4.1700e- 003
Fugitive PM2.5		0.0000 0.0000 0.0000	3.7400e- 003	0.0182	0.0220
PM10 Total		0.000.0	0.0171	0.0690	0.0862
Exhaust PM10	ıs/yr	0.0000	4.0800e- 003	4.5000e- 004	4.5300e- 003
Fugitive PM10	tons	0.0000	0.0131	0.0686	0.0817
s02		0.000.0	0.2301 4.4000e- 004	7.7000e- 004	0.5828 1.2100e- 003
00		0.000.0	0.2301	0.3528	0.5828
×ON		0.0000	0.2103	0.0350	0.0434 0.2453
ROG		0.0000 0.0000 0.0000 0.0000	0.0195	0.0239	0.0434
	Category		Vendor	Worker	Total

6. 5.4 Building Construction - 2016

Unmitigated Construction On-Site

	ROG	×ON	00	S02	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Bio- CO2 NBio- CO2 Total CO2	CH4	NZO	C02e
Category					tons/yr	s/yr							MT/yr	/yr		
Off-Road	0.2609 2.2171 1.4245 2.0700e- 003	2.2171	1.4245	2.0700e- 003		0.1519 0.1519	0.1519		0.1425	0.1425 0.1425	0.0000	187.0651	0.0000 187.0651 187.0651 0.0471 0.0000 188.0538	0.0471	0.0000	188.0538
Total	0.2609	2.2171	1.4245	2.2171 1.4245 2.0700e- 003		0.1519	0.1519		0.1425	0.1425	0.0000	187.0651	0.0000 187.0651 187.0651 0.0471	0.0471	0.0000 188.0538	188.0538

Page 16 of 32

Date: 5/19/2014 12:38 PM

		0	4		<u>-</u>	)
CO2e		0.0000	37.1304	53.7597	90.8901	
N20		0.0000	0.0000	0.0000	0.000	
CH4	'yr	0.000.0	2 2.5000e- 0. 004	2.5000e- 003	2.7500e- 003	
Total CO2	MT/yr	0.000.0	7.125	3.7072	90.8324	
Bio- CO2 NBio- CO2 Total CO2		0.0000	37.1252	53.7072 5	90.8324	
Bio- CO2		0.0000	0000	0.0000	0.0000	
PM2.5 Total			6.3700e- 0 003	0.0172	0.0236	
Exhaust PM2.5		0000	200e- 03	3.7000e- 004	3.2900e- 003	
Fugitive PM2.5		0.000.0	3.4500e- 003	0.0168	0.0203	
PM10 Total		0.000.0	0.0152	0.0637	0.0790	
Exhaust PM10	s/yr		3.1800e- 003	4.0000e- 004	3.5800e- 003	
Fugitive PM10	tons/yr	0.000.0	0.012	0.0633	0.0754	
S02		0.0000	4.1000e- 004	7.2000e- 004	1.1300e- 003	
8		0.000.0	0.1996	0.2917	0.4913 1.1300e- 003	
X O Z		0.000.0	0.1705 0.1996 4.1000e- 004	0.0289	0.1994	
ROG		0.0000 0.0000 0.0000 0.0000	0.0160	0.0198	0.0358	
	Category	Hauling	Vendor	Worker	Total	20

## Mitigated Construction On-Site

CO2e		.0535	.0535
ŏ		188	188
N20		0.0000	0.000
CH4	/yr	0.0471	0.0471
Total CO2	MT/yr	187.0649	187.0649
Bio-CO2 NBio-CO2 Total CO2 CH4		187.0649	0.0000 187.0649 187.0649 0.0471 0.0000 188.0535
Bio-CO2		0.0000	0.0000
PM2.5 Total		0.1425 0.1425 0.0000 187.0649 187.0649 0.0471 0.0000 188.0535	0.1425
Exhaust PM2.5		0.1425	0.1425
Fugitive Exhaust PM2.5			
PM10 Total		0.1519 0.1519	0.1519
Exhaust PM10	ons/yr	0.1519	0.1519
Fugitive PM10	t		
s02		0.2609 2.2171 1.4245 2.0700e-	2.0700e- 003
co		1.4245	1.4245 2.0700e-
NOX		2.2171	0.2609 2.2171
ROG		0.2609	0.2609
	Category	Off-Road	Total

Page 17 of 32

3.4 Building Construction - 2016 Mitigated Construction Off-Site

90.8901	0.0000	2.7500e- 003	90.8324	90.8324	0.0000	0.0236	3.2900e- 003	0.0203	0.0790	3.5800e- 003	45	0.0754	1.1300e- 0.07 <sup>2</sup>	0.4913 1.1300e- 0.07	0.1994 0.4913 1.1300e- 0.07	0.0358 0.1994 0.4913 1.1300e- 0.075
53.7597	0.0000	2.5000e- 003	53.7072	53.7072	0.0000	0.0172	3.7000e- 004	0.0168	0.0637	4.0000e- 004	4	0.0633	0.0633	0.0633		0.2917 7.2000e- 0.0633 004
37.1304	0000	2.5000e- 0 004	37.1252	37.1252	0.0000	6.3700e- 003	9200e- 003	3.4500e- 2. 003	0.0152	3.1800e- 003	က်	0.0121	0.0121	0.0121	0.0121	0.0121
0.0000	0000	0.000.0	0.000.0	0.000 0.000.0	0.0000	0.0000	0.0000	0.000.0 00.000.0	0.0000	0.000.0	ا ا					0.0000
		'yr	MT/yr								s/yr	tons/yr	tons/yr	tons/yr	tons/yr	tons/yr
CO2e	N20	CH4	Total CO2	NBio- CO2 Total CO2	Bio- CO2	PM2.5 Total	Exhaust PM2.5	Fugitive PM2.5	PM10 Total	iust 10	Exhaust PM10	Fugitive Exha PM10 PM		Fugitive PM10	SO2 Fugitive PM10	CO SO2 Fugitive PM10

5.5 Architectural Coating - 2015

**Unmitigated Construction On-Site** 

PM10 Fugitive Exhaust PM2.5 Bio-CO2 NBio-CO2 Total CO2 CH4 N2O CO2e Total	MT/yr	0.0000 0.0000 0.0000 0.0000	0.0194 0.0194 0.0194 0.0000 22.4686 22.4686 2.9300e- 0.0000 22.5301	0.0194 0.0194 0.0194 0.0000 22.4686 22.4686 2.9300e- 0.0000 22.5301 0.0194 0.0194 0.0000 22.5301
Exhaust PM10 Fugitive PM10 Total PM2.5	۸۲	0.0000 0.0000	0.0194 0.0194	0.0194 0.0194
Fugitive PM10	tons/yr			
CO SO2			0.2262 0.1674 2.6000e-	0.1674 2.6000e-
ROG		l	0.0358 0.2262	0.4061 0.2262
	Category	Archit. Coating 0.3703	Off-Road	Total

Page 18 of 32

alEEMod Version: CalEEMod.2013.2.2

Architectural Coating - 2015

iitigated Construction Off-Site

C02e		0.0000	0.0000	10.2300	10.2300
N20		0.0000 0.0000 0.0000	0.000.0	0.0000	0.0000
CH4	ýr	0.000.0	0.000.0	5 5.0000e- 0 004	5.0000e- 004
Total CO2	MT/yr	0.000.0	0.0000	10.2195	10.2195
Bio- CO2 NBio- CO2 Total CO2		0.0000 0.0000	0.000.0	10.2195	10.2195
Bio- CO2		0.0000	0.0000	0000	0000'
PM2.5 Total		0.0000	0.0000	- 3.1500e- C	3.1500e- 0
Exhaust PM2.5		0.000.0	.0000	0000e- 005	7.0000e- 005
Fugitive PM2.5		0.0000	0.000.0	3.0800e- 7. 003	3.0800e- 003
PM10 Total		0.0000	0.0000	0.0117	0.0117
Exhaust PM10	s/yr	0.0000	0.0000	8.0000e- 005	8.0000e- 005
Fugitive PM10	tons/yr	0.0000	0.000.0	0.0116	0.0116
S02		0.0000	0.0000	0.0597 1.3000e- 004	0.0597 1.3000e- 0.0116 004
00		0.0000	0.000.0	0.0597	0.0597
NOX		0.0000 0.0000 0.0000 0.0000	0.0000	5.9300e- 003	4.0500e- 5.9300e- 003 003
ROG		0.0000	0.0000	4.0500e- 5.9300e- 003 003	4.0500e- 003
	Category	Hauling	Vendor	Worker	Total

### Mitigated Construction On-Site

CO2e		0.0000	22.5301	22.5301
N2O		0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000	0.0000	0.000.0
CH4	/yr	0.000.0	2.9300e- 003	2.9300e- 003
Total CO2	MT/yr	0.0000	22.4686 2.9300e- 003	22.4686 2.9300e- 003
Bio- CO2 NBio- CO2 Total CO2		0.0000	22.4686	22.4686
Bio- CO2		0.0000	0.000.0	0.000.0
PM2.5 Total		0.0000	0.0194	0.0194
Exhaust PM2.5		0.000.0	0.0194	0.0194
Fugitive PM2.5				
PM10 Total		0.000.0	0.0194	0.0194
Exhaust PM10	tons/yr	0.000.0 0.000.0	0.0194	0.0194
Fugitive PM10	ton			
802			0.1674 2.6000e- 004	2.6000e- 004
00			0.1674	0.1674
XON			0.2262	0.4061 0.2262 0.1674 2.6000e-
ROG			0.0358	0.4061
	Category	Archit. Coating 0.3703	Off-Road	Total

Page 19 of 32

3.5 Architectural Coating - 2015 Mitigated Construction Off-Site

	ROG	ŏ	8	s02	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Bio- CO2 NBio- CO2 Total CO2	Total CO2	CH4	N20	CO2e
Category					ton	tons/yr							MT/yr	/yr		
Hauling	0.0000	0.0000 0.0000 0.0000 0.0000	0.000.0	0.0000	0.0000	0.0000	0.000.0	0.0000 0.0000 0.0000		0.0000	0.0000	0.0000	0.0000 0.0000 0.0000	0.000.0		0.0000
Vendor	0.0000	0.000.0	0.000.0	0.0000	0.000.0	0.000	0.0000	0.000.0	0.0000	0.000.0	0.000	0.0000	0.0000	0.000.0	0.0000	0.0000
Worker	4.0500e- 003	4.0500e- 5.9300e- 003 003	0.0597	1.3000e- 004	0.0116	8.0000e- 005	0.0117	3.0800e- 003	- 7.0000e- 3 005	3.1500e- 003	0.000	10.2195	10.2195	5.0000e- 004	0.0000	10.2300
	4.0500e- 003	5.9300e- 003	0.0597	1.3000e- 004	0.0116	8.0000e- 005	0.0117	3.0800e- 003	7.0000e- 005	3.1500e- 003	0.0000	10.2195	10.2195	5.0000e- 004	0.0000	10.2300
hite	ದ್ದಿ ಆ.5 Architectural Coating - 2016	oating -	2016													

**Unmitigated Construction On-Site** 

	ROG	XON	00	802	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	Bio- CO2 NBio- CO2 Total CO2	Total CO2	CH4	N20	CO2e
Category					tons	ıs/yr							MT/yr	/yr		
Soating	Archit. Coating • 0.4713					0.0000	0.000.0		0.0000	0.0000	0.0000	0.0000 0.0000 0.0000 0.0000 0.0000 0.0000	0.0000	0.000.0	0.0000	0.0000
Off-Road	0.0413 0.2657 0.2110 3.3000e-	0.2657	0.2110	3.3000e- 004		0.0220	0.0220		0.0220	0.0220	0.0000	28.5964	28.5964 3.3700e- 003		0.0000	28.6672
Total	0.5125	0.2657	0.5125 0.2657 0.2110 3.3000e-	3.3000e- 004		0.0220	0.0220		0.0220	0.0220	0.0000	28.5964 28.5964 3.3700e-	28.5964		0.0000	28.6672

Page 20 of 32

alEEMod Version: CalEEMod.2013.2.2

Architectural Coating - 2016

Initigated Construction Off-Site

										}						
12.5439	0.000	5.8000e- 004	12.5317	12.5317	0.0000	. 4.0100e- 003	0000e 005	3.9200e- 9. 003	0.0149	9.0000e- 005	0.0148	1.7000e- 004	0681	- 6.7500e- 0.	4.6200e- 6.7 003	Total
12.5439	0.0000	12.5317 5.8000e- 004	12.5317	12.5317	0.0000	4.0100e- 003	0000e- 005	3.9200e- 003	0.0149	9.0000e- 005	.0148	1.7000e- 0 004	0681	6.7500e- 003	4.6200e- 6. 003	Worker
0.0000	0.0000	0.000.0	0.000.0	0.0000	0.0000	0.000.0	0.000.0	0.000.0	0.0000	0.0000	0000	0.0000	0.0000	0000	0.0000	Vendor
	!	0.000.0	0.000.0	0.000 0.0000 0.0000	0.0000	0.000.0	0.000.0		0.000.0	0.000	0.0000	0.0000 0.0000 0.0000 0.0000 0.0000	0.0000	0.000.0	0.0000	Hauling
		MT/yr	M							ıs/yr	ton					Category
CO2e	N20	CH4	Total CO2	NBio- CO2 Total CO2	Bio- CO2	PM2.5 Total	Exhaust PM2.5	Fugitive PM2.5	PM10 Total	Exhaust PM10	Fugitive PM10	S02	CO	NOx	ROG	

### Mitigated Construction On-Site

CO2e		0.0000	28.6672	28.6672
N20		0.0000	0.0000	0.0000
CH4	'yr	0.000.0	3.3700e- 003	3.3700e- 003
Total CO2	MT/yr	0.0000	1 28.5964 3.3700e- 003	28.5964
Bio- CO2 NBio- CO2 Total CO2		0.000.0	28.596	28.5964
Bio- CO2		0.0000	0.0000	0.000.0
PM2.5 Total		0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000	0.0220	0.0220
Exhaust PM2.5		0.0000	0.0220	0.0220
Fugitive PM2.5				
PM10 Total		0.000.0	0.0220	0.0220
Exhaust PM10	tons/yr	0.000.0 0.000.0	0.0220	0.0220
Fugitive PM10	ton			
805			3.3000e- 004	3.3000e- 004
00			0.2110	0.2110
XON			0.0413 0.2657 0.2110 3.3000e- 004	0.5125 0.2657 0.2110 3.3000e-
ROG		0.4713	0.0413	0.5125
	Category	Archit. Coating 0.4713	Off-Road	Total

Page 21 of 32

3.5 Architectural Coating - 2016 Mitigated Construction Off-Site

CO2e		0.0000	0.0000	12.5439	12.5439
N2O		0.000.0	0.000.0	0.0000	0.0000
CH4	'yr	0.000.0	0.000.0	5.8000e- 004	5.8000e- 004
Total CO2	MT/yr	0.0000	0.000.0	12.5317	12.5317
Bio- CO2 NBio- CO2 Total CO2		0.0000	0.0000	12.5317	12.5317
Bio- CO2		0.0000	0.0000	0.0000	0.0000
PM2.5 Total		0.0000	0.0000	4.0100e- 003	4.0100e- 003
Exhaust PM2.5		0.000.0	0.0000	0000e- 005	9.0000e- 005
Fugitive PM2.5		0.0000	0.000.0	3.9200e- 003	3.9200e- 9.0 003
PM10 Total		0.000.0	0.000.0	0.0149	0.0149
Exhaust PM10	s/yr	0.0000	0.0000	9.0000e- 005	9.0000e- 005
Fugitive PM10	tons/yr	0.0000	0.000.0	0.0148	0.0148
802		0.0000	0.0000	1.7000e- 004	0.0681 1.7000e- 004
00		0.000.0	0.000.0	0.0681	0.0681
×ON		0.000.0	0.0000	4.6200e- 6.7500e- 0.0681 1.7000e- 003 003 004	4.6200e- 6.7500e- 003 003
ROG		0.0000	0.0000	4.6200e- 003	4.6200e- 003
	Category	Hauling	Vendor	Worker	Total 7

-55. -3 Paving - 2016

Unmitigated Construction On-Site

Page 22 of 32

Date: 5/19/2014 12:38 PM

alEEMod Version: CalEEMod.2013.2.2

Paving - 2016

mitigated Construction Off-Site

CO2e		0.0000	0.0000	3.8500	3.8500	
N20		0.0000	0.0000	0.0000	0.0000	
CH4	/yr	0.000.0	0.000.0	1.8000e- 004	1.8000e- 004	
Total CO2	MT/yr	0.000.0	0.0000	3.8462	3.8462	
Bio- CO2 NBio- CO2 Total CO2		0.0000 0.0000 0.0000 0.0000 0.0000	0.0000	3.8462	3.8462	
Bio- CO2		0.0000	0.0000	0.0000	0.0000	
PM2.5 Total		0.0000	0.0000	- 1.2300e- 003	1.2300e- 003	
Exhaust PM2.5		0.000.0	0.0000	3.0000e- 1. 005	3.0000e- 005	
Fugitive PM2.5		0.0000 0.0000 0.0000	0.0000	1.2000e 003	1.2000e- 003	
PM10 Total		0.0000	0000	3600e- 003	4.5600e- 003	
Exhaust PM10	tons/yr	0.000.0	0.000.0	3.0000e- 4.5 005	3.0000e- 005	
Fugitive PM10	tons	0.0000	0.0000	4.5300e- 003	4.5300e- 003	
S02		0.000.0 0.000.0 0.000.0 0.000.0	0.0000	5.0000e- 4.5300e- 005 003	5.0000e- 005	
CO		0.000.0	0000	.0209	0.0209	
NOx		0.000.0	000	)e- 2.0700e- 0 003	1.4200e- 2.0700e- 003 003	
ROG		0.0000	0.0000	1.4200e- 2.07 003 0	1.4200e- 003	
	Category	Hauling		Worker		26-

### Mitigated Construction On-Site

CO2e		58.1540	0.0000	58.1540
N20		0.000.0	0.0000	0.0000
CH4	'yr	0.0174	0.000.0	0.0174
Total CO2	MT/yr	57.7879	0.000.0	57.7879
Bio- CO2 NBio- CO2 Total CO2			0.0000	57.7879
Bio- CO2		0.0000	0.0000	0.000.0
PM2.5 Total		0.0319	0.0000	0.0319
Exhaust PM2.5		0.0319	0.0000	0.0319
Fugitive PM2.5				
PM10 Total		0.0347	0.000.0	0.0347
Exhaust PM10	tons/yr	0.0347 0.0347	0.0000	0.0347
Fugitive PM10	tons			
802		6.1000e- 004		6.1000e- 004
00		0.4075		0.0602 0.6156 0.4075 6.1000e-
NOx		0.6156		0.6156
ROG		0.0575 0.6156 0.4075 6.1000e-	2.7100e- 003	0.0602
	Category	Off-Road	Paving	Total

Page 23 of 32

3.6 Paving - 2016

Mitigated Construction Off-Site

Category         Antiling         0.00000		ROG	XON	00	802	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2 Total CO2	Total CO2	CH4	NZO	CO2e
0.0000         0.0000<	Category					ton	s/yr							M	/yr		
0.0000         0.0000<	Hauling	0.0000	0.000.0	0.000.0	0.0000	0.0000	0.0000	0.0000	0.000.0	0.0000		0.0000	0.0000	0.000.0	0.000.0	0.0000	0.0000
1.4200e-         2.0700e-         0.0209         5.0000e-         4.5300e-         4.5600e-         4.5600e-         1.2000e-         <	Vendor	0.0000	0.000.0	0.000.0	0.0000	0.0000		0.0000	0000.	0.0000	0.000.0	0.0000	0.0000	0.0000	0.000.0	0.000.0	0.0000
1.4200e-         2.0700e-         0.0209         5.0000e-         4.5300e-         4.5600e-         1.2000e-         1.2300e-         1.2300e-         3.8462         3.8462         1.8000e-         1.8000e-           003         003         005         003         005         003         005         003         005         003         005         003         005         004	Worker	1.4200e- 003	2.0700e- 003	0.0209	5.0000e- 005	4.5300e- 003	3.0000e- 005	4.5600e- 003	2000e 003	3.0000e- 005	1.2300e- 003	0.0000	3.8462	3.8462	1.8000e- 004	0.0000	3.8500
	Total	1.4200e- 003	2.0700e- 003		5.0000e- 005	4.5300e- 003	3.0000e- 005	4.5600e- 003	1.2000e- 003		1.2300e- 003	0.0000	3.8462	3.8462	1.8000e- 004	0.0000	3.8500

## 4.0 Operational Detail - Mobile

## 4.1 Mitigation Measures Mobile

ROG	Category		nmitigated 0.721
XON		0.7217 2.5968 8.3470 0.0200 1.4201	0.7217 2.5968 8.3470 0.0200 1.4201
00		8.3470	8.3470
S02		0.0200	0.0200
Fugitive PM10	tons/	1.4201	1.4201
Exhaust PM10	s/yr	0.0354	0.0354
PM10 Total		0.0354 1.4555	1.4555
Fugitive PM2.5		0.3795	0.3795
Exhaust PM2.5		0.0326	0.0326
PM2.5 Total			0.4121
Bio- CO2		0.0000	0.0000
Bio- CO2 NBio- CO2 Total CO2		0.0000 1,593.099 1,593.099 0.0548 0.0000 1,594.249 9 9	0.0000 1,593.099 1,593.099 0.0548 9 9
Total CO2	MT/yr	1,593.099 9	1,593.099 9
CH4	/yr	0.0548	0.0548
N20		0.0000	0.0000 1,
CO2e		1,594.249 8	1,594.249 8

Page 24 of 32

Date: 5/19/2014 12:38 PM

# alEEMod Version: CalEEMod.2013.2.2 Variety Information

E		Aver	Average Daily Trip Rate	ite	Unmitigated	Mitigated
. 1	Land Use	Weekday	Saturday Sunday	Sunday	Annual VMT	Annual VMT
ָּ !	Parking Lot 0	00:0	00.00	00.00		
	Single Family Housing	1,100.55	1,159.20	1008.55	3,744,466	3,744,466
	Total	1,100.55	1,159.20	1,008.55	3,744,466	3,744,466

### 4.3 Trip Type Information

				1
%	Pass-by	0	3	
Trip Purpose %	Diverted	0	11	
	Primary	0	98	
	H-O or C-NW H-W or C-W H-S or C-C H-O or C-NW		40.60	
Trip %	H-S or C-C	00.0	19.20	
	H-W or C-W	00.0	40.20	
	H-O or C-NW	06:9	8.70	
Miles		8.40	5.90	
	H-W or C-W H-S or C-C	16.60	14.70	
	Land Use	Parking Lot 16.60 8.40	Single Family Housing	

МН	0.003237
SBUS	0.000893
MCY	0.006446
NBUS	0.001060
OBUS	0.000970
HHD	0.042494
MHD	0.012745
LHD2	0.007399
LHD1	0.045136
MDV	0.170752
LDT2	0.176572
LDT1	0.069856
PDA 72	<b>o</b> 0.462438

### **≨.9 Figer gw**, Detail

Historical Energy Use: N

## 5.1 Mitigation Measures Energy

CO2e		- 224.3465	224.3465	197.3198	197.3198
N20		2.5100e- 003	2.5100e- 003	3.6000e- 003	3.6000e- 19 003
CH4	MT/yr	0.0121	0.0121	3.7600e- 003	3.7600e- 003
Total CO2	M	223.3127	223.3127	196.1262	196.1262
Bio- CO2 NBio- CO2 Total CO2		0.0000 223.3127 223.3127	223.3127 223.3127	196.1262 196.1262	196.1262 196.1262
Bio- CO2		0.0000	0.0000	0.0000	0.0000
PM2.5 Total		0.000.0	0.0000	0.0137	0.0137
Exhaust PM2.5		0.000.0	0.000	0.0137	0.0137
Fugitive PM2.5					
PM10 Total		0.000.0	0.000.0	0.0137	0.0137
Exhaust PM10	tons/yr	0.000.0	0.0000	0.0137	0.0137
Fugitive PM10	ton				
S02				1.0800e- 003	1.0800e- 003
00				0.0721	0.0721
×ON				0.1694	0.1694
ROG				r	0.0198
	Category	Electricity Mitigated	: : : : : : : : : : : : : : : : : : :	•	NaturalGas Unmitigated

CO2e		197.3198	0.0000	197.3198	
N20		3.6000e- 003	0.000.0	0e- 3.6000e- 1	
CH4	MT/yr	3.7600e- 003	0.0000	3.7600e- 003	
Total CO2	MT	196.1262	0.0000	196.1262	
Bio- CO2 NBio- CO2 Total CO2		196.1262	0.0000	0.0000 196.1262 196.1262 3.7600e-	
Bio- CO2		0.0000 196.1262 196.1262 3.7600e- 3.6000e- 197.3198 003 003	0.000.0	0.000.0	
PM2.5 Total		0.0137 0.0137	0.0000	0.0137	
Exhaust PM2.5		0.0137	0.000.0	0.0137	
Fugitive PM2.5					
PM10 Total		0.0137	0.0000	0.0137	
Exhaust PM10	tons/yr	0.0137	0.0000	0.0137	
Fugitive PM10	tons				
SO2		1.0800e- 003	0.0000	0.0721 1.0800e- 003	
00		0.0721	0.000.0	0.0721	
×ON			0.1694	0.0000 0.0000	0.0198 0.1694
ROG		0.0198	0.0000	0.0198	
NaturalGa s Use	kBTU/yr	3.67527e +006	0		
	Land Use	Single Family 3.67527e 6 0.0198 0.1694 0.0721 1.0800e- Housing +006 6 0.0198 0.01694 0.0721 0.030	Parking Lot	Total	

Page 26 of 32

Date: 5/19/2014 12:38 PM

alEEMod Version: CalEEMod.2013.2.2

C Energy by Land Use - NaturalGas

igated

CO2e		0.0000	197.3198	197.3198
NZO		0.000.0	3.6000e- 003	3.6000e- 003
CH4	MT/yr	0.000.0	3.7600e- 003	3.7600e- 003
Total CO2	IM	0.000.0	262	196.1262
Bio- CO2 NBio- CO2 Total CO2		0.0000 0.0000 0.0000 0.0000 0.0000	196.1262 196.1	196.1262
Bio- CO2			0.0000	0.0000
PM2.5 Total		0.0000 0.0000	0.0137	0.0137
Exhaust PM2.5		0.000.0	0.0137	0.0137
Fugitive PM2.5				
PM10 Total		0.0000	0.0137	0.0137
Exhaust PM10	tons/yr	0.000.0	0.0137	0.0137
Fugitive PM10	ton			
305		0.0000	1.0800e- 003	1.0800e- 003
00		0.0000	0.0721	0.0721
XON		0.0000	0.1694	0.1694
ROG		0.0000 0.0000 0.0000	0.0198	0.0198
NaturalGa s Use	kBTU/yr	0	3.67527e +006	
	Land Use	Parking Lot 0	Single Family Housing	Total

الالكامية - Electricity by Land Use - Electricity الكامية - المارية ا

224.3465	2.5100e- 003	0.0121	223.3127		Total
204.6693	2.2900e- 003	0.0111	203.7262	842094	Single Family Housing
19.6772	2.2000e- 004	1.0600e- 003	19.5865	09608	Parking Lot
	MT/yr	M		kWh/yr	Land Use
CO2e	N2O	CH4	Total CO2	Electricity Use	

# 5.3 Energy by Land Use - Electricity

Mitigated

CO2e		19.6772	204.6693	224.3465
N2O	MT/yr	2.2000e- 004	2.2900e- 003	2.5100e- 003
CH4	M	19.5865 1.0600e- 2.2000e- 003 004	0.0111	0.0121
Electricity Total CO2 Use		19.5865	203.7262 0.0111	223.3127
Electricity Use	kWh/yr	09608	842094	
	Land Use	Parking Lot	Single Family Housing	Total

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CO2e		29.7686	29.7686
NZO		0.0000 29.5587 2.5200e- 5.1000e- 29.7686 0.0000 003	0.0000 29.5587 29.5587 2.5200e- 5.1000e-
CH4	MT/yr	2.5200e- 003	2.5200e- 003
Total CO2	MT	29.5587	29.5587
Bio- CO2 NBio- CO2 Total CO2		29.5587	29.5587
Bio- CO2		0.000.0	0.000.0
PM2.5 Total			8.4100e- 8.4100e- 003 003
Exhaust PM2.5		8.4100e- 8.4100e- 003 003	8.4100e- 003
Fugitive PM2.5			r ! ! !
PM10 Total		8.4300e- 003	8.4300e- 003
Exhaust PM10	s/yr	8.4300e- 8.4300e- 003 003	8.4300e- 8.4300e- 003 003
Fugitive PM10	tons/yr		
805		6.0000e- 005	6.0000e- 005
00		1.2056	1.2056
×ON		0.0141	1.2055 0.0141 1.2056 6.0000e- 005
ROG		1.2055 0.0141 1.2056 6.0000e- 005	1.2055
	Category	Mitigated	Unmitigated

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Area by SubCategory

initigated

C02e		0.000.0	0.000.0	27.7838	1.9847	29.7686
NZO		0.000.0	0.000.0	5.1000e- 2 004	0.000.0	5.1000e- 004
CH4	/yr	0.0000	0.0000	5.3000e- 5 004	1.9900e- 003	2.5200e- 003
Total CO2	MT/yr	0.0000	0.0000	27.6158	1.9430	29.5587
Bio- CO2 NBio- CO2 Total CO2		0.000.0	0.0000	27.6158	1.9430	29.5587
Bio- CO2		0.000.0	0.000.0	0.000.0	0.000.0	0000'0
PM2.5 Total		0.0000		1.9100e- 003	6.5000e- 003	8.4100e- 003
Exhaust PM2.5		0.0000	0.000.0	1.9100e- 003	6.5000e- 003	8.4100e- 003
Fugitive PM2.5						
PM10 Total		0.0000	0.0000	1.9300e- 003	6.5000e- 003	8.4300e- 003
Exhaust PM10	tons/yr	0.0000	0.0000		6.5000e- 003	8.4300e- 003
Fugitive PM10	ton					
3O2				0.0000	6.0000e- 005	6.0000e- 005
00				1.5000e- 004	1.2055	1.2056
×ON				0.000	0.0141	0.0141
ROG		0.0842	1.0804	2.7900e- 003	0.0382	1.2055
	SubCategory	Architectural Coating	Consumer Products	Hearth	Landscaping	Total

### Pac

6.2 Area by SubCategory

Mitigated

CO2e		0.0000	0.0000	27.7838	1.9847	29.7686
NZO		0.000.0	0.000.0	5.1000e- 004	0.000.0	5.1000e- 004
CH4	MT/yr	L	0.000.0	5.3000e- 5 004	1.9900e- 003	2.5200e- 003
Total CO2	M	0.0000	0.0000	27.6158	1.9430	29.5587
NBio- CO2 Total CO2		0.000.0	0.0000	27.6158	1.9430	29.5587
Bio- CO2		0.000.0	0.000.0	0.000.0	0.000.0	0.0000
PM2.5 Total		0.0000	0.000.0	1.9100e- 003	6.5000e- 003	8.4100e- 003
Exhaust PM2.5		0.000.0	0.000.0	1.9100e- 003	6.5000e- 003	8.4100e- 003
Fugitive PM2.5			<b>;                                    </b>	   		
PM10 Total		0.0000	0.0000	1.9300e- 003	6.5000e- 003	8.4300e- 003
Exhaust PM10	ons/yr	0.000.0	0.000	1.9300e- 003	6.5000e- 003	8.4300e- 003
Fugitive PM10	tons					
S02				0.000.0	6.0000e- 005	6.0000e- 005
00				1.5000e- 004	1.2055	1.2056
×ON				0.0000	0.0141	0.0141
ROG		0.0842	1.0804	2.7900e- 003	0.0382	1.2055
	SubCategory	Architectural Coating	Consumer Products	Hearth	Landscaping	733

### 7.0 Water Detail

## 7.1 Mitigation Measures Water

CO2e			45.7589
N2O	MT/yr	6.1600e- 003	6.1700e- 003
CH4	MT		0.2461
Total CO2		38.6766	38.6766
	Category	Mitigated <b>4</b>	nmitigated

Page 30 of 32

Date: 5/19/2014 12:38 PM

alEEMod Version: CalEEMod.2013.2.2

Water by Land Use

I mitigated

CO2e		0.0000	45.7589	45.7589
N20	MT/yr	0.0000	6.1700e- 003	6.1700e- 003
CH4	MT	0.000.0	0.2461	0.2461
Indoor/Out Total CO2 door Use		0.000.0	38.6766	38.6766
Indoor/Out door Use	Mgal	0/0	7.49271 / 4.72367	
	Land Use	Parking Lot	Single Family Housing	Total

-734-

	Indoor/Out door Use	Indoor/Out Total CO2 door Use	CH4	N20	CO2e
Land Use	Mgal		MT	MT/yr	
Parking Lot	0/0	0.000.0	0.000.0	0.0000	0.0000
Single Family Housing	7.49271 / 4.72367	38.6766	0.2461	6.1600e- 003	45.7551
Total		38.6766	0.2461	6.1600e- 003	45.7551

### 8.0 Waste Detail

## 8.1 Mitigation Measures Waste

### Category/Year

CO2e		61.3636	61.3636
N20	MT/yr	0.0000	0.0000
CH4	MT	1.6182	1.6182
Total CO2		27.3815 1.6182 0.0000 61.3636	27.3815
			Unmitigated

8.2 Waste by Land Use

-735-

CO2e		0.0000	61.3636	61.3636
N2O	MT/yr	0.0000	0.0000	0.000
CH4	MT	0.0000	1.6182	1.6182
Total CO2		0.000.0	27.3815	27.3815
Waste Disposed	tons	0	134.89	
	Land Use	Parking Lot	Single Family Housing	Total

Item No. E.1

Page 32 of 32

Date: 5/19/2014 12:38 PM

alEEMod Version: CalEEMod.2013.2.2

Waste by Land Use

I igated

		0.0000	61.3636	61.3636
NZO	MT/yr	0.000 0.0000	0.0000	0.0000
CH4	LM	0.0000	1.6182	1.6182
Total CO2		0.0000	27.3815	27.3815
Waste Disposed	tons	0	134.89	
	Land Use	Parking Lot	Single Family Housing	Total

29.0 Operational Offroad

Load Factor Horse Power Days/Year Hours/Day Number Equipment Type

Fuel Type

### 10.0 Vegetation



### WATERSTONE ENVIRONMENTAL, INC.

2936 E. CORONADO ST \* ANAHEIM, CA 92806 714-414-1122 \* FAX: 714-414-1166 E:MAIL: JDAGDIGIAN@WATERSTONE-ENV.COM

June 17, 2005

Mr. Patrick Keefe Albus-Keefe & Associates, Inc. 1011 North Armando Street Anaheim, CA 92806

RE: RESULTS OF SOIL SAMPLING AND ANALYSIS AT THE COVEY RANCH PROPERTY, TENTATIVE TRACT 31592, IN MORENO VALLEY, CALIFORNIA

Dear Mr. Keefe:

This report has been prepared by Waterstone Environmental, Inc. (Waterstone) to present the results of soil sampling and analysis performed at Covey Ranch, Tentative Tract 31592, an undeveloped, approximately 198 acre parcel, located in Moreno Valley and unincorporated Riverside County, California (Subject Property, Figure 1).

The work was performed in response to a June 1, 2005 request from Albus-Keefe & Associates, Inc. (Albus-Keefe) in accordance with Waterstone's June 1, 2005 proposal. The purpose of this assessment was to perform a preliminary screening to evaluate the shallow soils in the areas of current and historical agricultural land use for the presence of pesticides and herbicides.

### Phase I Environmental Assessment Issues

During a recent Phase I Environmental Assessment performed by Waterstone, citrus orchards were observed in the southeastern portion of the Subject Property. Also identified were areas of historical agricultural usage in other areas of the Subject property. The areas of existing and historical agricultural usage are shown on Figure 2. Recommendations were made in the Phase I to perform analysis of soil samples collected from these areas to evaluate the possible impact to shallow soil by pesticides or herbicides.

### Soil Sampling and Analysis

On June 10, 2005, 12 soil samples were collected from areas of past and present agricultural land use on the Subject Property. The sample locations are shown on Figure 2. These locations were considered to be representative of areas of current and historical pesticide or herbicide application. No areas of chemical mixing, equipment storage or maintenance were identified.

Near-surface soil samples were collected (four to six inches deep) in four-ounce glass jars using hand tools. The samples were submitted to a State-certified analytical laboratory and analyzed



for organochlorine pesticides by EPA Method 8081A. Six of the samples were also analyzed for chlorinated herbicides by EPA Method 8151A.

### Results and Findings

DDT (up to 140 micrograms per kilogram, or parts per billion, ppb) and DDE (up to 260 ppb) were detected in four of the 12 samples. No other pesticides or herbicides were detected in the samples analyzed. Laboratory reports are attached.

Soil samples with DDT and DDE (which is a breakdown product of DDT) detections were located within the existing orchard area in the southern portion of the Subject Property. No pesticides were detected in the soil from areas which were formerly used as agricultural land. No herbicides were detected in soil samples from either the current or former agricultural land.

The detected concentrations of DDT and DDE are well below the U.S. EPA Residential Preliminary Remediation Goal (PRG) of 1,700 ppb and therefore are considered not to pose a threat to human health.

### Conclusions and Recommendations

Based on this screening evaluation, the following conclusions and recommendations are made:

- Current and past agricultural activities have not resulted in significant pesticide or herbicide impact to the Subject Property.
- The Phase I did not identify any areas of pesticide mixing, storage or equipment maintenance on the Subject Property. If these potential areas of concern are identified in the future, additional testing should be performed.
- At this time, no mitigation or further testing is warranted.



If you have any questions please contact us at (714) 414-1122.

Sincerely,

Eric A. Smith, R.G., C.HG.

Principal Hydrogeologist

Waterstone Environmental, Inc.

Mark Shifflett

Supervising Scientist

Waterstone Environmental, Inc.

g.V. playdis— Jeffrey V. Dagdigian, Ph.D.

Managing Partner

Waterstone Environmental, Inc.

Attachments:

Summary of Laboratory Results

Table 1 Figure 1

Location Map

Figure 2

Site Map Showing Sample Locations

Attachment A

Laboratory Reports

Table 1
Laboratory Results for Soil Samples Analyzed for Pesticides and Herbicides
Covey Ranch, Moreno Valley, CA

(in micrograms per kilogram, parts per billion)

		Chlorinated	l Pesticides	Chlorinated Herbicides		
Sample ID	Location	EPA Meth	od 8081A	EPA Method 8151A		
		4,4'-DDE	4,4'-DDT	EPA Wethou 8181A		
CR-AG-1	Culatina analoguel in	260	140	155		
CR-AG-2		53	47			
CR-AG-3	55	120	73			
CR-AG-4	Site	12	ND	ND		
CR-AG-5		ND	ND	-		
CR-AG-6	1 [	ND	ND	ND		
CR-AG-7	1	ND	ND			
CR-AG-8		ND	ND	ND		
CR-AG-9		ND	ND			
CR-AG-10	Existing orchard in — southern portion of site — Areas of previous agricultural land use	ND	ND	ND		
CR-AG-11		ND	ND			
CR-AG-12		ND	ND	ND		
US EPA Region 9 Residential PRG		1,700	1,700			

Notes:

Results for all other pesticides by EPA Method 8081A were non-detect.

EPA - Environmental Protection Agency

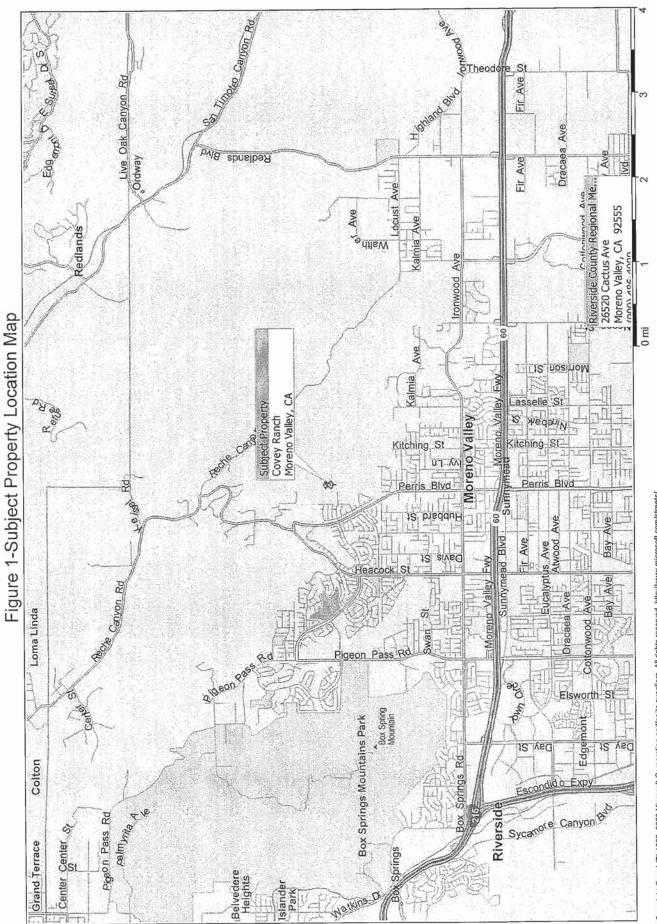
DDE - dichloro diphenyl dichloroethylene

DDT - dichloro diphenyl trichloroethane

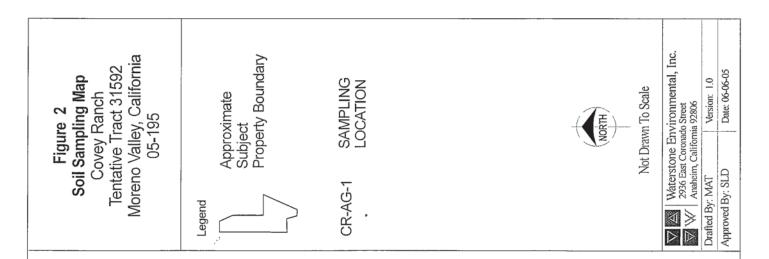
- - not analyzed

ND - not detected above laboratory reporting limit

PRG - preliminary remediation goal



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### LABORATORY REPORT

Prepared For: Waterstone Environmental

2936 E Coronado Street Anaheim, CA 92806 Attention: Mark Shifflett Project: 05-195

Sampled: 06/10/05 Received: 06/10/05

Issued: 06/16/05 14:55

### NELAP #01108CA California ELAP#1197 CSDLAC #10117

The results listed within this Laboratory Report pertain only to the samples tested in the laboratory. The analyses contained in this report were performed in accordance with the applicable certifications as noted. All soil samples are reported on a wet weight basis unless otherwise noted in the report. This Laboratory Report is confidential and is intended for the sole use of Del Mar Analytical and its client. This report shall not be reproduced, except in full, without written permission from Del Mar Analytical. The Chain of Custody, I page, is included and is an integral part of this report.

This entire report was reviewed and approved for release.

### SAMPLE CROSS REFERENCE

LABORATORY ID	CLIENT ID	MATRIX
IOF0962-01	CR-AG-1	Solid
IOF0962-02	CR-AG-2	Solid
IOF0962-03	CR-AG-3	Solid
IOF0962-04	CR-AG-4	Solid
IOF0962-05	CR-AG-5	Solid
IOF0962-06	CR-AG-6	Solid
10F0962-07	CR-AG-7	Solid
IOF0962-08	CR-AG-8	Solid
IOF0962-09	CR-AG-9	Solid
IOF0962-10	CR-AG-10	Solid
IOF0962-11	CR-AG-11	Solid
IOF0962-12	CR-AG-12	Solid

Reviewed By:

Del Mar Analytical, Irvine
D.J. Watson For Kathleen A. Robb

Project Manager

IOF0962 <Page 1 of 20>

Waterstone Environmental 2936 E Coronado Street Anaheim, CA 92806

Attention: Mark Shifflett

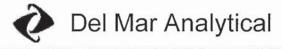
Project ID: 05-195

Report Number: IOF0962

Sampled: 06/10/05 Received: 06/10/05

### ORGANOCHLORINE PESTICIDES (EPA 8081A)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOF0962-01 (CR-AG-1 - Solid)								
Reporting Units: ug/kg								
Aldrin	EPA 3545/8081A	5F14051	50	ND	9.99	6/14/2005	6/15/2005	
alpha-BHC	EPA 3545/8081A	5F14051	50	ND	9.99	6/14/2005	6/15/2005	
beta-BHC	EPA 3545/8081A	5F14051	50	ND	9.99	6/14/2005	6/15/2005	
delta-BHC	EPA 3545/8081A	5F14051	100	ND	9.99	6/14/2005	6/15/2005	
gamma-BHC (Lindane)	EPA 3545/8081A	5F14051	50	ND	9.99	6/14/2005	6/15/2005	
Chlordane	EPA 3545/8081A	5F14051	500	ND	9.99	6/14/2005	6/15/2005	
4,4'-DDD	EPA 3545/8081A	5F14051	50	ND	9.99	6/14/2005	6/15/2005	C-1
4,4'-DDE	EPA 3545/8081A	5F14051	50	260	9.99	6/14/2005	6/15/2005	
4,4'-DDT	EPA 3545/8081A	5F14051	50	140	9.99	6/14/2005	6/15/2005	
Dieldrin	EPA 3545/8081A	5F14051	50	ND	9.99	6/14/2005	6/15/2005	
Endosulfan I	EPA 3545/8081A	5F14051	50	ND	9.99	6/14/2005	6/15/2005	
Endosulfan II	EPA 3545/8081A	5F14051	50	ND	9.99	6/14/2005	6/15/2005	
Endosulfan sulfate	EPA 3545/8081A	5F14051	100	ND	9.99	6/14/2005	6/15/2005	
Endrin	EPA 3545/8081A	5F14051	50	ND	9.99	6/14/2005	6/15/2005	
Endrin aldehyde	EPA 3545/8081A	5F14051	50	ND	9.99	6/14/2005	6/15/2005	
Endrin ketone	EPA 3545/8081A	5F14051	50	ND	9.99	6/14/2005	6/15/2005	
Heptachlor	EPA 3545/8081A	5F14051	50	ND	9.99	6/14/2005	6/15/2005	
Heptachlor epoxide	EPA 3545/8081A	5F14051	50	ND	9.99	6/14/2005	6/15/2005	
Methoxychlor	EPA 3545/8081A	5F14051	50	ND	9.99	6/14/2005	6/15/2005	
Toxaphene	EPA 3545/8081A	5F14051	2000	ND	9.99	6/14/2005	6/15/2005	
Surrogate: Tetrachloro-m-xylene (35-115%)				68 %				
Surrogate: Decachlorobiphenyl (45-120%)				85 %				



Waterstone Environmental 2936 E Coronado Street Anaheim, CA 92806

Attention: Mark Shifflett

Project ID: 05-195

Report Number: IOF0962

Sampled: 06/10/05 Received: 06/10/05

### ORGANOCHLORINE PESTICIDES (EPA 8081A)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOF0962-02 (CR-AG-2 - Solid)								
Reporting Units: ug/kg								
Aldrin	EPA 3545/8081A	5F14051	10	ND	2	6/14/2005	6/15/2005	
alpha-BHC	EPA 3545/8081A	5F14051	10	ND	2	6/14/2005	6/15/2005	
beta-BHC	EPA 3545/8081A	5F14051	10	ND	2	6/14/2005	6/15/2005	
delta-BHC	EPA 3545/8081A	5F14051	20	ND	2	6/14/2005	6/15/2005	
gamma-BHC (Lindane)	EPA 3545/8081A	5F14051	10	ND	2	6/14/2005	6/15/2005	
Chlordane	EPA 3545/8081A	5F14051	100	ND	2	6/14/2005	6/15/2005	
4,4'-DDD	EPA 3545/8081A	5F14051	10	ND	2	6/14/2005	6/15/2005	C-1
4,4'-DDE	EPA 3545/8081A	5F14051	10	53	2	6/14/2005	6/15/2005	
4,4'-DDT	EPA 3545/8081A	5F14051	10	47	2	6/14/2005	6/15/2005	
Dieldrin	EPA 3545/8081A	5F14051	10	ND	2	6/14/2005	6/15/2005	
Endosulfan I	EPA 3545/8081A	5F14051	10	ND	2	6/14/2005	6/15/2005	
Endosulfan II	EPA 3545/8081A	5F14051	10	ND	2	6/14/2005	6/15/2005	
Endosulfan sulfate	EPA 3545/8081A	5F14051	20	ND	2	6/14/2005	6/15/2005	
Endrin	EPA 3545/8081A	5F14051	10	ND	2	6/14/2005	6/15/2005	
Endrin aldehyde	EPA 3545/8081A	5F14051	10	ND	2	6/14/2005	6/15/2005	
Endrin ketone	EPA 3545/8081A	5F14051	10	ND	2	6/14/2005	6/15/2005	
Heptachlor	EPA 3545/8081A	5F14051	10	ND	2	6/14/2005	6/15/2005	
Heptachlor epoxide	EPA 3545/8081A	5F14051	10	ND	2	6/14/2005	6/15/2005	
Methoxychlor	EPA 3545/8081A	5F14051	10	ND	2	6/14/2005	6/15/2005	
Toxaphene	EPA 3545/8081A	5F14051	400	ND	2	6/14/2005	6/15/2005	
Surrogate: Tetrachloro-m-xylene (35-115%)				63 %				
Surrogate: Decachlorobiphenyl (45-120%)				70 %				

**Del Mar Analytical, Irvine**D.J. Watson For Kathleen A. Robb
Project Manager

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IOF0962 <Page 3 of 20>

Waterstone Environmental 2936 E Coronado Street Anaheim, CA 92806

Attention: Mark Shifflett

Project ID: 05-195

Report Number: IOF0962

Sampled: 06/10/05 Received: 06/10/05

### ORGANOCHLORINE PESTICIDES (EPA 8081A)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOF0962-03 (CR-AG-3 - Solid)								
Reporting Units: ug/kg								
Aldrin	EPA 3545/8081A	5F14051	15	ND	3	6/14/2005	6/15/2005	
alpha-BHC	EPA 3545/8081A	5F14051	15	ND	3	6/14/2005	6/15/2005	
beta-BHC	EPA 3545/8081A	5F14051	15	ND	3	6/14/2005	6/15/2005	
delta-BHC	EPA 3545/8081A	5F14051	30	ND	3	6/14/2005	6/15/2005	
gamma-BHC (Lindane)	EPA 3545/8081A	5F14051	15	ND	3	6/14/2005	6/15/2005	
Chlordane	EPA 3545/8081A	5F14051	150	ND	3	6/14/2005	6/15/2005	
4,4'-DDD	EPA 3545/8081A	5F14051	15	ND	3	6/14/2005	6/15/2005	C-1
4,4'-DDE	EPA 3545/8081A	5F14051	15 ·	120	3	6/14/2005	6/15/2005	
4,4'-DDT	EPA 3545/8081A	5F14051	15	73	3	6/14/2005	6/15/2005	
Dieldrin	EPA 3545/8081A	5F14051	15	ND	3	6/14/2005	6/15/2005	
Endosulfan I	EPA 3545/8081A	5F14051	15	ND	3	6/14/2005	6/15/2005	
Endosulfan II	EPA 3545/8081A	5F14051	15	ND	3	6/14/2005	6/15/2005	
Endosulfan sulfate	EPA 3545/8081A	5F14051	30	ND	3	6/14/2005	6/15/2005	
Endrin	EPA 3545/8081A	5F14051	15	ND	3	6/14/2005	6/15/2005	
Endrin aldehyde	EPA 3545/8081A	5F14051	15	ND	3	6/14/2005	6/15/2005	
Endrin ketone	EPA 3545/8081A	5F14051	15	ND	3	6/14/2005	6/15/2005	
Heptachlor	EPA 3545/8081A	5F14051	15	ND	3	6/14/2005	6/15/2005	
Heptachlor epoxide	EPA 3545/8081A	5F14051	15	ND	3	6/14/2005	6/15/2005	
Methoxychlor	EPA 3545/8081A	5F14051	15	ND	3	6/14/2005	6/15/2005	
Toxaphene	EPA 3545/8081A	5F14051	600	ND	3	6/14/2005	6/15/2005	
Surrogate: Tetrachloro-m-xylene (35-115%)				67 %				
Surrogate: Decachlorobiphenyl (45-120%)				79 %				



Waterstone Environmental 2936 E Coronado Street Anaheim, CA 92806

Attention: Mark Shifflett

Project ID: 05-195

Report Number: IOF0962

Sampled: 06/10/05 Received: 06/10/05

### ORGANOCHLORINE PESTICIDES (EPA 8081A)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOF0962-04 (CR-AG-4 - Solid)								
Reporting Units: ug/kg								
Aldrin	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/14/2005	
alpha-BHC	EPA 3545/8081A	5F14051	5.0	ND	. 1	6/14/2005	6/14/2005	
beta-BHC	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/14/2005	
delta-BHC	EPA 3545/8081A	5F14051	10	ND	1	6/14/2005	6/14/2005	
gamma-BHC (Lindane)	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/14/2005	
Chlordane	EPA 3545/8081A	5F14051	50	ND	1	6/14/2005	6/14/2005	
4,4'-DDD	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/14/2005	
4,4'-DDE	EPA 3545/8081A	5F14051	5.0	12	1	6/14/2005	6/14/2005	
4,4'-DDT	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/14/2005	C-2
Dieldrin	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/14/2005	
Endosulfan I	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/14/2005	
Endosulfan II	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/14/2005	
Endosulfan sulfate	EPA 3545/8081A	5F14051	10	ND	1	6/14/2005	6/14/2005	
Endrin	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/14/2005	
Endrin aldehyde	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/14/2005	
Endrin ketone	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/14/2005	
Heptachlor	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/14/2005	
Heptachlor epoxide	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/14/2005	
Methoxychlor	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/14/2005	C-2
Toxaphene	EPA 3545/8081A	5F14051	200	ND	1	6/14/2005	6/14/2005	
Surrogate: Tetrachloro-m-xylene (35-115%)				69%				
Surrogate: Decachlorobiphenyl (45-120%)				56 %				

**Del Mar Analytical, Irvine**D.J. Watson For Kathleen A. Robb
Project Manager

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IOF0962 <Page 5 of 20>



Waterstone Environmental 2936 E Coronado Street Anaheim, CA 92806

Attention: Mark Shifflett

Project ID: 05-195

Report Number: IOF0962

Sampled: 06/10/05 Received: 06/10/05

### ORGANOCHLORINE PESTICIDES (EPA 8081A)

			Reporting	Sample	Dilution	Date	Date	Data
Analyte	Method	Batch	Limit	Result	Factor	Extracted	Analyzed	Qualifiers
Sample ID: IOF0962-05 (CR-AG-5 - Solid)								
Reporting Units: ug/kg								
Aldrin	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	22
alpha-BHC	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	
beta-BHC	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	
delta-BHC	EPA 3545/8081A	5F14051	10	ND	0.997	6/14/2005	6/14/2005	
gamma-BHC (Lindane)	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	
Chlordane	EPA 3545/8081A	5F14051	50	ND	0.997	6/14/2005	6/14/2005	
4,4'-DDD	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	
4,4'-DDE	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	
4,4'-DDT	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	C-2
Dieldrin	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	
Endosulfan I	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	
Endosulfan II	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	
Endosulfan sulfate	EPA 3545/8081A	5F14051	10	ND	0.997	6/14/2005	6/14/2005	
Endrin	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	
Endrin aldehyde	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	
Endrin ketone	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	
Heptachlor	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	
Heptachlor epoxide	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	
Methoxychlor	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/14/2005	C-2
Toxaphene	EPA 3545/8081A	5F14051	200	ND	0.997	6/14/2005	6/14/2005	
Surrogate: Tetrachloro-m-xylene (35-115%)				63 %				
Surrogate: Decachlorobiphenyl (45-120%)				56 %				



Waterstone Environmental 2936 E Coronado Street Anaheim, CA 92806

Attention: Mark Shifflett

Project ID: 05-195

Sampled: 06/10/05 Received: 06/10/05

Report Number: IOF0962

### ORGANOCHLORINE PESTICIDES (EPA 8081A)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOF0962-06 (CR-AG-6 - Solid)								
Reporting Units: ug/kg								
Aldrin	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
alpha-BHC	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
beta-BHC	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
delta-BHC	EPA 3545/8081A	5F14051	10	ND	1	6/14/2005	6/15/2005	
gamma-BHC (Lindane)	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Chlordane	EPA 3545/8081A	5F14051	50	ND	1	6/14/2005	6/15/2005	
4,4'-DDD	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
4,4'-DDE	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
4,4'-DDT	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	C-2
Dieldrin	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endosulfan 1	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endosulfan II	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endosulfan sulfate	EPA 3545/8081A	5F14051	10	ND	1	6/14/2005	6/15/2005	
Endrin	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endrin aldehyde	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endrin ketone	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Heptachlor	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Heptachlor epoxide	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Methoxychlor	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	C-2
Toxaphene	EPA 3545/8081A	5F14051	200	ND	1	6/14/2005	6/15/2005	
Surrogate: Tetrachloro-m-xylene (35-115%)				53 %				
Surrogate: Decachlorobiphenyl (45-120%)				52 %				

**Del Mar Analytical, Irvine**D.J. Watson For Kathleen A. Robb
Project Manager

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IOF0962 < Page 7 of 20>

Waterstone Environmental 2936 E Coronado Street Anaheim, CA 92806

Attention: Mark Shifflett

Project ID: 05-195

Report Number: IOF0962

Sampled: 06/10/05 Received: 06/10/05

ORGANOCHLORINE PESTICIDES (EPA 8081A)

ORGANOCHLORINE I ESTICIDES (ELA 8081A)										
Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Ànalyzed	Data Qualifiers		
Sample ID: IOF0962-07 (CR-AG-7 - Solid)										
Reporting Units: ug/kg										
Aldrin	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
alpha-BHC	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
beta-BHC	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
delta-BHC	EPA 3545/8081A	5F14051	10	ND	0.999	6/14/2005	6/15/2005			
gamma-BHC (Lindane)	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Chlordane	EPA 3545/8081A	5F14051	50	ND	0.999	6/14/2005	6/15/2005			
4,4'-DDD	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
4,4'-DDE	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
4,4'-DDT	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005	C-2		
Dieldrin	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Endosulfan I	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Endosulfan II	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Endosulfan sulfate	EPA 3545/8081A	5F14051	10	ND	0.999	6/14/2005	6/15/2005	**		
Endrin	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Endrin aldehyde	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Endrin ketone	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Heptachlor	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Heptachlor epoxide	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Methoxychlor	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005	C-2		
Toxaphene	EPA 3545/8081A	5F14051	200	ND	0.999	6/14/2005	6/15/2005			
Surrogate: Tetrachloro-m-xylene (35-115%)				71%						
Surrogate: Decachlorobiphenyl (45-120%)				71 %						



Waterstone Environmental 2936 E Coronado Street Anaheim, CA 92806

Attention: Mark Shifflett

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Sampled: 06/10/05 Received: 06/10/05

### ORGANOCHLORINE PESTICIDES (EPA 8081A)

				105	7()				
1 00 100 100 100 100 100 100 100 100 10		D	Reporting	Sample	Dilution	Date	Date	Data	
Analyte	Method	Batch	Limit	Result	Factor	Extracted	Analyzed	Qualifiers	
Sample ID: IOF0962-08 (CR-AG-8 - Solid)	)								
Reporting Units: ug/kg									
Aldrin	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005		
alpha-BHC	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005		
beta-BHC	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005		
delta-BHC	EPA 3545/8081A	5F14051	10	ND	0.997	6/14/2005	6/15/2005		
gamma-BHC (Lindane)	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005		
Chlordane	EPA 3545/8081A	5F14051	50	ND	0.997	6/14/2005	6/15/2005		
4,4'-DDD	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	C-1	
4,4'-DDE	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005		
4,4'-DDT	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	C-2	
Dieldrin	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005		
Endosulfan I	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005		
Endosulfan II	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005		
Endosulfan sulfate	EPA 3545/8081A	5F14051	10	ND	0.997	6/14/2005	6/15/2005		
Endrin	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005		
Endrin aldehyde	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005		
Endrin ketone	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	C-2	
Heptachlor	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	•	
Heptachlor epoxide	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005		
Methoxychlor	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	C-2	
Toxaphene	EPA 3545/8081A	5F14051	200	ND	0.997	6/14/2005	6/15/2005		
Surrogate: Tetrachloro-m-xylene (35-115%)				79 %					
Surrogate: Decachlorobiphenyl (45-120%)				80 %					



Waterstone Environmental 2936 E Coronado Street Anaheim, CA 92806

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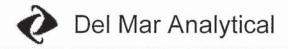
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Sampled: 06/10/05 Received: 06/10/05

ORGANOCHLORINE PESTICIDES (EPA 8081A)

ORGANOCILEORINE TESTICIDES (ELA 5001A)										
Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers		
Sample ID: IOF0962-09 (CR-AG-9 - Solid)										
Reporting Units: ug/kg										
Aldrin	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
alpha-BHC	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
beta-BHC	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
delta-BHC	EPA 3545/8081A	5F14051	10	ND	0.999	6/14/2005	6/15/2005			
gamma-BHC (Lindane)	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Chlordane	EPA 3545/8081A	5F14051	50	ND	0.999	6/14/2005	6/15/2005			
4,4'-DDD	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005	C-1		
4,4'-DDE	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
4,4'-DDT	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005	C-2		
Dieldrin	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Endosulfan I	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Endosulfan II	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Endosulfan sulfate	EPA 3545/8081A	5F14051	10	ND	0.999	6/14/2005	6/15/2005			
Endrin	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Endrin aldehyde	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Endrin ketone	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005	C-2		
Heptachlor	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Heptachlor epoxide	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005			
Methoxychlor	EPA 3545/8081A	5F14051	5.0	ND	0.999	6/14/2005	6/15/2005	C-2		
Toxaphene	EPA 3545/8081A	5F14051	200	ND	0.999	6/14/2005	6/15/2005			
Surrogate: Tetrachloro-m-xylene (35-115%)				68 %						
Surrogate: Decachlorobiphenyl (45-120%)	,T.(2			74 %						



Waterstone Environmental 2936 E Coronado Street Anaheim, CA 92806

Attention: Mark Shifflett

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### ORGANOCHLORINE PESTICIDES (EPA 8081A)

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Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Analyte	Method	Daten	Limit	Result	ractor	Extracted	Analyzeu	Quantiers
Sample ID: IOF0962-10 (CR-AG-10 - Solid	1)							
Reporting Units: ug/kg								
Aldrin	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
alpha-BHC	EPA 3545/8081A	5F14051	5.0	ND	.1	6/14/2005	6/15/2005	
beta-BHC	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
delta-BHC	EPA 3545/8081A	5F14051	10	ND	1	6/14/2005	6/15/2005	
gamma-BHC (Lindane)	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Chlordane	EPA 3545/8081A	5F14051	50	ND	1	6/14/2005	6/15/2005	
4,4'-DDD	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	C-1
4,4'-DDE	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
4,4'-DDT	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	C-2
Dieldrin	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endosulfan I	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endosulfan II	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endosulfan sulfate	EPA 3545/8081A	5F14051	10	ND	1	6/14/2005	6/15/2005	
Endrin	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endrin aldehyde	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endrin ketone	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	C-2
Heptachlor	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Heptachlor epoxide	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Methoxychlor	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	C-2
Toxaphene	EPA 3545/8081A	5F14051	200	ND	1	6/14/2005	6/15/2005	
Surrogate: Tetrachloro-m-xylene (35-115%)				57%				
Surrogate: Decachlorobiphenyl (45-120%)				71 %				

Waterstone Environmental 2936 E Coronado Street Project ID: 05-195

Sampled: 06/10/05 Received: 06/10/05

Anaheim, CA 92806 Attention: Mark Shifflett Report Number: IOF0962

ORGANOCHLORINE PESTICIDES (EPA 8081A)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOF0962-11 (CR-AG-11 - Solid Reporting Units: ug/kg	)							
Aldrin	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
alpha-BHC	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
beta-BHC	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
delta-BHC	EPA 3545/8081A	5F14051	10	ND	1	6/14/2005	6/15/2005	
gamma-BHC (Lindane)	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Chlordane	EPA 3545/8081A	5F14051	50	ND	1	6/14/2005	6/15/2005	
4,4'-DDD	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	C-1
4,4'-DDE	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
4,4'-DDT	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	C-2
Dieldrin	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endosulfan I	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endosulfan II	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endosulfan sulfate	EPA 3545/8081A	5F14051	10	ND	1	6/14/2005	6/15/2005	
Endrin	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endrin aldehyde	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Endrin ketone	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	C-2
Heptachlor	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Heptachlor epoxide	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	
Methoxychlor	EPA 3545/8081A	5F14051	5.0	ND	1	6/14/2005	6/15/2005	C-2
Toxaphene	EPA 3545/8081A	5F14051	200	ND	1	6/14/2005	6/15/2005	
Surrogate: Tetrachloro-m-xylene (35-115%)				83 %				
Surrogate: Decachlorobiphenyl (45-120%)				77 %				



Waterstone Environmental 2936 E Coronado Street Anaheim, CA 92806

Attention: Mark Shifflett

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### ORGANOCHLORINE PESTICIDES (EPA 8081A)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOF0962-12 (CR-AG-12 - Solid	)							
Reporting Units: ug/kg								
Aldrin	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	
alpha-BHC	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	
beta-BHC	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	
delta-BHC	EPA 3545/8081A	5F14051	10	ND	0.997	6/14/2005	6/15/2005	
gamma-BHC (Lindane)	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	
Chlordane	EPA 3545/8081A	5F14051	50	ND	0.997	6/14/2005	6/15/2005	
4,4'-DDD	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	C-1
4,4'-DDE	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	
4,4'-DDT	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	C-2
Dieldrin	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	
Endosulfan I	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	
Endosulfan II	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	
Endosulfan sulfate	EPA 3545/8081A	5F14051	10	ND	0.997	6/14/2005	6/15/2005	
Endrin	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	
Endrin aldehyde	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	
Endrin ketone	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	C-2
Heptachlor	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	
Heptachlor epoxide	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	
Methoxychlor	EPA 3545/8081A	5F14051	5.0	ND	0.997	6/14/2005	6/15/2005	C-2
Toxaphene	EPA 3545/8081A	5F14051	200	ND	0.997	6/14/2005	6/15/2005	
Surrogate: Tetrachloro-m-xylene (35-115%)				79 %				
Surrogate: Decachlorobiphenyl (45-120%)				69 %				

**Del Mar Analytical, Irvine**D.J. Watson For Kathleen A. Robb
Project Manager

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IOF0962 <Page 13 of 20>

Waterstone Environmental 2936 E Coronado Street Project ID: 05-195

Sampled: 06/10/05

Anaheim, CA 92806 Attention: Mark Shifflett

Report Number: IOF0962

Received: 06/10/05

### METHOD BLANK/QC DATA

### ORGANOCHLORINE PESTICIDES (EPA 8081A)

		Reporting		Spike	Source		%REC		RPD	Data
Analyte	Result	Limit	Units	Level	Result	%REC	Limits	RPD	Limit	Qualifiers
Batch: 5F14051 Extracted: 06/14/05										
·										
Blank Analyzed: 06/14/2005 (5F14051-B	LK1)									
Aldrin	ND	5.0	ug/kg							
alpha-BHC	ND	5.0	ug/kg							
beta-BHC	ND	5.0	ug/kg							
delta-BHC	ND	10	ug/kg							
gamma-BHC (Lindane)	ND	5.0	ug/kg							
Chlordane	ND	50	ug/kg							
4,4'-DDD	ND	5.0	ug/kg							
4,4'-DDE	ND	5.0	ug/kg							
4,4'-DDT	ND	5.0	ug/kg							
Dieldrin	ND	5.0	ug/kg							
Endosulfan I	ND	5.0	ug/kg							
Endosulfan II	ND	5.0	ug/kg							
Endosulfan sulfate	ND	10	ug/kg							
Endrin	ND	5.0	ug/kg							
Endrin aldehyde	ND	5.0	ug/kg							
Endrin ketone	ND	5.0	ug/kg							
Heptachlor	ND	5.0	ug/kg							
Heptachlor epoxide	ND	5.0	ug/kg							
Methoxychlor	ND	5.0	ug/kg							
Toxaphene	ND	200	ug/kg							
Surrogate: Tetrachloro-m-xylene	25.9		ug/kg	33.3		78	35-115			
Surrogate: Decachlorobiphenyl	27.6		ug/kg	33.3		83	45-120			
LCS Analyzed: 06/14/2005 (5F14051-BS)										
Aldrin	25.1	5.0	ug/kg	33.3		75	45-115			
alpha-BHC	25.3	5.0	ug/kg	33.3		76	55-115			
beta-BHC	25.2	5.0	ug/kg	33.3		76	55-115			
delta-BHC	26.3	10	ug/kg ug/kg	33.3		79	60-115			
gamma-BHC (Lindane)	25.3	5.0	ug/kg ug/kg	33.3		76	50-115			
4,4'-DDD	25.7	5.0	ug/kg	33.3		77	65-115			
4,4'-DDE	26.4	5.0								
4,4'-DDT	32.4	5.0	ug/kg	33.3 33.3		79 97	65-115			
Dieldrin	26.0		ug/kg				65-115			
Endosulfan 1		5.0	ug/kg	33.3		78	65-115			
Endosulfan II	28.9	5.0	ug/kg	33.3		87	60-115			
	23.6	5.0	ug/kg	33.3		71	60-115			
Endosulfan sulfate	28.3	10	ug/kg	33.3		85	65-115			

### Del Mar Analytical, Irvine

D.J. Watson For Kathleen A. Robb

Project Manager

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IOF0962 <Page 14 of 20>

Waterstone Environmental 2936 E Coronado Street Anaheim, CA 92806

Attention: Mark Shifflett

Project ID: 05-195

Report Number: IOF0962

Sampled: 06/10/05 Received: 06/10/05

METHOD BLANK/QC DATA

#### ORGANOCHLORINE PESTICIDES (EPA 8081A)

		Reporting		Spike	Source		%REC		RPD	Data
Analyte	Result	Limit	Units	Level	Result	%REC	Limits	RPD	Limit	Qualifiers
Batch: 5F14051 Extracted: 06/14/05										
LCS Analyzed: 06/14/2005 (5F14051-BS	1)									
Endrin	26.5	5.0	ug/kg	33.3		80	60-115			
Endrin aldehyde	24.9	5.0	ug/kg	33.3		75	55-115			
Endrin ketone	27.9	5.0	ug/kg	33.3		84	65-115			
Heptachlor	25.6	5.0	ug/kg	33.3		77	55-115			
Heptachlor epoxide	26.4	5.0	ug/kg	33.3		79	60-115			
Methoxychlor	30.6	5.0	ug/kg	33.3		92	60-115			
Surrogate: Tetrachloro-m-xylene	25.5		ug/kg	33.3		77	35-115			
Surrogate: Decachlorobiphenyl	27.6		ug/kg	33.3		83	45-120			
Matrix Spike Analyzed: 06/15/2005 (5F1	4051-MS1)				Source: I	OF1003-0	3			
Aldrin	25.7	10	ug/kg	33.3	ND	77	40-115			
alpha-BHC	24.2	10	ug/kg	33.3	ND	73	40-115			
beta-BHC	25.3	10	ug/kg	33.3	ND	76	45-115			
delta-BHC	27.6	20	ug/kg	33.3	ND	83	45-115			
gamma-BHC (Lindane)	26.1	10	ug/kg	33.3	ND	78	40-115			
4,4'-DDD	30.2	10	ug/kg	33.3	1.8	85	45-120			
4,4'-DDE	66.9	10	ug/kg	33.3	60	21	45-120			M2
4,4'-DDT	31.0	10	ug/kg	33.3	9.6	64	45-120			
Dieldrin	30.0	10	ug/kg	33.3	2.9	81	50-115			
Endosulfan I	26.8	10	ug/kg	33.3	ND	80	45-115			
Endosulfan II	26.9	10	ug/kg	33.3	2.7	73	50-115			
Endosulfan sulfate	26.4	20	ug/kg	33.3	5.3	63	45-115			
Endrin	27.9	10	ug/kg	33.3	3.1	74	50-115			
Endrin aldehyde	30.7	10	ug/kg	33.3	ND	92	30-115			
Endrin ketone	50.5	10	ug/kg	33.3	ND	152	40-120			MI
Heptachlor	23.5	10	ug/kg	33.3	ND	71	40-115			
Heptachlor epoxide	23.3	10	ug/kg	33.3	1.4	66	45-115			
Methoxychlor	28.1	10	ug/kg	33.3	ND	84	40-125			
Surrogate: Tetrachloro-m-xylene	23.8		ug/kg	33.3		71	35-115			
Surrogate: Decachlorobiphenyl	21.3		ug/kg	33.3		64	45-120			

**Del Mar Analytical, Irvine**D.J. Watson For Kathleen A. Robb
Project Manager

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IOF0962 <Page 15 of 20>

Waterstone Environmental 2936 E Coronado Street Anaheim, CA 92806

Attention: Mark Shifflett

Project ID: 05-195

Report Number: IOF0962

Sampled: 06/10/05 Received: 06/10/05

#### METHOD BLANK/QC DATA

#### ORGANOCHLORINE PESTICIDES (EPA 8081A)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5F14051 Extracted: 06/14/05										
Matrix Spike Dup Analyzed: 06/15/200	5 (5F14051-N	(ISD1)			Source: I	OF1003-0	3			
Aldrin	25.8	10	ug/kg	33.3	ND	77	40-115	0	30	
alpha-BHC	24.2	10	ug/kg	33.3	ND	73	40-115	0	30	
beta-BHC	26.3	10	ug/kg	33.3	ND	79	45-115	4	30	
delta-BHC	28.2	20	ug/kg	33.3	ND	85	45-115	2	30	
gamma-BHC (Lindane)	26.8	10	ug/kg	33.3	ND	80	40-115	3	30	
4,4'-DDD	30.4	10	ug/kg	33.3	1.8	86	45-120	.1	30	
4,4'-DDE	66.3	10	ug/kg	33.3	60	19	45-120	1	30	M2
4,4'-DDT	30.2	10	ug/kg	33.3	9.6	62	45-120	3	30	
Dieldrin	30.2	10	ug/kg	33.3	2.9	82	50-115	1	30	
Endosulfan I	26.8	10	ug/kg	33.3	ND	80	45-115	0	30	
Endosulfan II	27.1	10	ug/kg	33.3	2.7	73	50-115	1	30	
Endosulfan sulfate	26.6	20	ug/kg	33.3	5.3	64	45-115	1	30	
Endrin	28.4	10	ug/kg	33.3	3.1	76	50-115	2	30	
Endrin aldehyde	30.9	10	ug/kg	33.3	ND	93	30-115	1	30	
Endrin ketone	43.9	10	ug/kg	33.3	ND	132	40-120	14	30	MI
Heptachlor	25.4	10	ug/kg	33.3	ND	76	40-115	8	30	
Heptachlor epoxide	23.6	10	ug/kg	33.3	1.4	67	45-115	1	30	
Methoxychlor	28.7	10	ug/kg	33.3	ND	86	40-125	2	30	
Surrogate: Tetrachloro-m-xylene	24.0		ug/kg	33.3		72	35-115			
Surrogate: Decachlorobiphenyl	20.1		ug/kg	33.3		60	45-120			

Del Mar Analytical, Irvine D.J. Watson For Kathleen A. Robb Project Manager

Waterstone Environmental 2936 E Coronado Street Project ID: 05-195

Sampled: 06/10/05 Received: 06/10/05

Anaheim, CA 92806 Attention: Mark Shifflett Report Number: IOF0962

#### GC CALIBRATION CHECK CRITERIA

Per Method 8000B of SW-846, the percent recovery of the calibration checks for GC analyses must be within  $\pm$  15% from the true value for each individual compound or the average % recovery of all compounds in the calibration check solution must be within  $\pm$  15% recovery. Per Method 8000B, the end user is to be notified if the latter situation occurs.

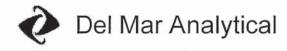
The % recovery for the following individual compounds fell outside the  $\pm$  15% criteria, however the average % recovery of all compounds in the calibration check solution was within  $\pm$  15%, thus meeting the overall calibration check criteria.

		Calibration Check		
Compound	<u>Footnote</u>	% Recovery	Lab Number	Batch
4,4'-DDD	1	117	IOF0962-01	5F14051
4,4'-DDD	1	117	IOF0962-02	5F14051
4,4'-DDD	1	117	IOF0962-03	5F14051
4,4'-DDD	1	123	IOF0962-08	5F14051
4,4'-DDD	1	123	IOF0962-09	5F14051
4,4'-DDD	1	123	IOF0962-10	5F14051
4,4'-DDD	1	123	IOF0962-11	5F14051
4,4'-DDD	1	123	IOF0962-12	5F14051
4,4'-DDT	2	55	IOF0962-04	5F14051
4,4'-DDT	2	55	IOF0962-05	5F14051
4,4'-DDT	2	55	IOF0962-06	5F14051
4,4'-DDT	2	55	IOF0962-07	5F14051
4,4'-DDT	. 2	55, 32	IOF0962-08	5F14051
4,4'-DDT	2	55, 32	IOF0962-09	5F14051
4,4'-DDT	2	55, 32	IOF0962-10	5F14051
4,4'-DDT	2	55, 32	IOF0962-11	5F14051
4,4'-DDT	2	55, 32	IOF0962-12	5F14051
Endrin ketone	2	84	IOF0962-08	5F14051
Endrin ketone	2	84	IOF0962-09	5F14051
Endrin ketone	2	84	IOF0962-10	5F14051
Endrin ketone	2	84	IOF0962-11	5F14051
Endrin ketone	2	84	IOF0962-12	5F14051
Methoxychlor	2	62	IOF0962-04	5F14051
Methoxychlor	2	62	IOF0962-05	5F14051
Methoxychlor	2	62	IOF0962-06	5F14051
Methoxychlor	2	62	IOF0962-07	5F14051
Methoxychlor	2	62, 36	IOF0962-08	5F14051
Methoxychlor	2	62, 36	IOF0962-09	5F14051
Methoxychlor	2	62, 36	IOF0962-10	5F14051
Methoxychlor	2	62, 36	IOF0962-11	5F14051
Methoxychlor	2	62, 36	IOF0962-12	5F14051

**Del Mar Analytical, Irvine**D.J. Watson For Kathleen A. Robb
Project Manager

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IOF0962 <Page 17 of 20>



Waterstone Environmental

Project ID: 05-195

2936 E Coronado Street Anaheim, CA 92806 Attention: Mark Shifflett

Report Number: IOF0962

Sampled: 06/10/05 Received: 06/10/05

#### Footnotes:

1 The calibration demonstrated a high bias for this compound. Samples were flagged to indicate a possible high bias in the result for this compound.

2 The calibration demonstrated a low bias for this compound. Samples were flagged to indicate a possible low bias in the result for this compound.

**Del Mar Analytical, Irvine**D.J. Watson For Kathleen A. Robb
Project Manager

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IOF0962 <Page 18 of 20>



Waterstone Environmental

Project ID: 05-195

2936 E Coronado Street Anaheim, CA 92806 Attention: Mark Shifflett

Report Number: IOF0962

Sampled: 06/10/05 Received: 06/10/05

#### DATA QUALIFIERS AND DEFINITIONS

C-1	Calibration Verification recovery was above the method control limit for this analyte, however the average %
	difference for all analytes met method criteria. See Calibration Summary form.
C-2	Calibration Verification recovery was below the method control limit for this analyte, however the average %
	difference for all analytes met method criteria. See Calibration Summary form.
M1	The MS and/or MSD were above the acceptance limits due to sample matrix interference. See Blank Spike (LCS).
M2	The MS and/or MSD were below the acceptance limits due to sample matrix interference. See Blank Spike (LCS).
ND	Analyte NOT DETECTED at or above the reporting limit or MDL, if MDL is specified.
RPD	Relative Percent Difference

**Del Mar Analytical, Irvine**D.J. Watson For Kathleen A. Robb
Project Manager



Waterstone Environmental 2936 E Coronado Street

Anaheim, CA 92806 Attention: Mark Shifflett Project ID: 05-195

Report Number: IOF0962

Sampled: 06/10/05

Received: 06/10/05

**Certification Summary** 

Del Mar Analytical, Irvine

Method Matrix

Nelac X California X

EPA 3545/8081A

Soil

Nevada and NELAP provide analyte specific accreditations. Analyte specific information for Del Mar Analytical may be obtained by contacting the laboratory or visiting our website at www.dmalabs.com.

**Del Mar Analytical, Irvine**D.J. Watson For Kathleen A. Robb
Project Manager

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IOF0962 <Page 20 of 20>

CHAIN OF CUSTODY RECORD		Pink to Courier
P 2H	PHONE CT MANAGER FELCETT PHONE NUMBER CHILETTE SAMPLETYPE NO OF SAMPLETYPE NO OF SAMPLETYPE NO OF SAMPLETYPE NO OF SAMPLETYPE NO OF SO OF	
ASSOCIATED LABORATORIES 806 N. Batavia • Orange, CA 92868 (714) 771-6900 • Fax: (714) 538-1209	CR-AG-CA CYCANGE ELIVINGANTHEATH ADDRESS 2-C/3C, E. CORE INVIDO STREET PROJECT NAME OSS- 1 TYS  PROJECT NAME OSS- 1 TYS  CR-AG-A CYCANGE GOOVE  CR-AG-C CYCANGE GOOVE  CR-AG-C CYCANGE CANCE  CR-AG-C CYCANGE  CR-AG-C CCANGE  CR-AG-C CYCANGE  CR-AG-C C C C C C C C C C C C C C C C C C C	



Seattle

11720 North Creek Pkwy N, Suite 400, Bothell, WA 98011-8244 425.420.9200 fax 425.420.9210 East 11115 Montgomery, Suite B, Spokane, WA 99206-4776 509.924.9200 fax 509.924.9290 Spokane

9405 SW Nimbus Avenue, Beaverton, OR 97008-7132 503.906.9200 fax 503.906.9210 Portland

20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711 541.383.9310 fax 541.382.7588

2000 W International Airport Road, Suite A-10, Anchorage, AK 99502-1119 Anchorage

907.563.9200 fax 907.563.9210

June 16, 2005

Mark Shifflett Waterstone Environmental 2936 E Coronado Street Anaheim, CA 92806

RE: Covey Ranch

Enclosed are the results of analyses for samples received by the laboratory on 06/11/05 09:45. The following list is a summary of the NCA Work Orders contained in this report. If you have any questions concerning this report, please feel free to contact me.

Work	Project	<u>ProjectNumber</u>	
P5F0468	Covey Ranch	05-195	

Thank You,

Joy D. Chang, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

> North Creek Analytical, Inc. Environmental Laboratory Network



Waterstone Environmental

2936 E Coronado Street Anaheim, CA 92806

Covey Ranch Project Name:

Project Number: 05-195 Project Manager: Mark Shifflett

Report Created: 06/16/05 17:41

#### ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
CR-AG-4	P5F0468-02	Soil	06/10/05 14:10	06/11/05 09:45
CR-AG-6	P5F0468-03	Soil	06/10/05 14:40	06/11/05 09:45
CR-AG-8	P5F0468-04	Soil	06/10/05 14:50	06/11/05 09:45
CR-AG-10	P5F0468-05	Soil	06/10/05 15:00	06/11/05 09:45
CR-AG-12	P5F0468-06	Soil	06/10/05 15:55	06/11/05 09:45

North Creek Analytical - Portland

Joy D. Chang, Project Manager

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> North Creek Analytical, Inc. Environmental Laboratory Network

> > Page 1 of 8



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Waterstone Environmental

Project Name:

Covey Ranch

2936 E Coronado Street Anaheim, CA 92806

Project Number: 05-195 Project Manager:

Mark Shifflett

Report Created: 06/16/05 17:41

#### Chlorinated Herbicides per EPA Method 8151A Modified

North Creek Analytical - Portland

Analyte		Method	Result	MDL*	MRL	Units	Dil	Batch	Prepared	Analyzed	Notes
P5F0468-02	Soil	CR-AG-4	Sampled:	06/10/05	5 14:10						
2,4-D		8151mod	ND		20.0	ug/kg dry	1x	5060515	06/13/05	06/16/05 11:47	J-06
2,4-DB			ND		30.0	"	"	п	"	"	J-06, R-04, R-20
2,4,5-T			ND		20.0	n	"	"		"	J-06
2,4,5-TP (Silvex)			ND		20.0	и	"	н	.11	"	
Dalapon			ND		20.0	"		.11		#	
Dicamba		n n	ND		20.0	**	**	п	II .	n.	
Dichlorprop		н	ND		20.0	н		п	II .	n.	
Dinoseb		ч	ND		20.0		n	30.7	n	"	J-06
MCPA		**	ND		2000		"	n			
MCPP		"	ND		2000		п	n	"	11	
Surrogate(s): 2,4	-Dichlorophe	nylacetic acid	Recovery: 78.7%		Limits:	10 - 118 %	,,			"	

Surrogate(s): 2,4-Dichlorophenylacetic acid	Recovery: 78.7%	Limits: 10 - 118 %
---	-----------------	--------------------

P5F0468-03	Soil	CR-AG-6	Sampled: 06/10/05 14:40									
2,4-D		8151mod	ND		20.0	ug/kg dry	1x	5060515	06/13/05	06/16/05 12:15	J-06	
2,4-DB		y	ND		20.0	11	. 11	n	"	<i>n</i> .	J-06	
2,4,5-T		n	ND		20.0	11	11	"		"	J-06	
2,4,5-TP (Silvex)		, ii	ND		20.0	"		"		"		
Dalapon		n	ND		20.0	n	н	"		"		
Dicamba		"	ND		20.0	"	н	"	n	r		
Dichlorprop		u	ND		20.0	п	n.	"		if		
Dinoseb		in .	ND		20.0	n				н	J-06	
MCPA		n	ND		2000	n		10.7	30	"		
MCPP			ND		2000	,11	.0	<i>n</i> .		"		

Surrogate(s):	2,4-Dichlorophenylacetic acid	Recovery: 7	75.8%	Limits: 10	0 - 118 %	n	"

P5F0468-04	Soil	CR-AG-8	Sampled: 06/10/05 14:50										
2,4-D		8151mod	ND		20.0	ug/kg dry	1x	5060515	06/13/05	06/16/05 12:42	J-06		
2,4-DB		11	ND		20.0	"	n		in .	W .	J-06		
2,4,5-T		н	ND		20.0	31	n		30	Ht.	J-06		
2,4,5-TP (Silvex)		: # ;	ND		20.0	***	. 11		311	п			
Dalapon			ND		20.0	11	п	n	"	11			
Dicamba			ND		20.0			"	**	tr			
Dichlorprop			ND		20.0	"		11	"	"			
Dinoseb			ND		20.0	11		11	"	. "	J-06		
MCPA			ND		2000	n .		п	u	m .			
MCPP			ND		2000	н	11	н	n	n			

Limits: 10 - 118 % Surrogate(s): 2,4-Dichlorophenylacetic acid Recovery: 83.4%

North Creek Analytical - Portland

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Joy D. Chang, Project Manager

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Waterstone Environmental

2936 E Coronado Street Anaheim, CA 92806

Covey Ranch Project Name:

Project Number: 05-195

Mark Shifflett

Report Created: 06/16/05 17:41

#### Chlorinated Herbicides per EPA Method 8151A Modified

North Creek Analytical - Portland

Project Manager:

Analyte		Method	Result	MDL*	MRL	Units	Dil	Batch	Prepared	Analyzed	Notes
P5F0468-05	Soil	CR-AG-10	Sampled	1: 06/10/0	5 15:00						
2,4-D	en	8151mod	ND		20.0	ug/kg dry	1x	5060515	06/13/05	06/16/05 13:10	J-00
2,4-DB			ND		20.0		tt		,,	II .	J-00
2,4,5-T		'n	ND		20.0	ж	11		in .	ñ	J-06
2,4,5-TP (Silvex)		э	ND		20.0	и	п			II .	
Dalapon			ND		20.0	.0	u		<i>n</i>	11	
Dicamba		H .	ND		20.0	n	11		71	п	
Dichlorprop			ND		20.0		"		"	и	
Dinoseb			ND		20.0	,,	н			n.	J-06
MCPA		n	ND		2000	n	**		"	n .	
MCPP		н	ND		2000	н	· ·		,,	II .	

P5F0468-06	Soil	CR-AG-12	. Sample	d: 06/10/0	5 15:55						
2,4-D		8151mod	ND		40.0	ug/kg dry	1x	5060515	06/13/05	06/16/05 02:12	J-06, R-04, R-20
2,4-DB		30	ND	Marina	2000	и		"	"	п	J-06, R-04, R-20
2,4,5-T		u u	ND		20.0			n			J-06
2,4,5-TP (Silvex)			ND		20.0	n		"	"	"	
Dalapon			ND		20.0		u	"	"	**	
Dicamba			ND		20.0	n	11		"	"	
Dichlorprop			ND		20.0		н	"		#	
Dinoseb		11	ND		20.0	n	0		n	п	J-06, Q-01
MCPA		.00	ND		2000	0	u		.19	и	
MCPP		n	ND	*****	2000	.0	.0	9.00%		л.	

Surrogate(s): 2,4-Dichlorophenylacetic acid

Recovery: 90.6%

Limits: 10 - 118 %

North Creek Analytical - Portland

Joy D. Chang, Project Manager

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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> > Page 3 of 8



Waterstone Environmental

2936 E Coronado Street Anaheim, CA 92806

Covey Ranch Project Name:

Project Number: 05-195 Project Manager: Mark Shifflett

Report Created: 06/16/05 17:41

#### Percent Dry Weight (Solids) per Standard Methods

North Creek Analytical - Portland

			Mortin Cit	ck Allalyt	icai - I oi	tiana					
Analyte		Method	Result	MDL*	MRL	Units	Dil	Batch	Prepared	Analyzed	Notes
P5F0468-02	Soil	CR-AG-4	Sample	l: 06/10/05	14:10						
% Solids		NCA SOP	96.4		1.00 %	by Weight	1x	5060746	06/16/05	06/16/05 16:16	
P5F0468-03	Soil	CR-AG-6	Sample	l: 06/10/05	14:40						
% Solids		NCA SOP	99.4		1.00 %	by Weight	1x	5060746	06/16/05	06/16/05 16:16	
P5F0468-04	Soil	CR-AG-8	Sampleo	l: 06/10/05	14:50						
% Solids		NCA SOP	99.3		1.00 %	by Weight	lx	5060746	06/16/05	06/16/05 16:16	
P5F0468-05	Soil	CR-AG-10	Sample	ed: 06/10/0	5 15:00						
% Solids		NCA SOP	99.3		1.00 %	by Weight	1x	5060746	06/16/05	06/16/05 16:16	
P5F0468-06	Soil	CR-AG-12	Sample	ed: 06/10/0	5 15:55						
% Solids		NCA SOP	99.0		1.00 %	by Weight	lx	5060746	06/16/05	06/16/05 16:16	

North Creek Analytical - Portland

Joy D. Chang, Project Manager

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> > Page 4 of 8



Waterstone Environmental

2936 E Coronado Street

Anaheim, CA 92806

Covey Ranch Project Name:

Project Number: 05-195 Project Manager: Mark Shifflett

Report Created: 06/16/05 17:41

#### Chlorinated Herbicides per EPA Method 8151A Modified - Laboratory Quality Control Results North Creek Analytical - Portland

QC Batch:	5060515	Soil P	reparation	Method:	ASE 200	-3.83									
Analyte	Мо	ethod	Result	MDL*	MRL	Units	Dil	Source Result	Spike Amt	% REC	(Limits)	% RPD	(Lim	its) Analyzed	Notes
Blank (5060515	-BLK1)			- 675					Ext	acted:	06/13/05	09:18		-	
2,4-D	815	Imod	ND		20.0	ug/kg	lx					**		06/16/05 01:17	J-0
2,4-DB	,	•	ND	-	20.0	"									J-0
2,4,5-T	,		ND		20.0		**		.77		-	77			J-0
2,4,5-TP (Silvex)	,		ND		20.0		n							300	
Dalapon	,		ND		20.0	.0.								*	
Dicamba			ND		20.0	"	"							*	
Dichlorprop			ND		20.0		**								
Dinoseb	i		ND		20.0	***	*	77						31	J-0
MCPA		ć.	ND		2000	**	**								
MCPP			ND		2000									n	
	-Dichlorophenylacetic	acid	Recovery:	78.6%	Limi	ts: 10-118%	п			-				06/16/05 01:	17
LCS (5060515-E	381)								Ext	racted:	06/13/05	09:18			
2,4-D		Imod	88.1		20.0	ug/kg	lx		100	88.1%	(45-112)			06/16/05 01:44	J-06, Q-2
2,4-DB		•	115		20.0	"	**		**	115%	(46-133)	**			J-06, Q-2
2,4,5-T	,		93.9	and the contract of the contra	20.0						(40-121)				J-06, Q-2
2,4,5-TP (Silvex)	-		70.8		20.0	n	'n		**		(44-106)			**	
Dalapon	,	n)	66.3		20.0	"			40		(27-103)			.00	
Dicamba	,	а.	75.4		20.0	"	22				(33-107)				
Dichlorprop	,		72.2		20.0		"	22			(38-102)				
Dinoseb			59.8		20.0		"				(22-130)				J-06, Q-2
MCPA		ř	7880		2000		**		10000		(43-118)				
MCPP		и.	7440		2000	*	**	-			(44-115)				
	-Dichlorophenylacetic	acid		84.1%		ts: 10-118%		1000						06/16/05 01:-	44
Matrix Spike (5	060515 MS1)				OC Source	e: P5F0468-	06		Ext	racted:	06/13/05	09:18			
		51mod	97.2		20.0	ug/kg dry	lx	ND	101	-	(14-124)			06/16/05 02:39	1-06 O-2
2,4-D 2,4-DB	01.	"	ND		20.0	"	"	ND	"	70.270	(20-148)				J-06, Q-08
2,4,5-T			109		20.0	30	10	ND		108%	(10-137)				Q-2 J-06, Q-2
2,4,5-TP (Silvex)	,		67.8		20.0	п	n	ND		67.1%	(30-104)				
Dalapon	,		58.0		20.0	"	**	ND		57.4%	(18-100)	-			
Dicamba			63.5		20.0			3.41	n	59.5%	(25-100)				
Dichlorprop			62.6		20.0	**		ND	и	62.0%	(27-100)			n	
Dinoseb	,		159		20.0			ND		157%	(12-154)			н	J-06, Q-01
MCPA	,		9280		2000		38	ND	10100	91.9%	(16-131)	_			Q-2
MCPP			6580		2000		71	ND			(10-148)				

North Creek Analytical - Portland

Surrogate(s): 2,4-Dichlorophenylacetic acid

Recovery: 71.1%

Joy D. Chang, Project Manager

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06/16/05 02:39

Page 5 of 8

Limits: 10-118%



Seattle 11720 North Creek Pkwy N, Suite 400, Bothell, WA 98011-8244
phone: (425) 420.9200 fax: (425) 420.9210

Spokane East 11115 Montgomery, Suite B, Spokane, WA 99206-4776
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20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711
phone: (541) 383.9310 fax: 541.382.7588

Anchorage 2000 W International Airport Road, Suite A-10, Anchorage, AK 99502-1119
phone: (907) 563.9200 fax: (907) 563.9210

Waterstone Environmental

2936 E Coronado Street Anaheim, CA 92806

Covey Ranch Project Name:

Project Number: 05-195 Project Manager: Mark Shifflett

Report Created: 06/16/05 17:41

## Chlorinated Herbicides per EPA Method 8151A Modified - Laboratory Quality Control Results

North Creek Analytical - Portland

QC Batch: 50	060515 Soil	Preparation M	lethod:	ASE 200		0,00						17-10	1000
Analyte	Method	Result	MDL*	MRL	Units	Dil	Source Result	Spike Amt	% REC	(Limits)	RPD (Lim	its) Analyzed	Notes
Matrix Spike Dup	(5060515-MSD1)			QC Source	ce: P5F0468	-06		Ext	racted:	06/13/05	09:18	100000000000000000000000000000000000000	
2,4-D	8151mod	72.7		20.0	ug/kg dry	lx	ND	101	72.0%	(14-124)	28.8% (35)	06/16/05 03:0	6 J-06, Q-28
2,4-DB		ND		20.0		**	ND			(20-148)		W .	J-06, Q-08, Q-28
2,4,5-T	"	90.5		20.0		н	ND	11	89.6%	(10-137)	18.5% "	"	J-06, Q-28
2,4,5-TP (Silvex)	n	57.5		20.0		11.	ND		56.9%	(30-104)	16.4% (40)		
Dalapon	n.	47.1		20.0	**	#:	ND	.0	46.6%	(18-100)	20.7% (50)		
Dicamba	n	54.2		20.0		"	3.41	n	50.3%	(25-100)	15.8% (35)	"	
Dichlorprop		52.0		20.0	**		ND	"	51.5%	(27-100)	18.5% (40)	"	
Dinoseb	**	142		20.0	"	**	ND		141%	(12-154)	11.3% "	11	J-06, Q-01, Q-28
MCPA	11	6900		2000	н		ND	10100	68.3%	(16-131)	29.4% (35)	**	Q-2-
MCPP	91;	5080		2000	**	#1	ND		50.3%	(10-148)	25.7% (40)	"	

Surrogate(s): 2,4-Dichlorophenylacetic acid

**MCPP** 

5080 45.6% Recovery:

Limits: 10-118%

06/16/05 03:06

North Creek Analytical - Portland

Joy D. Chang, Project Manager

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> > Page 6 of 8



 Seattle
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 Spokane
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 Anchorage
 2000 W International Airport Road, Suite A-10, Anchorage, AK 99502-1119 phone: (907) 563.9200 fax: (907) 563.9210

Waterstone Environmental

2936 E Coronado Street Anaheim, CA 92806

Covey Ranch Project Name:

Project Number:

05-195

Dil

Project Manager: Mark Shifflett

Report Created: 06/16/05 17:41

#### Percent Dry Weight (Solids) per Standard Methods - Laboratory Quality Control Results

North Creek Analytical - Portland

QC Batch: 5060746 Soil Preparation Method:

Dry Weight

Method Result MDL\*

MRL

Units

Source Result Spike % (Limits) % (Limits) Analyzed Notes

Duplicate (5060746-DUP1).

Analyte

% Solids

NCA SOP

78.5

QC Source: P5F0596-03 1.00 % by Weight

78.4

Extracted: 06/16/05 13:01

0.127%(20) 06/16/05 16:16

North Creek Analytical - Portland

Joy D. Chang, Project Manager

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Page 7 of 8



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prione: (309) 924-9200 Tax: (509) 924-9290 9405 SW Nimbus Avenue, Beaverton, OR 97008-7132 phone: (503) 906-9200 fax: (503) 906-9210 20332 Empire Avenue, Suite F-1, Bend, OR 97701-5711 phone: (541) 383-9310 fax: 541.382.7588 2000 W International Airport Road, Suite A-10, Anchorage, AK 99502-1119 phone: (907) 563.9200 fax: (907) 563.9210 Bend

Anchorage

Waterstone Environmental

2936 E Coronado Street Anaheim, CA 92806

Covey Ranch Project Name:

Project Number: 05-195 Project Manager: Mark Shifflett

Report Created: 06/16/05 17:41

#### Notes and Definitions

#### Report Specific Notes:

- Daily Calibration Check Sample had recovery above 115% for this analyte. Result may be biased high. All samples were Non-Detect, J-06 Data Quality is not impacted.
- The matrix spike recovery, and/or RPD, for this QC sample is outside of established control limits. Failure of a matrix spike QC sample Q-01 does not represent an out-of-control condition for the batch.
- Unable to quantify spike recovery due to matrix interference and/or dilution necessary for analysis. Q-08
- The recovery for the Daily Continuing Calibration Check sample was above method specified criteria. All samples were Non Detect for Q-28 this analyte, therefore Data Quality is not affected. Reported results for QC may be biased high.
- R-04 Reporting limits raised due to matrix interference.
- The Method Detection Limit for this analyte was raised due to matrix interference. R-20

#### Laboratory Reporting Conventions:

- Analyte DETECTED at or above the Reporting Limit. Qualitative Analyses only. DET
- ND Analyte NOT DETECTED at or above the reporting limit (MDL or MRL, as appropriate).
- NR / NA Not Reported / Not Available
  - Sample results reported on a dry weight basis. Reporting Limits are corrected for %Solids when %Solids are <50%. <u>dry</u>
  - Sample results and reporting limits reported on a wet weight basis (as received). <u>wet</u>
  - Relative Percent Difference. (RPDs calculated using Results, not Percent Recoveries). RPD
- <u>MRL</u> METHOD REPORTING LIMIT. Reporting Level at, or above, the lowest level standard of the Calibration Table.
- METHOD DETECTION LIMIT. Reporting Level at, or above, the statistically derived limit based on 40CFR, Part 136, Appendix B. MDL\* \*MDLs are listed on the report only if the data has been evaluated below the MRL. Results between the MDL and MRL are reported as Estimated results.
- Dilutions are calculated based on deviations from the standard dilution performed for an analysis, and may not represent the dilution  $\underline{\text{Dil}}$ found on the analytical raw data.
- Reporting -Reporting limits (MDLs and MRLs) are adjusted based on variations in sample preparation amounts, analytical dilutions and limits percent solids, where applicable.

North Creek Analytical - Portland

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Page 8 of 8

(858) 505-8596 FAX (858) 505-9589 (480) 785-0043 FAX (480) 785-0851 (702) 798-3620 FAX (702) 798-3621

9484 Chesapeake Dr., Suite 805, San Diego, CA 92123 9630 South 51st St., Suite B-120, Phoenix, A2 8504 2520 E. Sunset Rd., Suite 3, Las Vegas, NV 89120

CHAIN OF CUSTODY FORM

Special Instructions ŏ Page \ (Check) Tumaround Time: なりたりよっと Analysis Required pate (Time: 4618)A 815)A Sampling | Sampling | Preservatives Fax Number: 1166 Received by Phone Number: | +14-414-1122 6-10-52-25 25 [1 2:30 Project/PO Number: 2.40 7,10 8 Time 19:5:05 Colden 1 Date 2936 E CORONTOC JAKET Date /Time: Cont. Jo# Sample | Container 3 Type MARK STINTLETT Matrix 13 -14G-17 R- AG-S R-46-6 ANYAKEIM 1401 PA AG Sampler: My Description Sample Client Name/Address: Project Manager: Relinquished By: Z

Note: By relinquishing samples to Del Mar Analytical, client agrees to pay for the services requested on this chain of custody form and any additional analyses performed on this project. Payment for services is due within 30 days from the date of invoice. Sample(s) will be disposed of after 30 days.

72 hours 5 days

same day 24 hours 48 hours

5420

Date /Time:

eceived by

Date /Time:

James James

The Section

Relinquished By:

Date /Time:

Relinquished By:

on ice

intact

Sample Integrity: (Check)

Date /Time:

Received in Lab by:

normal

# NORTH CREEK ANALYTICAL COOLER RECEIPT FORM

	(Army Corp. compliant)
Clie	int: Del Mar Analytical
1.	Please sign for receipt and opening of other other
	By (print) (sign)
2.	Date samples received 6 1 1 1 5 Date opened: Same or / /
3.	Delivered by:NCA courierFedExUPSCourierClientOther  Airbill # if applicable(Put copy of shipping papers in file)
4.	There were custody seals present, signed by date/
5.	Were the custody seals unbroken and intact at the date and time of arrival?No
6. T	Was ice used?no Type of ice:blue icegel icereal ice emperature (degrees C)
7.	Are custody papers sealed in a plastic bag and taped inside to lid? YesNo
8.	Were custody papers filled out properly (ink, signed, etc.)?  YesNo  If "no" please specify:
9.	Was project identifiable from custody papers?  Name of project Waters tone Environment (if applicable)
10.	Initial and date for unpacking: (initials) date (1/3/05)
11.	Packing material:otherstyrofoamcardboardother
12.	Were samples in bags?
13	Did all containers indicated on the COC arrive?  If "no" please indicate which containers were absent
14	. Were all containers unbroken and labels in good condition? Yes ✓ No  If "no" please indicate which containers AG 2 VCVC DVCCM
15	. Were all bottle labels complete (ID, date, time, signature, etc.)?  Do the IDs, times, etc. agree with the COC?  If "no" please indicate which containers
16	. Are containers properly preserved for indicated analysis? Yes No
17	. Is there adequate volume for the test(s) requested? Yes No
18	. If voa vials were submitted, are they free of bubbles?
19	. Log-in phase: Date samples were logged in: ((1 3105) Elm Project # P5+C+((8
20	. Logged in by (print) Calle Fall Sholz (sign) Cludy
	. Was the project manager notified of status? (Use back of form as a record)YesNo

### Winchester Associates, Inc.

23640 Tower Street, Suite 3 Moreno Valley, CA 92553 Telephone: (951)924-5425 Fax: (951)924-2980

Mr. Adam Smith CV Communities 1900 Quail Street Newport Beach, CA 92660 May 07, 2014

Re; Revised Tentative Tract 31592 (Covey Estates)

Please be informed that based on preliminary calculations performed by this office it is expected that there will be an earthwork balance for the above referenced tract. As shown on the approved revised tentative tract map, the excavation is estimated to be 449,830 Cubic Yards (CY), and the estimated embankment (fill), subsidence, shrinkage, and loss to over-excavation are estimated at 449,830 CY. These estimations were derived by using DTM finish surface calculations based on grades shown on the conceptual grading plan and soils characteristics, known or anticipated by this office.

Also note that the previously approved tentative tract map for this same project would have resulted in an estimated excavation of 414,750 CY, and embankment, subsidence, shrinkage and loss to over-excavation of approximately 347,000 CY, which would have required the export of approximately 68,000 CY of dirt.

Please feel free to contact me if you have any questions.

Thank you,

Mariela Anguelov, P.E., CPSWQ, QSD/P Vice President-Director of Engineering

Item No. E.1

#### Winchester Associates, Inc.

23640 Tower Street, Suite 3 Moreno Valley, CA 92553 Telephone: (951)924-5425 Fax: (951)924-2980

May 22, 2014

Mr. Adam Smith CV Communities 1900 Quail Street Newport Beach, CA 92660

Re; Revised Tentative Tract 31592 (Covey Estates)

Dear Mr. Adams;

You have asked that we quantify the storm water quality and hydrologic impacts of the revised tentative tract design and provide a comparison of those impacts to the original tentative tract design.

As you know, during the processing of revised project it was necessary to add additional Best Management Practices facilities (BMPs) for storm water treatment in order to meet the new requirements of the Santa Ana Regional Water Quality Control Board (SWQCB). Winchester Associates worked closely with engineering staff at the City of Moreno valley in obtaining the approvals for the Preliminary Water Quality Management Plan and the detention basin designs, which included hydrology and hydraulics studies.

Specifically, the bioretention areas increased from 60,120 S.F. in the original project, to approximately 74,910 S.F. in the revised project. This was necessary because of the SWQCB's more stringent treatment requirements. Further, it was necessary to add approximately 84,360 S.F. of storm water detention basins in order to mitigate for the post-construction runoff for the 2 year, 24 hour storm event. This, because of another new requirement, the site having been mapped as lying within an area designated "Hydrologic Conditions of Concern", which essentially requires lands being developed within the designated area to detain all increased (post-construction) storm flows in a particular storm event. Because of the increases to the bioretention and storm water detention basin areas, the revised project's storm water quality impacts are less than the impacts under the originally approved project.

Regarding hydrology, both the original project and the revised project reduced the storm flows leaving the site to below pre-development conditions, and the added area required for the detention basins will further reduce these flows. The original project resulted in approximately 474 cubic feet per second (CFS) of storm flows leaving the site in a 100 year storm event. The revised project will result in approximately 430 CFS leaving the site in a 100 year storm event. The reduced flows also result in all-weather dry travel paths in both Covey

Road and Manzanita Street in a 100 year storm event, a new requirement of the City of Moreno Valley. In summary, there are no hydrologic impacts for either the original or the revised projects, however, the revised project will improve the hydrological conditions by decreasing the storm water runoff.

Please feel free to contact me if you have any questions.

Thank you, UR CUUS

Mariela Anguelov, P.E., CPSWQ, QSD/P Vice President-Director of Engineering



May 27, 2014

Ms. Julia Descoteaux City of Moreno Valley 14177 Frederick Street PO Box 88005

SUBJECT: COVEY RANCH CONSTRUCTION NOISE ASSESSMENT

Dear Ms. Julia Descoteaux:

Urban Crossroads, Inc. is pleased to provide the following Covey Ranch ("Project") Construction Noise Assessment. The purpose of this work effort is to identify temporary Project design features to reduce the potential construction noise impacts on neighboring noise sensitive residential properties.

#### SITE LOCATION

The Project site is located east of an existing residential neighborhood at the intersection of Perris Boulevard and Covey Road in the City of Moreno Valley. The site is currently vacant and the proposed development will consist of up to 115 single-family residential dwelling units on Tentative Tract Map No. 31592. The originally approved project included the development of 150 single-family residential units. For the purposes of this analysis, it is assumed the Project will be constructed and at full capacity by 2016.

#### CITY OF MORENO VALLEY CONSTRUCTION NOISE STANDARDS

While the City of Moreno Valley Municipal Code does not specifically address construction noise level standards; it does however provide noise level limits for the source land use category when measured at a distance of 200 feet from the property line. Since the source land use is residential, 60 dBA Leq at a distance of 200 feet is used as the limit for this analysis to assess the Covey Ranch construction noise level impacts.

In addition, the City of Moreno Valley has set time restrictions to control noise impacts associated with the construction of the proposed Project. According to Section 11.80.030.D.7, Construction and Demolitions: No person shall operate or cause operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between the hours of 8:00 p.m. and 7:00 a.m. the following day such that the sound there from creates a noise disturbance, except for emergency work by public service utilities or for other work approved by the city manager or designee. The City of Moreno Valley Municipal Code is included in Appendix A.

Ms. Julia Descoteaux City of Moreno Valley May 27, 2014 Page 2 of 7

#### NOISE SENSITIVE RECEIVER LOCATIONS

Noise-sensitive receivers are generally defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. Noise-sensitive receivers typically include residences, hospitals, schools, libraries and certain types of passive recreational uses. A review of the Project study area indicates that the closest noise-sensitive receivers are located within 200 feet from the Project's western boundary, as shown on Exhibit A, at receiver locations R3, R5, R6, and R7.

#### **CONSTRUCTION NOISE LEVELS**

Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment, including trucks, power tools, concrete mixers and portable generators can reach high levels. Project construction is expected to occur in the following stages:

- Site Preparation
- Grading
- Building Construction
- Architectural Coatings
- Paving

In January 2006, the Federal Highway Administration (FHWA) published the Roadway Construction Noise Model (RCNM) that includes a national database of construction equipment reference noise emission levels. The RCNM equipment database, as shown in Appendix B, provides a comprehensive list of the noise generating characteristics for specific types of construction equipment. In addition, the database provides an acoustical usage factor to estimate the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation. The usage factor is a key input variable of the RCNM noise prediction model that is used to calculate the average Leq noise levels using the Lmax noise levels measured at a distance of 50 feet.

Noise levels generated by heavy construction equipment can range from approximately 70 dBA to in excess of 100 dBA when measured at 50 feet. However, these noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance. For example, a noise level of 78 dBA measured at 50 feet from the noise source to the receptor would be reduced to 72 dBA at 100 feet from the source to the receptor, and would be further reduced to 66 dBA at 200 feet from the source to the receptor. The analysis shows that the highest construction noise level impacts will occur during grading construction activities at the boundaries of the Project site.



**EXHIBIT A: NOISE RECEIVER LOCATIONS** 





Ms. Julia Descoteaux City of Moreno Valley May 27, 2014 Page 4 of 7

#### **CONSTRUCTION NOISE ANALYSIS**

Using the stationary-source RCNM noise prediction model, calculations of the Project construction noise level impacts at a distance of 200 feet from the Project site boundary were completed. Appendix C includes the RCNM construction noise level calculations by equipment type for each phase of construction. The analysis shows that the highest construction noise level impacts will occur during the grading phase of construction.

With the installation of fixed exterior noise control barriers at the perimeter of the Project site, noise levels at the nearby residential receivers are expected to be less than significant. As shown on Table 1, at a distance of 200 feet, the construction noise levels are expected to range from 46.0 to 59.2 dBA Leq with the attenuation provided by the temporary construction noise barriers and will not exceed the 60 dBA Leq limit during the daytime hours. The construction related noise level impacts at these noise sensitive receiver locations are not expected to exceed the City of Moreno Valley 60 dBA Leq construction noise level limit during the daytime hours with the installation of temporary construction noise control barriers.

**TABLE 1: CONSTRUCTION EQUIPMENT NOISE LEVELS** 

	Construction Phase Hourly Noise Level (dBA Leq) <sup>1</sup>							
Noise Receiver	Site Preparation	Grading	Building Construction	Arch. Coatings	Paving	Peak <sup>2</sup>		
@200'	54.9	59.2	54.7	46.0	52.8	59.2		

<sup>&</sup>lt;sup>1</sup> Noise levels include the attenuation provided by temporary construction noise barriers.

#### **CONSTRUCTION PROJECT DESIGN FEATURES**

Based on the five stages of construction, the noise impacts associated with the proposed Project are expected to create temporary high-level noise impacts at receiver locations surrounding the Project site when certain activities occur near the Project property line. Though construction noise is temporary, intermittent and of short duration, and will not present any long-term impacts, the following project design features would reduce any noise level increases produced by the construction equipment to the nearby noise sensitive residential land uses.

Install temporary noise control barriers that provide a minimum noise level attenuation of 16 dBA when Project construction occurs within 200 feet of existing residential structures. The noise control barrier must present a solid face from top to bottom. The noise control barrier must be high enough and long enough to block the view of the noise source. Unnecessary openings shall not be made.



<sup>&</sup>lt;sup>2</sup> Estimated construction noise levels during peak operating conditions.

Ms. Julia Descoteaux City of Moreno Valley May 27, 2014 Page 5 of 7

- The noise barriers must be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired.
- The noise control barriers and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity.
- Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall not occur between the hours of 8:00 p.m. and 7:00 a.m. The Project construction supervisor shall ensure compliance with the note and the City shall conduct periodic inspection at its discretion.
- During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receivers nearest the Project site (i.e., to the east and west) during all Project construction.
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 7:00 a.m. and 8:00 p.m.) The Project Applicant shall prepare a haul route exhibit for review and approval by the City of Moreno Valley Planning Division prior to commencement of construction activities. The haul route exhibit shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.
- The construction contractor shall post a publicly visible sign with the telephone number and person to contact regarding noise complaints. The construction manager, within seventy-two hours of receipt of a noise complaint, shall either take corrective actions or, if immediate action is not feasible, provide a plan or corrective action to address the source of the noise complaint.



Ms. Julia Descoteaux City of Moreno Valley May 27, 2014 Page 6 of 7

#### **CONSTRUCTION VIBRATION ANALYSIS**

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. The proposed Project's construction activities most likely to cause vibration impacts are:

- Heavy Construction Equipment: Although all heavy mobile construction equipment has the
  potential of causing at least some perceptible vibration while operating close to building, the
  vibration is usually short-term and is not of sufficient magnitude to cause building damage. It is
  not expected that heavy equipment such as large bulldozers would operate close enough to any
  residences to cause a vibration impact.
- Trucks: Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes. Repairing the bumps and potholes generally eliminates the problem.

Ground-borne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the FTA. Construction activities that would occur within the Project site are expected to include grading and paving, which would have the potential to generate low levels of ground-borne vibration. Using the vibration source level of construction equipment provided on Table 6 of Appendix C and the construction vibration assessment methodology published by the FTA, it is possible to estimate the Project vibration impacts. Table 2 presents the expected Project related vibration levels at a distance of 200 feet from the Project boundary.

TABLE 2: CONSTRUCTION EQUIPMENT VIBRATION LEVELS

	Distance To		Receiver V	ibration Leve	ls (VdB) <sup>1</sup>			
Noise Receiver	Property Line (In Feet)	Small Bulldozer	lackhammer		Loaded Large Trucks Bulldozer		Significant Impact <sup>2</sup>	
@200'	200'	30.9	51.9	58.9	59.9	59.9	No	

 $<sup>^{1}</sup>$  Based on the Vibration Source Levels of Construction Equipment included on Table 6 in Appendix C.

<sup>2</sup> Does the Peak Vibration exceed the FTA maximum acceptable vibration standard of 80 (VdB).

Based on the reference vibration levels provided by the FTA, a large bulldozer represents the peak source of vibration with a reference level of 87 VdB at a distance of 25 feet. At distances approaching 200 feet from the Project site, construction vibration levels are expected to approach 59.9 VdB. Using the construction vibration assessment methods provided by the FTA the proposed Project site will not include nor require equipment, facilities, or activities that would result in a perceptible human response (annoyance).



Ms. Julia Descoteaux City of Moreno Valley May 27, 2014 Page 7 of 7

The Project construction is not expected to generate vibration levels exceeding the FTA maximum acceptable vibration standard of 80 (VdB). Further, impacts at the site of the closest sensitive receptor are unlikely to be sustained during the entire construction period, but will occur rather only during the times that heavy construction equipment is operating proximate to the Project site perimeter. Moreover, construction at the Project site will be restricted to daytime hours consistent with City requirements thereby eliminating potential vibration impact during the sensitive nighttime hours. On this basis the potential for the Project to result in exposure of persons to, or generation of, excessive ground-borne vibration is determined to be less than significant.

#### **FINDINGS**

When compared to the originally-approved project, the proposed Project is expected to develop 35 fewer detached single family homes. With fewer dwelling units under construction, the noise level impacts associated with the proposed project construction are expected to be equal to or less than the impacts associated with the previously approved project.

The Covey Ranch Construction Noise Assessment shows that construction-source noise would be temporary and intermittent, and would tend to diminish as the use of heavy equipment in the early construction stages concludes. Implementation of the temporary Project design features would act to minimize Project construction-source noise impacts and construction-source noise will dissipate entirely at the conclusion of construction activities. If you have any questions, please contact me directly at (949) 660-1994 x203.

Respectfully submitted,

URBAN CROSSROADS, INC.

Bill Lawson, P.E., INCE

Principal

Bil Ken

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# **APPENDIX A:**

CITY OF MORENO VALLEY MUNICIPAL CODE



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Moreno Valley Municipal Code

<u>Up</u> Previous <u>Next</u> <u>Main</u> <u>Collapse</u> <u>Search</u> <u>Print</u> No Frames

Title 11 PEACE, MORALS AND SAFETY

#### **Chapter 11.80 NOISE REGULATION**

#### 11.80.010 Legislative findings.

It is found and declared that:

- A. Excessive sound within the limits of the city is a condition which has existed for some time, and the amount and intensity of such sound is increasing.
- B. Such excessive sound is a detriment to the public health, safety, and welfare and quality of life of the residents of the city.
- C. The necessity in the public interest for the provisions and prohibitions hereinafter contained and enacted is declared as a matter of legislative determination and public policy, and it is further declared that the provisions and prohibitions hereinafter contained and enacted are in pursuance of and for the purpose of securing and promoting the public health, safety, welfare and quality of life of the city and its inhabitants. (Ord. 740 § 1.2, 2007)

#### 11.80.020 Definitions.

For purposes of this chapter, certain words and phrases used herein are defined as follows:

"A-weighted sound level" means the sound pressure level in decibels as measured with a sound level meter using the A-weighting network. The unit of measurement is the dB(A).

"Commercial" means all uses of land not otherwise classified as residential, as defined in this section.

"Construction" means any site preparation, and/or any assembly, erection, repair, or alteration, excluding demolition, of any structure, or improvements to real property.

"Continuous airborne sound" means sound that is measured by the slow-response setting of a meter manufactured to the specifications of ANSI Section 1.4-1983 (R2006) "Specification for Sound Level Meters," or its successor.

"Daytime" means eight a.m. to ten p.m. the same day.

"Decibel" (dB) means a unit for measuring the amplitude of sound, equal to twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) microPascals (twenty (20) microNewtons per square meter.)

"Demolition" means any dismantling, intentional destruction or removal of structures or other improvements to real property.

"Disturb" means to interrupt, interfere with, or hinder the enjoyment of peace or quiet or the normal listening activities or the sleep, rest or mental concentration of the hearer.

"Emergency" means any occurrence or set of circumstances involving actual or imminent physical trauma or significant property damage which necessitates immediate action. Economic loss alone shall not constitute an emergency. It shall be the burden of an alleged violator to prove an "emergency."

"Emergency work" means any work made necessary to restore property to a safe condition following an emergency, or to protect persons or property threatened by an imminent emergency, to the extent such work is, in fact, necessary to protect persons or property from exposure to imminent danger or damage.

"Frequency" means the number of complete oscillation cycles per unit of time.

"Impulsive sound" means sound of short duration, usually less than one second, with an abrupt onset and rapid decay Framples of sources of impulsive sound include explosions, drop forge impacts, and discharge of firearms.

"Nighttime" means 10:01 p.m. to 7:59 a.m. the following day.

"Noise disturbance" means any sound which:

- 1. Disturbs a reasonable person of normal sensitivities;
- Exceeds the sound level limits set forth in this chapter; or
- 3. Is plainly audible as defined in this section. Where no specific distance is set forth for the determination of audibility, references to noise disturbance shall be deemed to mean plainly audible at a distance of two hundred (200) feet from the real property line of the source of the sound, if the sound occurs on privately owned property, or from the source of the sound, if the sound occurs on public right of way, public space or other publicly owned property.

"Person" means any person, person's firm, association, copartnership, joint venture, corporation, or any entity public or private in nature.

"Plainly audible" means that the sound or noise produced or reproduced by any particular source, can be clearly distinguished from ambient noise by a person using his/her normal hearing faculties.

"Public right-of-way" means any street, avenue, boulevard, sidewalk, bike path or alley, or similar place normally accessible to the public which is owned or controlled by a governmental entity.

"Public space" means any park, recreational or community facility, or lot which contains at least one building that is open to the general public during its hours of operation.

"Residential" means all uses of land primarily for dwelling units, as well as hospitals, schools, colleges and universities, and places of religious assembly.

"Sound" means an oscillation in pressure, particle displacement, particle velocity or other physical parameter, in a medium with internal forces that causes compression and rarefaction of that medium capable of producing an auditory impression. The description of sound may include any characteristic of such sound, including duration, intensity and frequency.

"Sound level" means the weighted sound pressure level as measured in dB(A) by a sound level meter and as specified in American National Standards Institute (ANSI) specifications for sound-level meters (ANSI Section 1.4-1971 (R1976)). If the frequency weighting employed is not indicated, the A-weighting shall apply.

"Sound level meter" means an instrument, demonstrably capable of accurately measuring sound levels as defined above.

All technical definitions not defined above shall be in accordance with applicable publications and standards of the American National Standards Institute (ANSI). (Ord. 740 § 1.2, 2007)

#### 11,80,030 Prohibited acts.

- A. General Prohibition. It is unlawful and a violation of this chapter to maintain, make, cause, or allow the making of any sound that causes a noise disturbance, as defined in Section 11.80.020.
  - B. Sound causing permanent hearing loss.
- 1. Sound level limits. Based on statistics from the Center for Disease Control and Prevention and the National Institute for Occupational Safety and Health, Table 1 and Table 1-A specify sound level limits which, if exceeded, will have a high probability of producing permanent hearing loss in anyone in the area where the sound levels are being exceeded. No sound shall be permitted within the city which exceeds the parameters set forth in Tables 11.80.030-1 and 11.80.030-1-A of this chapter:

# Table 11.80.030-1 **MAXIMUM CONTINUOUS SOUND LEVELS\***

Duration	per l	Dav
		,

<b>Continuous Hours</b>	Sound level [db(A)]
8	90
6	92
4	95
3	97
2	100
1.5	102
1	105
0.5	110
0.25	115

\* When the daily sound exposure is composed of two or more periods of sound exposure at different levels, the combined effect of all such periods shall constitute a violation of this section if the sum of the percent of allowed period of sound exposure at each level exceeds 100 percent

# Table 11.80.030-1A MAXIMUM IMPULSIVE SOUND LEVELS

Number of Repetitions	Sound level
per 24-Hour Period	[dB(A)]
1	145
10	135
100	125

- 2. Exemptions. No violation shall exist if the only persons exposed to sound levels in excess of those listed in Tables 11.80.030-1 and 11.80.030-1A are exposed as a result of:
  - a. Trespass;
  - b. Invitation upon private property by the person causing or permitting the sound; or
  - c. Employment by the person or a contractor of the person causing or permitting the sound.
- C. Nonimpulsive Sound Decibel Limits. No person shall maintain, create, operate or cause to be operated on private property any source of sound in such a manner as to create any nonimplusive sound which exceeds the limits set forth for the source land use category (as defined in Section 11.80.020) in Table 11.80.030-2 when measured at a distance of two hundred (200) feet or more from the real property line of the source of the sound, if the sound occurs on privately owned property, or from the source of the sound, if the sound occurs on public right-of-way, public space or other publicly owned property. Any source of sound in violation of this subsection shall be deemed prima facie to be a noise disturbance.

# Table 11.80.030-2 MAXIMUM SOUND LEVELS (IN dB(A)) FOR SOURCE LAND USES

Resi	dential	Commercial					
Daytime	Nighttime	Daytime	Nighttime				
60	55	65	60				

- D. Specific Prohibitions. In addition to the general prohibitions set out in subsection A of this section, and unless otherwise exempted by this chapter, the following specific acts, or the causing or permitting thereof, are regulated as follows:
- 1. Motor Vehicles. No person shall operate or cause to be operated a public or private motor vehicle, or combination of vehicles towed by a motor vehicle, that creates a sound exceeding the sound level limits in Table 11.80.030-2 when the vehicle(s) are not otherwise subject to noise regulations provided for by the California Vehicle Code.
- 2. Radios, Televisions, Electronic Audio Equipment, Musical Instruments or Similar Devices from a Stationary Source. No person shall operate, play or permit the operation or playing of any radio, tape player, television, electronic audio equipment, musical instrument, sound amplifier or other mechanical or electronic sound making device that produces, reproduces or amplifies sound in such a manner as to create a noise disturbance. However, this subsection shall not apply to any use or activity exempted in subsection E of this section and any use or activity for which a special permit has been issued pursuant to Section 11.80.040.
- 3. Radios, Electronic Audio Equipment, or Similar Devices from a Mobile Source Such as a Motor Vehicle. Sound amplification or reproduction equipment on or in a motor vehicle is subject to regulation in accordance with the California Vehicle Code when upon the public right-of-way. When upon public space or publicly owned property other than the public right-of-way or upon private property open to the public, sound amplification or reproduction equipment shall not be operated in such a manner that it is plainly audible at a distance of fifty (50) feet in any direction from the vehicle.
- 4. Portable, Hand-Held Music or Sound Amplification or Reproduction Equipment. Such equipment shall not be operated on a public right-of-way, public space or other publicly owned property in such a manner as to be plainly audible at a distance of fifty (50) feet in any direction from the operator.
  - 5. Loudspeakers and Public Address Systems.
- a. Except as permitted by Section 11.80.040, no person shall operate, or permit the operation of, any loudspeaker, public address system or similar device, for any commercial purpose:
  - 1. Which produces, reproduces or amplifies sound in such a manner as to create a noise disturbance; or
  - 2. During nighttime hours on a public right-of-way, public space or other publicly owned property.
- b. No person shall operate, or permit the operation of, any loudspeaker, public address system or similar device, for any noncommercial purpose, during nighttime hours in such a manner as to create a noise disturbance.
- 6. Animals. No person shall own, possess or harbor an animal or bird that howls, barks, meows, squawks, or makes other sounds that:
  - a. Create a noise disturbance:
- b. Are of frequent or continued duration for ten (10) or more consecutive minutes and are plainly audible at a distance of fifty (50) feet from the real property line of the source of the sound; or
- c. Are intermittent for a period of thirty (30) or more minutes and are plainly audible at a distance of fifty (50) feet from the real property line of the source of the sound.
- 7. Construction and Demolition. No person shall operate or cause the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between the hours of eight p.m. and seven a.m. the following day such that the sound there from creates a noise disturbance, except for emergency work by public service utilities or for other work approved by the city manager or designee. This section shall not apply to the use of power tools as provided in subsection (D)(9) of this section.

- 8. Emergency Signaling Devices. No person shall intentionally sound or permit the sounding outdoors of any fire, burglar or civil defense alarm, siren or whistle, or similar stationary emergency signaling device, except for emergency purposes or for testing as follows:
- a. Testing of a stationary emergency signaling device shall not occur between seven p.m. and seven a.m. the following day;
- b. Testing of a stationary emergency signaling device shall use only the minimum cycle test time, in no case to exceed sixty (60) seconds;
- c. Testing of a complete emergency signaling system, including the functioning of the signaling device and the personnel response to the signaling device, shall not occur more than once in each calendar month. Such testing shall only occur only on weekdays between seven a.m. and seven p.m. and shall be exempt from the time limit specified in subsection (D)(8)(2) of this section.
- 9. Power Tools. No person shall operate or permit the operation of any mechanically, electrically or gasoline motor-driven tool during nighttime hours so as to cause a noise disturbance across a residential real property boundary.
- 10. Pumps, Air Conditioners, Air-Handling Equipment and Other Continuously Operating Equipment. Notwithstanding the general prohibitions of subsection a of this section, no person shall operate or permit the operation of any pump, air conditioning, air-handling or other continuously operating motorized equipment in a state of disrepair or in a manner which otherwise creates a noise disturbance distinguishable from normal operating sounds.
- E. Exemptions. The following uses and activities shall be exempt from the sound level regulations except the maximum sound levels provided in Tables 11.80.030-1 and 11.80.030-1A:
- 1. Sounds resulting from any authorized emergency vehicle when responding to an emergency call or acting in time of an emergency.
  - 2. Sounds resulting from emergency work as defined in Section 11.80.020
- 3. Any aircraft operated in conformity with, or pursuant to, federal law, federal air regulations and air traffic control instruction used pursuant to and within the duly adopted federal air regulations; and any aircraft operating under technical difficulties in any kind of distress, under emergency orders of air traffic control, or being operated pursuant to and subsequent to the declaration of an emergency under federal air regulations.
- 4. All sounds coming from the normal operations of interstate motor and rail carriers, to the extent that local regulation of sound levels of such vehicles has been preempted by the Noise Control Act of 1972 (42 U.S.C. § 4901 et seq.) or other applicable federal laws or regulations
- 5. Sounds from the operation of motor vehicles, to the extent they are regulated by the California Vehicle Code.
- 6. Any constitutionally protected noncommercial speech or expression conducted within or upon a any public right-of-way, public space or other publicly owned property constituting an open or a designated public forum in compliance with any applicable reasonable time, place and manner restrictions on such speech or expression or otherwise pursuant to legal authority.
- 7. Sounds produced at otherwise lawful and permitted city-sponsored events, organized sporting events, school assemblies, school playground activities, by permitted fireworks, and by permitted parades on public right-of-way, public space or other publicly owned property.
- 8. An event for which a temporary use permit or special event permit has been issued under other provisions of this code, where the provisions of Section 11.80.040 are met, the permit granted expressly grants an exemption from specific standards contained in this chapter, and the permittee and all persons under the permittee's reasonable control actually comply with all conditions of such permit. Violation of any condition of such a permit related to sound or sound equipment shall be a violation of this chapter and punishable as such.
  - F. Nothing in this chapter shall be construed to limit, modify or repeal any other regulation elsewhere in this

code relating to the regulation of noise sources, nor shall any such other regulation be read to permit the emission of noise in violation of any provision of this chapter. (Ord. 740 § 1.2, 2007)

### 11.80.040 Special provisions for temporary use and special event permits.

The exemption by permit set forth in Section 11.80.030(E)(8) shall be subject to the following requirements and conditions:

- A. The permit application shall include the name, address and telephone number of the permit applicant; the date, hours and location for which the permit is requested; and the nature of the event or activity. It shall also specify the types of sounds and/or sound equipment to be permitted, the proposed duration of such sound, the specific standards from which the sound is to be exempted, and the reasons for each requested exemption.
- B. The permit shall be issued provided the proposed activity meets the requirements of this section and the issuing official determines that the sound to be emitted at the event as proposed would not be detrimental to the public health, safety or welfare, that the event cannot reasonably achieve its legitimate aims and purposes without the exemption and that the sound levels proposed will not unreasonably damage the peace and quiet enjoyment of the lawful users of surrounding properties, nor constitute a public nuisance.
- C. The official issuing the permit may prescribe any reasonable conditions or requirements he/she deems necessary to minimize noise disturbances upon the community or the surrounding neighborhood, and/or to protect the health, safety or welfare of the public, including participants in the permitted event, including use of mufflers, screens or other sound-attenuating devices.
- D. Any permit granted must be in writing and shall contain all conditions upon which the permit shall be effective.
- E. No more than six events requiring a sound limit exemption may be held at any particular location upon privately owned or controlled property per calendar year, provided further that the number of events shall not exceed the number permitted under the regulations for the type of permit issued. For purposes of this subsection, "location" means a legal parcel of real property or a complete shopping or commercial center or mall sharing common parking and access even if comprised of multiple legal parcels.
- F. The exemption from sound limits under such permit shall not exceed maximum period of four hours in one twenty-four (24) hour day.
- G. The permit will only be granted for hours between nine a.m. and ten p.m. on all days other than Friday and Saturday; and, on Friday and Saturday, between the hours of nine a.m. and one a.m. of the following day, except in the following circumstances:
- 1. A permit may be granted for hours between nine a.m. on New Year's Eve and one a.m. the following day (New Year's Day).
- 2. A permit may be granted for hours between nine a.m. and two a.m. the following day if there are no residences, hospitals, or nursing homes within a 0.5 mile radius of the property where the function is taking place.
- H. Functions for which the permits are issued shall be limited to a continuous airborne sound level not to exceed seventy (70) dB(A), as measured two hundred (200) feet from the real property boundary of the source property if on private property, or from the source if on public right of way, public space or other publicly owned property. (Ord. 740 § 1.2, 2007)

#### 11.80.050 Measurement or assessment of sound.

- A. Measurement With Sound Meter.
- 1. The measurement of sound shall be made with a sound level meter meeting the standards prescribed by ANSI Section 1.4-1983 (R2006). The instruments shall be maintained in calibration and good working order. A calibration check shall be made of the system at the time of any sound level measurement. Measurements

recorded shall be taken so as to provide a proper representation of the source of the sound. The microphone during measurement shall be positioned so as not to create any unnatural enhancement or diminution of the measured sound. A windscreen for the microphone shall be used at all times. However, a violation of this chapter may occur without the occasion of the measurements being made as otherwise provided.

- 2. The slow meter response of the sound level meter shall be used in order to best determine the average amplitude.
- 3. The measurement shall be made at any point on the property into which the sound is being transmitted and shall be made at least three feet away from any ground, wall, floor, ceiling, roof and other plane surface.
- 4. In case of multiple occupancy of a property, the measurement may be made at any point inside the premises to which any complainant has right of legal private occupancy; provided that the measurement shall not be made within three feet of any ground, wall, floor, ceiling, roof or other plane surface.
- 5. All measurements of sound provided for in this chapter will be made by qualified officials of the city who are designated by the city manger or designee to operate the apparatus used to make the measurements.
- B. Assessment Without Sound Level Meter. Any police officer, code enforcement officer, or other official designated by the city manager or designee who hears a noise or sound that is plainly audible, as defined in Section 11.80.020, in violation of this chapter, may enforce this chapter and shall assess the noise or sound according to the following standards:
- 1. The primary means of detection shall be by means of the official's normal hearing faculties, not artificially enhanced.
- 2. The official shall first attempt to have a direct line of sight and hearing to the vehicle or real property from which the sound or noise emanates so that the official can readily identify the offending source of the sound or noise and the distance involved. If the official is unable to have a direct line of sight and hearing to the vehicle or real property from which the sound or noise emanates, then the official shall confirm the source of the sound or noise by approaching the suspected vehicle or real property until the official is able to obtain a direct line of sight and hearing, and confirm the source of the sound or noise that was heard at the place of the original assessment of the sound or noise.
- 3. The official need not be required to identify song titles, artists, or lyrics in order to establish a violation. (Ord. 740 § 1.2, 2007)

#### 11.80.060 Violation.

- A. Violation of Sound Level Limits. Any person violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine not to exceed one thousand dollars (\$1,000.00) and/or six months in the county jail, or both. Notwithstanding the foregoing, any violation of the provisions of this chapter may, in the discretion of the citing officer or the city attorney, be cited and/or prosecuted as an infraction or be subject to civil citation pursuant to Chapter 1.10.
- B. Joint and Several Responsibility. In addition to the person causing the offending sound, the owner, tenant or lessee of property, or a manager, overseer or agent, or any other person lawfully entitled to possess the property from which the offending sound is emitted at the time the offending sound is emitted, shall be responsible for compliance with this chapter if the additionally responsible party knows or should have known of the offending noise disturbance. It shall not be a lawful defense to assert that some other person caused the sound. The lawful possessor or operator of the premises shall be responsible for operating or maintaining the premises in compliance with this chapter and may be cited regardless of whether or not the person actually causing the sound is also cited.
- C. Violation May be Declared a Public Nuisance. The operation or maintenance of any device, equipment, instrument, vehicle or machinery in violation of any provisions of this chapter which endangers the public health, safety and quality of life of residents in the area is declared to be a public nuisance, and may be subject to abatement summarily or by a restraining order or injunction issued

by a court of competent jurisdiction. (Ord. 824 § 1.2, 2011; Ord. 740 § 1.2, 2007)

**APPENDIX B:** 

**RCNM EQUIPMENT DATABASE** 



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U.S. Department of Transportation

**FHWA** 

Federal Highway Administration Roadway Construction Noise Model User's Guide

FHWA-HEP-05-054 DOT-VNTSC-FHWA-05-01 Final Report January 2006



Prepared for U.S. Department of Transportation Federal Highway Administration Office of Natural and Human Environment Washington, DC 20590 Prepared by U.S. Department of Transportation Research and Innovative Technology Administration John A. Volpe National Transportation Systems Center Acoustics Facility Cambridge, MA 02142

**Table 1.** CA/T equipment noise emissions and acoustical usage factors database.

filename: EQUIPLST.xls					
revised: 7/26/05	Impact	Acoustical Use Factor	Spec 721.560 Lmax @ 50ft	Actual Measured Lmax @ 50ft	No. of Actua Data Sample:
Equipment Description	Device ?	<u>(%)</u>	(dBA, slow)	(dBA, slow)	(Count)
				(samples averaged)	
All Other Equipment > 5 HP	No	50	85	N/A	0
Auger Drill Rig	No	20	85	84	36
Backhoe	No	40	80	78	372
Bar Bender	No	20	80	N/A	0
Blasting	Yes	N/A	94 80	N/A	0
Boring Jack Power Unit Chain Saw	No No	50 20	85	83 84	1 46
Clam Shovel (dropping)	Yes	20	93	87	46
Compactor (ground)	No	20	80	83	57
Compressor (air)	No	40	80	78	18
Concrete Batch Plant	No	15	83	N/A	0
Concrete Mixer Truck	No	40	85	79	40
Concrete Pump Truck	No	20	82	81	30
Concrete Saw	No	20	90	90	55
Crane	No	16	85	81	405
Dozer	No	40	85	82	55
Drill Rig Truck	No	20	84	79	22
Drum Mixer	No	50	80	80	1
Dump Truck	No	40	84	76	31
Excavator	No	40	85	81	170
Flat Bed Truck	No	40	84	74	4
Front End Loader	No	40	80	79	96
Generator	No	50	82	81	19
Generator (<25KVA, VMS signs)	No	50	70	73	74
Gradall	No	40	85	83	70
Grader	No	40	85	N/A	<u> </u>
Grapple (on backhoe) Horizontal Boring Hydr. Jack	No No	40 25	85 80	87 82	6
Hydra Break Ram	Yes	10	90	N/A	0
Impact Pile Driver	Yes	20	95	101	11
Jackhammer	Yes	20	85	89	133
Man Lift	No	20	85	75	23
Mounted Impact Hammer (hoe ram)	Yes	20	90	90	212
Pavement Scarafier	No	20	85	90	2
Paver	No	50	85	77	9
Pickup Truck	No	40	55	75	1
Pneumatic Tools	No	50	85	85	90
Pumps	No	50	77	81	17
Refrigerator Unit	No	100	82	73	3
Rivit Buster/chipping gun	Yes	20	85	79	19
Rock Drill	No	20	85	81	3
Roller	No	20	85	80	16
Sand Blasting (Single Nozzle)	No	20	85	96	9
Scraper Shears (on backhoe)	No No	40 40	85 85	84 96	12 5
Slurry Plant	No	100	78	78	1
Slurry Trenching Machine	No	50	82	80	75
Soil Mix Drill Rig	No	50	80	N/A	0
Tractor	No	40	84	N/A	0
Vacuum Excavator (Vac-truck)	No	40	85	85	149
Vacuum Street Sweeper	No	10	80	82	19
Ventilation Fan	No	100	85	79	13
Vibrating Hopper	No	50	85	87	1
Vibratory Concrete Mixer	No	20	80	80	1
Vibratory Pile Driver	No	20	95	101	44
Warning Horn	No	5	85	83	12
Welder / Torch	No	40	73	74	5

**APPENDIX C:** 

**CONSTRUCTION NOISE LEVEL CALCULATIONS** 



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Table 1

## Site Preparation Noise Levels<sup>1</sup>

Equipment Type <sup>2</sup>	Quantity	Usage Factor <sup>3</sup>	Hours Of Operation <sup>4</sup>	Reference Noise Level @ 50 Feet (Lmax dBA)	Cumulative Level @ 200 Feet (Leq dBA)					
Rubber Tired Dozer	3	40%	3.2	79.0	67.8					
Tractor/Loader/Backhoe	4	40%	3.2	78.0	68.0					
		Cumulati	ve Hourly Noise L	evels 200 Feet (Leq dBA)	70.9					
Cu	mulative Hour	ly Noise Leve	els with Noise Bar	rier Attenuation Included	54.9					
	Distance to 60 dBA Leq Contour (Feet)									

<sup>&</sup>lt;sup>1</sup> Source: FHWA's Roadway Construction Noise Model, January 2006.



 $<sup>^{2}\,</sup>$  Source: Covey Ranch Air Quality Impact Analysis, Urban Crossroads, Inc., May 2014

<sup>&</sup>lt;sup>3</sup> Estimates the fraction of time each piece of equipment is operating at full power during a construction operation.

<sup>&</sup>lt;sup>4</sup> Represents the actual hours of peak construction equipment activity out of a typical 8 hour workday.

Table 2

Grading Noise Levels<sup>1</sup>

Equipment Type <sup>2</sup>	Quantity	Usage Factor <sup>3</sup>	Hours Of Operation <sup>4</sup>	Reference Noise Level @ 50 Feet (Lmax dBA)	Cumulative Level @ 200 Feet (Leq dBA)				
Excavator	2	40%	3.2	81.0	68.0				
Grader	1	40%	3.2	85.0	69.0				
Water Truck	1	40%	3.2	76.0	60.0				
Rubber Tired Dozer	1	40%	3.2	79.0	63.0				
Scraper	2	40%	3.2	84.0	71.0				
Tractor/Loader/Backhoe	2	40%	3.2	78.0	65.0				
		Cumulati	ve Hourly Noise L	evels 200 Feet (Leq dBA)	75.2				
	Cumulative Hour	ly Noise Leve	els with Noise Bar	rier Attenuation Included	59.2				
	Distance to 60 dBA Leq Contour (Feet)								

 $<sup>^{\</sup>rm 1}$  Source: FHWA's Roadway Construction Noise Model, January 2006.

<sup>&</sup>lt;sup>2</sup> Source: Covey Ranch Air Quality Impact Analysis, Urban Crossroads, Inc., May 2014

<sup>&</sup>lt;sup>3</sup> Estimates the fraction of time each piece of equipment is operating at full power during a construction operation.

 $<sup>^{4}\,</sup>$  Represents the actual hours of peak construction equipment activity out of a typical 8 hour workday.

Table 3

Building Construction Noise Levels

1

Equipment Type <sup>2</sup>	Quantity	Usage Factor <sup>3</sup>	Hours Of Operation <sup>4</sup>	Reference Noise Level @ 50 Feet (Lmax dBA)	Cumulative Level @ 200 Feet (Leq dBA)				
Cranes	1	16%	1.3	81.0	61.0				
Forklift	3	20%	1.6	75.0	60.7				
Generator Set	1	50%	4.0	81.0	65.9				
Tractor/Loader/Backhoe	3	40%	3.2	78.0	66.8				
Welder	1	40%	3.2	74.0	58.0				
		Cumulati	ve Hourly Noise L	evels 200 Feet (Leq dBA)	70.7				
	Cumulative Hourly Noise Levels with Noise Barrier Attenuation Included								
			Distance to 6	0 dBA Leq Contour (Feet)	685				

<sup>&</sup>lt;sup>1</sup> Source: FHWA's Roadway Construction Noise Model, January 2006.



<sup>&</sup>lt;sup>2</sup> Source: Covey Ranch Air Quality Impact Analysis, Urban Crossroads, Inc., May 2014

<sup>&</sup>lt;sup>3</sup> Estimates the fraction of time each piece of equipment is operating at full power during a construction operation.

<sup>&</sup>lt;sup>4</sup> Represents the actual hours of peak construction equipment activity out of a typical 8 hour workday.

Table 4

Architectural Coatings Noise Levels

1

Equipment Type <sup>2</sup>	Quantity	Usage Factor <sup>3</sup>	Hours Of Operation <sup>4</sup>	Reference Noise Level @ 50 Feet (Lmax dBA)	Cumulative Level @ 200 Feet (Leq dBA)	
Air Compressor	Compressor         1         40%         3.2         78.0					
		Cumulati	ve Hourly Noise L	evels 200 Feet (Leq dBA)	62.0	
Cu	mulative Hour	ly Noise Leve	ls with Noise Bar	rier Attenuation Included	46.0	
	251					

<sup>&</sup>lt;sup>1</sup> Source: FHWA's Roadway Construction Noise Model, January 2006.

<sup>&</sup>lt;sup>2</sup> Source: Covey Ranch Air Quality Impact Analysis, Urban Crossroads, Inc., May 2014

<sup>&</sup>lt;sup>3</sup> Estimates the fraction of time each piece of equipment is operating at full power during a construction operation.

<sup>&</sup>lt;sup>4</sup> Represents the actual hours of peak construction equipment activity out of a typical 8 hour workday.

Table 5

## Paving Noise Levels<sup>1</sup>

Equipment Type <sup>2</sup>	Quantity	Usage Factor <sup>3</sup>	Hours Of Operation <sup>4</sup>	Reference Noise Level @ 50 Feet (Lmax dBA)	Cumulative Level @ 200 Feet (Leq dBA)
Pavers	2	50%	4.0	77.0	65.0
Paving Equipment	2	40%	3.2	76.0	63.0
Rollers	2	20%	1.6	80.0	64.0
		Cumulati	ve Hourly Noise L	evels 200 Feet (Leq dBA)	68.8
Cu	mulative Hour	ly Noise Leve	els with Noise Bar	rier Attenuation Included	52.8
			Distance to 6	0 dBA Leq Contour (Feet)	552

<sup>&</sup>lt;sup>1</sup> Source: FHWA's Roadway Construction Noise Model, January 2006.



<sup>&</sup>lt;sup>2</sup> Source: Covey Ranch Air Quality Impact Analysis, Urban Crossroads, Inc., May 2014

<sup>&</sup>lt;sup>3</sup> Estimates the fraction of time each piece of equipment is operating at full power during a construction operation.

<sup>&</sup>lt;sup>4</sup> Represents the actual hours of peak construction equipment activity out of a typical 8 hour workday.

Table 6

Vibration Source Levels of Construction Equipment

Equipment	Vibration Decibels (VdB) at 25 feet
Small bulldozer	58
Jackhammer	79
Loaded Trucks	86
Large bulldozer	87

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006.



June 24, 2014

Mr. Adam Smith CV Communities, LLC 1900 Quail Street Newport Beach, CA 92604

SUBJECT: COVEY RANCH (REVISED TENTATIVE TRACT MAP 31592) FOCUSED TRAFFIC ANALYSIS

Dear Mr. Smith:

#### INTRODUCTION

This focused traffic analysis for the proposed Covey Ranch (Revised Tentative Tract Map 31592) Project (referred to as "proposed Project") seeks to evaluate potential traffic impacts associated with the proposed Project. The Project is generally located east of Perris Boulevard and bisected by Covey Road in the City of Moreno Valley. The Project is proposed to consist of the development of 115 detached single family homes as shown on Exhibit 1. The Project was previously analyzed as part of the Covey Estates GPA/ZC Traffic Impact Analysis Report (Kunzman Associates, November 13, 2001, referred to as the "2001 Traffic Study") which identified potential traffic related impacts resulting from a priorapproved project. In the 2001 Traffic Study, none of the study area intersections near the proposed Project site that receive the highest volume of Project-related traffic were found to operate at deficient or near deficient levels with recommended improvements. The Project proposes 35 fewer dwelling units compared to the unit assumptions analyzed in the 2001 Traffic Study. This supplemental analysis is provided to determine whether the currently proposed Project would result in additional or more severe impacts beyond those previously identified in the 2001 Traffic Study.

#### **SUMMARY OF FINDINGS**

The Project is anticipated to generate a net total of 1,095 trip-ends per day, with 86 vehicles per hour (VPH) during the AM peak hour and 115 during the PM peak hour. This results in a decrease of 341 trip-ends per day, 26 VPH during the AM peak hour, and 37 VPH during the PM peak hour compared to the development assumed in the 2001 Traffic Study. Table 1 summarizes the currently proposed Project and 2001 Traffic Study trip generation summary.

Based on a comparison of the results of this supplemental analysis and the findings reported in the 2001 Traffic Study, the proposed Project is not anticipated to result in any new significant or more severe traffic impacts.

A comparison of improvement recommendations, incorporated as components of the proposed Project, needed to improve General Plan Buildout (Post-2035) With Project conditions deficiencies to acceptable levels and those previously recommended in the 2001 Traffic Study are provided on Table 2. As shown on Table 2, the recommended improvements needed for General Plan Buildout (Post-

2035) With Project conditions are consistent with those improvements previously recommended in the 2001 Traffic Study for General Plan Buildout With Project conditions, with the exception of the intersection of Perris Boulevard at Reche Vista Drive. Consistent with the current City of Moreno Valley General Plan Update, Reche Vista Drive is proposed to be realigned with Perris Boulevard as a DIF funded traffic signal. As such, although this intersection's proposed future alignment was not studied in the previous traffic study, the proposed future alignment is studied in this traffic analysis, and this future alignment is consistent with the currently adopted General Plan. The existing intersection of Reche Vista Drive and Heacock Street is proposed to be vacated with this proposed alignment.

All the identified improvements shall be funded by either the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) and/or City of Moreno Valley Development Impact Fees (DIF).

#### **STUDY AREA**

In an effort to thoroughly evaluate the potential impact of the proposed Project, the following three intersections have been assessed for the morning and evening peak hours:

- Reche Vista Dr. / Heacock St. (Realigned for Post-2035 traffic conditions)
- Perris Bl./ Sunnymead Ranch Pkwy./Covey Road
- Perris Bl./Manzanita Av.

These intersections were chosen for evaluation because they were studied previously in the 2001 Traffic Study. This analysis determines whether the proposed Project may potentially result in additional impacts at these intersections compared to those previously identified in the 2001 Traffic Study. A map of the Project site in relation to the study intersections is shown on Exhibit 2.

#### INTERSECTION OPERATIONS ANALYSIS METHODOLOGY

Analysis of three intersections in the vicinity of the Project site have been conducted to determine if the Project would result in any additional impacts beyond those previously identified in the 2001 Traffic Study. Intersection analysis has been performed for each of the following scenarios:

- Existing (2014)
- Existing plus Project (E+P)
- General Plan Buildout (Post-2035) Without Project
- General Plan Buildout (Post-2035) With Project

In an effort to provide a comparable assessment to the 2001 Traffic Study, study intersections have been evaluated based on the Highway Capacity Manual 2000 (HCM) analysis methodology. The HCM methodology expresses Level of Service (LOS) at an intersection in terms of the average delay of the various intersection approaches. All study area intersections have been analyzed using the Traffix software (Version 8.0 R1, 2008).



#### TRAFFIC SIGNAL WARRANT ANALYSIS METHODOLOGY

Consistent with the 2001 Traffic Study, traffic signal warrant analyses have been conducted at the unsignalized study area location utilizing the signal warrant criteria presented in the latest edition of the Federal Highway Administration's (FHWA) Manual on Uniform Traffic Control Devices (MUTCD), as amended by the MUTCD 2012 California Supplement. This focused analysis utilizes the Peak Hour Volume-based Warrant 3 as the appropriate representative traffic signal warrant analysis for Existing (2014) traffic conditions.

### **EXISTING (2014) CONDITIONS**

Traffic counts were conducted in May 2014, while area schools were in session, for each of the study area intersections, and are included in Attachment "A" of this letter. Existing (2014) peak hour intersection volumes and estimated daily link traffic are indicated on Exhibit 3.

#### Intersection Operations Analysis

As shown on Table 3, the study intersections operate at an acceptable LOS (i.e., LOS "C" or better) during both AM and PM peak hours, with the exception of the intersection of Reche Vista Drive and Heacock Street which is currently operating at LOS "D" during the AM peak hour. Existing (2014) intersection operations analysis worksheets are provided in Attachment "B".

#### TRAFFIC SIGNAL WARRANT ANALYSIS

The intersection of Reche Vista Drive and Heacock Street was found to currently warrant a traffic signal under Existing (2014) traffic conditions. The Existing (2014) traffic signal warrant analysis worksheet is provided in Attachment "C".

#### **IMPROVEMENTS FOR EXISTING (2014) CONDITIONS**

As shown on Table 3, the installation of a traffic signal and construction of a westbound free right turn lane has been analyzed at the intersection of Reche Vista Drive and Heacock, and is anticipated to improve peak hour operations of the intersection to an acceptable LOS. Existing (2014) intersection operations analysis worksheets, with improvements, are provided in Attachment "D".

#### FREEWAY MAINLINE ANALYSIS

The freeway segments adjacent to the Perris Boulevard / SR-60 freeway interchange have been evaluated for existing conditions. As shown on Table 4, these freeway segments are anticipated to perform at acceptable levels of service (i.e., LOS "D" or better) for Existing conditions.

The proposed Project would contribute fewer than 50 two-way peak hour trips in either the eastbound or westbound direction of the SR-60 Freeway at Perris Boulevard. Consistent with Caltrans traffic study guidelines (Section II, Subsection A), additional analysis of the Project's contribution to the SR-60 Freeway is not required because the contribution of fewer than 50 trips is less than significant. The detailed freeway mainline analysis for Existing (2014) traffic conditions is provided in Attachment "E".



#### PROJECT TRIP DISTRIBUTION

Trip distribution patterns developed for the previously analyzed Project site development in the 2001 Traffic Study have been utilized for the proposed Project due to the identical land uses. Based on our review of the 2001 Traffic Study's trip distribution, and the fact that surrounding land uses have not changed significantly since then, Urban Crossroads believes the previously adopted trip distribution patterns are appropriate.

#### PROJECT TRIP ASSIGNMENT

The assignment of traffic from the Project to the adjoining roadway system is based upon the Project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of initial occupancy of the Project. Based on the identified Project traffic generation and trip distribution patterns, Project peak hour intersection volumes and estimated daily link traffic are indicated on Exhibit 4.

#### **EXISTING PLUS PROJECT CONDITIONS**

Existing plus Project traffic conditions have been analyzed to assess the potential impacts the Project may have on current traffic conditions at each of the study area intersections. Existing Plus Project peak hour intersection volumes and estimated daily link traffic are illustrated on Exhibit 5.

#### INTERSECTION OPERATIONS ANALYSIS

As shown on Table 2, the addition of Project traffic to Existing (2014) traffic conditions is not anticipated to result in any additional deficiencies beyond those previously identified for Existing (2014) traffic conditions. As such, the addition of Project traffic to Existing (baseline) traffic conditions will not result in a significant traffic impact. The Project's contribution of traffic to Reche Vista Drive and Heacock would not be cumulatively significant since the Project will contribute fewer than 20 peak hour trips at this intersection and is far less than the 50 peak hour trip threshold that triggers additional analysis. Lastly the number of Project trips at this intersection would be less than the number contributed by the previously approved project. Existing plus Project intersection operations analysis worksheets are provided in Attachment "F". The Project's fair share calculation for Reche Vista Drive and Heacock is presented on Table 5.

#### TRAFFIC SIGNAL WARRANT ANALYSIS

The intersection of Reche Vista Drive and Heacock Street was found to previously warrant a traffic signal under Existing (2014) traffic conditions. Existing (2014) plus Project traffic signal warrant analysis worksheets are provided in Attachment "F".



#### **IMPROVEMENTS FOR EXISTING PLUS PROJECT CONDITIONS**

As shown on Table 2, the installation of a traffic signal and construction of a westbound free right turn lane has been analyzed at the intersection of Reche Vista Drive and Heacock Street, and is anticipated to improve peak hour operations of the intersection to an acceptable LOS. Existing plus Project conditions intersection operations analysis worksheets, with improvements, are provided in Attachment "G".

### **GENERAL PLAN BUILDOUT (POST-2035) CONDITIONS**

General Plan Buildout (Post-2035) Without and With Project traffic conditions have been analyzed to assess any long-rage cumulative traffic issues. Horizon Year (2035) Without and With Project volumes peak hour intersection volumes and estimated daily link traffic are illustrated on Exhibits 6 and 7, respectively.

#### **INTERSECTION OPERATIONS ANALYSIS**

The study area intersections of Perris Boulevard/Sunnymead Ranch Parkway/Covey Road is anticipated to operate at an unacceptable LOS (LOS "D" or worse) during both the AM and PM peak hours under Horizon Year (2035) Without Project traffic conditions. Consistent with the current City of Moreno Valley General Plan Update, Reche Vista Drive is proposed to be realigned with Perris Boulevard as a DIF funded traffic signal. As such, although this intersection's proposed future alignment was not studied in the previous traffic study, the proposed future alignment is studied in this traffic analysis, and this future alignment is consistent with the currently adopted General Plan. The existing intersection of Reche Vista Drive and Heacock Street is proposed to be vacated with this proposed alignment.

The addition of Project traffic is not anticipated to result in any additional deficiencies. Intersection operations worksheets for Horizon Year (2035) Without and With Project conditions are provided in Attachments "H" and "I", respectively. Lastly, the number of Project trips at this intersection would be less than the number contributed by the previously approved project.

#### TRAFFIC SIGNAL WARRANT ANALYSIS

The intersection of Perris Boulevard and Reche Vista Drive is anticipated to warrant a traffic signal under General Plan Buildout (Post-2035) Without Project traffic conditions. The General Plan Buildout (Post-2035) Without Project traffic signal warrant analysis worksheet is provided in Attachment "J".

#### IMPROVEMENTS FOR HORIZON YEAR (2035) CONDITIONS

Improvements consistent with those recommended in the 2001 Traffic Study and summarized on Table 3 have been analyzed at the intersection of Perris Boulevard/Sunnymead Ranch Parkway/Covey Road for both Horizon Year (2035) Without and With Project traffic conditions. These improvements are anticipated to improve the intersections to an acceptable LOS during both AM and PM peak hours. As noted previously, although this intersection is not consistent with the findings of the previous traffic



study, it is consistent with the currently adopted General Plan. Horizon Year (2035) Without and With Project conditions intersection operations analysis worksheets, with improvements, are provided in Attachments "K" and "L", respectively.

If you have any questions regarding this analysis, please give me a call at (949) 660-1994.

Respectfully submitted,

URBAN CROSSROADS, INC.

Senior Associate

Donson Liu, EIT

**Assistant Transportation Engineer** 

12 11 128.3e\* 8 PE-2008 24 re-2057.0 25 PC-2000 176.69° 26 PC-2063 179.93' 27 PC-2000 153.67° 28 PS-25813 36 M-80 29 PE-20455 35 m-an 30 31 80-3015 81 rc-2266 56 rc-ssx3 57 PC-040 52 PE-2042 ,-77. x 63 99 100 M-358 111 PROPOSE SATE 114 PS-2040 <u>@</u> SECTION "A-A"

LOTS "M" & "N" ALONG THE WEST BOUNDARY H.O.A. LOT "S"

**EXHIBIT 1: PRELIMINARY SITE PLAN** 

08639 - siteplan.dwg



**EXHIBIT 2: LOCATION MAP** 





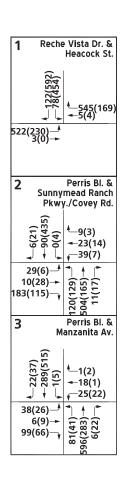
EXISTING INTERSECTION ANALYSIS LOCATION

08639 - locmap.dwg



HEACOTANIA PECHEWSTA DR. SUNTYMEAD RANCH PKWY. 3.8 2 0.9 COVEY RD.

**EXHIBIT 3: EXISTING (2014) TRAFFIC VOLUMES** 





**MANZANITA AV** 

10.0 = VEHICLES PER DAY (1000'S)

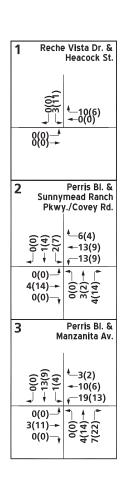
0(0) = AM(PM) INTERSECTION VOLUMES





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**EXHIBIT 4: PROJECT ONLY TRAFFIC VOLUMES** 





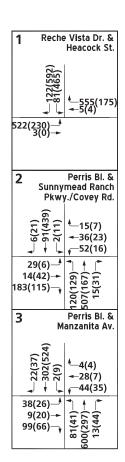
**MANZANITA AV** 

10.0 = VEHICLES PER DAY (1000'S)

0(0) = AM(PM) INTERSECTION VOLUMES

HEACOTSI. 9.9. 17.5 RECHE WSTA DR. SUMMYMEAD RANCH PKINY. 4.0 2 LA COVEY RD. **MANZANITA AV** 

**EXHIBIT 5: EXISTING PLUS PROJECT TRAFFIC VOLUMES** 





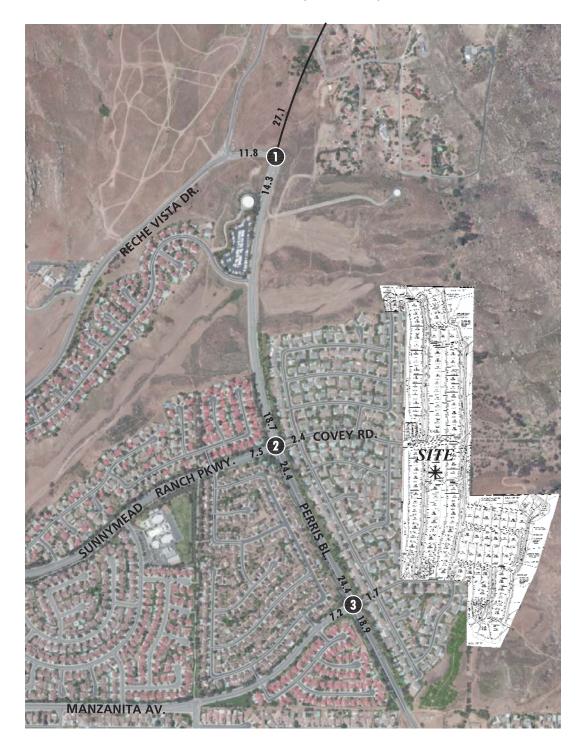
10.0 = VEHICLES PER DAY (1000'S)

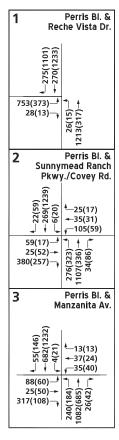
0(0) = AM(PM) INTERSECTION VOLUMES





**EXHIBIT 6: GENERAL PLAN BUILDOUT (POST-2035) WITHOUT PROJECT TRAFFIC VOLUMES** 







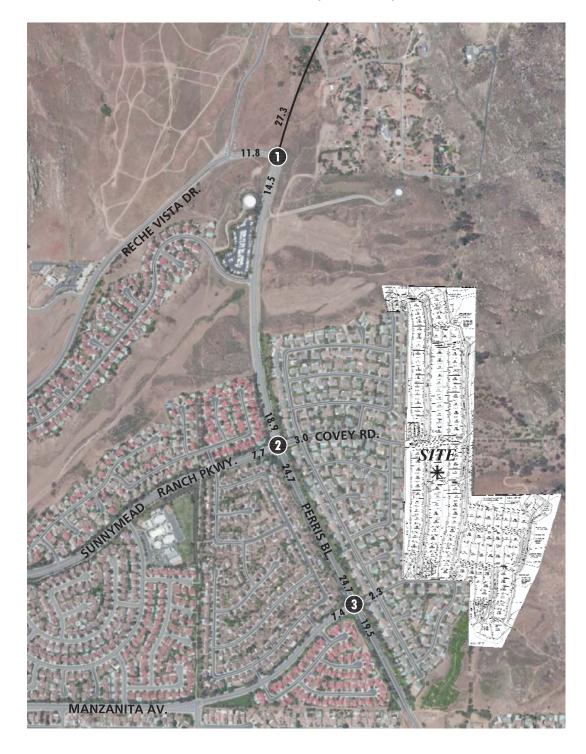
10.0 = VEHICLES PER DAY (1000'S)

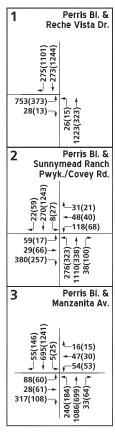
0(0) = AM(PM) INTERSECTION VOLUMES



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EXHIBIT 7: GENERAL PLAN BUILDOUT (POST-2035) WITH PROJECT TRAFFIC VOLUMES







10.0 = VEHICLES PER DAY (1000'S)
0(0) = AM(PM) INTERSECTION VOLUMES



Table 1

### **Project Trip Generation Rates**

Land Use	3	ITE LU	AN	/I Peak Ho	our	PΝ	Daily		
Land Ose	Units <sup>3</sup>	Code	In	Out	Total	In	Out	Total	Daily
Single Family Detached Residential <sup>1</sup>	DU	210	0.190	0.560	0.750	0.650	0.360	1.010	9.570
Single Family Detached Residential <sup>2</sup>	DU	210	0.190	0.560	0.750	0.630	0.370	1.000	9.520

<sup>&</sup>lt;sup>1</sup> Trip Generation Source: Institute of Transportation Engineers (ITE), Trip Generation Manual, Sixth Edition (1997).

## **Project Trip Generation Summary and Comparison**

Land Use	Quantity	Units <sup>1</sup>	AN	/I Peak Ho	our	PN	Daily					
Land Ose	Quantity		In	Out	Total	In	Out	Total	Daily			
Approved Covey Estates General Plan Amendment/Zone Change												
Single Family Detached Residential	150	DU	29	84	113	98	54	152	1436			
	Cu	rrently	proposed	Project								
Single Family Detached Residential	115	DU	22	64	86	72	43	115	1095			
	Vai	riance <sup>2</sup>	-7	-20	-26	-25	-11	-37	-341			

<sup>&</sup>lt;sup>1</sup> DU = Dwelling Units

<sup>&</sup>lt;sup>2</sup> Trip Generation Source: Institute of Transportation Engineers (ITE), <u>Trip Generation Manual</u>, Ninth Edition (2012).

<sup>&</sup>lt;sup>3</sup> DU = Dwelling Units

<sup>&</sup>lt;sup>2</sup> Variance = Currently proposed Project less the approved Covey Estates General Plan Amendment / Zone Change

Table 2

#### Comparison of Recommended Improvements for General Plan Buildout (GPBO) (Post-2035) With Project Conditions

#	Intersection Location	Previous Traffic Study GPBO <sup>1</sup>	Current GPBO Analysis <sup>2</sup>
		- Traffic Signal	- Not Applicable <sup>3</sup>
		- Construct a 2nd SB left turn lane	
		- Construct a 2nd SB right turn lane	
1	Reche Vista Dr. / Heacock St.	- Construct a 2nd EB left turn lane	
		- Construct a 2nd EB through turn lane	
		- Construct a 2nd WB through turn lane	
		- Construct a WB free right turn lane	
		- Not Applicable <sup>3</sup>	- Traffic Signal <sup>3</sup>
			- Construct NB left turn lane <sup>3</sup>
			- Construct 2 NB through lanes <sup>3</sup>
1	Perris Bl. / Reche Vista Dr.		- Construct 2 SB through lanes <sup>3</sup>
			- Construct SB right turn lane with overlap
			- Construct EB left turn lane <sup>3</sup>
			- Construct WB left turn lane <sup>3</sup>
2	Perris Bl. / Sunnymead Ranch Pkwy. / Covey Rd.	- Traffic Signal	- Currently exists.
3	Perris Bl. / Manzanita Av.	- Traffic Signal	- Currently exists.

<sup>&</sup>lt;sup>1</sup> Improvements identified from the previous traffic study *Covey Estates GPA/ZC Traffic Impact Analysis* (prepared by Kunzman Associates, dated November 13, 2001) for GPBO With Project traffic conditions.



<sup>&</sup>lt;sup>2</sup> Currently exists = Improvement has been constructed and currently exists; Not applicable = Improvement was not needed to achieve acceptable LOS; Same = Same improvement as previously identified.

<sup>&</sup>lt;sup>3</sup> Consistent with the current City of Moreno Valley General Plan Update, Reche Vista Drive is proposed to be realigned with Perris Boulevard as a DIF traffic signal. As such, although this intersection is not consistent with the findings of the previous traffic study, it is consistent with the currently adopted General Plan.

Table 3

#### **Intersection Operations Analysis Summary**

		- "				Inte	rsect	ion A	pproa	ch La	nes <sup>1</sup>				Delay <sup>2</sup>		Leve	el of
#	Intersection	Traffic Control <sup>3</sup>	Noi	thbo	und	Sou	ıthbo	und	Ea	stbou	nd	We	estbo	und	(Se	cs)	Ser	vice
		Control	L	Т	R	L	Т	R	L	Т	R	L	Т	R	AM	PM	AM	PM
1	Reche Vista Dr. / Heacock St.																	
	- Existing (2014) Conditions	AWS	0	0	0	1	0	1	1	1	0	0	1	d	28.0	24.9	D	С
	- with Improvements	<u>TS</u>	0	0	0	1	0	1	1	1	0	0	1	1>>	19.7	19.4	В	В
	- Existing plus Project Conditions	AWS	0	0	0	1	0	1	1	1	0	0	1	d	28.7	25.7	D	D
	- with Improvements	<u>TS</u>	0	0	0	1	0	1	1	1	0	0	1	1>>	19.8	19.4	В	В
	- General Plan Buildout (Post-2035) without Project Conditions						N	ot App	plicab	le <sup>4</sup>								
	- General Plan Buildout (Post-2035) with Project Conditions						N	ot App	plicab	le <sup>4</sup>								
1	Perris Bl. / Reche Vista Dr. <sup>4</sup>																	
	- General Plan Buildout (Post-2035) without Project Conditions	<u>TS</u>	<u>1</u>	<u>2</u>	0	0	2	1>	1	0	<u>1</u>	0	0	0	27.4	19.1	С	В
	- General Plan Buildout (Post-2035) with Project Conditions	<u>TS</u>	<u>1</u>	<u>2</u>	0	0	<u>2</u>	<u>1&gt;</u>	1	0	<u>1</u>	0	0	0	27.6	19.1	С	В
2	Perris Bl. / Sunnymead Ranch Pkwy./Covey Road																	
	- Existing (2014) Conditions	TS	1	2	0	1	2	d	1	1	1	1	1	0	17.4	26.2	В	С
	- Existing plus Project Conditions	TS	1	2	0	1	2	d	1	1	1	1	1	0	24.3	26.2	С	С
	- General Plan Buildout (Post-2035) without Project Conditions	TS	1	2	0	1	2	d	1	1	1	1	1	0	39.3	63.0	D	Ε
	- with Improvements <sup>5</sup>	TS	1	2	0	1	2	d	1	1	1	1	1	0	30.7	34.9	С	С
	- General Plan Buildout (Post-2035) with Project Conditions	TS	1	2	0	1	2	d	1	1	1	1	1	0	39.5	65.9	D	Ε
	- with Improvements <sup>5</sup>	TS	1	2	0	1	2	d	1	1	1	1	1	0	30.9	35.0	С	С
3	Perris Bl. / Manzanita Av.																	
	- Existing (2014) Conditions	TS	1	2	d	1	2	0	1	1	0	1	1	0	20.8	20.3	С	С
	- Existing plus Project Conditions	TS	1	2	d	1	2	0	1	1	0	1	1	0	21.1	20.6	С	С
	- General Plan Buildout (Post-2035) without Project Conditions	TS	1	2	d	1	2	0	1	1	0	1	1	0	27.2	27.6	С	С
	- General Plan Buildout (Post-2035) with Project Conditions	TS	1	2	d	1	2	0	1	1	0	1	1	0	27.3	27.8	С	С

<sup>&</sup>lt;sup>1</sup> When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; d= Defacto Right Turn Lane; >> = Free Right Turn Lane; <u>1</u> = Improvement

<sup>&</sup>lt;sup>2</sup> Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all-way stop control.

<sup>&</sup>lt;sup>3</sup> AWS = All-Way Stop; TS = Traffic Signal

<sup>&</sup>lt;sup>4</sup> Consistent with the current City of Moreno Valley General Plan Update, Reche Vista Drive is proposed to be realigned with Perris Boulevard as a DIF traffic signal. As such, the existing intersection of Reche Vista Drive at Heacock Street will be vacated.

<sup>&</sup>lt;sup>5</sup> Improvement at this intersection consists of modifying the traffic signal to allow for protected left turn phasing for the eastbound and westbound left turn lanes. **BOLD** = Unsatisfactory level of service, does not meet jurisdictional standards.

Table 4

## **Existing (2014) Conditions Basic Freeway Segment Analysis**

Freeway	Direction		Volume <sup>2</sup>		ıme²	Den	sity <sup>3</sup>	LOS		
		Mainline Segment	Lanes <sup>1</sup>	AM	PM	AM	PM	AM	PM	
,	punoc	West of Perris Boulevard	2	2,774	2,960	23.0	25.0	С	С	
Freeway	West of Perris Boulevard  Mest of Perris Boulevard  East of Perris Boulevard	2	2,183	2,432	17.9	20.0	В	С		
SR-60 F	Eastbound	West of Perris Boulevard	2	2,190	3,160	17.9	27.1	В	D	
	Eastb	East of Perris Boulevard	2	1,894	2,316	15.5	19.0	В	С	

**BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).



 $<sup>^{\</sup>rm 1}\,{\rm Number}$  of lanes are in the specified direction and is based on existing conditions.

<sup>&</sup>lt;sup>2</sup> Directional volumes based on PeMS data. Truck percentages are consistent with available Caltrans 2012 data.

<sup>&</sup>lt;sup>3</sup> Density is measured by passenger cars per mile per lane (pc/mi/ln).

Table 5

## **Project Fair Share Calculations**

#	Intersection	Existing	Project	Post-2035 WP	Total New Traffic	Project % of New Traffic <sup>1</sup>
1	Reche Vista Dr. / Heacock St.					
	AM:	1,275	13	2,578	1,303	1.0%
	PM:	1,449	17	3,069	1,620	1.0%

<sup>&</sup>lt;sup>1</sup> Project percentage of new traffic between Existing (2014) and General Plan Buildout (Post-2035) traffic conditions. Fair Share percentage of most impacted peak hour is highlighted.

**ATTACHMENT "A"** 

**M**AY **15, 2014 COUNT D**ATA



Counts Unlimited, Inc. PO Box 1178 Corona, CA 92878 (951) 268-6268

City of Moreno Valley N/S: Reche Vista Drive E/W: Heacock Street Weather: Clear

File Name: MRVRVHEAAM Site Code : 05114211

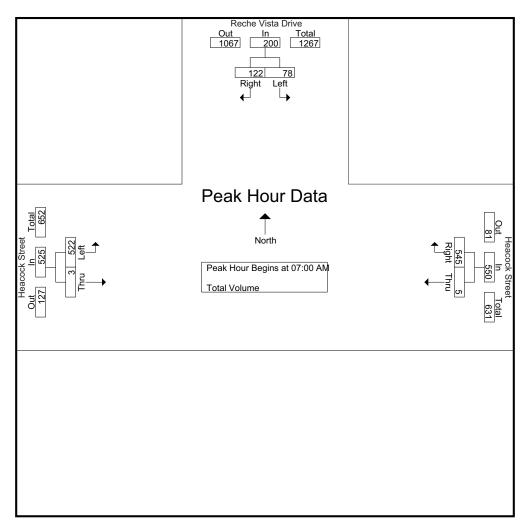
Start Date : 5/15/2014
Page No : 1

 			(	<u> 3roups Prin</u>	<u>ted- Total V</u>	olume				
	Reche Vista Drive			Heacock Street			Heacock Street			
	Southbound			Westbound			Eastbound			
Start Time	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	App. Total	Int. Total
07:00 AM	15	18	33	3	159	162	165	2	167	362
07:15 AM	28	35	63	0	162	162	142	0	142	367
07:30 AM	20	30	50	1	130	131	134	1	135	316
07:45 AM	15	39	54	1	94	95	81	0	81	230
Total	78	122	200	5	545	550	522	3	525	1275
08:00 AM	22	33	55	2	100	102	92	0	92	249
08:15 AM	15	43	58	1	84	85	95	0	95	238
08:30 AM	22	35	57	1	57	58	87	0	87	202
08:45 AM	13	26	39	2	56	58	71	0	71	168
 Total	72	137	209	6	297	303	345	0	345	857
Grand Total	150	259	409	11	842	853	867	3	870	2132
Apprch %	36.7	63.3		1.3	98.7		99.7	0.3		
Total %	7	12.1	19.2	0.5	39.5	40	40.7	0.1	40.8	

	Reche Vista Drive Southbound			Heacock Street Westbound			Heacock Street Eastbound			
Start Time	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										_
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	15	18	33	3	159	162	165	2	167	362
07:15 AM	28	35	63	0	162	162	142	0	142	367
07:30 AM	20	30	50	1	130	131	134	1	135	316
07:45 AM	15	39	54	11	94	95	81	0	81	230
Total Volume	78	122	200	5	545	550	522	3	525	1275
% App. Total	39	61		0.9	99.1		99.4	0.6		
PHF	.696	.782	.794	.417	.841	.849	.791	.375	.786	.869

City of Moreno Valley N/S: Reche Vista Drive E/W: Heacock Street Weather: Clear

File Name: MRVRVHEAAM Site Code : 05114211 Start Date : 5/15/2014 Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

Peak Hour for Each Ap	oproach Begir	is at:								
	07:45 AM			07:00 AM			07:00 AM			
+0 mins.	15	39	54	3	159	162	165	2	167	
+15 mins.	22	33	55	0	162	162	142	0	142	
+30 mins.	15	43	58	1	130	131	134	1	135	
+45 mins.	22	35	57	1	94	95	81	0	81	
Total Volume	74	150	224	5	545	550	522	3	525	
% App. Total	33	67		0.9	99.1		99.4	0.6		
PHF	.841	.872	.966	.417	.841	.849	.791	.375	.786	

Counts Unlimited, Inc. PO Box 1178 Corona, CA 92878 (951) 268-6268

City of Moreno Valley N/S: Reche Vista Drive E/W: Heacock Street Weather: Clear File Name: MRVRVHEAPM Site Code: 05114211

Start Date : 5/15/2014
Page No : 1

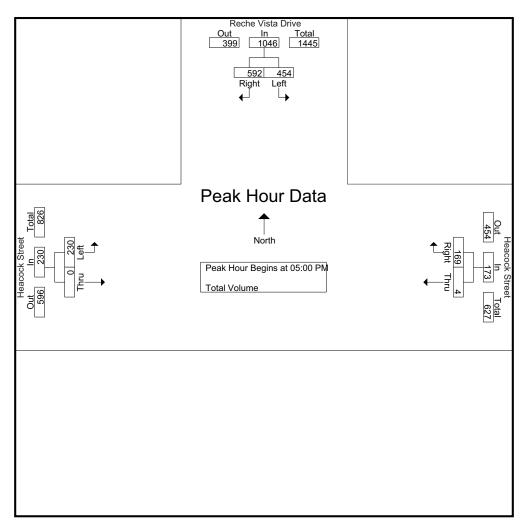
Grou	ps	Printed-	Total	Volume

	_									
	Re	eche Vista D	Drive	Н	eacock Stre	eet	He	eacock Stre	eet	
		Southboun	d		Westbound	d		Eastbound		
Start Time	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	App. Total	Int. Total
04:00 PM	63	107	170	1	40	41	43	1	44	255
04:15 PM	111	128	239	2	48	50	53	2	55	344
04:30 PM	78	108	186	3	34	37	41	0	41	264
04:45 PM	101	124	225	0	49	49	59	1	60	334
Tota	353	467	820	6	171	177	196	4	200	1197
05:00 PM	106	147	253	2	38	40	46	0	46	339
05:15 PM	109	147	256	1	46	47	61	0	61	364
05:30 PM	121	144	265	1	49	50	70	0	70	385
05:45 PM	118	154	272	0	36	36	53	0	53	361
Tota	454	592	1046	4	169	173	230	0	230	1449
Grand Total	807	1059	1866	10	340	350	426	4	430	2646
Apprch %	43.2	56.8		2.9	97.1		99.1	0.9		
Total %	30.5	40	70.5	0.4	12.8	13.2	16.1	0.2	16.3	

		che Vista D Southbound	-		eacock Stre Westbound		Н	eacock Stre		
Start Time	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	App. Total	Int. Total
Peak Hour Analysis Fro	om 04:00 PM	1 to 05:45 F	PM - Peak 1 o	f 1	-					_
Peak Hour for Entire In	tersection Be	egins at 05:	:00 PM							
05:00 PM	106	147	253	2	38	40	46	0	46	339
05:15 PM	109	147	256	1	46	47	61	0	61	364
05:30 PM	121	144	265	1	49	50	70	0	70	385
05:45 PM	118	154	272	0	36	36	53	0	53	361
Total Volume	454	592	1046	4	169	173	230	0	230	1449
% App. Total	43.4	56.6		2.3	97.7		100	0		
PHF	.938	.961	.961	.500	.862	.865	.821	.000	.821	.941_

City of Moreno Valley N/S: Reche Vista Drive E/W: Heacock Street Weather: Clear

File Name: MRVRVHEAPM Site Code : 05114211 Start Date : 5/15/2014 Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

	05:00 PM			04:45 PM			04:45 PM		
+0 mins.	106	147	253	0	49	49	59	1	60
+15 mins.	109	147	256	2	38	40	46	0	46
+30 mins.	121	144	265	1	46	47	61	0	61
+45 mins.	118	154	272	1	49	50	70	0	70
Total Volume	454	592	1046	4	182	186	236	1	237
% App. Total	43.4	56.6		2.2	97.8		99.6	0.4	
PHF	.938	.961	.961	.500	.929	.930	.843	.250	.846

## Counts Unlimited, Inc. PO Box 1178 Corona, CA 92878 (951) 268-6268

City of Moreno Valley N/S: Perris Boulevard

E/W: Sunnymead Ranch Pkwy / Covey Rd

Weather: Clear

File Name: MRVPESRAM

Site Code : 05114211 Start Date : 5/15/2014
Page No : 1

Groups Printed- Total Volume

							roups	Printea-	rotai vo	nume							
	F	Perris E	Bouleva	rd		Cove	y Road		F	Perris E	Boulevar	d	Sunny	mead I	Ranch F	Parkway	
		South	nbound			West	bound			North	nbound			East	bound		
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	21	0	21	7	3	2	12	12	150	1	163	6	1	31	38	234
07:15 AM	0	30	3	33	8	5	4	17	20	146	1	167	9	2	45	56	273
07:30 AM	0	23	2	25	8	4	3	15	41	117	6	164	5	3	56	64	268
07:45 AM	0	15	1	16	16	11	0	27	47	91	3	141	9	4	48	61	245
Total	0	89	6	95	39	23	9	71	120	504	11	635	29	10	180	219	1020
08:00 AM	1	27	0	28	5	9	3	17	29	93	5	127	3	10	38	51	223
08:15 AM	0	17	0	17	6	1	1	8	21	85	6	112	1	3	24	28	165
08:30 AM	1	26	0	27	4	0	2	6	22	54	1	77	1	2	21	24	134
08:45 AM	0	16	0	16	3	5	1	9	18	57	3	78	1	0	17	18	121
Total	2	86	0	88	18	15	7	40	90	289	15	394	6	15	100	121	643
Grand Total	2	175	6	183	57	38	16	111	210	793	26	1029	35	25	280	340	1663
Apprch %	1.1	95.6	3.3		51.4	34.2	14.4		20.4	77.1	2.5		10.3	7.4	82.4		
Total %	0.1	10.5	0.4	11	3.4	2.3	1	6.7	12.6	47.7	1.6	61.9	2.1	1.5	16.8	20.4	

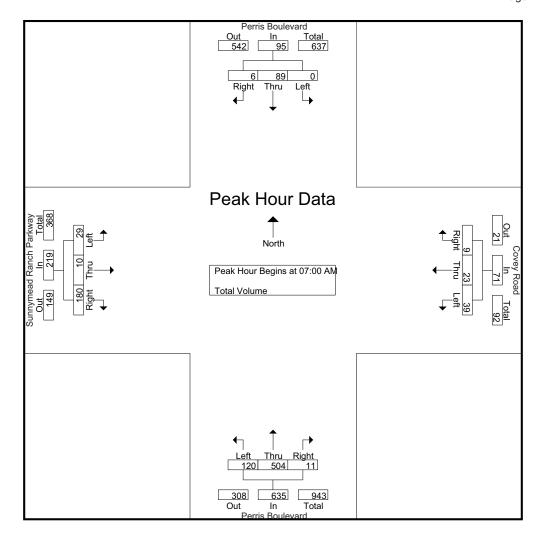
		Perris B	oulevar	-d		Cove	y Road			Parris F	Bouleva	rd	Sunny	mead F	Ranch F	Parkway	
	·		bound	u			bound		'		bound	ı u	Ourning		bound	ankway	
		South				vvesi				NOIL				Lasi			
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Ana	alysis Fro	om 07:0	0 AM to	08:45 A	M - Pea	k 1 of 1											
Peak Hour for I	Entire In	tersecti	on Begi	ins at 07:	00 AM												
07:00 AM	0	21	0	21	7	3	2	12	12	150	1	163	6	1	31	38	234
07:15 AM	0	30	3	33	8	5	4	17	20	146	1	167	9	2	45	56	273
07:30 AM	0	23	2	25	8	4	3	15	41	117	6	164	5	3	56	64	268
07:45 AM	0	15	1	16	16	11	0	27	47	91	3	141	9	4	48	61	245
Total Volume	0	89	6	95	39	23	9	71	120	504	11	635	29	10	180	219	1020
% App. Total	0	93.7	6.3		54.9	32.4	12.7		18.9	79.4	1.7		13.2	4.6	82.2		
PHF	.000	.742	.500	.720	.609	.523	.563	.657	.638	.840	.458	.951	.806	.625	.804	.855	.934

City of Moreno Valley N/S: Perris Boulevard

E/W: Sunnymead Ranch Pkwy / Covey Rd

Weather: Clear

File Name: MRVPESRAM Site Code : 05114211 Start Date : 5/15/2014 Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for	Each A	oproact	n Begins	s at:												
	07:15 AM				07:15 AM	1			07:00 AN	1			07:15 AM	1		
+0 mins.	0	30	3	33	8	5	4	17	12	150	1	163	9	2	45	56
+15 mins.	0	23	2	25	8	4	3	15	20	146	1	167	5	3	56	64
+30 mins.	0	15	1	16	16	11	0	27	41	117	6	164	9	4	48	61
+45 mins.	1	27	0	28	5	9	3	17	47	91	3	141	3	10	38	51
Total Volume	1	95	6	102	37	29	10	76	120	504	11	635	26	19	187	232
% App. Total	1	93.1	5.9		48.7	38.2	13.2		18.9	79.4	1.7		11.2	8.2	80.6	
PHF	.250	.792	.500	.773	.578	.659	.625	.704	.638	.840	.458	.951	.722	.475	.835	.906

## Counts Unlimited, Inc. PO Box 1178 Corona, CA 92878 (951) 268-6268

City of Moreno Valley N/S: Perris Boulevard

E/W: Sunnymead Ranch Pkwy / Covey Rd

Weather: Clear

File Name: MRVPESRPM

Site Code : 05114211 Start Date : 5/15/2014
Page No : 1

1																
	Perris E	Bouleva	rd		Cove	y Road		F	Perris E	Bouleva	rd	Sunny	mead l	Ranch F	Parkway	
	South	nbound			West	tbound			North	bound			East	tbound		
Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
1	54	5	60	4	2	0	6	39	42	5	86	3	6	20	29	181
1	103	4	108	2	2	1	5	28	46	6	80	3	0	18	21	214
2	72	3	77	3	0	0	3	25	31	6	62	1	4	26	31	173
0	98	6	104	4	0	4	8	22	50	7	79	1	3	22	26	217
4	327	18	349	13	4	5	22	114	169	24	307	8	13	86	107	785
1	99	4	104	2	4	1	7	32	34	7	73	2	6	21	29	213
1	106	7	114	4	3	0	7	33	45	2	80	1	6	30	37	238
1	117	4	122	1	3	1	5	25	47	3	75	2	12	30	44	246
1	113	6	120	0	4	1	5	39	38	5	82	1	4	34	39	246
4	435	21	460	7	14	3	24	129	164	17	310	6	28	115	149	943
8	762	39	809	20	18	8	46	243	333	41	617	14	41	201	256	1728
1	94.2	4.8		43.5	39.1	17.4		39.4	54	6.6		5.5	16	78.5		
0.5	44.1	2.3	46.8	1.2	1	0.5	2.7	14.1	19.3	2.4	35.7	0.8	2.4	11.6	14.8	
	Left 1 1 2 0 4 4 1 1 1 1 1 4 4 8 1 1	South Left Thru  1 54 1 103 2 72 0 98 4 327  1 99 1 106 1 117 1 113 4 435  8 762 1 94.2	Southbound   Left   Thru   Right   1   54   5   1   103   4   2   72   3   0   98   6   4   327   18   1   106   7   1   117   4   4   1   113   6   4   435   21   8   762   39   1   94.2   4.8	Left         Thru         Right         App. Total           1         54         5         60           1         103         4         108           2         72         3         77           0         98         6         104           4         327         18         349           1         99         4         104           1         106         7         114           1         117         4         122           1         113         6         120           4         435         21         460           8         762         39         809           1         94.2         4.8	Southbound   Left   Thru   Right   App. Total   Left     1	Southbound   West	Southbound   Westbound   Left   Thru   Right   App. Total   Left   Thru   Right	Southbound   Westbound   Left   Thru   Right   App. Total   Left   Thru   Right   App. Total   Left   Thru   Right   App. Total	Southbound   Westbound   Left   Thru   Right   App. Total   Left   Thru   Right   App. Total   Left   Thru   Right   App. Total   Left	Southbound   Westbound   North   Left   Thru   Right   App. Total   Left   Thru   Right   App. Total   Left   Thru   Right   App. Total   Left   Thru	Southbound   Westbound   Northbound   Left   Thru   Right   App. Total   Left   Thru   Right	Southbound   Westbound   Northbound   Left   Thru   Right   App. Total   App. Total   Thru   Right   App. Total   App. Total   Thru   Right   App. Total   App. Total   App. Total   Thru   Right   App. Total   Southbound   Westbound   Northbound   Left   Thru   Right   App. Total   Left   Thru   Right   Right   Right   App. Total   Left   Thru   Right   App. Total   Left   Thru   Right   Left   Right   App. Total   Left   Thru   R	Southbound   Westbound   Northbound   East   Left   Thru   Right   App. Total   Left   Thru   Right   Righ	Southbound   Westbound   Northbound   Eastbound   Left   Thru   Right   App. Total   Left   Thru   Right   Right   Right   App. Total   Left   Thru   Right   Right   Right   App. Total   Left   Thru   Right   Right   Right   Right   App. Total   Left   Thru   Right   Southound   Westbound   Northbound   Eastbound   Left   Thru   Right   App. Total		
---------------	-----------	----------	----------	------------	---	----------	--------	------	------	----------	---------	------------	-------	--------	---------	------------
		Perris B	oulevar	d		Cove	y Road			Perris E	Bouleva	d	Sunny	mead F	Ranch F	Parkway
		South	bound			West	bound			North	nbound			East	bound	•
Start Time	Left	Thru	Right	App. Total	Left Thru Right App. Total  M - Peak 1 of 1					Thru	Right	App. Total	Left	Thru	Right	App. Total
Peak Hour Ana	alysis Fr	om 04:0	00 PM to	o 05:45 P	M - Pea	k 1 of 1					_				-	
Peak Hour for	Entire In	tersecti	on Begi	ins at 05:	00 PM											
05:00 PM	1	99	4	104	2	4	1	7	32	34	7	73	2	6	21	29
05:15 PM	1	106	7	114	4	3	0	7	33	45	2	80	1	6	30	37
05:30 PM	1	117	4	122	1	3	1	5	25	47	3	75	2	12	30	44
05:45 PM	1	113	6	120	0	4	1	5	39	38	5	82	1	4	34	39
Total Volume	4	435	21	460	7	14	3	24	129	164	17	310	6	28	115	149
% App. Total	0.9	94.6	4.6		29.2	58.3	12.5		41.6	52.9	5.5		4	18.8	77.2	
PHF	1.00	.929	.750	.943	.438	.875	.750	.857	.827	.872	.607	.945	.750	.583	.846	.847

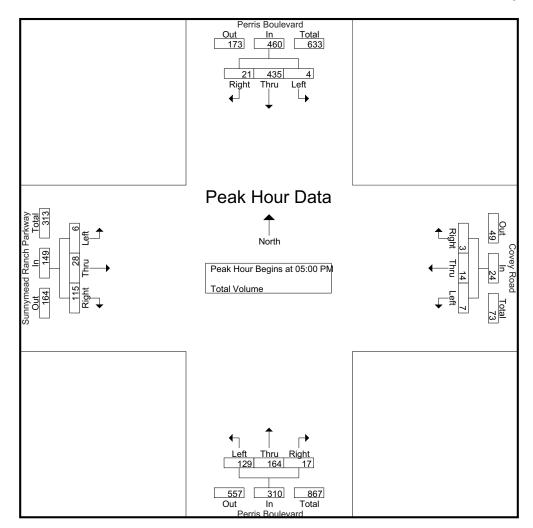
City of Moreno Valley N/S: Perris Boulevard

E/W: Sunnymead Ranch Pkwy / Covey Rd

Weather: Clear

File Name: MRVPESRPM Site Code: 05114211

Start Date : 5/15/2014 Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

I Calt Hoar Ioi																
	05:00 PM	1			04:45 PM	I			05:00 PM	1			05:00 PM	l		
+0 mins.	1	99	4	104	4	0	4	8	32	34	7	73	2	6	21	29
+15 mins.	1	106	7	114	2	4	1	7	33	45	2	80	1	6	30	37
+30 mins.	1	117	4	122	4	3	0	7	25	47	3	75	2	12	30	44
+45 mins.	1	113	6	120	1	3	1	5	39	38	5	82	1	4	34	39
Total Volume	4	435	21	460	11	10	6	27	129	164	17	310	6	28	115	149
% App. Total	0.9	94.6	4.6		40.7	37	22.2		41.6	52.9	5.5		4	18.8	77.2	
PHF	1.000	.929	.750	.943	.688	.625	.375	.844	.827	.872	.607	.945	.750	.583	.846	.847

## Counts Unlimited, Inc. PO Box 1178 Corona, CA 92878 (951) 268-6268

City of Moreno Valley N/S: Perris Boulevard E/W: Manzanita Avenue

Weather: Clear

File Name: MRVPEMAAM Site Code : 05114211 Start Date : 5/15/2014
Page No : 1

Groups Printed- Total Volume

												. 1					
	F	Perris E	Bouleva	rd	N	lanzani	ta Aver	nue	F	Perris E	Bouleva	rd	M	lanzani	ita Aver	nue	
		South	nbound			West	tbound			Nortl	hbound			East	bound		
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	59	7	66	6	3	0	9	9	154	2	165	12	0	13	25	265
07:15 AM	0	70	5	75	6	8	0	14	15	159	2	176	11	1	22	34	299
07:30 AM	0	81	3	84	6	4	0	10	23	146	0	169	9	3	26	38	301
07:45 AM	1	79	7	87	7	3	1	11	34	135	2	171	6	2	38	46	315
Total	1	289	22	312	25	18	1	44	81	594	6	681	38	6	99	143	1180
08:00 AM	1	57	3	61	3	3	0	6	12	116	1	129	6	2	25	33	229
08:15 AM	1	48	4	53	9	3	1	13	8	102	4	114	8	1	15	24	204
08:30 AM	0	49	1	50	6	7	0	13	13	71	4	88	6	0	27	33	184
08:45 AM	0	32	1	33	1	5	0	6	8	76	3	87	6	2	15	23	149
Total	2	186	9	197	19	18	1	38	41	365	12	418	26	5	82	113	766
Grand Total	3	475	31	509	44	36	2	82	122	959	18	1099	64	11	181	256	1946
Apprch %	0.6	93.3	6.1		53.7	43.9	2.4		11.1	87.3	1.6		25	4.3	70.7		
Total %	0.2	24.4	1.6	26.2	2.3	1.8	0.1	4.2	6.3	49.3	0.9	56.5	3.3	0.6	9.3	13.2	

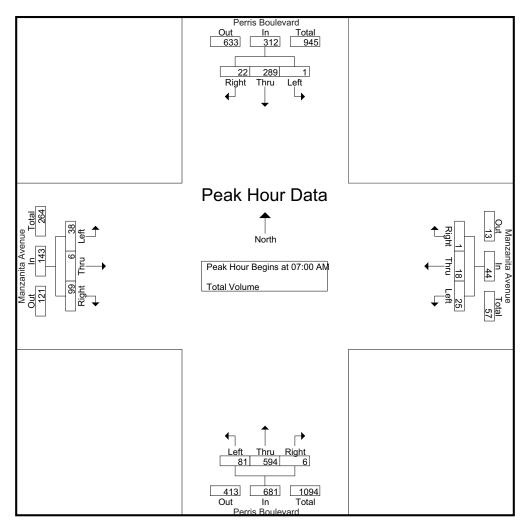
		Perris B	oulevai	rd	N	1anzani	ta Aven	iue		Perris E	Bouleva	-d	N	1anzani	ta Aver	nue	
		South	bound			West	bound			North	nbound			East	bound		
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Ana	lysis Fr	om 07:0	00 AM to	o 08:45 A	M - Pea	k 1 of 1											
Peak Hour for I	Entire In	tersecti	on Beg	ins at 07:0	MA 00												
07:00 AM	0	59	7	66	6	3	0	9	9	154	2	165	12	0	13	25	265
07:15 AM	0	70	5	75	6	8	0	14	15	159	2	176	11	1	22	34	299
07:30 AM	0	81	3	84	6	4	0	10	23	146	0	169	9	3	26	38	301
07:45 AM	1	79	7	87	7	3	1	11	34	135	2	171	6	2	38	46	315
Total Volume	1	289	22	312	25	18	1	44	81	594	6	681	38	6	99	143	1180
% App. Total	0.3	92.6	7.1		56.8	40.9	2.3		11.9	87.2	0.9		26.6	4.2	69.2		
PHF	.250	.892	.786	.897	.893	.563	.250	.786	.596	.934	.750	.967	.792	.500	.651	.777	.937

City of Moreno Valley N/S: Perris Boulevard E/W: Manzanita Avenue

Weather: Clear

File Name: MRVPEMAAM Site Code: 05114211 Start Date: 5/15/2014

Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

Peak Hour for	Each A	pproaci	n Begin	s at:												
	07:00 AM	I			07:00 AM	1			07:00 AN	1			07:15 AM	l		
+0 mins.	0	59	7	66	6	3	0	9	9	154	2	165	11	1	22	34
+15 mins.	0	70	5	75	6	8	0	14	15	159	2	176	9	3	26	38
+30 mins.	0	81	3	84	6	4	0	10	23	146	0	169	6	2	38	46
+45 mins.	1	79	7	87	7	3	1	11	34	135	2	171	6	2	25	33
Total Volume	1	289	22	312	25	18	1	44	81	594	6	681	32	8	111	151
% App. Total	0.3	92.6	7.1		56.8	40.9	2.3		11.9	87.2	0.9		21.2	5.3	73.5	
PHF	.250	.892	.786	.897	.893	.563	.250	.786	.596	.934	.750	.967	.727	.667	.730	.821

## Counts Unlimited, Inc. PO Box 1178 Corona, CA 92878 (951) 268-6268

City of Moreno Valley N/S: Perris Boulevard E/W: Manzanita Avenue

Weather: Clear

File Name: MRVPEMAPM Site Code : 05114211

Start Date : 5/15/2014
Page No : 1

Group	s Printed-	Total	Volume

	ı	Perris E	Bouleva	rd	Manzanita Avenue					Perris E	Bouleva	rd	N	lanzani	ita Aver	nue	
		South	nbound			West	bound			Nortl	hbound			East	bound		
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
04:00 PM	0	79	8	87	3	0	0	3	16	84	4	104	3	2	22	27	221
04:15 PM	1	111	6	118	5	1	0	6	18	83	5	106	3	2	19	24	254
04:30 PM	1	96	9	106	3	1	2	6	19	58	9	86	4	3	24	31	229
04:45 PM	3	105	13	121	2	1	2	5	13	64	11	88	8	5	17	30	244
Total	5	391	36	432	13	3	4	20	66	289	29	384	18	12	82	112	948
05:00 PM	1	113	9	123	6	0	0	6	12	66	6	84	5	4	15	24	237
05:15 PM	1	134	11	146	5	0	1	6	9	71	8	88	6	2	18	26	266
05:30 PM	2	136	8	146	6	0	1	7	10	71	4	85	8	1	16	25	263
05:45 PM	1_	124	8	133	5	1	0	6	10	75	4	89	7	2	17	26	254
Total	5	507	36	548	22	1	2	25	41	283	22	346	26	9	66	101	1020
Grand Total	10	898	72	980	35	4	6	45	107	572	51	730	44	21	148	213	1968
Apprch %	1	91.6	7.3		77.8	8.9	13.3		14.7	78.4	7		20.7	9.9	69.5		
Total %	0.5	45.6	3.7	49.8	1.8	0.2	0.3	2.3	5.4	29.1	2.6	37.1	2.2	1.1	7.5	10.8	

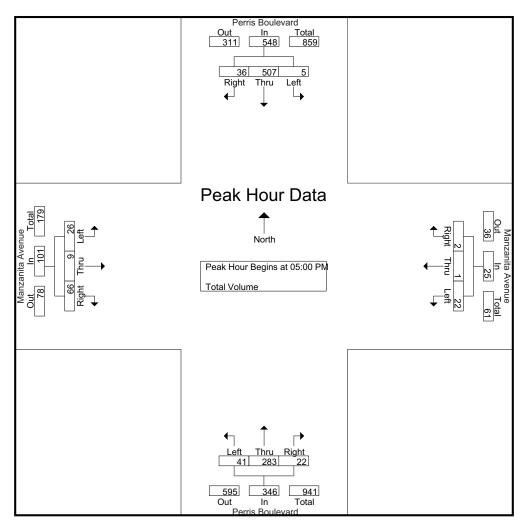
																	1
		Perris B	Soulevar	rd	N	lanzani	ta Aven	iue		Perris E	Bouleva	d	N	1anzani	ta Aven	iue	
		South	bound			West	tbound			North	nbound			East	bound		
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Ana	alysis Fr	om 04:0	00 PM to	o 05:45 P	M - Pea	k 1 of 1					_				_		
Peak Hour for I	Entire In	tersecti	on Beg	ins at 05:	00 PM												
05:00 PM	1	113	9	123	6	0	0	6	12	66	6	84	5	4	15	24	237
05:15 PM	1	134	11	146	5	0	1	6	9	71	8	88	6	2	18	26	266
05:30 PM	2	136	8	146	6	0	1	7	10	71	4	85	8	1	16	25	263
05:45 PM	1	124	8	133	5	1	0	6	10	75	4	89	7	2	17	26	254
Total Volume	5	507	36	548	22	1	2	25	41	283	22	346	26	9	66	101	1020
% App. Total	0.9	92.5	6.6		88	4	8		11.8	81.8	6.4		25.7	8.9	65.3		
PHF	.625	.932	.818	.938	.917	.250	.500	.893	.854	.943	.688	.972	.813	.563	.917	.971	.959

City of Moreno Valley N/S: Perris Boulevard E/W: Manzanita Avenue

Weather: Clear

File Name: MRVPEMAPM Site Code: 05114211 Start Date: 5/15/2014

Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1

Peak Hour for Each Approach Begins at:

Peak Hour for	Each A	oproaci	n Begins	s at:												
	05:00 PM				05:00 PM	1			04:00 PN	Л			04:00 PM	1		
+0 mins.	1	113	9	123	6	0	0	6	16	84	4	104	3	2	22	27
+15 mins.	1	134	11	146	5	0	1	6	18	83	5	106	3	2	19	24
+30 mins.	2	136	8	146	6	0	1	7	19	58	9	86	4	3	24	31
+45 mins.	1	124	8	133	5	1	0	6	13	64	11	88	8	5	17	30
Total Volume	5	507	36	548	22	1	2	25	66	289	29	384	18	12	82	112
% App. Total	0.9	92.5	6.6		88	4	8		17.2	75.3	7.6		16.1	10.7	73.2	
PHF	.625	.932	.818	.938	.917	.250	.500	.893	.868	.860	.659	.906	.563	.600	.854	.903

ATTACHMENT "B"
Existing (2014) Conditions Intersection Operations Worksheets

### COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04) Existing (2014) Conditions AM Peak Hour

Level Of Service Computation Report 2000 HCM 4-Way Stop Method (Base Volume Alternative)												
*****											. + + + + + +	
Intersection	#1 Reche	/ista I	or. (NS	S) / F	Heacock	St.	(EW)					
	**************************************											
Loss Time (sec):	20).	0					_	ec/veh)		28		
Optimal Cycle		0			Level		-		•	20	D	
*****		*****	****	*****	*****	****	*****	*****	****	*****	*****	
Approach:	North Bo									est Bo		
Movement:	L - T				- R					- T		
Control:	Stop S:											
Rights:	Incli			Inclu			Inclu			Inclu		
Min. Green:	0 0				0			0		0	0	
Lanes:	0 0 0				0 1			0 0		1		
	•											
Volume Module Base Vol:	0 0	0	70	0	122	522	3	0	0	5	545	
Growth Adj:		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Initial Bse:	0 0	0	78	0	122	522	3	0	0	5	545	
User Adj:	1.00 1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
PHF Adj:	1.00 1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
PHF Volume:	0 0	0	78	0	122	522	3	0	0	5	545	
Reduct Vol:	0 0	0	0	0	0	0	0	0	0	0	0	
Reduced Vol:	0 0	0	78	0	122	522	3	0	0	5	545	
PCE Adj:	1.00 1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
MLF Adj:	1.00 1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
FinalVolume:		0	78	0	122	522		0	0		545	
Cotton tion D												
Saturation Fl			1 00	1 00	1 00	1 00	1 00	1 00	1 00	1 00	1.00	
Adjustment: Lanes:	0.00 0.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
	0.00 0.00	0.00		0.00	542		618		0.00		704	
Capacity Anal			'					'			'	
Vol/Sat:	XXXX XXXX	XXXX	0.17	XXXX	0.23	0.90	0.00	XXXX	XXXX	0.01	0.77	
Crit Moves:					****	****					***	
-	0.0 0.0	0.0		0.0	10.7		8.4	0.0		8.5	22.4	
4 , 3	1.00 1.00	1.00	1.00		1.00		1.00	1.00		1.00	1.00	
AdjDel/Veh:		0.0	11.6		10.7		8.4	0.0		8.5	22.4	
LOS by Move:	* *	*	В	*	В	E	A	*	*		С	
ApproachDel:	XXXXXX			11.0			40.4			22.2		
Delay Adj:	XXXXX			1.00			1.00			1.00		
ApprAdjDel:	XXXXXX *			11.0			40.4			22.2		
LOS by Appr:		0 0	0 0	B	0 2	E 1	E 0.0	0 0	0 0	C	2 0	
AllWayAvgQ: ******	0.0 0.0		0.2		0.3			0.0			2.9	
Note: Queue												
			. 4 4 4 4 4		. 4 4 4 4 4 4							

# COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04) Existing (2014) Conditions

AM Peak Hour Level Of Service Computation Report 2000 HCM Operations Method (Base Volume Alternative) \* Intersection #2 Perris Bl. (NS) / Sunnymead Ranch Pkwy. (EW) \* Cycle (sec): 70 Critical Vol./Cap.(X): 0.146
Loss Time (sec): 9 Average Delay (sec/veh): 17.4
Optimal Cycle: OPTIMIZED Level Of Service: B \* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||----||-----| -----| Volume Module: Base Vol: 120 504 11 0 90 6 29 10 183 39 23 9 Initial Bse: 120 504 11 0 90 6 29 10 183 39 23 9 -----||-----||------| Saturation Flow Module: Adjustment: 0.95 0.98 1.04 1.00 0.98 0.85 0.95 1.00 0.85 0.95 0.96 1.02 Lanes: 1.00 1.96 0.04 1.00 2.00 1.00 1.00 1.00 1.00 1.00 0.73 0.27 Final Sat.: 1805 3643 80 1900 3729 1615 1805 1900 1615 1805 1332 521 -----||-----||-----| Capacity Analysis Module: Crit Moves: \*\*\*\* \*\*\*\* Green/Cycle: 0.14 0.34 0.34 0.00 0.20 0.20 0.78 0.78 0.78 0.27 0.27 0.27 \* Note: Queue reported is the number of cars per lane.

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\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

### ExAM Tue May 20, 2014 13:10:03 Page 5-1 COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04) Existing (2014) Conditions

			LAI	_		Hour						
		нсм с	perati	ons Me	ethod	Computa (Base	tion l Volume	Report	: ernativ	e)		
******									*****	****	****	*****
Intersection									*****	****	****	*****
Cycle (sec):		8	35			Critic	al Vo	l./Car	o.(X):		0.2	267
Cycle (sec): Loss Time (sec) Optimal Cycle	ec):		9			Averag	e Dela	ay (se	ec/veh)	:	20	8.0
Optimal Cycl	e: OP	TIMIZE	ED			Level	Of Se	rvice	:			С
*****												
Approach: Movement:	NO:	rtn Bo - T	ouna - P	501	utn Bo - T	ouna - P	E .	ast Bo - m	ouna - P	T -	ST BO	ouna - P
Movement.				1		I	1		I	1		
Control:												
Rights: Min. Green:		Inclu	ıde		Inclu	ıde		Inclu	ıde		Incl	ıde
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	. 1 (	0 2	0 1	. 1 (	0 1	1 0	. 1 (	0 C	1 0	1 (	0	1 0
Volume Modul												
Base Vol:			6	1	280	22	30	6	9.0	25	1 Ω	1
Growth Adj:									1.00			
Initial Bse:			6			22		6				
User Adj:				1.00		1.00		1.00			1.00	
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00
PHF Volume:	81	596	6	1	289	22	38	6	99	25	18	1
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:												
PCE Adj:												
MLF Adj:												
FinalVolume:							38	6	99	25	18	1
Saturation F												
Sat/Lane:				1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:												0.99
Lanes:				1.00	1.87	0.13	1.00	0.06	0.94	1.00	0.95	0.05
Final Sat.:						254			1683		1786	
Capacity Ana				0 00	0 00	0 00	0 02	0 06	0 06	0 01	0 01	0 01
Vol/Sat: Crit Moves:				****		0.09	0.02	****		****	0.01	0.01
Green/Cycle:						0 32	0 12				0.24	0.24
Volume/Cap:												
Delay/Veh:						21.3					25.1	25.1
User DelAdj:										1.00		
AdjDel/Veh:			14.2		21.3	21.3		26.7	26.7	33.8	25.1	25.1
LOS by Move:		В	В	С	С	С	С	С	С	С	С	С
HCM2kAvgQ:	2	6	0	0	3	3	1	2	2	1	0	0
********									*****	****	****	*****
Note: Queue ******									*****	****	****	*****

## COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04)

Existing (2014) Conditions PM Peak Hour Level Of Service Computation Report 2000 HCM 4-Way Stop Method (Base Volume Alternative) \* Intersection #1 Reche Vista Dr. (NS) / Heacock St. (EW) \* Cycle (sec): 0 Critical Vol./Cap.(X):
Loss Time (sec): 0 Average Delay (sec/veh):
Optimal Cycle: 0 Level Of Service: Critical Vol./Cap.(X): 0.844 \* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||----||-----| -----| Volume Module: Base Vol: 0 0 0 454 0 592 230 0 0 4 169 Initial Bse: 0 0 0 454 0 592 230 0 0 4 169 PHF Volume: 0 0 0 454 0 592 230 0 0 4 169
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 Reduced Vol: 0 0 0 454 0 592 230 0 0 0 4 169 -----| Saturation Flow Module: -----| Capacity Analysis Module: Vol/Sat: xxxx xxxx xxxx 0.80 xxxx 0.84 0.49 0.00 xxxx xxxx 0.01 0.31 \*\*\*\* Crit Moves: Delay/Veh: 0.0 0.0 0.0 29.0 0.0 28.6 17.0 0.0 0.0 9.9 11.9 AdjDel/Veh: 0.0 0.0 0.0 29.0 0.0 28.6 17.0 0.0 0.0 0.0 9.9 11.9 LOS by Move: \* \* \* D \* D C \* \* \* A B ApproachDel: xxxxxx 28.7 17.0 11.0 1.00 1.00 ApprAdjDel: xxxxxx 28.7 17.0 11.0 11.0 ApprAdjDel: xxxxxx 28.7 17.0 11.9 LOS by Appr: \* D C B AllWayAvgQ: 0.0 0.0 0.0 0.0 3.2 0.0 4.0 0.9 0.0 0.0 0.0 0.0 0.0 0.4 Note: Queue reported is the number of cars per lane.

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\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

### COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04) Existing (2014) Conditions

PM Peak Hour

				PI	M Peak	Hour						
Level Of Service Computation Report												
Level Of Service Computation Report 2000 HCM Operations Method (Base Volume Alternative)												
2000 HCM Operations Method (Base volume Alternative)  ***********************************												
Intersection	#2 P	erris	Bl. (N	S) / :	Sunnym	nead Ra	nch Pl	kwy.	(EW)			
Cycle (sec): Loss Time (sec) Optimal Cycle	oa).	/	0			VIICE	al VO.	1./Cap	). (A);		0.2	
Ontimal Cycle	=C). OP'	TTMT7F	שי חי			T.OVOl	Ut der	ay (St	• (7 veii)	•	2 (	C. C.
*******	* * * * * *	* * * * * *	·*****	****	*****	*****	*****	*****	• *****	****	****	
Approach:												
Movement:												
Control:	P:	rotect	.ed	P:	rotect	ed	Sp.	lit Ph	nase	g	lit Ph	nase
Control: Rights:		Inclu	ide		Inclu	ıde	1	Incl	ıde	_	Incl	ıde
Min. Green:		15	15	10	15	15	20	20	20	20	20	20
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 (	0 1	1 0	1 (	0 2	0 1	1 (	0 1	4.0 0 1	1 (	0 0	1 0
Volume Module												
Base Vol:			17	4		21	6			7		
Growth Adj:			1.00		1.00	1.00		1.00		1.00	1.00	1.00
Initial Bse:			17		435	21	6			7	14	3
User Adj:	1.00	1.00	1.00		1.00	1.00		1.00			1.00	
PHF Adj:			1.00		1.00	1.00		1.00			1.00	
PHF Volume:			17	4		21	6		115	7		3
Reduct Vol:			0	0 4	0	0	6	0	0	0 7	0	0
Reduced Vol:			Ι/			21			115			
PCE Adj:			1.00		1.00	1.00		1.00			1.00	
MLF Adj:			1.00 17		1.00	1.00	1.00	1.00			1.00	1.00
FinalVolume:				4						7		3
Saturation Fi												
Sat/Lane:				1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:				0.95		0.85		1.00			0.97	
_		1.82			2.00	1.00		1.00			0.83	
Final Sat.:					3729	1615		1900			1541	
Capacity Anal												
Vol/Sat:				0.00	0.12	0.01	0.00	0.01	0.07	0.00	0.01	0.01
Crit Moves:	****				****			****			****	
Green/Cycle:			0.20	0.14	0.20	0.20	0.30	0.30	0.30	0.27	0.27	0.27
Volume/Cap:				0.02		0.06		0.05			0.03	0.03
Delay/Veh:										19.8	19.9	19.9
User DelAdj:								1.00			1.00	
_	32.0		24.9	27.8		23.9		18.7	20.1		19.9	19.9
LOS by Move:	С		С	С		С	В	В	С	В	В	В
HCM2kAvgQ:		2	2	0	6	0	0	0	2	0		0
									*****	****	****	*****
	**************************************											

# COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04) Existing (2014) Conditions

PM Peak Hour Level Of Service Computation Report 2000 HCM Operations Method (Base Volume Alternative) \* Intersection #3 Perris Bl. (NS) / Manzanita Ave. (EW) \* Cycle (sec): 90 Critical Vol./Cap.(X):
Loss Time (sec): 9 Average Delay (sec/veh):
Optimal Cycle: OPTIMIZED Level Of Service: Critical Vol./Cap.(X): 0.256 \* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||----||-----| 
 Control:
 Protected
 Protected
 Protected
 Protected
 Protected
 Protected
 Protected
 Include
 Include
 Include
 Include
 Include
 Include
 Year
 Accordance
  -----| Volume Module: Base Vol: 41 283 22 5 515 37 26 9 66 22 1 2 Initial Bse: 41 283 22 5 515 37 26 9 66 22 1 2 -----||-----||-----| Saturation Flow Module: Adjustment: 0.95 0.95 0.85 0.95 0.94 1.03 0.95 0.87 0.95 0.95 0.90 0.90 Lanes: 1.00 2.00 1.00 1.00 1.88 0.12 1.00 0.13 0.87 1.00 0.33 0.67 Final Sat.: 1805 3610 1615 1805 3355 241 1805 215 1577 1805 570 1140 -----| Capacity Analysis Module: Vol/Sat: 0.02 0.08 0.01 0.00 0.15 0.15 0.01 0.04 0.04 0.01 0.00 0.00 Green/Cycle: 0.11 0.34 0.34 0.23 0.46 0.46 0.11 0.22 0.22 0.11 0.22 0.22 \* Note: Queue reported is the number of cars per lane.

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\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

ALYSIS WORKSHEETS

### Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 64 km/h OR ABOVE 40 mph ON MAJOR STREET)

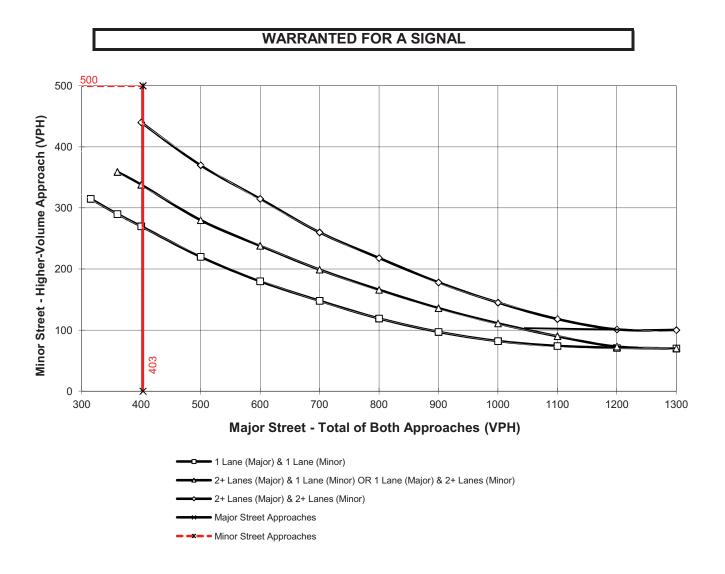
Traffic Conditions = Existing (2014) Conditions - Weekday PM Peak Hour

Major Street Name = Heacock Street Total of Both Approaches (VPH) = 403

Number of Approach Lanes Major Street = 1

Minor Street Name = Reche Vista Drive High Volume Approach (VPH) = 1046

Number of Approach Lanes Minor Street = 2



\*Note: 100 vph applies as the lower threshold for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold for a minor-street approach with one lane



ATTACHMENT "D"	
ATTACHMENT D	
EXISTING (2014) CONDITIONS INTERSECTION OPERATIONS ANALYSIS WORKSHEETS IMPROVEMENTS	, WITH

## COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04)

	COVET RANC	Exis	sting	(2014	Affic l) Cond ITH IMP	itions	S	0039-04	: )		
	2000 HCM Op	peratio	ons Me	ethod		Volume	e Ālte	ernativ			
Intersection	**************************************										
**************************************							372 9.7 B				
Approach: Movement:	L - T -	- R	L -	- T	- R	L -	- T	- R	L -	- T	- R
Control: Rights: Min. Green: Y+R: Lanes:	Split Pha Includ 0 0 4.0 4.0 0 0 0 0	ase de 0 4.0	20 4.0 1	lit Ph Inclu 0 4.0	10e 20 4.0 0 1	10 4.0 1	rotect Inclu 10 4.0 0 1	0 4.0 0 0	0 4.0	Permit Ignor 15 4.0	0 4.0 0 1
Volume Module Base Vol: Growth Adj: Initial Bse: User Adj: PHF Adj: PHF Volume: Reduct Vol: Reduced Vol: PCE Adj: MLF Adj: FinalVolume:	0 0 0 1.00 1.00 0 0 0 1.00 1.00 1.00 0 0 0	0 1.00 0 1.00 1.00 0 0 0 1.00 1.00	78 1.00 78 1.00 1.00 78 0 78 1.00 1.00	0 1.00 0 1.00 1.00 0 0 0 1.00 1.00	122 1.00 122 1.00 1.00 1.22 0 122 1.00 1.00	522 1.00 522 1.00 1.00 522 0 522 1.00 1.00 522	3 1.00 3 1.00 1.00 3 0 3 1.00 1.00	0 1.00 0 1.00 1.00 0 0 0 1.00 1.00	0 1.00 0 1.00 1.00 0 0 0 1.00	5 1.00 5 1.00 1.00 5 0 5 1.00 1.00	545 1.00 545 0.00 0.00 0 0 0 0.00 0.00
Saturation F. Sat/Lane: Adjustment: Lanes: Final Sat.:	low Module: 1900 1900 1.00 1.00 0.00 0.00 0 0	1900 1.00 0.00	1900 0.95 1.00 1805	1900 1.00 0.00 0	1900 0.85 1.00 1615	1900 0.95 1.00 1805	1900 1.00 1.00 1900	1900 1.00 0.00	1900 1.00 0.00	1900 1.00 1.00 1900	1900 1.00 1.00 1900
Capacity Ana Vol/Sat: Crit Moves:	lysis Module	<b>:</b>		0.00			0.00				
Green/Cycle: Volume/Cap: Delay/Veh: User DelAdj: AdjDel/Veh: LOS by Move: HCM2kAvgQ: ************************************	0.00 0.00 0.0 0.0 1.00 1.00 0.0 0.0 A A 0 0	0.00 0.0 1.00 0.0 A	0.19 28.7 1.00 28.7 C 2	0.00 0.0 1.00 0.0 A	0.34 30.0 1.00 30.0 C	0.57 16.0 1.00 16.0 B	0.00 4.7 1.00 4.7 A 0	0.00 0.0 1.00 0.0 A	0.00 0.0 1.00 0.0 A	0.02 31.4 1.00 31.4 C	0.00 0.0 1.00 0.0 A
Note: Queue	reported is	the nu	umber	of ca	ars per	lane					

### COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04) Existing (2014) Conditions

PM Peak Hour - WITH IMPROVEMENTS

Level Of Service Computation Report 2000 HCM Operations Method (Base Volume Alternative) \* Intersection #1 Reche Vista Dr. (NS) / Heacock St. (EW) \* Cycle (sec): 85
Loss Time (sec): 9 Cycle (sec): 85 Critical Vol./Cap.(X):
Loss Time (sec): 9 Average Delay (sec/veh):
Optimal Cycle: OPTIMIZED Level Of Service: Critical Vol./Cap.(X): 0.555 \* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||----||-----| 
 Control:
 Split Phase
 Split Phase
 Protected
 Permitted

 Rights:
 Include
 Include
 Include
 Ignore

 Min. Green:
 0
 0
 0
 20
 0
 20
 10
 10
 0
 0
 15
 0

 Y+R:
 4.0
 4.0
 4.0
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 4.0
 4.0
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 Lanes:
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 -----| Volume Module: Base Vol: 0 0 0 454 0 592 230 0 0 4 169 Initial Bse: 0 0 0 454 0 592 230 0 0 4 169 Saturation Flow Module: Adjustment: 1.00 1.00 1.00 0.95 1.00 0.85 0.95 1.00 1.00 1.00 1.00 1.00 Lanes: 0.00 0.00 0.00 1.00 0.00 1.00 1.00 0.00 0.00 1.00 1.00 1.00 Final Sat.: 0 0 1805 0 1615 1805 1900 0 0 1900 1900 -----||-----||------| Capacity Analysis Module:

\* Note: Queue reported is the number of cars per lane. \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

Vol/Sat: 0.00 0.00 0.00 0.25 0.00 0.37 0.13 0.00 0.00 0.00 0.00 0.00

Green/Cycle: 0.00 0.00 0.00 0.53 0.00 0.53 0.19 0.00 0.00 0.00 0.18 0.00

\*\*\*\* \*\*\*\*

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Crit Moves:

ATTACHMENT "E"
EXISTING (2014) CONDITIONS BASIC FREEWAY SEGMENT ANALYSIS WORKSHEETS

	BASIC FR	EEWAY SE	GMENTS WORKSHEE	Т		
General Information			Site Information			
Analyst Agency or Company Date Performed Analysis Time Period	DL Urban Crossroads, Inc. 5/20/2014 AM Peak Hour By Ranch Residential TIA (JN)		Highway/Direction of Travel SR From/To We Jurisdiction Ca Analysis Year Ex		RR-60 Westbound Vest of Perris Boulevard Caltrans Existing 2014	
Project Description Cove	y Kanch Resid		Des.(N)	□ Dla	nning Data	
Flow Inputs			Jes.(IV)	Гіаі	Illilig Data	
Volume, V AADT Peak-Hr Prop. of AADT, K Peak-Hr Direction Prop, D DDHV = AADT x K x D	2774	veh/h veh/day veh/h	Peak-Hour Factor, PHF %Trucks and Buses, P <sub>T</sub> %RVs, P <sub>R</sub> General Terrain: Grade % Length	0.92 9 0 Level mi		
DDIIV - AADI XIXX		VGII/II	Up/Down %	1111		
Calculate Flow Adjus	tments					
f <sub>p</sub> E <sub>T</sub>	1.00 1.5		$E_{R}$ $f_{HV} = 1/[1+P_{T}(E_{T}-1)+P_{R}(E_{R}-1)]$	1.2 1)] 0.957		
Speed Inputs			Calc Speed Adj and			
Lane Width Rt-Side Lat. Clearance Number of Lanes, N Total Ramp Density, TRD FFS (measured) Base free-flow Speed, BFFS	2 70.0	ft ft ramps/mi mph mph	f <sub>LW</sub> f <sub>LC</sub> TRD Adjustment FFS	70.0	mph mph mph mph	
LOS and Performanc	e Measures	<del></del>	Design (N)			
Operational (LOS)  v <sub>p</sub> = (V or DDHV) / (PHF x   x f <sub>p</sub> ) S D = v <sub>p</sub> / S LOS	N x f <sub>HV</sub> 1575 68.4 23.0 C	pc/h/ln mph pc/mi/ln	Design (N) Design LOS $v_p = (V \text{ or DDHV}) / (PHF \text{ x} \text{ x} f_p)$ S $D = v_p / S$ Required Number of Lane		pc/h/ln mph pc/mi/ln	
Glossary			Factor Location			
N - Number of lanes V - Hourly volume v <sub>p</sub> - Flow rate LOS - Level of service speed DDHV - Directional design	S - Speed D - Density FFS - Free-flow speed BFFS - Base free-flow hour volume		E <sub>R</sub> - Exhibits 11-10, 11-12 E <sub>T</sub> - Exhibits 11-10, 11-11, 11-13 f <sub>p</sub> - Page 11-18 LOS, S, FFS, v <sub>p</sub> - Exhibits 11-2, 11-3		f <sub>LW</sub> - Exhibit 11-8 f <sub>LC</sub> - Exhibit 11-9 TRD - Page 11-1	

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General Information			Site Information			
Analyst Agency or Company Date Performed Analysis Time Period			Highway/Direction of Trave From/To Jurisdiction Analysis Year	East of Caltran	t of Perris Boulevard	
	/ Ranch Resid	dential TIA (JN	,			
✓ Oper.(LOS)			es.(N)	Plaı	nning Data	
Flow Inputs	0.400		D 1 11 E 1 DIE			
Volume, V AADT	2183	veh/h veh/day	Peak-Hour Factor, PHF %Trucks and Buses, P <sub>T</sub>	0.92 11		
Peak-Hr Prop. of AADT, K Peak-Hr Direction Prop, D DDHV = AADT x K x D		veh/h	%RVs, P <sub>R</sub> General Terrain: Grade % Length Up/Down %	0 Level mi		
Calculate Flow Adjus	tments					
f <sub>p</sub> E <sub>T</sub>	1.00 1.5		$E_R$ $f_{HV} = 1/[1+P_T(E_T - 1) + P_R(E_R - 1)]$	1.2 []] 0.948		
Speed Inputs			Calc Speed Adj and			
Lane Width		ft				
Lane Width Rt-Side Lat. Clearance		ft	f <sub>LW</sub>		mph	
Number of Lanes, N	2		$f_{LC}$		mph	
Total Ramp Density, TRD		ramps/mi	TRD Adjustment		mph	
FFS (measured) Base free-flow Speed, BFFS	70.0	mph mph	FFS	70.0	mph	
LOS and Performanc	e Measures		Design (N)			
Operational (LOS)  v <sub>p</sub> = (V or DDHV) / (PHF x I x f <sub>p</sub> )  S D = v <sub>p</sub> / S LOS		pc/h/ln mph pc/mi/ln	Design (N) Design LOS $v_p = (V \text{ or DDHV}) / (PHF \times x f_p)$ S $D = v_p / S$ Required Number of Lane		pc/h/ln mph pc/mi/ln	
Glossary			Factor Location			
N - Number of lanes V - Hourly volume v <sub>p</sub> - Flow rate LOS - Level of service speed DDHV - Directional design	S - Speed D - Density FFS - Free-flow speed BFFS - Base free-flow		E <sub>R</sub> - Exhibits 11-10, 11-12 E <sub>T</sub> - Exhibits 11-10, 11-11, 11-13 f <sub>p</sub> - Page 11-18 LOS, S, FFS, v <sub>p</sub> - Exhibits 11-2, 11-3		f <sub>LW</sub> - Exhibit 11-8 f <sub>LC</sub> - Exhibit 11-9 TRD - Page 11-1	

Item No. E.1

	BASIC FR	EEWAY SE	GMENTS WORKSHEE	Т		
General Information			Site Information			
Analyst Agency or Company Date Performed Analysis Time Period	DL Urban Crossroads, Inc. 5/20/2014 AM Peak Hour ey Ranch Residential TIA (JN		Highway/Direction of Trave From/To Jurisdiction Analysis Year		f Perris Boulevard s	
	y Kanch Kesic		· · · · · · · · · · · · · · · · · · ·	□ Die	nning Data	
Oper.(LOS)		L	Des.(N)	Pia	nning Data	
Flow Inputs Volume, V	2190	veh/h	Peak-Hour Factor, PHF	0.92		
AADT	2100	veh/day	%Trucks and Buses, P <sub>T</sub>	10		
Peak-Hr Prop. of AADT, K Peak-Hr Direction Prop, D DDHV = AADT x K x D		veh/h	%RVs, P <sub>R</sub> General Terrain: Grade % Length Up/Down %	0 Level mi		
Calculate Flow Adjus	tments					
f <sub>p</sub> E <sub>T</sub>	1.00 1.5		$E_{R}$ $f_{HV} = 1/[1+P_{T}(E_{T}-1)+P_{R}(E_{R}-1)]$	1.2		
Speed Inputs			Calc Speed Adj and FFS			
Lane Width		ft	Oaic Opeea Auj and			
Rt-Side Lat. Clearance		ft	f		mnh	
Number of Lanes, N	2		f <sub>LW</sub>		mph mph	
Total Ramp Density, TRD		ramps/mi	TRD Adjustment		mph	
FFS (measured) Base free-flow Speed, BFFS	70.0	mph mph	FFS	70.0	mph	
LOS and Performanc	e Measures	<u> </u>	Design (N)			
Operational (LOS)  v <sub>p</sub> = (V or DDHV) / (PHF x   x f <sub>p</sub> ) S D = v <sub>p</sub> / S LOS	N x f <sub>HV</sub> 1250 70.0 17.9 B	pc/h/ln mph pc/mi/ln	$\frac{\text{Design (N)}}{\text{Design LOS}}$ $v_p = (V \text{ or DDHV}) / (PHF \times x \text{ f}_p)$ $S$ $D = v_p / S$ Required Number of Lanes		pc/h/ln mph pc/mi/ln	
Glossary			Factor Location			
N - Number of lanes V - Hourly volume v <sub>p</sub> - Flow rate LOS - Level of service speed DDHV - Directional design	S - Speed D - Density FFS - Free-flow speed BFFS - Base free-flow hour volume		$E_R$ - Exhibits 11-10, 11-12 $E_T$ - Exhibits 11-10, 11-11, $f_p$ - Page 11-18 LOS, S, FFS, $v_p$ - Exhibits 11-3	, 11-13	f <sub>LW</sub> - Exhibit 11-8 f <sub>LC</sub> - Exhibit 11-9 TRD - Page 11-1	

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General Information			Site Information		
Analyst Agency or Company Date Performed Analysis Time Period	DL Urban Crossroads, Inc. 5/20/2014 AM Peak Hour		Highway/Direction of Trave From/To Jurisdiction Analysis Year		Perris Boulevard s
Project Description Covey	/ Ranch Resid	lential TIA (JN	08639)		
✓ Oper.(LOS)			es.(N)	Pla	nning Data
Flow Inputs					
Volume, V AADT Peak-Hr Prop. of AADT, K	1894	veh/h veh/day	Peak-Hour Factor, PHF %Trucks and Buses, P <sub>T</sub> %RVs, P <sub>R</sub>	0.92 11 0	
Peak-Hr Direction Prop, D DDHV = AADT x K x D		veh/h	General Terrain: Grade % Length Up/Down %	Level mi	
Calculate Flow Adjus	tments				
f <sub>p</sub> E <sub>T</sub>	1.00 1.5		$E_R$ $f_{HV} = 1/[1+P_T(E_T - 1) + P_R(E_R - 1)]$	1.2 1)] 0.948	
Speed Inputs			Calc Speed Adj and		
Lane Width		ft	Care Opera 7 taj ana		
Rt-Side Lat. Clearance		ft	f		mph
Number of Lanes, N	2		f <sub>LW</sub>		mph
Total Ramp Density, TRD		ramps/mi	TRD Adjustment		mph
FFS (measured)	70.0	mph	FFS	70.0	mph
Base free-flow Speed, BFFS		mph		70.0	тірп
LOS and Performanc	e Measures	3	Design (N)		
Operational (LOS)  v <sub>p</sub> = (V or DDHV) / (PHF x t x f <sub>p</sub> ) S D = v <sub>p</sub> / S LOS	N x f <sub>HV</sub> 1086 70.0 15.5 B	pc/h/ln mph pc/mi/ln	$\frac{\text{Design (N)}}{\text{Design LOS}}$ $v_p = (V \text{ or DDHV}) / (PHF \text{ x})$ $x f_p)$ $S$ $D = v_p / S$ Required Number of Lanes		pc/h/ln mph pc/mi/ln
Glossary			Factor Location		
N - Number of lanes V - Hourly volume v <sub>p</sub> - Flow rate LOS - Level of service speed DDHV - Directional design	S - Speed D - Density FFS - Free-flow speed BFFS - Base free-flow		E <sub>R</sub> - Exhibits 11-10, 11-12 E <sub>T</sub> - Exhibits 11-10, 11-11, 11-13 f <sub>p</sub> - Page 11-18 LOS, S, FFS, v <sub>p</sub> - Exhibits 11-2, 11-3		f <sub>LW</sub> - Exhibit 11-8 f <sub>LC</sub> - Exhibit 11-9 TRD - Page 11-1

Item No. E.1

	BASIC FR	EEWAY SE	GMENTS WORKSHEE	Т		
General Information			Site Information			
Analyst Agency or Company Date Performed Analysis Time Period	DL Urban Crossroads, Inc. 5/20/2014 PM Peak Hour		Highway/Direction of Trave From/To Jurisdiction Analysis Year	West of Caltran	l SR-60 Westbound West of Perris Boulevard Caltrans Existing 2014	
Project Description Cove	y Ranch Resid	dential TIA (JN	,	□ Dles	nning Data	
Flow Inputs			Des.(N)	Piai	nning Data	
Volume, V AADT Peak-Hr Prop. of AADT, K	2960	veh/h veh/day	Peak-Hour Factor, PHF %Trucks and Buses, P <sub>T</sub> %RVs, P <sub>R</sub>	0.92 9 0		
Peak-Hr Direction Prop, D DDHV = AADT x K x D		veh/h	General Terrain: Grade % Length Up/Down %	Level mi		
Calculate Flow Adjus	tments					
f <sub>p</sub> E <sub>T</sub>	1.00 1.5		$E_{R}$ $f_{HV} = 1/[1+P_{T}(E_{T}-1)+P_{R}(E_{R}-1)]$	1.2 1)] 0.957		
Speed Inputs			Calc Speed Adj and	FFS		
Lane Width Rt-Side Lat. Clearance Number of Lanes, N	2	ft ft	f <sub>LW</sub>		mph mph	
Total Ramp Density, TRD FFS (measured) Base free-flow Speed, BFFS	70.0	ramps/mi mph mph	TRD Adjustment	70.0	mph mph	
LOS and Performanc	e Measures	3	Design (N)			
Operational (LOS)  v <sub>p</sub> = (V or DDHV) / (PHF x   x f <sub>p</sub> ) S D = v <sub>p</sub> / S LOS	N x f <sub>HV</sub> 1681 67.3 25.0 C	pc/h/ln mph pc/mi/ln	$\frac{\text{Design (N)}}{\text{Design LOS}}$ $v_p = (V \text{ or DDHV}) / (PHF \text{ x})$ $x f_p)$ $S$ $D = v_p / S$ Required Number of Lane		pc/h/ln mph pc/mi/ln	
Glossary			Factor Location			
N - Number of lanes V - Hourly volume v <sub>p</sub> - Flow rate LOS - Level of service speed DDHV - Directional design	S - Speed D - Density FFS - Free-flow speed BFFS - Base free-flow		E <sub>T</sub> - Exhibits 11-10, 11-11, 11-13		f <sub>LW</sub> - Exhibit 11-8 f <sub>LC</sub> - Exhibit 11-9 TRD - Page 11-1	

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	DAGIC I IX	LLVVAI 3L	GMENTS WORKSHEE	- 1		
General Information			Site Information			
Analyst Agency or Company Date Performed Analysis Time Period	DL Urban Crossroads, Inc. 5/20/2014 PM Peak Hour		Highway/Direction of Trave From/To Jurisdiction Analysis Year	East of Caltran	t of Perris Boulevard	
	y Ranch Resid	dential TIA (JN	<u> </u>		. 5.	
✓ Oper.(LOS)			Des.(N)	Pla	nning Data	
Flow Inputs	2432	veh/h	Dook Hour Footon DUE	0.00		
Volume, V AADT	2432	veh/day	Peak-Hour Factor, PHF %Trucks and Buses, P <sub>T</sub>	0.92 11		
Peak-Hr Prop. of AADT, K Peak-Hr Direction Prop, D DDHV = AADT x K x D		veh/h	%RVs, P <sub>R</sub> General Terrain: Grade % Length Up/Down %	0 Level mi		
Calculate Flow Adjus	tments					
f <sub>p</sub> E <sub>T</sub>	1.00 1.5		$E_R$ $f_{HV} = 1/[1+P_T(E_T - 1) + P_R(E_R - 1)]$	1.2 1)10 948		
Speed Inputs			Calc Speed Adj and FFS			
Lane Width		ft	Guio Opoca 7 taj ana			
Rt-Side Lat. Clearance		ft	f		mph	
Number of Lanes, N	2		f <sub>LW</sub>		mph	
Total Ramp Density, TRD		ramps/mi	TRD Adjustment		mph	
FFS (measured) Base free-flow Speed, BFFS	70.0	mph mph	FFS	70.0	mph	
LOS and Performanc	e Measures		Design (N)			
Operational (LOS)			Design (N) Design LOS			
$v_p = (V \text{ or DDHV}) / (PHF x x x f_p)$		pc/h/ln	$v_p = (V \text{ or DDHV}) / (PHF x x f_p)$	N x f <sub>HV</sub>	pc/h/ln	
S	69.6	mph	S		mph	
$D = v_p / S$	20.0	pc/mi/ln	$D = v_p / S$		pc/mi/ln	
LOS	С		Required Number of Lane	s, N		
Glossary			Factor Location			
N - Number of lanes V - Hourly volume v <sub>p</sub> - Flow rate LOS - Level of service speed DDHV - Directional design	S - Speed D - Density FFS - Free-flow speed BFFS - Base free-flow hour volume		$E_R$ - Exhibits 11-10, 11-12 $E_T$ - Exhibits 11-10, 11-11 $f_p$ - Page 11-18 LOS, S, FFS, $v_p$ - Exhibits 11-3	, 11-13	f <sub>LW</sub> - Exhibit 11-8 f <sub>LC</sub> - Exhibit 11-9 TRD - Page 11-1	

HCS 2010<sup>TM</sup> Version 6.50

Item No. E.1

Generated: 5/20/2014 3:03 PM

	BASIC FR	EEWAY SE	GMENTS WORKSHEE	Т	
General Information			Site Information		
Analyst Agency or Company Date Performed Analysis Time Period	DL Urban Crossroads, Inc. 5/20/2014 PM Peak Hour		Highway/Direction of Trave From/To Jurisdiction Analysis Year		f Perris Boulevard s
	y Kanch Kesid	lential TIA (JN	· · · · · · · · · · · · · · · · · · ·		
Oper.(LOS)		L	Des.(N)	Pia	nning Data
Flow Inputs	0100	. 1. //.	D. J. H F ( DUE	0.00	
Volume, V AADT	3160	veh/h veh/day	Peak-Hour Factor, PHF %Trucks and Buses, P <sub>T</sub>	0.92 8	
Peak-Hr Prop. of AADT, K Peak-Hr Direction Prop, D DDHV = AADT x K x D		veh/h	%RVs, P <sub>R</sub> General Terrain: Grade % Length Up/Down %	0 Level mi	
Calculate Flow Adjus	tments				
f <sub>p</sub> E <sub>T</sub>	1.00 1.5		$E_{R}$ $f_{HV} = 1/[1+P_{T}(E_{T}-1)+P_{R}(E_{R}-1)]$	1.2	
Speed Inputs			Calc Speed Adj and		
Lane Width		ft	Outo Opeca Aaj ana		
Rt-Side Lat. Clearance		ft	f		mnh
Number of Lanes, N	2		f <sub>LW</sub>		mph mph
Total Ramp Density, TRD		ramps/mi	TRD Adjustment		mph
FFS (measured)	70.0	mph		70.0	•
Base free-flow Speed, BFFS		mph	FFS	70.0	mph
LOS and Performanc	e Measures	;	Design (N)		
Operational (LOS) v <sub>p</sub> = (V or DDHV) / (PHF x l	N x f <sub>HV</sub>		Design (N) Design LOS		
x t <sub>p</sub> )	11 <sup>v</sup> 1786 66.0	pc/h/ln	$v_p = (V \text{ or DDHV}) / (PHF x x f_p)$	N x f <sub>HV</sub>	pc/h/ln
S D = v / S	27.1	mph pc/mi/ln	S		mph
D = v <sub>p</sub> / S LOS	21.1 D	рс/пп/п	$D = v_p / S$		pc/mi/ln
LUS	D		Required Number of Lane	s, N	
Glossary			Factor Location		
N - Number of lanes V - Hourly volume v <sub>p</sub> - Flow rate LOS - Level of service speed DDHV - Directional design	S - Speed D - Density FFS - Free-flow speed BFFS - Base free-flow hour volume		$E_R$ - Exhibits 11-10, 11-12 $E_T$ - Exhibits 11-10, 11-11, $f_p$ - Page 11-18 LOS, S, FFS, $v_p$ - Exhibits 11-3	11-13	f <sub>LW</sub> - Exhibit 11-8 f <sub>LC</sub> - Exhibit 11-9 TRD - Page 11-1

HCS 2010<sup>TM</sup> Version 6.50

Generated: 5/20/2014 3:04 PM

General Information			Site Information				
Analyst Agency or Company Date Performed Analysis Time Period	DL Urban Crossroads, Inc. 5/20/2014 PM Peak Hour		Highway/Direction of Trave From/To Jurisdiction Analysis Year		Perris Boulevard s		
Project Description Covey	/ Ranch Resid	lential TIA (JN	08639)				
✓ Oper.(LOS)			es.(N)	Plar	nning Data		
Flow Inputs							
Volume, V AADT Peak-Hr Prop. of AADT, K	2316	veh/h veh/day	Peak-Hour Factor, PHF %Trucks and Buses, P <sub>T</sub> %RVs, P <sub>R</sub>	0.92 11 0			
Peak-Hr Direction Prop, D DDHV = AADT x K x D		veh/h	General Terrain: Grade % Length Up/Down %	Level mi			
Calculate Flow Adjus	tments		·				
f <sub>p</sub> E <sub>T</sub>	1.00 1.5		$E_{R}$ $f_{HV} = 1/[1+P_{T}(E_{T}-1)+P_{R}(E_{R}-1)]$	1.2 1)] 0.948			
Speed Inputs			Calc Speed Adj and FFS				
Lane Width		ft	Caro Opoca 7 (a) and				
Rt-Side Lat. Clearance		ft	f		mnh		
Number of Lanes, N	2		f <sub>LW</sub> f <sub>LC</sub>		mph		
Total Ramp Density, TRD		ramps/mi	TRD Adjustment		mph mph		
FFS (measured)	70.0	mph	FFS	70.0	·		
Base free-flow Speed, BFFS		mph	FFS	70.0	mph		
LOS and Performanc	e Measures	5	Design (N)				
Operational (LOS)  v <sub>p</sub> = (V or DDHV) / (PHF x t x f <sub>p</sub> ) S D = v <sub>p</sub> / S LOS	N x f <sub>HV</sub> 1328 69.8 19.0 C	pc/h/ln mph pc/mi/ln	$\frac{\text{Design (N)}}{\text{Design LOS}}$ $v_p = (V \text{ or DDHV}) / (PHF \text{ x})$ $x f_p)$ $S$ $D = v_p / S$ Required Number of Lane		pc/h/ln mph pc/mi/ln		
Glossary			Factor Location				
N - Number of lanes V - Hourly volume v <sub>p</sub> - Flow rate LOS - Level of service speed DDHV - Directional design	S - Speed D - Density FFS - Free-flow speed BFFS - Base free-flow		E <sub>R</sub> - Exhibits 11-10, 11-12 E <sub>T</sub> - Exhibits 11-10, 11-11, 11-13 f <sub>p</sub> - Page 11-18 LOS, S, FFS, v <sub>p</sub> - Exhibits 11-2, 11-3		f <sub>LW</sub> - Exhibit 11-8 f <sub>LC</sub> - Exhibit 11-9 TRD - Page 11-1		

Item No. E.1

ATTACHMENT "F"  EXISTING PLUS PROJECT CONDITIONS INTERSECTION OPERATIONS ANALYSIS WORKSHEETS

#### COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04) Existing plus Project Conditions

AM Peak Hour

		AM Peal	k Hour				
	Leve 2000 HCM 4-Way		(Future	Volume Alte			****
	#1 Reche Vista	, , ,		, ,	*****	*****	*****
Cycle (sec): Loss Time (sec) Optimal Cycle	0		Critic Average Level	al Vol./Cap. e Delay (sec Of Service:	(X): c/veh):	0.9 28	02 .7 D
Approach: Movement:	North Bound L - T - 1	South Bo R L - T	ound - R	East Bou L - T -	ınd - R	West Bo L - T	und – R
<pre>Control: Rights: Min. Green: Lanes:</pre>	Stop Sign Include 0 0 0 0 0 0	Stop Si Incl 0 0 0 0 1 0 0	ign ude 0 0 1	Stop Sig Includ 0 0 1 0 1 0	gn le 0	Stop Si Inclu 0 0 0 0 1	gn de 0 0 1
Volume Module Base Vol: Growth Adj: Initial Bse: Added Vol: PasserByVol: Initial Fut: User Adj: PHF Adj: PHF Volume: Reduct Vol: Reduced Vol: PCE Adj: MLF Adj: FinalVolume: Saturation F Adjustment: Lanes: Final Sat.:	0 0 0 1.00 1.00 0 0 0 0 0 0 0 0 0 0 0 0	0 78 0 0 1.00 1.00 0 78 0 0 3 0 0 0 0 0 81 0 0 1.00 1.00 0 81 0 0 0 0 0 81 0 0 0 0 0 81 0 0 0 1.00 1.00 0 81 0 0 0 1.00 1.00 0 81 0 0 1.00 1.00 0 81 0 0 1.00 1.00 0 81 0 0 460 0	122 1.00 122 0 0 122 1.00 1.00 122 0 122 1.00 1.00	522 3 1.00 1.00 522 3 0 0 522 3 1.00 1.00 522 3 1.00 1.00 522 3 1.00 1.00 522 3 1.00 1.00 522 3 1.00 1.00 522 3 1.00 1.00 522 3	0 1.00 0 0 0 1.00 1.00 0 1.00 1.00 0 1.00 0	0 5 1.00 1.00 0 5 0 0 0 5 1.00 1.00 1.00 1.00 0 5 1.00 1.00 0 5 1.00 1.00 1.00 1.00 0 5 1.00 1.00 0 0.00 1.00 0 610	545 1.00 545 10 0 555 1.00 1.00 555 1.00 1.00 555 1.00 1.00
Capacity Ana Vol/Sat: Crit Moves: Delay/Veh: Delay Adj: AdjDel/Veh: LOS by Move: ApproachDel: Delay Adj: ApprAdjDel: LOS by Appr:		0.18 xxxx 0.18 xxxx 0.100 1.00 1.00 1.00 11.7 0.0 * B * 11.1 1.00 11.1 B	0.23 **** 10.7 1.00 10.7 B	0.90 0.00  ****  41.3 8.4  1.00 1.00  41.3 8.4  E A  41.1  1.00  41.1  E	0.0 1.00 0.0 *	xxxx 0.01 0.0 8.5 1.00 1.00 0.0 8.5 * A 23.4 1.00 23.4 C	0.79 **** 23.6 1.00 23.6
AllWayAvgQ: ******	0.0 0.0 0		0.3	5.2 0.0 *****	0.0	0.0 0.0	3.1

Note: Queue reported is the number of cars per lane.

#### COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04) Existing plus Project Conditions

AM Peak Hour

Level Of Service Computation Report 2000 HCM Operations Method (Future Volume Alternative) \* Intersection #2 Perris Bl. (NS) / Sunnymead Ranch Pkwy. (EW) \* Cycle (sec): 70 Critical Vol./Cap.(X):
Loss Time (sec): 9 Average Delay (sec/veh):
Optimal Cycle: OPTIMIZED Level Of Service: Critical Vol./Cap.(X): 0.212 24.3 \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||----||-----| -----| Volume Module: Base Vol: 120 504 11 0 90 6 29 10 183 39 23 9 Initial Bse: 120 504 11 0 90 6 29 10 183 39 23 9 Added Vol: 0 3 4 2 1 0 0 4 0 13 13 6 PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 1 Initial Fut: 120 507 15 2 91 6 29 14 183 52 36 15 -----||-----||------| Saturation Flow Module: Adjustment: 0.95 0.98 1.04 0.95 0.98 0.85 0.95 1.00 0.85 0.95 0.96 1.02 Lanes: 1.00 1.95 0.05 1.00 2.00 1.00 1.00 1.00 1.00 0.72 0.28 Final Sat.: 1805 3614 107 1805 3729 1615 1805 1900 1615 1805 1306 544 -----| Capacity Analysis Module: Vol/Sat: 0.07 0.14 0.14 0.00 0.02 0.00 0.02 0.01 0.11 0.03 0.03 0.03 Crit Moves: \*\*\*\* \*\*\*\* 

Note: Queue reported is the number of cars per lane.

### E+P AM Tue May 20, 2014 13:12:19 Page 6-1 COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04) Existing plus Project Conditions

				Al	M Peal	k Hour						
	2000 !					Computa (Future	tion 1	Report	 :			
*****											****	*****
Intersection ********									*****	*****	*****	*****
Cycle (sec):		8	30			Critic	al Vo	l./Car	o.(X):		0.2	284
Cycle (sec): Loss Time (sec)	ec):		9			Averag	e Dela	ay (se	ec/veh)	:	21	.1
Optimal Cycle	e: OP	T.TMTZF	iD (Li			телет	OI Se.	rvice:	:		*****	C *****
Approach:	North Bound			South Bound						West Bound		
Movement:	L - T - R					- R				L - T - R		
Control:	Protected											
Rights:	Include			Include				Inclu	ıde	Include		
_	10 15 15		10 15 15			10	20	20	10 20 20			
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1	0 2	0 1	1	0 1	1 0	1	0 0	1 0	1 (	) 0	1 0
Volume Module												
Base Vol:		596	6	1	289	22	38	6	99	25	18	1
Growth Adj:					1.00	1.00		1.00			1.00	
Initial Bse:			6	1		22	38	6	99	25	18	1
Added Vol:	0		7	1		0	0			19	10	3
PasserByVol:			0	0		0	0	0	0	0	0	0
Initial Fut:		600	13	2	302	22	38	9	99	44	28	4
	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	81	600	13	2	302	22	38	9	99	44	28	4
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:			13	2		22	38	9	99	44	28	4
PCE Adj:			1.00		1.00			1.00			1.00	1.00
MLF Adj:		1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00
FinalVolume:			13		302	22	38				28	4
Saturation F.												
Sat/Lane:				1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:				0.95				0.86			0.98	
Lanes:				1.00	1.88	0.12	1.00	0.09	0.91	1.00	0.87	0.13
Final Sat.:					3352			149			1631	233
Capacity Ana												
Vol/Sat:	-			0 00	0 00	0 00	0 02	0 06	0 06	0 02	0 02	0.02
Crit Moves:	0.04	****	0.01	****	0.09	0.09	0.02	****	0.00	****	0.02	0.02
Green/Cycle:	0.21		0.39		0.31	0.31	0.13	0.25	0.25		0.25	0.25
Volume/Cap:		0.43	0.02		0.29	0.29		0.24	0.24		0.07	0.07
Delay/Veh:		18.2	15.1		21.2	21.2		24.2	24.2	31.8		23.0
User DelAdj:			1.00		1.00	1.00		1.00	1.00	1.00		1.00
AdjDel/Veh:		18.2	15.1		21.2	21.2		24.2	24.2	31.8		23.0
LOS by Move:			В	С	С	С	С	С	С	С	С	С
HCM2kAvgQ:	2		0	0	3	3	1	2	2	1	1	1
******								****	*****	*****	*****	:****
Noto: Ououo	ronor	tod ic	tho r	umbor	of a	are nor	1220					

Note: Queue reported is the number of cars per lane.

### E+P PM Tue May 20, 2014 13:12:42 Page 4-1 COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04) Existing plus Project Conditions

PM Peak Hour

				Pl	M Peal	Hour							
	2000 1					Computa				\			
*****						(Future					*****	****	
Intersection				•	, .			. ,					
**********	****	*****											
Cycle (sec): 0 Loss Time (sec): 0				Critical Vol./Cap.(X): Average Delay (sec/veh									
Loss Time (sec): 0 Optimal Cycle: 0					Level Of Service:						D D		
*****													
	North Bound			L - T - R									
Movement: L - '													
Control:	Stop Sign Include			Stop Sign Include									
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0	
Lanes:						0 1							
Volume Module													
Base Vol:		Ω	0	454	Ω	592	230	0	0	0	4	169	
Growth Adj:						1.00		1.00				1.00	
Initial Bse:			0	454	0	592	230	0	0	0	4	169	
Added Vol:	0		0	11	0	0	0		0	0	0	6	
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0	
Initial Fut:		0	0	465	0	592	230	0	0	0	4	175	
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
PHF Adj:			1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
PHF Volume:	0	0	0	465	0	592	230	0	0	0	4	175	
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0	
Reduced Vol:	0	0	0	465	0	592	230	0	0	0	4	175	
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00		1.00		1.00	1.00	1.00	
	1.00		1.00		1.00	1.00		1.00		1.00	1.00	1.00	
FinalVolume:						592		0		0		175	
Adjustment:				1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Lanes:												1.00	
Final Sat.:								492				539	
Capacity Ana													
Vol/Sat:	XXXX	XXXX	XXXX	0.82	XXXX				XXXX	XXXX	0.01	0.32	
Crit Moves:	0 0	0 0	0 0	21 1	0 0	****			0 0	0 0	0 0	****	
Delay/Veh:									0.0				
Delay Adj:		1.00	1.00		1.00	1.00 29.0		1.00	1.00		1.00	1.00	
AdjDel/Veh: LOS by Move:	0.0	0.0	0.0	31.1	0.0	29.0 D	17.1 C	0.0	0.0	0.0	9.9 A	12.1 B	
ApproachDel:		XXXXX		ט	29.9	ט	C	17.1			12.0	Ь	
Delay Adj:		XXXXX			1.00			1.00			1.00		
ApprAdjDel:		XXXXX			29.9			17.1			12.0		
LOS by Appr:	^2	*			29.9 D			C C			12.0		
AllWayAvgQ:	0.0	0.0	0.0	3.5		4.1	0.9	0.0	0.0	0.0	0.0	0.4	
*****													

Note: Queue reported is the number of cars per lane.

COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04)
Existing plus Project Conditions

PM Peak Hour

Level Of Service Computation Report 2000 HCM Operations Method (Future Volume Alternative) \* Intersection #2 Perris Bl. (NS) / Sunnymead Ranch Pkwy. (EW) \* Cycle (sec): 70
Loss Time (sec): 9 Critical Vol./Cap.(X): 0.259 Loss Time (sec): 9 Average Delay (sec/veh):
Optimal Cycle: OPTIMIZED Level Of Service: \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||-----||------| -----| Volume Module: Base Vol: 129 165 17 4 435 21 6 28 115 7 14 Initial Bse: 129 165 17 4 435 21 6 28 115 7 14 3 Added Vol: 0 2 14 7 4 0 0 14 0 9 9 4 PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 Initial Fut: 129 167 31 11 439 21 6 42 115 16 23 7 -----|----||------| Saturation Flow Module: Adjustment: 0.95 0.96 1.02 0.95 0.98 0.85 0.95 1.00 0.85 0.95 0.97 1.03 Lanes: 1.00 1.70 0.30 1.00 2.00 1.00 1.00 1.00 1.00 1.00 0.78 0.22 Final Sat.: 1805 3099 575 1805 3729 1615 1805 1900 1615 1805 1427 434 -----| Capacity Analysis Module: Vol/Sat: 0.07 0.05 0.05 0.01 0.12 0.01 0.00 0.02 0.07 0.01 0.02 0.02 Crit Moves: \*\*\*\* \*\*\*\* LOS by Move: C C C C C C B B C C HCM2kAvgQ: 3 2 2 0 6 0 0 1 2 0 1 1

Note: Queue reported is the number of cars per lane.

#### COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04)

Existing plus Project Conditions PM Peak Hour

2	2000 E					Computa (Future				ve)		
******											****	*****
Intersection ********									*****	*****	****	*****
Cycle (sec): Loss Time (sec) Optimal Cycle ************************************	e: OP:	rimizi	35 9 ED *****	****		Critic Averag Level	e Dela Of Sei	ay (se cvice:	ec/veh)	:		).6 C
Approach: Movement:	L -	- T	- R	L -	- T	- R	L -	- T	- R	L -	- Т	- R
Control: Rights: Min. Green: Y+R: Lanes:	10 4.0 1	Inclu 15 4.0	15 4.0 0 1	10 4.0 1 (	Inclu 15 4.0	15 4.0 1 0	10 4.0 1	Inclu 20 4.0	20 4.0 1 0	10 4.0 1 (	Inclu 20 4.0	20 4.0 1 0
PHF Adj: PHF Volume: Reduct Vol: Reduced Vol: PCE Adj: MLF Adj: FinalVolume:	41 1.00 41 0 0 41 1.00 1.00 41 1.00 1.00 41 1.00 1.00 41 1.00 0 0 0 0 0 0 0 0 0 0 0 0	1.00 283 14 0 297 1.00 1.00 297 0 297 1.00 297 1.00 297	1.00 22 22 0 44 1.00 1.00 44 0 44 1.00 1.00 44	1.00 5 4 0 9 1.00 1.00 9 1.00 1.00 9 1.00 1.00 9 1.00 1.00	9 0 524 1.00 1.00 524 0 524 1.00 1.00 524	1.00 37 0 0 37 1.00 1.00 37 0 37 1.00 1.00 37 1.00 1.00	26 0 0 26 1.00 1.00 26 0 26 1.00 1.00 26 1.00	1.00 9 11 0 20 1.00 1.00 20 0 20 1.00 1.00 20	1.00 66 0 0 66 1.00 1.00 66 1.00 1.00 66 1.00 1.00 66	1900 0.95	1 6 0 7 1.00 1.00 7 0 7	2 1.00 2 2 0 4 1.00 1.00 4 1.00 1.00 4   1900 0.95 0.36
Final Sat.:	1805	3610	1615	1805	3358	237	1805	420	1387	1805	1143	653
Capacity Anal	Lysis	Modu		'	0.16	1		0.05	0.05	'	0.01	0.01
Crit Moves: Green/Cycle: Volume/Cap: Delay/Veh: User DelAdj: AdjDel/Veh:	**** 0.12 0.19 34.3 1.00 34.3	0.32 0.25 21.2 1.00 21.2	0.32 0.08 20.0 1.00 20.0	0.22 0.02 26.2 1.00 26.2	**** 0.42 0.37 16.9 1.00 16.9	0.42 0.37 16.9 1.00 16.9	0.12 0.12 33.8 1.00 33.8	**** 0.24 0.20 26.3 1.00 26.3	0.24 0.20 26.3 1.00 26.3	**** 0.12 0.16 34.1 1.00 34.1	0.24 0.03 25.0 1.00 25.0	0.24 0.03 25.0 1.00 25.0
LOS by Move: HCM2kAvgQ:	1	3	B 1 *****	C 0	5		1	2		1	C 0	C 0

Note: Queue reported is the number of cars per lane.

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### E+P AM Tue May 20, 2014 13:44:04 Page 4-1 COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04) Existing plus Project Conditions

Level Of Service Computation Report   2000 HCM Operations Method (Future Volume Alternative)   1			Ž	AM Pea			TH IMP		ENTS				
Intersection													
Intersection #1 Reche Vista Dr. (NS) / Heacock St. (EW)  ***********************************		2000 HCM Operations Method (Future Volume Alternative)											
Cycle (sec): 90													
Average Delay (sec/veh):						****	*****	****	****				*****
Approach: North Bound	Cycle (sec):	,	9(	)									
Approach: North Bound Movement: L - T - R	Loss Time (se	ec): optin	י וחספות ומספות	9			Averag	e Dela	ay (se	ec/veh)	:	15	
Movement:   L - T - R   L - T - R   L - T - R   L - T - R   L - T - R   T - R   T - R   T - R   T - T R   T - T R   T - R   T - T R   T - R   T - T R   T - R   T - R   T - T R   T - R   T - T R   T - R   T - T R   T - R   T - R   T - T R   T - R   T - T R   T - R   T - R   T - T R   T - R   T - R   T - R   T - T R   T - R   T - R   T - T R   T - R   T - R   T - T R   T - R   T - T R   T - R   T - T R   T - R   T - T R   T - R   T - R   T - T R   T - R   T - T R   T - R   T - T R												****	_
Control:   Split Phase	Approach:	North	n Boi	ınd	Soi	ıth Bo	und	Εä	ast Bo	und	W∈	est Bo	ound
Control: Split Phase													
Min. Green: 0 0 0 20 0 20 10 10 0 0 15 0 Y+R: 4.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0													
Min. Green: 0 0 0 20 0 20 10 10 0 0 0 15 0  Y+R: 4.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0		SPILI	i Piid neliid	ise de	sp.	Inclu	.ase de	P.	Incli	.ea ide	E	Tanoi	re re
Lanes: 0 0 0 0 0 1 0 0 1 1 1 0 0 0 0 1 0 0 1 0 1 0 1 0 0 0 1 0 1 0 1 0 0 1 0 1 0 0 1 0 1 0 0 1 0 1 0 0 1 0 1 0 0 1 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0					20	0	20					_	
Volume Module: Base Vol: 0 0 0 78 0 122 522 3 0 0 5 545 Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0	Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Volume Module: Base Vol: 0 0 0 78 0 122 522 3 0 0 5 545 Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0													
Base Vol: 0 0 0 78 0 122 522 3 0 0 5 545 Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0								1					
Initial Bse: 0 0 0 78 0 122 522 3 0 0 5 545 Added Vol: 0 0 0 3 0 0 0 0 0 0 0 0 0 0 0 10 PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 10 Initial Fut: 0 0 0 81 0 122 522 3 0 0 5 555 User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0			0	0	78	0	122	522	3	0	0	5	545
Added Vol: 0 0 0 0 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0													
PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0													
Initial Fut: 0 0 0 81 0 122 522 3 0 0 5 555  User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0	PasserByVol:	0											
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0	Initial Fut:	0											
PHF Volume: 0 0 0 81 0 122 522 3 0 0 5 0 Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 Reduced Vol: 0 0 0 81 0 122 522 3 0 0 0 5 PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0	User Adj:		.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	_												
Reduced Vol: 0 0 0 81 0 122 522 3 0 0 5 0  PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0													
PCE Adj:         1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00													
FinalVolume: 0 0 0 81 0 122 522 3 0 0 5 0													0.00
Saturation Flow Module: Sat/Lane: 1900 1900 1900 1900 1900 1900 1900 190	_												
Saturation Flow Module:  Sat/Lane: 1900 1900 1900 1900 1900 1900 1900 190													-
Sat/Lane: 1900 1900 1900 1900 1900 1900 1900 190					1								
Lanes: 0.00 0.00 0.00 1.00 0.00 1.00 1.00 1.0				1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Final Sat.: 0 0 0 1805 0 1615 1805 1900 0 0 1900 1900 1900 1900 1900 190	_												
Capacity Analysis Module:  Vol/Sat: 0.00 0.00 0.00 0.04 0.00 0.08 0.29 0.00 0.00 0.00 0.00 0.00 Crit Moves: **** ****  Green/Cycle: 0.00 0.00 0.00 0.22 0.00 0.22 0.51 0.68 0.00 0.00 0.17 0.00 Volume/Cap: 0.00 0.00 0.00 0.20 0.00 0.34 0.57 0.00 0.00 0.00 0.02 0.00 Delay/Veh: 0.0 0.0 0.0 28.8 0.0 30.0 16.0 4.7 0.0 0.0 31.4 0.0 User DelAdj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0													
Capacity Analysis Module:  Vol/Sat: 0.00 0.00 0.00 0.04 0.00 0.08 0.29 0.00 0.00 0.00 0.00 0.00  Crit Moves: **** **** ****  Green/Cycle: 0.00 0.00 0.00 0.22 0.00 0.22 0.51 0.68 0.00 0.00 0.17 0.00  Volume/Cap: 0.00 0.00 0.00 0.20 0.00 0.34 0.57 0.00 0.00 0.00 0.02 0.00  Delay/Veh: 0.0 0.0 0.0 28.8 0.0 30.0 16.0 4.7 0.0 0.0 31.4 0.0  User DelAdj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0													
Crit Moves:					'		1	1		ı	1		'
Green/Cycle: 0.00 0.00 0.00 0.22 0.00 0.22 0.51 0.68 0.00 0.00 0.17 0.00 Volume/Cap: 0.00 0.00 0.00 0.20 0.00 0.34 0.57 0.00 0.00 0.00 0.02 0.00 Delay/Veh: 0.0 0.0 0.0 28.8 0.0 30.0 16.0 4.7 0.0 0.0 31.4 0.0 User DelAdj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0		0.00 0	.00	0.00		0.00	0.08		0.00	0.00	0.00		0.00
Volume/Cap: 0.00 0.00 0.00 0.20 0.00 0.34 0.57 0.00 0.00 0.00 0.00 0.00 0.00 Delay/Veh: 0.0 0.0 0.0 28.8 0.0 30.0 16.0 4.7 0.0 0.0 31.4 0.0 User DelAdj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0		0 00 0	0.0	0 00		0 00	0 00		0 60	0 00	0 00		0 00
Delay/Veh: 0.0 0.0 0.0 28.8 0.0 30.0 16.0 4.7 0.0 0.0 31.4 0.0 User DelAdj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0													
User DelAdj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0													
LOS by Move: A A A C A C B A A C A HCM2kAvgQ: 0 0 0 2 0 3 10 0 0 0 0													
HCM2kAvgQ: 0 0 0 2 0 3 10 0 0 0 0	-												
	_												
											-		-

Note: Queue reported is the number of cars per lane.

COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04)

Existing plus Project Conditions PM Peak Hour - WITH IMPROVEMENTS

2000 HCM Operatio	f Service Computation Report ns Method (Future Volume Alternative)
Intersection #1 Reche Vista D	
Cycle (sec): 85 Loss Time (sec): 9 Optimal Cycle: OPTIMIZED	Critical Vol./Cap.(X): 0.555 Average Delay (sec/veh): 19.4 Level Of Service: B ************************************
Movement: L - T - R	
Control: Split Phase Rights: Include Min. Green: 0 0 0 Y+R: 4.0 4.0 4.0 Lanes: 0 0 0 0 0	
Volume Module:  Base Vol: 0 0 0  Growth Adj: 1.00 1.00 1.00  Initial Bse: 0 0 0  Added Vol: 0 0 0  PasserByVol: 0 0 0  Initial Fut: 0 0 0  User Adj: 1.00 1.00 1.00  PHF Adj: 1.00 1.00 1.00  PHF Volume: 0 0 0  Reduct Vol: 0 0 0  Reduced Vol: 0 0 0  PCE Adj: 1.00 1.00 1.00  MLF Adj: 1.00 1.00 1.00  FinalVolume: 0 0 0	454       0       592       230       0       0       0       4       169         1.00       0
Saturation Flow Module: Sat/Lane: 1900 1900 1900 Adjustment: 1.00 1.00 1.00 Lanes: 0.00 0.00 0.00 Final Sat.: 0 0 0	1900 1900 1900 1900 1900 1900 1900 1900
Capacity Analysis Module: Vol/Sat: 0.00 0.00 0.00 Crit Moves:	0.26 0.00 0.37 0.13 0.00 0.00 0.00 0.00 0.00
Green/Cycle: 0.00 0.00 0.00 Volume/Cap: 0.00 0.00 0.00 0.00 Delay/Veh: 0.0 0.0 1.00 1.00 AdjDel/Veh: 0.0 0.0 0.0 LOS by Move: A A A HCM2kAvgQ: 0 0 0 0 *****************************	0.53 0.00 0.53 0.19 0.00 0.00 0.00 0.18 0.00 0.48 0.00 0.69 0.69 0.00 0.00 0.00 0.01 0.00 12.9 0.0 17.0 38.3 0.0 0.0 1.00 1.00 1.00 1.00 1.00 1.00

Note: Queue reported is the number of cars per lane.

# **ATTACHMENT "H"**

GENERAL PLAN BUILDOUT (POST-2035) WITHOUT PROJECT CONDITIONS INTERSECTION **OPERATIONS ANALYSIS WORKSHEETS** 



Mon Jun 23, 2014 15:04:08 \_\_\_\_\_\_

COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04) General Plan Buildout (Post-2035) Without Project Conditions AM Peak Hour

Level Of Service Computation Report 2000 HCM Operations Method (Base Volume Alternative) \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Intersection #1 Perris Bl. (NS) / Reche Vista Dr. (EW) \* Cycle (sec): 65 Critical Vol./Cap.(X):
Loss Time (sec): 12 Average Delay (sec/veh):
Optimal Cycle: OPTIMIZED Level Of Service: Critical Vol./Cap.(X): 0.621 \* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||-----||------| -----| Volume Module: Base Vol: 26 1213 0 0 270 275 753 0 28 0 0 Initial Bse: 26 1213 0 0 270 275 753 0 28 0 0 0 -----||-----||------| Saturation Flow Module: Adjustment: 0.95 0.95 1.00 1.00 0.95 0.85 0.95 1.00 0.85 1.00 1.00 1.00 Final Sat.: 1805 3610 0 0 3610 1615 1805 0 1615 0 0 -----||-----||-----| Capacity Analysis Module: Vol/Sat: 0.01 0.34 0.00 0.00 0.07 0.17 0.42 0.00 0.02 0.00 0.00 0.00 Crit Moves: \*\*\*\* \*\*\*\* Green/Cycle: 0.15 0.38 0.00 0.00 0.23 0.66 0.43 0.00 0.43 0.00 0.00 0.00 \* Note: Queue reported is the number of cars per lane. \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

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AM Peak Hour

Level Of Service Computation Report 2000 HCM Operations Method (Base Volume Alternative) \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Intersection #2 Perris Bl. (NS) / Sunnymead Ranch Pkwy. (EW) \* Cycle (sec): 110 Critical Vol./Cap.(X): 0.657
Loss Time (sec): 9 Average Delay (sec/veh): 39.3
Optimal Cycle: OPTIMIZED Level Of Service: D \* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||-----||------| -----| Volume Module: Base Vol: 276 1107 34 6 269 22 59 25 380 105 35 25 Initial Bse: 276 1107 34 6 269 22 59 25 380 105 35 25 -----||-----||------| Saturation Flow Module: Adjustment: 0.95 0.98 1.04 0.95 0.98 0.85 0.95 1.00 0.85 0.95 0.94 1.00 Lanes: 1.00 1.94 0.06 1.00 2.00 1.00 1.00 1.00 1.00 1.00 0.60 0.40 Final Sat.: 1805 3610 111 1805 3729 1615 1805 1900 1615 1805 1066 762 -----| Capacity Analysis Module: Vol/Sat: 0.15 0.31 0.31 0.00 0.07 0.01 0.03 0.01 0.24 0.06 0.03 0.03 Crit Moves: \*\*\*\* \*\*\*\* Green/Cycle: 0.24 0.37 0.37 0.09 0.22 0.22 0.28 0.28 0.28 0.18 0.18 0.18 \* Note: Queue reported is the number of cars per lane.

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\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04)

General Plan Buildout (Post-2035) Without Project Conditions

AM Peak Hour

AM Peak Hour Level Of Service Computation Report 2000 HCM Operations Method (Base Volume Alternative) \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Intersection #3 Perris Bl. (NS) / Manzanita Ave. (EW) \* Cycle (sec): 80 Critical Vol./Cap.(X):
Loss Time (sec): 9 Average Delay (sec/veh):
Optimal Cycle: OPTIMIZED Level Of Service: Critical Vol./Cap.(X): 0.578 27.2 \* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||-----||------| 
 Control:
 Protected
 Protected
 Protected
 Protected
 Protected
 Protected
 Protected
 Include
 Include
 Include
 Include
 Include
 Include
 Year
 Accordance
  -----| Volume Module: Base Vol: 240 1082 26 4 682 55 88 25 317 35 37 13 Initial Bse: 240 1082 26 4 682 55 88 25 317 35 37 13 -----||-----||------| Saturation Flow Module: Adjustment: 0.95 0.95 0.85 0.95 0.94 1.03 0.95 0.86 0.95 0.95 0.96 0.96 Lanes: 1.00 2.00 1.00 1.00 1.86 0.14 1.00 0.08 0.92 1.00 0.74 0.26 Final Sat.: 1805 3610 1615 1805 3326 268 1805 131 1656 1805 1351 475 -----||-----||------| Capacity Analysis Module: Vol/Sat: 0.13 0.30 0.02 0.00 0.21 0.21 0.05 0.19 0.19 0.02 0.03 0.03 Crit Moves: \*\*\*\* \*\*\*\* \*\*\*\* Green/Cycle: 0.20 0.39 0.39 0.13 0.31 0.31 0.13 0.25 0.25 0.13 0.25 0.25 \* Note: Queue reported is the number of cars per lane.

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\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

PM Peak Hour

Level Of Service Computation Report 2000 HCM Operations Method (Base Volume Alternative) \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Intersection #1 Perris Bl. (NS) / Reche Vista Dr. (EW) \* Cycle (sec): 120 Critical Vol./Cap.(X):
Loss Time (sec): 12 Average Delay (sec/veh):
Optimal Cycle: OPTIMIZED Level Of Service: Critical Vol./Cap.(X): 0.767 \* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||-----||------| -----| Volume Module: Initial Bse: 15 317 0 0 1233 1101 373 0 13 0 0 -----||-----||-----| Saturation Flow Module: Adjustment: 0.95 0.95 1.00 1.00 0.95 0.85 0.95 1.00 0.85 1.00 1.00 1.00 Final Sat.: 1805 3610 0 0 3610 1615 1805 0 1615 0 0 -----||-----||-----| Capacity Analysis Module: Vol/Sat: 0.01 0.09 0.00 0.00 0.34 0.68 0.21 0.00 0.01 0.00 0.00 0.00 Crit Moves: \*\*\*\* \*\*\*\* Green/Cycle: 0.08 0.65 0.00 0.00 0.57 0.82 0.25 0.00 0.25 0.00 0.00 0.00 

Note: Queue reported is the number of cars per lane. 

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\*

PM Peak Hour

Level Of Service Computation Report 2000 HCM Operations Method (Base Volume Alternative) \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Intersection #2 Perris Bl. (NS) / Sunnymead Ranch Pkwy. (EW) \* Cycle (sec): 120 Critical Vol./Cap.(X):
Loss Time (sec): 9 Average Delay (sec/veh):
Optimal Cycle: OPTIMIZED Level Of Service: Critical Vol./Cap.(X): 0.618 63.0 \* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||-----||------| -----| Volume Module: Base Vol: 323 336 86 20 1239 59 17 52 257 59 31 17 Initial Bse: 323 336 86 20 1239 59 17 52 257 59 31 17 -----| Saturation Flow Module: Adjustment: 0.95 0.95 1.01 0.95 0.98 0.85 0.95 1.00 0.85 0.95 0.95 1.01 Lanes: 1.00 1.61 0.39 1.00 2.00 1.00 1.00 1.00 1.00 1.00 0.66 0.34 Final Sat.: 1805 2913 746 1805 3729 1615 1805 1900 1615 1805 1188 652 -----| Capacity Analysis Module: Vol/Sat: 0.18 0.12 0.12 0.01 0.33 0.04 0.01 0.03 0.16 0.03 0.03 0.03 Crit Moves: \*\*\*\* \*\*\*\* \*\*\*\* Green/Cycle: 0.18 0.30 0.30 0.20 0.33 0.33 0.26 0.26 0.26 0.17 0.17 0.17 \* Note: Queue reported is the number of cars per lane. \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

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PM Peak Hour

			PI	M Peak	Hour						
		Level C	of Com		'omput a	+ion	Poport				
	2000 HCM								e)		
*****	*****	*****	****	*****	****	****	****	*****	*****	***	*****
Intersection								****	*****	***	****
Cycle (sec):					Critic						
Loss Time (se		9			Averag	e Del	ay (se	c/veh)		27	
Optimal Cycle					Level	Of Se	rvice:	ec/veh)			С
*****	*****	*****								***	*****
Approach:	North B	ound	Son	uth Bo	und	E	ast Bo	und	Wes	t Bo	und
Movement:	L - T				- R		- T		L -		
Control:	Protec	ted			ed	P:	rotect	ed	Pro	tect	ed
Rights:	Incl			Inclu			Inclu			nclu	
Min. Green:	10 15		10		15	10		20	10	20	20
Y+R:	4.0 4.0			4.0	4.0		4.0	4.0		4.0	4.0
Lanes:	1 0 2				1 0			1 0	1 0		
Valuma Madul											
Volume Module Base Vol:		42	21	1232	146	60	50	108	40	24	13
Growth Adj:				1.00	1.00		1.00	1.00	1.00 1		1.00
Initial Bse:				1232	146	60	50	108	40	24	13
User Adj:	1.00 1.00			1.00	1.00		1.00	1.00	1.00 1		1.00
PHF Adj:	1.00 1.00			1.00	1.00		1.00	1.00	1.00 1		1.00
PHF Volume:	184 685			1232	146	60	50	108	40	2.4	13
	0 0		0	0	0	0	0	0	0	0	0
Reduced Vol:				1232	146	60	50	108	40	24	13
PCE Adj:				1.00	1.00		1.00	1.00	1.00 1		1.00
MLF Adj:			1.00	1.00	1.00	1.00	1.00	1.00	1.00 1	.00	1.00
FinalVolume:	184 685	42		1232	146	60	50	108	40	24	13
Saturation F	low Module	:									
Sat/Lane:	1900 1900	1900	1900	1900	1900		1900	1900	1900 1	900	1900
Adjustment:	0.95 0.95	0.85	0.95	0.93	1.03		0.90	0.99	0.95 0		0.95
Lanes:	1.00 2.00			1.81	0.19		0.34	0.66	1.00 0		0.35
Final Sat.:				3207	380		575	1242	1805 1		632
~	1	,									
Capacity Ana			0 01	0 00	0 00	0 00	0 00	0 00	0 00 0	0.0	0 00
Vol/Sat:	0.10 0.19 ****	0.03	0.01	0.38	0.38	0.03	0.09	0.09	0.02 0	.02	0.02
Crit Moves:		0 44	0 01		0 51	0 00		0 10		1.0	0 10
<pre>Green/Cycle: Volume/Cap:</pre>				0.51 0.75	0.51 0.75		0.18	0.18	0.09 0		0.18 0.11
_ ,											
Delay/Veh: User DelAdj:				23.2	23.2		41.4	41.4	47.3 3 1.00 1		37.7 1.00
	58.2 21.8			23.2	23.2		41.4	41.4	47.3 3		37.7
LOS by Move:	E C		34.9 C	23.2 C	23.2 C	40.4 D	D D	41.4 D	47.3 3 D	) . / D	D
HCM2kAvqQ:	8 8		1	18	19	2	5	5	1	1	1
*******										_	
Note: Queue	reported i	s the n	number	of ca	ırs per	lane					
*****	, , x x x x x x x x	^ × × × × × ×	×××××	^ × × × × ×	^ × × × × ×	^ × × × × × .	^ × × × × ×	· × × × × ×	^ × × × × × ×	× × × ×	^ * * * * *

ATTACHMENT "I"
GENERAL PLAN BUILDOUT (POST-2035) WITH PROJECT CONDITIONS INTERSECTION
OPERATIONS ANALYSIS WORKSHEETS

AM Peak Hour

Level Of Service   Computation   Report   2000 RCM Operations   Method (Future Volume Alternative)													
Thersection #1 Perris Bl. (NS) / Reche Vista Dr. (EW)  ***********************************							-		-				
Intersection #1 Perris B1. (NS) / Reche Vista Dr. (EW)												. + + + + .	L + + + + + + +
Cycle (sec): 65											~ ~ ~ ~ ~ ~ ~		
Loss Time (sec): 12										*****	****	****	*****
Optimal Cycle: OPTIMIZED	Cycle (sec):			65			Critic	al Vol	L./Car	o.(X):		0.6	522
Approach: North Bound South Bound East Bound West Bound Control: Protected Over 1	Loss Time (se	ec):		12			Average	e Dela	ay (se	ec/veh)	:	2	7.6
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	Optimal Cycle	e: OPI	CIMIZE	ED			Level	Of Sei	rvice	:			С
Movement:         L - T - R <t< td=""><td>******</td><td>*****</td><td>****</td><td>*****</td><td>****</td><td>****</td><td>*****</td><td>****</td><td>****</td><td>*****</td><td>*****</td><td>****</td><td>*****</td></t<>	******	*****	****	*****	****	****	*****	****	****	*****	*****	****	*****
Control: Protected Permitted Split Phase Rights: Include Ov1 Include Include Min. Green: 10 10 10 0 15 15 20 0 20 0 0 0 0 74.    Y+R: 4.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0 4.0	Approach:	Nor	rth Bo	ound	Sou	ith Bo	ound	Εā	ast Bo	ound	W∈	est Bo	ound
Control:         Protected         Permitted         Split Phase Include         Split Phase Include         Split Phase Include           Min. Green:         10         10         0         0         15         15         20         0         20         0													
Rights:													
Min. Green: 10 10 0 0 15 15 20 0 20 0 0 0 0 0 Y+R:	Control:	Pr	rotect	ted	I	Permit	ted	Spl	lit Ph	nase	Spl	it Ph	nase
Y+R:	Rights:												ıde
Lanes:											-	-	-
Volume Module:  Base Vol:													
Volume Module: Base Vol:													
Base Vol: 26 1213 0 0 270 275 753 0 28 0 0 0 1.00 Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0													
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0			1213	0	0	270	275	753	0	2.8	0	0	0
Initial Bse: 26 1213 0 0 270 275 753 0 28 0 0 0 0 Added Vol: 0 10 0 0 0 3 0 0 0 0 0 0 0 0 0 0 0 0 0													-
Added Vol: 0 10 0 0 0 3 0 0 0 0 0 0 0 0 0 0 0 0 0	_												
PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0												-	-
Initial Fut: 26 1223 0 0 273 275 753 0 28 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0												Ŭ	
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0	_			0	0				0		0	0	0
PHF Volume: 26 1223 0 0 273 275 753 0 28 0 0 0 0 Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0					1.00				1.00		1.00	1.00	1.00
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Reduced Vol: 26 1223 0 0 273 275 753 0 28 0 0 0 0 PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0	PHF Volume:	26	1223	0	0	273	275	753	0	28	0	0	0
PCE Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0	Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
MLF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0	Reduced Vol:	26	1223	0	0	273	275	753	0	28	0	0	0
FinalVolume: 26 1223 0 0 273 275 753 0 28 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Saturation Flow Module: Sat/Lane: 1900 1900 1900 1900 1900 1900 1900 190	_											1.00	
Saturation Flow Module:  Sat/Lane: 1900 1900 1900 1900 1900 1900 1900 190				-	-	273	275	753	0	28	0	0	0
Sat/Lane: 1900 1900 1900 1900 1900 1900 1900 190				1									
Adjustment: 0.95 0.95 1.00 1.00 0.95 0.85 0.95 1.00 0.85 1.00 1.00 1.00 Lanes: 1.00 2.00 0.00 0.00 2.00 1.00 1.00 0.00 1.00 0.00 0					1000	1000	1000	1000	1000	1000	1000	1 0 0 0	1000
Lanes: 1.00 2.00 0.00 0.00 2.00 1.00 1.00 0.00 1.00 0.00 0													
Final Sat.: 1805 3610 0 0 3610 1615 1805 0 1615 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	_												
Capacity Analysis Module:  Vol/Sat:													
Vol/Sat:       0.01 0.34 0.00 0.00 0.08 0.17 0.42 0.00 0.02 0.00 0.00 0.00         Crit Moves:       ****       ****       ****         Green/Cycle:       0.15 0.38 0.00 0.00 0.23 0.66 0.43 0.00 0.43 0.00 0.00 0.00       0.00 0.00 0.00 0.00         Volume/Cap:       0.09 0.88 0.00 0.00 0.33 0.26 0.97 0.00 0.04 0.00 0.00 0.00         Delay/Veh:       23.8 25.5 0.0 0.0 21.0 4.6 42.7 0.0 10.7 0.0 0.0 1.00 1.00 1.00         AdjDel/Veh:       23.8 25.5 0.0 0.0 21.0 4.6 42.7 0.0 10.7 0.0 0.0 0.0				-									-
Crit Moves: ****							'	'		'	1		'
Green/Cycle: 0.15 0.38 0.00 0.00 0.23 0.66 0.43 0.00 0.43 0.00 0.00 0.00 Volume/Cap: 0.09 0.88 0.00 0.00 0.33 0.26 0.97 0.00 0.04 0.00 0.00 0.00 Delay/Veh: 23.8 25.5 0.0 0.0 21.0 4.6 42.7 0.0 10.7 0.0 0.0 0.0 User DelAdj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0	Vol/Sat:	0.01	0.34	0.00	0.00	0.08	0.17	0.42	0.00	0.02	0.00	0.00	0.00
Volume/Cap: 0.09 0.88 0.00 0.00 0.33 0.26 0.97 0.00 0.04 0.00 0.00 0.00 Delay/Veh: 23.8 25.5 0.0 0.0 21.0 4.6 42.7 0.0 10.7 0.0 0.0 0.0 User DelAdj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0	Crit Moves:	****				****		****					
Delay/Veh: 23.8 25.5 0.0 0.0 21.0 4.6 42.7 0.0 10.7 0.0 0.0 0.0 User DelAdj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0	<pre>Green/Cycle:</pre>	0.15	0.38	0.00	0.00	0.23	0.66	0.43	0.00	0.43	0.00	0.00	0.00
User DelAdj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.0	Volume/Cap:	0.09	0.88	0.00	0.00	0.33	0.26	0.97	0.00		0.00	0.00	0.00
AdjDel/Veh: 23.8 25.5 0.0 0.0 21.0 4.6 42.7 0.0 10.7 0.0 0.0 0.0	Delay/Veh:	23.8	25.5				4.6						
	_												
	_												
	LOS by Move:	С	С	A	A	С	A	D	A	В	A	A	A
HCM2kAvgQ: 0 12 0 0 3 2 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	J ~						2	19	()	0	()	()	0

Note: Queue reported is the number of cars per lane.

AM Peak Hour Level Of Service Computation Report 2000 HCM Operations Method (Future Volume Alternative) \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Intersection #2 Perris Bl. (NS) / Sunnymead Ranch Pkwy. (EW) \* Cycle (sec): 110
Loss Time (sec): 9 Critical Vol./Cap.(X): Loss Time (sec):

Optimal Cycle: OPTIMIZED

CITCLEAT VOI./cap.(X).

Average Delay (sec/veh):

Level Of Service: \* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||-----||------| -----| Volume Module: Base Vol: 276 1107 34 6 269 22 59 25 380 105 35 25 Initial Bse: 276 1107 34 6 269 22 59 25 380 105 35 25 Added Vol: 0 3 4 2 1 0 0 4 0 13 13 6 PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0 1 Initial Fut: 276 1110 38 8 270 22 59 29 380 118 48 31 -----||-----||------| Saturation Flow Module: Adjustment: 0.95 0.98 1.04 0.95 0.98 0.85 0.95 1.00 0.85 0.95 0.94 1.00 Lanes: 1.00 1.94 0.06 1.00 2.00 1.00 1.00 1.00 1.00 1.00 0.62 0.38 Final Sat.: 1805 3595 123 1805 3729 1615 1805 1900 1615 1805 1114 719 -----| Capacity Analysis Module: Vol/Sat: 0.15 0.31 0.31 0.00 0.07 0.01 0.03 0.02 0.24 0.07 0.04 0.04 Crit Moves: \*\*\*\* \*\*\* \*\*\* 

Note: Queue reported is the number of cars per lane.

AM Peak Hour

Level Of Service Computation Report 2000 HCM Operations Method (Future Volume Alternative) \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Intersection #3 Perris Bl. (NS) / Manzanita Ave. (EW) \* Cycle (sec): 80 Critical Vol./Cap.(X):
Loss Time (sec): 9 Average Delay (sec/veh):
Optimal Cycle: OPTIMIZED Level Of Service: Critical Vol./Cap.(X): \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||----||-----| 
 Control:
 Protected
 Protected
 Protected
 Protected
 Protected
 Protected
 Protected
 Include
 Include
 Include
 Include
 Include
 Include
 Year
 Accordance
  -----| Volume Module: Base Vol: 240 1082 26 4 682 55 88 25 317 35 37 13 Initial Bse: 240 1082 26 4 682 55 88 25 317 35 37 13 Added Vol: 0 4 7 1 13 0 0 3 0 19 10 3 PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0 1 Initial Fut: 240 1086 33 5 695 55 88 28 317 54 47 16 -----||-----||------| Saturation Flow Module: Adjustment: 0.95 0.95 0.85 0.95 0.94 1.03 0.95 0.86 0.95 0.95 0.96 0.96 Lanes: 1.00 2.00 1.00 1.00 1.87 0.13 1.00 0.09 0.91 1.00 0.75 0.25 Final Sat.: 1805 3610 1615 1805 3331 264 1805 145 1642 1805 1364 464 -----| Capacity Analysis Module: Vol/Sat: 0.13 0.30 0.02 0.00 0.21 0.21 0.05 0.19 0.19 0.03 0.03 0.03 Crit Moves: \*\*\*\* \*\*\*\* 

Note: Queue reported is the number of cars per lane.

GPBO WP PM Mon Jun 23, 2014 15:05:29 Page 2-1

COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04) General Plan Buildout (Post-2035) With Project Conditions PM Peak Hour

			Level O			-		-				
			peratio									
******									****	****	****	****
Intersection *******									*****	****	*****	*****
Cycle (sec):		12	20			Critica	al Vol	l./Cap	(X):		0.7	767
Loss Time (se	ec):		12			Average		_		:	19	0.1
Optimal Cycle	e: OP1	CIMIZE	ΞD			Level		_				В
*****				****	****	*****	****	*****	*****	****	*****	*****
Approach:	Nor	rth Bo	ound	Soı	ith Bo	ound	Εá	ast Bo	und	We	est Bo	ound
Movement:	L -	- T	- R			- R	L -	- T	- R	L -	- T	- R
			ted									
Rights:		Incl			Ovl		1		ıde	1	Incli	
Min. Green:		10	0	0	15	15	20	0	20	0	0	0
Y+R:	4.0			4.0		4.0		4.0	4.0			4.0
Lanes:	1 (	) 2	0 0	0 (	) 2	0 1	1 (	0 0	0 1	0 (	0 0	0 0
	'											
Volume Module												
Base Vol:	15	317	0		1233	1101	373	0	13	0	0	0
Growth Adj:			1.00		1.00	1.00	1.00		1.00		1.00	1.00
Initial Bse:		317	0		1233	1101	373	0	13	0	0	0
Added Vol:	0	6	0	0	11	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:		323	0		1244	1101	373	0	13	0	0	0
User Adj:	1.00		1.00	1.00		1.00		1.00	1.00		1.00	1.00
PHF Adj:	1.00		1.00	1.00		1.00		1.00	1.00		1.00	1.00
PHF Volume:	15	323	0		1244	1101	373	0	13	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:		323	0		1244	1101	373	0	13	0	0	0
PCE Adj:			1.00		1.00	1.00		1.00	1.00		1.00	1.00
_	1.00		1.00		1.00	1.00	1.00		1.00		1.00	1.00
FinalVolume:			0		1244	1101	373	0	13	. 0	0	0
Saturation Fl	'											
Sat/Lane:	1900		1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
	0.95		1.00		0.95	0.85		1.00	0.85		1.00	1.00
Lanes:	1.00		0.00		2.00	1.00		0.00	1.00		0.00	0.00
	1805		0.00		3610	1615	1805	0.00	1615	0.00	0.00	0.00
												-
Capacity Anal				I		ı	1		'	1		1
			0.00	0.00	0.34	0.68	0.21	0.00	0.01	0.00	0.00	0.00
Crit Moves:	****	0.03	0.00	0.00	0.01	****	****	0.00	0.01	••••	0.00	•••
Green/Cycle:	0 08	0 65	0 00	0.00	0 57	0.82	0 25	0.00	0.25	0.00	0 00	0.00
Volume/Cap:	0.10		0.00	0.00		0.83	0.83		0.03	0.00		0.00
Delay/Veh:	51.1		0.0		17.5	11.1	55.6	0.0	34.3	0.0	0.0	0.0
User DelAdj:			1.00	1.00		1.00		1.00	1.00	1.00		1.00
AdjDel/Veh:	51.1	8.0	0.0		17.5	11.1	55.6	0.0	34.3	0.0	0.0	0.0
LOS by Move:	D	Α.	Α.	A	В	В	E	A	C C	A	Α	Α
HCM2kAvqO:	0	2	0	0	16	25	14	0	0	0	0	0
*****												

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Note: Queue reported is the number of cars per lane.

PM Peak Hour

Level Of Service Computation Report 2000 HCM Operations Method (Future Volume Alternative) \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Intersection #2 Perris Bl. (NS) / Sunnymead Ranch Pkwy. (EW) \* Cycle (sec): 110
Loss Time (sec): 9 Critical Vol./Cap.(X): 0.637 Loss Time (sec): 9 Average Delay (sec/veh):
Optimal Cycle: OPTIMIZED Level Of Service: \* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||----||-----| -----| Volume Module: Base Vol: 323 336 86 20 1239 59 17 52 257 59 31 17 Initial Bse: 323 336 86 20 1239 59 17 52 257 59 31 17 Added Vol: 0 2 14 7 4 0 0 14 0 9 9 4 PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 Initial Fut: 323 338 100 27 1243 59 17 66 257 68 40 21 -----||-----||------| Saturation Flow Module: 

Vol/Sat: 0.18 0.12 0.12 0.01 0.33 0.04 0.01 0.03 0.16 0.04 0.03 0.03 Crit Moves: \*\*\*\* \*\*\*\* \*\*\*\*

Adjustment: 0.95 0.95 1.01 0.95 0.98 0.85 0.95 1.00 0.85 0.95 0.95 1.01 Lanes: 1.00 1.57 0.43 1.00 2.00 1.00 1.00 1.00 1.00 1.00 0.67 0.33 Final Sat.: 1805 2819 834 1805 3729 1615 1805 1900 1615 1805 1207 634 -----|

Note: Queue reported is the number of cars per lane.

Capacity Analysis Module:

PM Peak Hour

						Computa						
						(Future						
*****									*****	****	*****	*****
Intersection ******									*****	****	*****	*****
Cycle (sec):		13	10			Critic	al Voi	l./Car	o.(X):		0.6	565
Loss Time (se	ec):		9			Average Level	e Dela	ay (se	ec/veh)	:	27	7.8
Optimal Cycle			ED			Level	Of Se	rvice:	:			С
*****	****	****	*****	****	****	*****	****	*****	*****	****	*****	*****
Approach:	No	rth Bo	ound			ound				We	est Bo	ound
Movement:	_	_	- R			- R					- T	
Control:	P	rotect	ced	Pi	rotect	ced	P:	rotect	ced	P:	rotect	ed
Rights:		Inclu			Inclu			Inclu			Inclu	
Min. Green:	10	15	15	10	15	15	10	20	20	10	20	20
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1 (	0 2	0 1	1 (	) 1	1 0	1 (	0 0	1 0	1	0 C	1 0
Volume Module	∋:											
Base Vol:	184	685	42	21	1232	146	60	50	108	40	24	13
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	184	685	42	21	1232	146	60	50	108	40	24	13
Added Vol:	0	14	22	4	9	0	0	11	0	13	6	2
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	184	699	64	25	1241	146	60	61	108	53	30	15
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	184	699	64	25	1241	146	60	61	108	53	30	15
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	184	699	64		1241	146	60	61	108	53	30	15
PCE Adj:	1.00	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00
_	1.00		1.00		1.00	1.00		1.00	1.00		1.00	1.00
FinalVolume:			64		1241	146	60	61	108	53	30	15
Saturation Fl												
Sat/Lane:		1900	1900	1000	1900	1900	1000	1900	1900	1000	1900	1900
	0.95		0.85		0.93	1.03		0.90	0.99		0.95	0.95
Lanes:		2.00	1.00		1.81	0.19		0.38			0.93	0.33
Final Sat.:		3610	1615		3209	378		658	1165		1203	602
Capacity Anal	1			I		1	ı		I	1		1
	0.10		0.04	0 01	0.39	0.39	0.03	0 09	0.09	0 03	0.02	0.02
Crit Moves:	****	0.13	0.01	0.01	****	0.00	0.05	****	0.03	****	0.02	0.02
Green/Cycle:	0 13	0 44	0.44	0 21	0.51	0.51	0 09	0.18	0.18	0 09	0.18	0.18
Volume/Cap:		0.44	0.09		0.76	0.76		0.51	0.51		0.14	0.14
Delay/Veh:		21.6	18.1	35.2		23.3		41.9	41.9		38.0	38.0
User DelAdj:			1.00		1.00	1.00		1.00	1.00		1.00	1.00
AdjDel/Veh:		21.6	18.1		23.3	23.3		41.9	41.9		38.0	38.0
LOS by Move:	E	C	В	D	C C	C	D	D	D	D	D	D
HCM2kAvqQ:	8	9	1	1	18	20	2	5	6	2	1	1
******												
				,	_		-					

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Note: Queue reported is the number of cars per lane.

Атт	ACHI	MENT	- "J"
AII	ACHI	VIEINI	J

GENERAL PLAN BUILDOUT (POST-2035) WITHOUT PROJECT CONDITIONS TRAFFIC SIGNAL **WARRANT ANALYSIS WORKSHEETS** 



# Figure 4C-103 (CA). Traffic Signal Warrants Worksheet (Average Traffic Estimate Form)

					TRAFFIC COND	ITIONS PO	ost-2035	NP
DIST	CO	RTE	PM	CALC	CS	DATE	06/23/	/14
Jurisdiction: C	ounty of Rivers	ide		CHK	CS	DATE	06/23/	/14
Major Street: Po	erris Bl.			<u>-</u> _	Critical Approach	Speed (Major)	4	5 mp
Minor Street: R	eche Vista Dr.			-	Critical Approach	Speed (Minor)	40	<b>0</b> mp
Major Street Ap	pproach Lanes =	-	2	lane	Minor Street	Approach Lanes	1	lan
Major Street Fu	ıture ADT =		20,700	vpd	Minor Street	Future ADT =	5,900	vpc
Speed limit or c	critical speed on of isolated comr	•		km/h (40 m	ph);	or	RURAL	_ `

#### (Based on Estimated Average Daily Traffic - See Note)

URBAN	RURAL		Minimum Re	equirements	
	XX		EA	•	
CONDITION A - Minis	mum Vehicular Volume			Vehicles	Per Day
<u>Satisfied</u>	Not Satisfied	Vehicles F	Per Day on	on Highe	er-Volume
XX		Major	Street	Minor Stree	et Approach
Number of lanes for movin	g traffic on each approach	(Total of Both	n Approaches)	(One Dire	ction Only)
Major Street	Minor Street	<u>Urban</u>	<u>Rural</u>	<u>Urban</u>	<u>Rural</u>
1	1	8,000	5,600	2,400	1,680
2 + <b>20,700</b>	<i>1</i> 5,900	9,600	6,720 *	2,400	1,680 *
2 +	2 +	9,600	6,720	3,200	2,240
1	2 +	8,000	5,600	3,200	2,240
CONDITION B - Interrup	tion of Continuous Traffic				Per Day
<u>Satisfied</u>	Not Satisfied		s Per Day	_	er-Volume
	XX	on Maj	or Street	Minor Stre	et Approach
Number of lanes for movin	g traffic on each approach	(Total of Both	n Approaches)	(One Dire	ction Only)
Major Street	Minor Street	<u>Urban</u>	<u>Rural</u>	<u>Urban</u>	<u>Rural</u>
1	1	12,000	8,400	1,200	850
2 +	<i>1</i> 5,900	14,400	10,080	1,200	850 *
2 +	2 +	14,400	10,080	1,600	1,120
1	2 +	12,000	8,400	1,600	1,120
Combination of	CONDITIONS A + B				
<u>Satisfied</u>	Not Satisfied				
XX			DITIONS		DITIONS
No one condition satisfied	, but following conditions	80	0%	80	0%
fulfilled 80% of more	<u>A</u> <u>B</u>				
	100% 100%				

Note: To be used only for NEW INTERSECTIONS or other locations where it is not reasonable to count actual traffic volumes.

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

### **ATTACHMENT "K"**

GENERAL PLAN BUILDOUT (POST-2035) WITHOUT PROJECT CONDITIONS INTERSECTION **OPERATIONS ANALYSIS WORKSHEETS, WITH IMPROVEMENTS** 



COVEY RANCH RESIDENTIAL TRAFFIC MEMO (JN:08639-04)

General Plan Buildout (Post-2035) Without Project Conditions AM Peak Hour - WITH IMPROVEMENTS

Lovel Of Convice Computation Depart												
Level Of Service Computation Report 2000 HCM Operations Method (Base Volume Alternative)												
*************************												
Intersection #2 Perris Bl. (NS) / Sunnymead Ranch Pkwy. (EW)												
Cycle (sec): 85 Loss Time (sec): 9			Critical Vol./Cap.(X):						0.675			
Optimal Cycle: OPTIMIZED		Average Delay (sec/veh): 30.7 Level Of Service: C							С			
Approach:	proach: North Bound		South Bound L - T - R			East Bound L - T - R				West Bound		
Movement:									L - T - R			
Control:	Protected		Protected		Protected			Protected				
Rights:	Include		Include 10 15 15		Include			Include				
Min. Green: Y+R:	10 15 4.0 4.0	15 4.0		4.0	15 4.0	10		20 4.0	10	20 4.0	20 4.0	
Lanes:	1 0 1				0 1			0 1			1 0	
Volume Module	e:											
Base Vol:	276 1107	34		269	22	59		380	105	35	25	
Growth Adj:		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Initial Bse:		34		269	22	59		380	105	35	25	
User Adj: PHF Adj:	1.00 1.00 1.00 1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
PHF Volume:	276 1107	34	6	269	22	59	25	380	105	35	25	
Reduct Vol:	0 0	0	0	0	0	0	0	0	0	0	0	
Reduced Vol:	276 1107	34	6	269	22	59	25	380	105	35	25	
PCE Adj:	1.00 1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
MLF Adj:		1.00		1.00	1.00		1.00	1.00		1.00	1.00	
FinalVolume:		34		269	22	59		380	105		25	
Saturation F.												
Sat/Lane:	1900 1900	1900	1900	1900	1900	1900	1900	1900		1900	1900	
Adjustment:	0.95 0.98	1.04		0.98	0.85		1.00			0.94		
Lanes:	1.00 1.94	0.06		2.00	1.00		1.00			0.60		
Final Sat.:	1805 3610	111		3729	1615		1900	1615		1066		
Vol/Sat:	0.15 0.31	0.31		0.07	0.01	0.03	0.01	0.24		0.03	0.03	
Crit Moves:	****		****					****	****			
Green/Cycle:		0.37		0.26	0.26		0.29	0.29		0.27	0.27	
Volume/Cap:		0.82		0.27	0.05		0.05	0.82		0.12	0.12	
Delay/Veh:		28.2		25.0	23.5		22.0	39.7		23.6	23.6	
User DelAdj: AdjDel/Veh:		1.00		1.00 25.0	1.00 23.5		1.00	1.00 39.7		1.00	1.00 23.6	
LOS by Move:		20.2 C	33.3 C	23.0 C	23.5 C	33.4 C	22.0 C	39.7 D	30.9 D	23.0 C	23.0 C	
HCM2kAvqQ:	6 14	15	0	3	0	2	0	12	3	1	1	
*****							****			****	*****	
Note: Queue reported is the number of cars per lane.												

PM Peak Hour - WITH IMPROVEMENTS Level Of Service Computation Report 2000 HCM Operations Method (Base Volume Alternative) \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Intersection #2 Perris Bl. (NS) / Sunnymead Ranch Pkwy. (EW) \* Cycle (sec): 100 Critical Vol./Cap.(X): 0.773
Loss Time (sec): 9 Average Delay (sec/veh): 34.9
Optimal Cycle: OPTIMIZED Level Of Service: C \* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||----||-----| 
 Control:
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  -----| Volume Module: Base Vol: 323 336 86 20 1239 59 17 52 257 59 31 17 Initial Bse: 323 336 86 20 1239 59 17 52 257 59 31 17 -----||-----||-----| Saturation Flow Module: Adjustment: 0.95 0.95 1.01 0.95 0.98 0.85 0.95 1.00 0.85 0.95 0.95 1.01 Lanes: 1.00 1.61 0.39 1.00 2.00 1.00 1.00 1.00 1.00 1.00 0.66 0.34 Final Sat.: 1805 2913 746 1805 3729 1615 1805 1900 1615 1805 1188 652 -----| Capacity Analysis Module: Vol/Sat: 0.18 0.12 0.12 0.01 0.33 0.04 0.01 0.03 0.16 0.03 0.03 Crit Moves: \*\*\*\* \*\*\*\* Green/Cycle: 0.21 0.37 0.37 0.24 0.40 0.40 0.10 0.20 0.20 0.10 0.20 0.20 \*

Traffix 8.0.0715 (c) 2008 Dowling Assoc. Licensed to URBAN CROSSROADS, IRVINE

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

Note: Queue reported is the number of cars per lane.

ATTACHMENT "L"
GENERAL PLAN BUILDOUT (POST-2035) WITH PROJECT CONDITIONS INTERSECTION OPERATIONS ANALYSIS WORKSHEETS, WITH IMPROVEMENTS

AM Peak Hour - WITH IMPROVEMENTS Level Of Service Computation Report 2000 HCM Operations Method (Future Volume Alternative) \* Intersection #2 Perris Bl. (NS) / Sunnymead Ranch Pkwy. (EW) \* Cycle (sec): 85
Loss Time (sec): 9 Critical Vol./Cap.(X): Loss Time (sec): 9 Average Delay (sec/veh):
Optimal Cycle: OPTIMIZED Level Of Service: \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||----||-----| 
 Control:
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 Accordance
  -----| Volume Module: Base Vol: 276 1107 34 6 269 22 59 25 380 105 35 25 Initial Bse: 276 1107 34 6 269 22 59 25 380 105 35 25 Added Vol: 0 3 4 2 1 0 0 4 0 13 13 6 PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0 1 Initial Fut: 276 1110 38 8 270 22 59 29 380 118 48 31 -----||-----||------| Saturation Flow Module: Adjustment: 0.95 0.98 1.04 0.95 0.98 0.85 0.95 1.00 0.85 0.95 0.94 1.00 Lanes: 1.00 1.94 0.06 1.00 2.00 1.00 1.00 1.00 1.00 1.00 0.62 0.38 Final Sat.: 1805 3595 123 1805 3729 1615 1805 1900 1615 1805 1114 719 -----| Capacity Analysis Module: Vol/Sat: 0.15 0.31 0.31 0.00 0.07 0.01 0.03 0.02 0.24 0.07 0.04 0.04 Crit Moves: \*\*\*\* \*\*\* 

Note: Queue reported is the number of cars per lane.

PM Peak Hour - WITH IMPROVEMENTS

Level Of Service Computation Report 2000 HCM Operations Method (Future Volume Alternative) \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Intersection #2 Perris Bl. (NS) / Sunnymead Ranch Pkwy. (EW) \* Cycle (sec): 100
Loss Time (sec): 9 Critical Vol./Cap.(X): 0.779 Loss Time (sec): 9 Average Delay (sec/veh):
Optimal Cycle: OPTIMIZED Level Of Service: \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* Approach: North Bound South Bound East Bound West Bound Movement: L - T - R L - T - R -----||----||-----| 
 Control:
 Protected
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 Accordance
  -----| Volume Module: Base Vol: 323 336 86 20 1239 59 17 52 257 59 31 17 Initial Bse: 323 336 86 20 1239 59 17 52 257 59 31 17 Added Vol: 0 2 14 7 4 0 0 14 0 9 9 PasserByVol: 0 0 0 0 0 0 0 0 0 Initial Fut: 323 338 100 27 1243 59 17 66 257 68 40 21 -----||-----||------| Saturation Flow Module: Adjustment: 0.95 0.95 1.01 0.95 0.98 0.85 0.95 1.00 0.85 0.95 0.95 1.01 Lanes: 1.00 1.57 0.43 1.00 2.00 1.00 1.00 1.00 1.00 1.00 0.67 0.33 Final Sat.: 1805 2819 834 1805 3729 1615 1805 1900 1615 1805 1207 634 -----| Capacity Analysis Module: Vol/Sat: 0.18 0.12 0.12 0.01 0.33 0.04 0.01 0.03 0.16 0.04 0.03 0.03 Crit Moves: \*\*\*\* \*\*\*\* 

Note: Queue reported is the number of cars per lane.

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# Negative Declaration Addendum

PA13-0039 and P13-078 (Revised TTM 31592)

Lead Agency: City of Moreno Valley

Planning Division
P.O. Box 88005
Moreno Valley, CA
3/3/2014

## City of Moreno Valley

# Negative Declaration Addendum COVEY RANCH PA13-0039 (CUP for a PUD) and P13-078 (Revised TTM 31592)

Lead Agency:
City of Moreno Valley
Community & Economic Development Department
Planning Division
14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552

**DATE: March 3, 2014** 



# INITIAL STUDY/ ENVIRONMENTAL CHECKLIST FORM CITY OF MORENO VALLEY

- 1. **Project Title:** PA13-0039 (CUP for a PUD) and P13-078 (Revised TTM 31592)
- 2. **Lead Agency Name and Address:** City of Moreno Valley, Community & Economic Development Department, Planning Division, 14177 Frederick Street, P.O. Box 88005, Moreno Valley, CA 92552
- 3. Contact Person and Phone Number: Julia Descoteaux, Associate Planner, (951) 413-3209
- 4. **Project Location:** Northeast of Manzanita Avenue and Covey Road (APNs: 474-490-024, 474-490-025, 474-040-032)
- 5. **Project Sponsor's Name and Address:** CV Communities, LLC, 1900 Quail Street, Newport Beach, CA 92660
- 6. **Description of the Project:** The proposed Project, PA13-0039 (Conditional Use Permit (CUP) for a Planned Unit Development (PUD)) and P13-078 (Revised Tentative Tract Map (TTM 31592)), herein referred to as "2014 Modified Project," is a modification of previously approved Case Numbers PA00-0035, PA00-0036, PA00-0037, and PA03-0086 approved by the City of Moreno Valley in 2004, herein referred to as the "2004 Approved Project."

The 2004 Approved Project consists of the following: PA00-0035 is an approved Change of Zone (CZ) application and PA00-0036 is an approved General Plan Amendment (GPA) application on approximately 60 acres located east of Perris Boulevard between Manzanita Avenue and Casey Court along the eastern border of Section 30, Township 2 S, Range 3 W. PA00-0035 and PA00-0036 changed the zoning and general plan designation on those 60 acres from "Residential 2 (up to 2 dwellings per acre)" and "Hillside Residential" to "Residential 3 (up to 3 dwellings per acre)" on 39 acres and "Open Space" on 21 acres. Development is not permitted in the "Open Space" designation. PA00-0037 is an approved pre-annexation zoning and general plan amendment application concerning approximately 138 acres located in the southwest quarter of Section 29, Township 2 S, Range 3 W. The 138 acres were annexed to the City of Moreno Valley on April 26, 2007 (LAFCO Case # 2006-81-1 & 5). Prior to the annexation, Riverside County zoning was "Rural Residential" and "Rural Mountainous," allowing one lot for every 5 - 10 acres. PA00-0037 pre-zoned approximately 20 acres of the property as "Residential 3 (up to 3 dwellings per acre)" and the remaining 118 acres were pre-zoned as "Open Space." These City of Moreno Valley zoning designations became effective upon the property's annexation to the City in 2007. Tentative Tract Map 31592 (TTM 31592) (PA03-0086) is an approval to subdivide 199 acres into 138 residential lots, common ownership lots, open space, and trails, consistent with the general plan and zoning designations of Case Numbers PA00-0035, PA00-0036, and PA00-0037.

The proposed 2014 Modified Project consists of a Revised Tentative Tract Map (TTM 31592) and a CUP for a PUD. Revised TTM 31592 proposes to reduce the number of residential lots previously approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The PUD proposes a reduction/variation for the required residential lot width to allow for the reorientation of lots into an arrangement that improves wildfire protection and view opportunities from the lots to open space areas to the east. The grading footprint of the proposed 2014 Modified Project is nearly identical to the 2004 Approved Project and the general grading and construction characteristics of the 2014 Modified Project are very similar but not identical to the 2004 Approved Project.

Exhibits showing the 2004 Approved Project and the proposed 2014 Modified Project are attached as Figure 1 and Figure 2. As demonstrated by comparing Figure 1 and Figure 2, the 2014 Modified Project is designed to reorient the residential lots to provide better scenic views opportunities from the lots to the open space areas located directly east. Additionally, the 2014 Modified Project provides a single-loaded street along a portion of the residential homes' eastern perimeter, which assists in improving protection from wildfire hazards. The trail system and connections to the off-site trail system, water quality basins (four (4) on-site and one (1) off-site), and water, sewer, storm drain, and other infrastructure systems proposed by the 2014 Modified Project substantially conform to the designs of these features approved as part of the 2004 Approved Project.

The Project site consists of 203.52 acres, of which 64.65 acres would be used for the 115 single-family residential lots and surrounding fuel modifications zones (1.82 units per net developed acre). The remaining 138.87 acres includes natural open space, upgraded trails, water quality basins, internal roads, and improvements to two existing roads (Covey Road and Manzanita Avenue). The proposed development footprint is nearly identical to the 2004 Approved Project.

- 7. **General Plan Designation:** "Residential 3 (R3)" and "Open Space (OS)"
- 8. **Existing Zoning:** City of Moreno Valley Zoning: "Residential 3 (R3) and "Open Space (OS)" on APNs 474-490-024, 474-490-025, and 474-040-032. County of Riverside Zoning: RA 2 ½ on the southern portion of APN 474-040-025.
- 9. **Proposed Zoning:** Planned Unit Development (PUD)
- 10. Surrounding Land Uses and Setting: The property is located south of Casey Court, north of Manzanita Avenue and Alta Vista Drive, and east of Perris Boulevard. A single-family residential community is located between the western boundary of the Project site and Perris Boulevard. The east and north boundary of the Project site form the boundary of the City of Moreno Valley. Unincorporated Riverside County is located to the east and north, consisting of vacant land and hillside residential development. To the east are the southwest-facing slopes of Olive Peak. Olive Peak is a part of a northwest-southeast trending ridge that traverses the eastern portion of the Project site. The sloped topography in the eastern portion of the site transitions to rolling hills in the western portion of the site. Elevation on-site ranges from 1,968 to 2,744 feet above mean sea level. The subject property is currently undeveloped, but contains two (2) Eastern Municipal Water District (EMWD) reservoir outparcels and access easements located within the eastern portion of the property. The western portion of the property (where residential development is approved and proposed) is gently sloping and consists of fallow disked fields that are bare soil or contain some ruderal vegetation. Dominant vegetation types in the remaining areas of the property (where open space is approved and proposed) include coastal sage scrub, an abandoned citrus orchard and olive groves

in the west, non-native grasslands in the south and southeast, chamise chaparral in the northeast, and various ornamental species dominated by Eucalyptus in the western portion of the site.

11. Other public agencies whose approval is required: Santa Ana Regional Water Quality Control Board (Construction Activity General Construction Permit; NPDES Permit), Riverside County Flood Control and Water Conservation District (Water Quality Management Permit and storm drain design), and Eastern Municipal Water District (domestic water and sewer system design).

#### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below( $\blacksquare$ ) 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
Agriculture and Forest	Hazards & Hazardous	Public Services
Resources	Materials	
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.				
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, and because only minor technical changes or additions are necessary, or none of the conditions				
described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent negative declaration				
have occurred, nothing further is required.				
Signature  DATE 3/3/12  Date	l			
78				
Julia Descoteaux, Associate Planner City of Moreno Va	llev			
Printed Name For	1101			

#### **EVALUATION OF ENVIRONMENTAL IMPACTS**

- 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.
- 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).
- 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		Less than	Less than	Impact Fully
issues and supporting information	Significant	Significant	Significant	Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

#### **I. AESTHETICS.** Would the project:

a) Have a substantial adverse effect on a scenic vista?

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan Figure 7-2, Major Scenic Resources; 2004 Approved Project; 2014 Modified Project; Google Earth Imagery 33°N 117°W)

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of a few additional single-family homes on a portion of the property, which, depending on one's point of view, may degrade visual quality. However, it also provides for the conservation of the hillside terrain, which is about one-third of the acreage, as open space. Preservation of the hillside acreage would have a beneficial effect on visual quality in comparison to the existing land use plan.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115. Therefore, Revised TTM 31592 would result in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. The proposed CUP for a PUD proposes to revise the tract design to allow a reduction/variation in the required lot widths to accommodate reorientation of the lots and interior circulation system. The grading footprint of the 2014 Modified Project is nearly identical to the 2004 Approved Project. Because the number of homes would be reduced, and the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe effect on a scenic vista than would the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property and provide trail connections to the open space, both of which are a beneficial effect.

Finding: The 2014 Modified Project proposes a reduced number of residential lots, similar visual characteristics, and a nearly identical grading footprint and grading characteristics as the 2004 Approved Project. Therefore, the 2014 Modified Project has no potential to result in a new impact or more severe impact to a scenic vista than the 2004 Approved Project. The impact would remain less than significant as concluded by the 2004 ND.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

(Source: California Scenic Highway Program (Caltrans); City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan Figure 7-2, Major Scenic Resources; Google Earth Imagery 33°N 117°W; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of a few additional single-family homes on a portion of the property, which, depending on one's point of view, may degrade visual quality. However, it also provides for the conservation of the hillside terrain, which is about one-third of the acreage, as open space. Preservation of the hillside acreage would have a beneficial effect on visual quality in comparison to the existing land use plan.

Discussion of 2014 Modified Project: The Project site is not located within a view corridor of a state scenic highway. The 2014 Modified Project proposes to reduce the number of residential lots previously approved by TTM 31592 from 138 to 115. Therefore, Revised TTM 31592 would result in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. The proposed CUP for a PUD proposes to revise the tract design to allow a reduction/variation in the required lot widths to accommodate reorientation of the lots and interior circulation system. The grading footprint of the 2014 Modified Project is nearly identical to the 2004 Approved Project. Because the number of homes would be reduced and the proposed grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact to scenic resources than would the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property and provide trail connections to the open space, both of which are a beneficial effect.

Finding: The 2014 Modified Project would have a reduced number of residential lots, similar visual characteristics, and a nearly identical grading footprint and grading characteristics as the 2004 Approved Project. Therefore, the 2014 Modified Project has no potential to result in a new impact or more severe impact to scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway as compared to the 2004 Approved Project. The property is not within the view of a state scenic highway; therefore, any impact to scenic resources would remain less than significant as concluded by the 2004 ND.

c) Substantially degrade the existing visual character or quality of the site and its		
surroundings?		_

(Source: Google Earth Imagery 33°N 117°W; 2004 Approved Project; 2014 Modified Project)

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of a few additional single-family homes on a portion of the property, which, depending on one's point of view, may degrade visual quality. However, it also provides for the conservation of the hillside terrain, which is about one-third of the acreage, as open space. Preservation of the hillside acreage would have a beneficial effect on visual quality in comparison to the existing land use plan.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots previously approved by TTM 31592 from 138 to 115. Therefore, Revised TTM 31592 would result in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. The proposed CUP for a PUD proposes to revise the tract design to allow a reduction/variation in the required lot widths to accommodate reorientation of the lots and interior circulation system. The grading footprint of the 2014 Modified Project is nearly identical to the 2004 Approved Project. Because the number of homes would be reduced and the proposed grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact to the visual quality of the site and its surroundings than would the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property and provide trail connections to the open space, both of which are a beneficial effect.

*Finding:* The 2014 Modified Project would have a reduced number of residential lots, similar visual characteristics, and a nearly identical grading footprint and grading characteristics as the 2004 Approved Project. Therefore, the 2014 Modified Project has no potential to result in a new impact or more severe impact to the visual character of the site and its surroundings than the 2004 Approved Project. The impact would remain less than significant as concluded by the 2004 ND.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

(Source: Google Earth Imagery 33°N 117°W; 2004 Approved Project; 2014 Modified Project; Moreno Valley Municipal Code)

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of a few additional single-family homes on a portion of the property, which, depending on one's point of view, may degrade visual quality. However, it also provides for the conservation of the hillside terrain, which is about one-third of the acreage, as open space. Preservation of the hillside acreage would have a beneficial effect on visual quality in comparison to the existing land use plan.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115. Therefore, Revised TTM 31592 would result in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. The proposed CUP for a PUD proposes to revise the tract design to allow a reduction/variation in the required lot widths to accommodate reorientation of the lots and interior circulation system. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Because the number of homes would be reduced and associated sources of light and glare would be reduced commensurately, the 2014 Modified Project would have no potential to create a new impact or more severe light or glare impact than would the 2004 Approved Project.

Finding: The 2014 Modified Project would have a reduced number of residential lots, similar visual characteristics, and a nearly identical grading footprint and grading characteristics as the 2004 Approved Project. Sources of light and glare would be reduced commensurately with the reduction in residential lots as compared to the 2004 Approved Project. Therefore, the 2014 Modified Project has no potential to result in a new impact or more severe light or glare impact than the 2004 Approved Project. The impact would remain less than significant as concluded by the 2004 ND.

II. AGRICULTURE AND FOREST 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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 nonagricultural use?

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR Section 5.8, Agricultural Resources, and Figure 5.8-1, Important Farmlands; California Department of Conservation, "Riverside County

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

Important Farmland 2010"; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposal will result in the conversion of former farmland and a small orange grove to residential uses. The orange grove is designated as Unique Farmland on the Important Farmland Map published by the California Department of Conservation. The orchard is not economically viable. The remainder of the property is designated Other Land or Grazing Land. The project would result in the conversion of no more farmland to non-agricultural use than would be the case under the existing land use plan.

Discussion of 2014 Modified Project: Since the 2004 Approved Project was approved, the small on-site orange grove designated as Unique Farmland has been abandoned. Unique Farmland is defined by the California Department of Conservation as: "Lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California." Although the portion of the Project site containing the former orange grove is designated as Unique Farmland as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program (FMMP), as stated in the 2004 ND, the grove was not economically viable in 2004. Since that time, the grove has been abandoned. The 2014 Modified Project proposes a nearly identical grading and ground disturbance footprint as analyzed in the 2004 ND. As such, the 2014 Modified Project has no potential to create a new impact or more severe impact on the Unique Farmland designation. The 2004 ND concluded that loss of the orchard was a less than significant impact, because the orchard was not economically viable. At present time, the orchard no longer exists. Further, the City of Moreno Valley General Plan FEIR states that "[t]he General Plan policies support agriculture as an interim use; however, no land in the [city] is designated for agricultural preservation. For these reasons, the 2014 Modified Project has no potential to result in a new impact or more severe impact to agricultural resources than the 2004 Approved Project. The impact would remain less than significant as concluded by the 2004 ND.

*Finding:* The 2014 Modified Project would have a nearly identical grading and development footprint as the 2004 Approved Project. Therefore, the 2014 Modified Project has no potential to result in a new impact or more severe impact to agricultural resources than the 2004 Approved Project. The impact would remain less than significant as concluded by the 2004 ND.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

(Source: On-site Inspection (2014), City of Moreno Valley GIS Maps On-Line, Riverside County Land Information System, City of Moreno Valley General Plan Conservation Element; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposal will result in the conversion of former farmland and a small orange grove to residential uses. The orange grove is designated as Unique Farmland on the Important Farmland Map published by the California Department of Conservation. The orchard is not economically viable. The remainder of the property is designated Other Land or Grazing Land. The project would result in the conversion of no more farmland to non-agricultural use than would be the case under the existing land use plan.

Discussion of 2014 Modified Project: The Project site is not zoned for agricultural use and is not burdened by a Williamson Act contract. A portion (APN: 474-490-024 and 474-040-032) of the subject property is zoned "Open Space (OS)," and the remaining portion (APN 474-040-025) is zoned "Residential 3 (R3)". Because the Project site is not located within an Agricultural Preserve, neither the 2004 Approved Project or the 2014 Modified Project has the potential to conflict with a Williamson contract; therefore, the 2014 Modified Project will result in no impact as concluded by the 2004 ND. Similarly, because the property is not zoned for agricultural use, neither the 2004 Approved Project or the 2014 Modified Project has the potential to conflict with existing zoning for agricultural use.

Finding: The 2014 Modified Project is proposed on property that is not zoned for agricultural use and is not covered by a Williamson Act Contract. The 2014 Modified Project would have a nearly identical grading and development footprint as the 2004 Approved Project. Therefore, the 2014 Modified Project has no potential to result in a new impact or more severe impact to agricultural zoning and Williamson Act contracts than the 2004 Approved Project. No impact would occur as concluded by the 2004 ND.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in		
Public Resources Code Section 12220(g)), timberland (as defined by Public		_
Resources Code Section 4526), or timberland zoned Timberland Production (as		_
defined by Government Code Section 51104(g))?		

(Source: City of Moreno Valley General Plan Land Use Element; City of Moreno Valley Zoning Ordinance; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: This question was not included on the Environmental Checklist Form used in 2004.

Issues and Supporting Information	Potentially	Less than	Less than	Impact Fully
issues and supporting imornation	Significant	Significant	Significant	Analyzed in
	New Impact	Impact With	Impact	2004 ND
	_	Mitigation	_	
		Incorporated		

Discussion of 2014 Modified Project: The Project site does not contain forest land or timberland or lands zoned for such purposes. It is a vacant property a portion of which was formerly farmed. A portion (APN: 474-490-024 and 474-040-032) of the Project site is zoned "Open Space (OS)," and the remaining portion (APN 474-040-025) is zoned "Residential 3 (R3)," which are not zoning designations intended for forest land, timberland, or timberland zoned Timberland Production. Because the Project site does not contain forest land or timberland zoned Timberland Production, the 2014 Modified Project has no potential to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220 (g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g)).

Finding: Although the 2004 ND did not address this subject, the 2004 ND contained enough information about the property's existing land use, vegetation types, and zoning that with the exercise of reasonable diligence, information about the absence of forest land and forest land zoning was readily available to the public. The 2014 Modified Project is proposed on property that does not contain and is not zoned for forest land, timberland, or Timberland Production as defined by Government Code Section 51104(g); therefore, no impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

(Source: City of Moreno Valley General Plan Land Use Element; City of Moreno Valley Zoning Ordinance; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: This question was not included on the Environmental Checklist Form used in 2004.

Discussion of 2014 Modified Project: The Project site does not contain forest land. Because the Project site does not contain forest land, the 2014 Modified Project would not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur.

*Finding:* Although the 2004 ND did not address this subject, the 2004 ND contained enough information about the property's existing land use, vegetation types, and zoning that with the exercise of reasonable diligence, information about the absence of forest land and forest land zoning was readily available to the public. The 2014 Modified Project would not convert forest lands to nonforest use because no forest lands exist on the property. Therefore, no impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

(Source: City of Moreno Valley General Plan FEIR Figure 5.8-1, Important Farmlands; Google Earth; 2004 Approved Project)

2004 ND Conclusion: This question was not included on the Environmental Checklist Form used in 2004.

Discussion of 2014 Modified Project: Since the 2004 Approved Project was approved, the small on-site orange grove designated as Unique Farmland has been abandoned. Unique Farmland is defined by the California Department of Conservation as: "Lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California." Although the portion of the Project site containing the former orange grove is designated as Unique Farmland as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program (FMMP), as stated in the 2004 ND, the grove was not economically viable in 2004. The 2014 Modified Project proposes a nearly identical grading and ground disturbance footprint that was analyzed in the 2004 ND. As such, the 2014 Modified Project has no potential to further convert Farmland to a non-agricultural use. The 2004 ND concluded that loss of the orchard was a less than significant impact, because the orchard was not economically viable. At present time, the orchard has been abandoned and no longer exists. Further, the City of Moreno Valley General Plan FEIR states that "[t]he General Plan policies support agriculture as an interim use; however, no land in the [city] is designated for agricultural preservation. The impact would remain less than significant as concluded by the 2004 ND. The Project site does not contain forest land. Because the Project site does not contain forest land, the 2014 Modified Project would not result in any condition that could convert forest land to non-forest use; therefore, no impact will occur.

Finding: Although the 2004 ND did not address this subject, the 2004 ND contained enough information about the property's existing land use and vegetation types, that with the exercise of reasonable diligence, information about the subject of land use conversion related to forests and Farmland was readily available to the public. The 2014 Modified Project would have a nearly identical grading and ground disturbance footprint as the 2004 Approved Project; therefore, it has no potential to result in a new

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

impact or more severe impact to Farmland. The 2014 Modified Project would not convert forest lands to non-forest use because no forest lands exist on the property. For these reasons, a less than significant impact would occur.

**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?

(Source: South Coast Air Quality Management District Air Quality Management Plan, 2012; City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality; 2004 Approved Project; 2014 Modified Project; Covey Ranch Air Quality Impact Report (Urban Crossroads 2013))

2004 ND Conclusion: Less than Significant Impact. The amendment allows for the development of a small amount of additional housing than would otherwise be allowed, but it will not result in an increase in the local or regional rate of housing development. Air emissions will be generated to meet the energy demands associated with all housing developments, including electricity, space heating and transportation for the future residents.

Discussion of 2014 Modified Project: The Project site is located within the South Coast Air Basin (SCAB or "Basin") within which air quality is overseen by the South Coast Air Quality Management District (SCAQMD). The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. The most recent AQMP was published in 2012 and relies on SCAG's 2012 Regional Transportation Plan, which assumes build out of land uses called for in local agency General Plans. Because the 2014 Modified Project proposes to reduce the number of residential lots previously approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project, and is consistent with the City of Moreno Valley's General Plan, the 2014 Modified Project would have no potential to obstruct implementation of the SCAQMD's AQMP. The 2014 Modified Project is consistent with the land use designation that has been in place on the property for the last several iterations of the regional population projections and the AQMP.

Finding: The SCAQMD AQMP relies on land use designations of the City of Moreno Valley General Plan; therefore, because the 2014 Modified Project is consistent with the General Plan land use designations, there is no potential for a conflict with the AQMP. Further, because the 2014 Modified Project proposes to reduce the approved residential lot count by 23 homes, there would be a concomitant reduction in associated air pollutants. The 2014 Modified Project would not conflict with or obstruct implementation of the SCAQMD's AQMP and as concluded by the 2004 ND, the impact would be less than significant. No new significant impact or more severe impact would occur.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

(Source: South Coast Air Quality Management District Air Quality Management Plan, 2012; City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality; 2004 Approved Project; 2014 Modified Project; Covey Ranch Air Quality Impact Report (Urban Crossroads 2013)))

2004 ND Conclusion: Less than Significant Impact. The amendment allows for the development of a small amount of additional housing than would otherwise be allowed, but it will not result in an increase in the local or regional rate of housing development. Air emissions will be generated to meet the energy demands associated with all housing developments, including electricity, space heating and transportation for the future residents.

Discussion of 2014 Modified Project: As with any new development project, the 2014 Modified Project has the potential to generate air pollutants during both construction and long-term operation. The 2014 Modified Project proposes to reduce the number of lots previously approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The reduction in residential lots would result in a concomitant reduction in traffic trips and energy use, which are the primary sources of air pollutants associated with residential development. Therefore, due to the reduction in traffic trips and energy use in the long-term operating condition, the 2014 Modified Project would result in a lesser concentration of air pollutants than the 2004 Approved Project. The grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Thus, air emissions associated with the short-term construction process would be largely the same; except for emission reductions captured by building 23 fewer homes under the 2014 Modified Project. To substantiate that air pollutant emissions would be below SCAQMD thresholds, a project-specific air quality technical report is appended to this Initial Study, the results of which are summarized in the tables below.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

## SUMMARY OF PEAK OPERATIONAL EMISSIONS (SUMMER) (POUNDS PER DAY) (WITHOUT MITIGATION)

Operational Activities	VOC	NO <sub>x</sub>	со	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source Emissions <sup>a</sup>	16.94	0.67	47.39	0.09	6.08	6.08
Energy Source Emissions b	0.14	1.17	0.50	0.01	0.09	0.09
Mobile Emissions °	5.19	12.42	55.26	0.10	11.39	0.96
Maximum Daily Emissions	22.27	14.26	103.15	0.20	17.56	7.13
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

## SUMMARY OF PEAK OPERATIONAL EMISSIONS (WINTER) (POUNDS PER DAY) (WITHOUT MITIGATION)

Operational Activities	voc	NO <sub>x</sub>	со	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source Emissions <sup>a</sup>	16.94	0.67	47.39	0.09	6.08	6.08
Energy Source Emissions b	0.14	1.17	0.50	0.01	0.09	0.09
Mobile Emissions <sup>c</sup>	4.98	13.08	51.10	0.09	11.40	0.97
Maximum Daily Emissions	22.06	14.92	98.99	0.19	17.57	7.14
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Note: Please refer to Appendix A for the CalEEMod™ output files and additional supporting information for the estimated emissions.

## LOCALIZED SIGNIFICANCE SUMMARY CONSTRUCTION (WITH BACMS AND REGULATORY REQUIREMENTS)

Activity	NO <sub>x</sub>	со	PM <sub>10</sub>	PM <sub>2.5</sub>
2013	66.24	37.11	9.95	6.55
2014	61.57	38.26	9.21	4.14
2015	23.68	20.43	2.10	1.48
2016	21.61	20.08	1.93	1.31
Maximum Daily Emissions	66.24	38.26	9.95	6.55
SCAQMD Localized Threshold	236.67	1,345.67	11.00	6.67
Significant?	NO	NO	NO	NO

Source: Urban Crossroads, 2013a.

Finding: Because the grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would contribute less air pollutant emissions than the 2004 Approved Project. Therefore, the 2014 Modified Project would not increase violations of any air quality standard or contribute substantially to an existing or projected air quality violation. No new significant impact or more severe impact would occur. Consistent with the conclusion made by the 2004 ND, impacts would be less than significant.

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)?	

(Source: South Coast Air Quality Management District Air Quality Management Plan, 2012; City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality; 2004 Approved Project; 2014 Modified Project; Covey Ranch Air Quality Impact Report (Urban

<sup>&</sup>lt;sup>a</sup> Includes emissions of landscape maintenance equipment and architectural coatings emissions

<sup>&</sup>lt;sup>b</sup> Includes emissions of natural gas consumption

<sup>&</sup>lt;sup>c</sup> Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

#### Crossroads 2013))

2004 ND Conclusion: Less than Significant Impact. The amendment allows for the development of a small amount of additional housing than would otherwise be allowed, but it will not result in an increase in the local or regional rate of housing development. Air emissions will be generated to meet the energy demands associated with all housing developments, including electricity, space heating and transportation for the future residents.

Discussion of 2014 Modified Project: The Project site is located within the South Coast Air Basin (SCAB or "Basin") within which air quality is overseen by the South Coast Air Quality Management District (SCAQMD). State and federal attainment status of the SCAB is summarized in the table below.

#### ATTAINMENT STATUS OF CRITERIA POLLUTANTS IN THE SOUTH COAST AIR BASIN (SCAB)

Criteria Pollutant	State Designation	Federal Designation
Ozone - 1hour standard	Nonattainment	No Standard
Ozone - 8 hour standard	Nonattainment	Extreme Nonattainment
PM <sub>10</sub>	Nonattainment	Serious Nonattainment
PM <sub>2.5</sub>	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment/Maintenance
Nitrogen Dioxide	Nonattainment	Attainment/Maintenance
Sulfur Dioxide	Attainment	Attainment
Lead	Attainment/Nonattainment <sup>4</sup>	Attainment/Nonattainment
All others	Attainment/Unclassified	Attainment/Unclassified

Source: California Air Resources Board 2012 (http://www.arb.ca.gov/desig/htm), http://www.arb.ca.gov/desig/feddesig.htm)

The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, and state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards. The SCAQMD has adopted a series of AQMPs to reduce air emissions in the Basin. The most recent AQMP was published in 2012 and relies on SCAG's 2012 Regional Transportation Plan, which assumes build out of land uses called for in local agency General Plans. Because the 2014 Modified Project proposes to reduce the number of residential lots approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project, and is consistent with the City of Moreno Valley's General Plan, the 2014 Modified Project would have no potential to 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. Refer also to the response under Threshold III.b), above.

Finding: Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would contribute less air pollutant emissions associated with building construction and traffic trips than the 2004 Approved Project. No new significant impact or more severe air quality impact would occur and the 2014 Modified Project would not 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. Consistent with the conclusion made by the 2004 ND, impacts would be less than significant.

#### d) Expose sensitive receptors to substantial pollutant concentrations?

(Source: South Coast Air Quality Management District Air Quality Management Plan, 2012; City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality; Google Earth; 2004 Approved Project; 2014 Modified Project; Covey Ranch Air Quality Impact Report (Urban Crossroads 2013))

2004 ND Conclusion: No Impact. The amendment allows for the development of a small amount of additional housing than would otherwise be allowed, but it will not result in an increase in the local or regional rate of housing development. Air emissions will be generated to meet the energy demands associated with all housing developments, including electricity, space heating and transportation for the future residents.

Discussion of 2014 Modified Project: No known point source emitters are located in the immediate vicinity of the Project site. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. The 2014 Modified Project is

<sup>&</sup>lt;sup>4</sup> The Los Angeles County portion of the SCAB is classified as nonattainment; the remainder of the SCAB is in attainment of the State Standard.

<b>Issues and Supporting Information</b>	Potentially	Less than	Less than	Impact Fully
issues and supporting information	Significant	Significant	Significant	Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

a residential project that does not propose any land uses that may be considered point source emitters; therefore, the 2014 Modified Project would not expose sensitive receptors to substantial pollutant concentrations.

*Finding:* As the 2014 Modified Project would have a nearly identical grading footprint and grading characteristics as the 2004 Approved project, and is planned for residential use with no point source emitters located on or near the property. Consistent with the conclusion made by the 2004 ND, no impact would occur.

e) Create objectionable odors affecting a substantial number of people?

(Source: Project Application Materials; 2004 Approved Project; 2014 Modified Project; Covey Ranch Air Quality Impact Report (Urban Crossroads 2013))

2004 ND Conclusion: No Impact. The amendment allows for the development of a small amount of additional housing than would otherwise be allowed, but it will not result in an increase in the local or regional rate of housing development. Air emissions will be generated to meet the energy demands associated with all housing developments, including electricity, space heating and transportation for the future residents.

Discussion of 2014 Modified Project: As with any new development project, the 2014 Modified Project has the potential to generate air pollutants during both construction and long-term operation. Any temporary odor impacts generated during Project-related construction, such as asphalt paving and the application of architectural coatings, would be short-term and would cease upon completion of the construction phase of the Project. The 2014 Modified Project proposes to reduce the number of lots approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The reduction in residential lots would result in a concomitant reduction in traffic trips and energy use, which are the primary sources of air pollutants associated with residential development. Therefore, due to the reduction in traffic trips and energy use in the long-term operating condition, the 2014 Modified Project would result in a lesser concentration of air pollutants than the 2004 Approved Project. The grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Thus, air emissions associated with the short-term construction process would be largely the same; except for emission reductions captured by building 23 fewer homes under the 2014 Modified Project.

Finding: Because the grading footprint and construction characteristics of the 2014 Modified Project be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would contribute less air pollutant emissions and less temporary odor impacts generated during Project-related construction and operation than the 2004 Approved Project. Therefore, the 2014 Modified Project has no potential to result in a new impact or more severe odor impact. Consistent with the conclusion made by the 2004 ND, no impact would occur.

#### IV. BIOLOGICAL RESOURCES. Would the project:

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?

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources; Western Riverside County Multiple Species Habitat Conservation Plan; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of single-family homes in a part of the property, which would result in removal of natural habitat. However, the project would result in the loss of less habitat area than the existing land use plan. The project provides for the conservation of most of the area as open space. A biology study of sensitive habitat was prepared by Principe and Associates. Coastal California gnatcatchers were observed or heard within and to the east of the proposed Open Space designations, but the area proposed for development was unoccupied by the gnatcatcher. The project will not result in take of the Coastal California gnatcatcher, a bird that is designated as threatened under the Endangered Species Act. Part of the site is located within designated Coastal California Gnatcatcher Critical Habitat, a designation that affects the actions of federal agencies and federally funded or permitted activities. The project does not require federal funding or a federal permit. The property will be subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Moreno Valley became a signatory to the MSHCP Implementing Agreement on January 13, 2004. The resource agencies are scheduled to sign the agreement by the end of May of 2004. The intent of the MSHCP is to ensure the survival of a range of plants and animals and avoid the costs and delays of mitigating biological impacts on a project-by-project basis. The objective is to conserve about 500,000 acres of habitat, funded in part by developer fees. The project site is not within one of the areas identified for conservation. The MSHCP would allow incidental take of listed (threatened and endangered) species as well as unlisted species that might one day become listed. The

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

MSHCP includes survey requirements for the burrowing owl. Prior to grading, this project would be required to follow the burrowing owl survey requirements.

Discussion of 2014 Modified Project: An updated biological resources survey of the property was conducted in 2013 by Glenn Lukos Associates, the results of which are provided in a biological resources report appended to this Initial Study (GLA, 2013). The survey results confirmed that the biological conditions of the property have not substantially changed since prior studies were conducted to support the 2004 ND. In summary, the property supports nine distinct vegetation/land use types, including chamise chaparral (CC), Riversidean sage scrub (RSS), disturbed Riversidean sage scrub (dRSS), former orchard, non-native grassland (NNG), olive, ornamental, disturbed/ruderal, and western sycamore woodland. A 0.82-acre area that would be impacted off-site to accommodate a water quality basin consists of dRSS and disturbed/ruderal. A large majority of the eastern portion of the property where development is proposed consists of disturbed/ruderal habitat, which is not a sensitive habitat community. Impacts would consist of:

Vegetation/Land Use Type	Total Onsite	Impacts Onsite	Impacts Offsite
Chamise Chaparral	10.25	0.03	0.00
Disturbed Riversidean Sage Scrub	5.04	1.99	0.75
Disturbed/Ruderal	54.18	43.4	0.07
Former Orchard	5.55	4.81	0.00
Non-Native Grassland	21.59	0.09	0.00
Olive	11.46	1.60	0.00
Ornamental	5.98	3.13	0.00
Riversidean Sage Scrub	89.32	0.69	0.00
Western Sycamore Woodland	0.16	0.00	0.00
Total	203.52	55.74	0.82

Source: Glenn Lukos Associates, 2013

The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property, which is a beneficial effect. In addition, as with the 2004 Approved Project, the 2014 Modified Project provides for conservation of most of the Project site as open space. Since approval of the 2004 Approved Project, the Western Riverside County MSHCP Implementing Agreement was signed by the City of Moreno Valley and became effective. The Western Riverside County MSHCP sets forth a variety of policies and requirements for the protection of biological resources. The Project site is located outside of any MSHCP Plan designated Criteria Cells or Cell groups and does not occur within the Riverside County MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) or Criteria Area Plant Species Survey Area (CAPSSA). The burrowing owl is designated as a California Department of Fish and Wildlife (CDFW) California Species of Concern. Although the Project site is not located within areas targeted for conservation by the MSHCP, the Project site is located within the MSHCP burrowing owl survey area. Therefore, as with the 2004 Approved Project, the 2014 Modified Project would be required to comply with MSHCP BUOW protocols. Burrowing owl surveys conducted in August 2013 were negative (GLA, 2013). In addition, the 2014 Modified Project is conditioned to comply with City of Moreno Valley Municipal Code Title 3, Chapter 3.48, Western Riverside County Multiple Species Habitat Conservation Plan Fee Program, which requires a per-acre local development fee that will assist in providing revenue to acquire and preserve vegetation communities and natural areas within the City and western Riverside County which are known to support threatened, endangered or key sensitive populations of plant and wildlife species. The 2014 Modified Project is also conditioned to comply with the City of Moreno Valley Municipal Code Title 3, Chapter 8.60. Threatened and Endangered Species, which requires a per-acre local development mitigation fee pursuant to the City's adopted, "The Habitat Conservation Plan for the Stephen's Kangaroo Rat in Western Riverside, California, and as established pursuant to Fee Resolution 89-92. Lastly, the 2014 Modified Project is conditioned (Condition No. PXX) to preclude significant impacts to nesting birds by requiring that the clearing of potential nesting vegetation be conducted outside of the nesting season (February 1st to August 31st) to the extent that this is feasible. If vegetation must be removed during the nesting season, the Condition PXX requires that a qualified biologist conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys are required be conducted no more than three (3) days prior to scheduled removals. If active nests are identified, the biologist will be required to establish appropriate buffers around the vegetation containing the active nest. The vegetation containing the active nest is not permitted to be removed, and no grading is allowed to occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest).

<b>Issues and Supporting Information</b>	Potentially Significant New Impact	Less than Significant Impact With	Less than Significant Impact	Impact Fully Analyzed in 2004 ND
		Mitigation Incorporated		

Finding: Because the biological conditions of the property have not substantially changed, the grading footprint and grading characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and, as with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property, and would provide for conservation of most of the area as open space, the 2014 Modified Project has no potential to result in a new impact or more substantial impact on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW. As concluded by the 2004 ND, a less than significant impact would occur.

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 Wildlife or U. S. Wildlife Service?

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources; Western Riverside County Multiple Species Habitat Conservation Plan; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of single-family homes in a part of the property, which would result in removal of natural habitat. However, the project would result in the loss of less habitat area than the existing land use plan. The project provides for the conservation of most of the area as open space. A biology study of sensitive habitat was prepared by Principe and Associates, Coastal California gnatcatchers were observed or heard within and to the east of the proposed Open Space designations, but the area proposed for development was unoccupied by the gnatcatcher. The project will not result in take of the Coastal California gnatcatcher, a bird that is designated as threatened under the Endangered Species Act. Part of the site is located within designated Coastal California Gnatcatcher Critical Habitat, a designation that affects the actions of federal agencies and federally funded or permitted activities. The project does not require federal funding or a federal permit. The property will be subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Moreno Valley became a signatory to the MSHCP Implementing Agreement on January 13, 2004. The resource agencies are scheduled to sign the agreement by the end of May of 2004. The intent of the MSHCP is to ensure the survival of a range of plants and animals and avoid the costs and delays of mitigating biological impacts on a project-by-project basis. The objective is to conserve about 500,000 acres of habitat, funded in part by developer fees. The project site is not within one of the areas identified for conservation. The MSHCP would allow incidental take of listed (threatened and endangered) species as well as unlisted species that might one day become listed. The MSHCP includes survey requirements for the burrowing owl. Prior to grading, this project would be required to follow the burrowing owl survey requirements.

Discussion of 2014 Modified Project: An updated biological resources survey of the property was conducted in 2013 by Glenn Lukos Associates, the results of which are provided in a biological resources report appended to this Initial Study (GLA, 2013). The survey results confirmed that the biological conditions of the property have not substantially changed since prior studies were conducted to support the 2004 ND. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property, which is a beneficial effect. No substantial adverse effects to riparian habitat would occur, because no riparian habitat is present on the property (GLA, 2013). A large majority of the eastern portion of the property where development is proposed consists of disturbed/ruderal habitat, which is not a sensitive habitat community. Compliance with the Western Riverside County MSHCP as addressed in the response to Threshold IV.a), above, would ensure that the minimal loss of sensitive natural communities would result in less than significant impacts.

Finding: Because the biological conditions of the property have not substantial changed, riparian habitat is not present on the property, the grading footprint and grading characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and, as with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property, and would provide for conservation of most of the area as open space, the 2014 Modified Project has no potential to result in a new impact or more substantial impact on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW. As concluded by the 2004 ND, a less than significant impact would occur.

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?

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources; Western Riverside County Multiple Species Habitat Conservation Plan; 2004 Approved Project; 2014

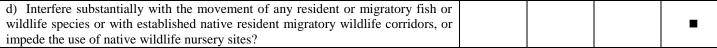
Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: No Impact. The project allows for the development of single-family homes in a part of the property, which would result in removal of natural habitat. However, the project would result in the loss of less habitat area than the existing land use plan. The project provides for the conservation of most of the area as open space. A biology study of sensitive habitat was prepared by Principe and Associates. Coastal California gnatcatchers were observed or heard within and to the east the proposed Open Space designations, but the area proposed for development was unoccupied by the gnatcatcher. The project will not result in take of the Coastal California gnatcatcher, a bird that is designated as threatened under the Endangered Species Act. Part of the site is located within designated Coastal California Gnatcatcher Critical Habitat, a designation that affects the actions of federal agencies and federally funded or permitted activities. The project is does not require federal funding or a federal permit. The property will be subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Moreno Valley became a signatory to the MSHCP Implementing Agreement on January 13, 2004. The resource agencies are scheduled to sign the agreement by the end of May of 2004. The intent of the MSHCP is to ensure the survival of a range of plants and animals and avoid the costs and delays of mitigating biological impacts on a project-by-project basis. The objective is to conserve about 500,000 acres of habitat, funded in part by developer fees. The project site is not within one of the areas identified for conservation. The MSHCP would allow incidental take of listed (threatened and endangered) species as well as unlisted species that might one day become listed. The MSHCP includes survey requirements for the burrowing owl. Prior to grading, this project would be required to follow the burrowing owl survey requirements.

Discussion of 2014 Modified Project: In 2007, critical habitat for Coastal California gnatcatcher was modified to exclude areas covered by the MSHCP. Therefore, the site is not within critical habitat of the Coastal California gnatcatcher (see Figure 3). The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. There are no federally protected wetlands located on the Project site (GLA, 2013). Because the grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project and the Project site does not contain federally protected wetlands, the 2014 Modified Project would have no potential to create a new impact or more severe impact than would the 2004 Approved Project.

*Finding:* Because no federally protected wetlands are located on the property, neither the 2004 Approved Project or the 2014 Modified Project, which have the same grading footprint, would have the potential to adversely affect federally protected wetlands as defined by Section 404 of the Clean Water Act. No impact would occur.



(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources; Western Riverside County Multiple Species Habitat Conservation Plan; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

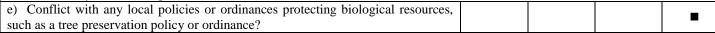
2004 ND Conclusion: Less than Significant Impact. The project allows for the development of single-family homes in a part of the property, which would result in removal of natural habitat. However, the project would result in the loss of less habitat area than the existing land use plan. The project provides for the conservation of most of the area as open space. A biology study of sensitive habitat was prepared by Principe and Associates, Coastal California gnatcatchers were observed or heard within and to the east of the proposed Open Space designations, but the area proposed for development was unoccupied by the gnatcatcher. The project will not result in take of the Coastal California gnatcatcher, a bird that is designated as threatened under the Endangered Species Act. Part of the site is located within designated Coastal California Gnatcatcher Critical Habitat, a designation that affects the actions of federal agencies and federally funded or permitted activities. The project does not require federal funding or a federal permit. The property will be subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Moreno Valley became a signatory to the MSHCP Implementing Agreement on January 13, 2004. The resource agencies are scheduled to sign the agreement by the end of May of 2004. The intent of the MSHCP is to ensure the survival of a range of plants and animals and avoid the costs and delays of mitigating biological impacts on a project-by-project basis. The objective is to conserve about 500,000 acres of habitat, funded in part by developer fees. The project site is not within one of the areas identified for conservation. The MSHCP would allow incidental take of listed (threatened and endangered) species as well as unlisted species that might one day become listed. The MSHCP includes survey requirements for the burrowing owl. Prior to grading, this project would be required to follow the burrowing owl survey requirements.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. The Project site is located within the MSHCP Study Area but is located outside of any MSHCP Plan designated

Issues and Supporting Information	Potentially	Less than	Less than	Impact Fully
issues and supporting information	Significant	Significant	Significant	Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

Criteria Cells or Cell groups and is therefore not located within or adjacent to any areas proposed for conservation, including areas identified as proposed or existing linkages (including constrained linkages). The MSHCP Reserve Area was designed to ensure the establishment and/or preservation of wildlife movement corridors, and because the Project site is not located in areas targeted for such purposes, Project implementation would not interfere substantially with the movement of any wildlife species. Additionally, there are no native wildlife nursery sites in close proximity to the proposed Project site. As the 2014 Modified Project would have the same grading footprint and grading characteristics as the 2004 Approved Project and is located outside of any MSHCP Plan designated Criteria Cells or Cell groups and is therefore not located within or adjacent to any areas proposed for conservation, including areas identified as proposed or existing linkages (including constrained linkages), the 2014 Modified Project would not 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. As such, 2014 Modified Project would have no potential to create a new impact or more severe impact than would the 2004 Approved Project.

Finding: The 2014 Modified Project would have the same grading footprint and grading characteristics as the 2004 Approved Project. The Project site is located outside of any MSHCP-designated Criteria Cells or Cell groups and is therefore not located within or adjacent to any areas proposed for conservation, including areas identified as proposed or existing linkages (including constrained linkages); thus, the 2014 Modified Project has no potential to 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. No impact would occur.



(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources; Western Riverside County Multiple Species Habitat Conservation Plan; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of single-family homes in a part of the property, which would result in removal of natural habitat. However, the project would result in the loss of less habitat area than the existing land use plan. The project provides for the conservation of most of the area as open space. A biology study of sensitive habitat was prepared by Principe and Associates. Coastal California gnatcatchers were observed or heard within and to the east of the proposed Open Space designations, but the area proposed for development was unoccupied by the gnatcatcher. The project will not result in take of the Coastal California gnatcatcher, a bird that is designated as threatened under the Endangered Species Act. Part of the site is located within designated Coastal California Gnatcatcher Critical Habitat, a designation that affects the actions of federal agencies and federally funded or permitted activities. The project does not require federal funding or a federal permit. The property will be subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Moreno Valley became a signatory to the MSHCP Implementing Agreement on January 13, 2004. The resource agencies are scheduled to sign the agreement by the end of May of 2004. The intent of the MSHCP is to ensure the survival of a range of plants and animals and avoid the costs and delays of mitigating biological impacts on a project-by-project basis. The objective is to conserve about 500,000 acres of habitat, funded in part by developer fees. The project site is not within one of the areas identified for conservation. The MSHCP would allow incidental take of listed (threatened and endangered) species as well as unlisted species that might one day become listed. The MSHCP includes survey requirements for the burrowing owl. Prior to grading, this project would be required to follow the burrowing owl survey requirements.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. The 2014 Modified Project is conditioned to comply with City of Moreno Valley Municipal Code Title 3, Chapter 3.48, Western Riverside County Multiple Species Habitat Conservation Plan Fee Program, which requires a per-acre local development fee that will assist in providing revenue to acquire and preserve vegetation communities and natural areas within the City and western Riverside County which are known to support threatened, endangered or key sensitive populations of plant and wildlife species. The 2014 Modified Project is conditioned to comply with the City of Moreno Valley Municipal Code Title 3, Chapter 8.60. Threatened and Endangered Species, which requires a per-acre local development mitigation fee pursuant to the City's adopted, "The Habitat Conservation Plan for the Stephen's Kangaroo Rat in Western Riverside, California, and as established pursuant to Fee Resolution 89-92. The 2014 Modified Project is conditioned to comply with the City of Moreno Valley's Landscape Ordinance which requires that "all mature trees on site with 4-inch calipers or greater in place shall be retained or preserved."

As the 2014 Modified Project would have the same grading footprint and grading characteristics as the 2004 Approved Project and is located outside of any MSHCP-designated Criteria Cells or Cell groups and would be required to comply with all conditions required by the City of Moreno Valley, the 2014 Modified Project would not conflict with any local policies or ordinances protecting

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

biological resources, such as a tree preservation policy or ordinance. As such, 2014 Modified Project would have no potential to create a new impact or more severe impact than would the 2004 Approved Project.

Finding: As the 2014 Modified Project would have the same grading footprint and grading characteristics as the 2004 Approved Project and the Project site is located outside of any MSHCP-designated Criteria Cells or Cell groups and would comply with all conditions required by the City of Moreno Valley, the 2014 Modified Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. As such, 2014 Modified Project would have no potential to create a new impact or more severe impact than would the 2004 Approved Project. As concluded by the 2004 ND, no impact would occur.

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?		

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources; Western Riverside County Multiple Species Habitat Conservation Plan; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: No impact. The project allows for the development of single-family homes in a part of the property, which would result in removal of natural habitat. However, the project would result in the loss of less habitat area than the existing land use plan. The project provides for the conservation of most of the area as open space. A biology study of sensitive habitat was prepared by Principe and Associates. Coastal California gnatcatchers were observed or heard within and to the east the proposed Open Space designations, but the area proposed for development was unoccupied by the gnatcatcher. The project will not result in take of the Coastal California gnatcatcher, a bird that is designated as threatened under the Endangered Species Act. Part of the site is located within designated Coastal California Gnatcatcher Critical Habitat, a designation that affects the actions of federal agencies and federally funded or permitted activities. The project is does not require federal funding or a federal permit. The property will be subject to the Western Riverside County MSHCP. Moreno Valley became a signatory to the MSHCP Implementing Agreement on January 13, 2004. The resource agencies are scheduled to sign the agreement by the end of May of 2004. The intent of the MSHCP is to ensure the survival of a range of plants and animals and avoid the costs and delays of mitigating biological impacts on a project-by-project basis. The objective is to conserve about 500,000 acres of habitat, funded in part by developer fees. The project site is not within one of the areas identified for conservation. The MSHCP would allow incidental take of listed (threatened and endangered) species as well as unlisted species that might one day become listed. The MSHCP includes survey requirements for the burrowing owl. Prior to grading, this project would be required to follow the burrowing owl survey requirements.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve natural hillside terrain as open space in the eastern portion of the property, which is a beneficial effect. In addition, as with the 2004 Approved Project, the 2014 Modified Project provides for conservation of most of the area as open space. The property is located within the Western Riverside County MSHCP Study Area, which sets forth a variety of policies and requirements for the protection of biological resources. However, the Project site is located outside of any MSHCP-designated Criteria Cells or Cell groups and does not occur within the Riverside County MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) or Criteria Area Plant Species Survey Area (CAPSSA). Even through the property is located outside of MSHCP-designated Criteria Cells and Cell groups and is therefore not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process, or the Joint Project Review (JPR) process, development on the Project site still must demonstrate consistency with MSHCP Reserve assembly requirements; specifically, Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures).

Compliance with Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools): The property does not contain vernal pools. The Project site contains areas defined by the MSHCP as riparian/riverine; however, these areas would not be permanently or temporarily impacted by the 2014 Modified Project and are proposed for avoidance. As such, the 2014 Modified Project is consistent with MSHCP requirements for the Protection of Species Associated with Riparian/Areas and Vernal Pools and no DBESP is necessary or required. Additionally, the 2014 Modified Project would not impact habitat occupied by the least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo. As such, the 2014 Modified Project is consistent with MSHCP Volume I, Section 6.1.2 as it pertains to these species.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

Section 6.1.3 (Protection of Narrow Endemic Plant Species): Volume I, Section 6.1.3 of the MSHCP requires that within identified NEPSSA, site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The Project is not located within the MSHCP NEPSSA pursuant to Section 6.3.2 of the MSHCP. As such, the 2014 Modified Project is consistent with requirements for the Protection of Narrow Endemic Plant Species.

Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface): The MSHCP Urban/Wildland Interface Guidelines (UWIG) are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. The development footprint of the 2014 Modified Project, which is nearly identical to the development footprint of the 2004 Approved Project, is not located adjacent to the MSHCP Conservation Area. Regardless, as discussed in Section 5.8 of the biological resources report prepared for the 2014 Modified Project (GLA, 2013), the 2014 Modified Project proposes design measures that would reduce edge effects related to drainage, water quality, lighting, noise, invasive plant species, and access to address potential edge effects to adjacent sensitive habitats. As such, the 2014 Modified Project, adjacent to the preserved/avoided streambed, the proposed Project will be consistent with the UWIG Would be consistent with the guidelines contained in MSHCP Volume I, Section 6.1.4.

Section 6.3.2 (Additional Survey Needs and Procedures): Volume I, Section 6.3.2 of the MSHCP identifies that in addition to the Narrow Endemic Plant Species addressed in Section 6.1.3, additional surveys may be needed for other certain plant and animal species in conjunction with MSHCP implementation in order to achieve full coverage for these species. Within areas of suitable habitat, focused surveys are required if a project site occurs within a designated CAPSSA, or special animal species survey area (i.e., burrowing owl (BUOW), amphibians, and mammals). The Project site occurs within the burrowing owl survey area, but does not occur within the amphibian or mammal survey areas, or within the CAPSSA. The BUOW is designated as a California Department of Fish and Wildlife California Species of Concern. Therefore, as with the 2004 Approved Project, the 2014 Modified Project is required to comply with MSHCP BUOW protocols. Focused BUOW surveys were conducted on the Project site in 2013 by Glenn Lukos Associates (GLA 2013), and no BUOW were detected. As required by the MSHCP, pre-construction burrowing owl survey is required to occur within the 30 days of site disturbance. The requirement for the survey and to follow California Department of Fish and Wildlife protocol if the species is detected is required by a condition of approval placed on the 2014 Modified Project.

The 2014 Modified Project is conditioned to comply with City of Moreno Valley Municipal Code Title 3, Chapter 3.48, Western Riverside County Multiple Species Habitat Conservation Plan Fee Program, which requires a per-acre local development fee that will assist in providing revenue to acquire and preserve vegetation communities and natural areas within the City and western Riverside County which are known to support threatened, endangered or key sensitive populations of plant and wildlife species. The 2014 Modified Project is also conditioned to comply with the City of Moreno Valley Municipal Code Title 3, Chapter 8.60. Threatened and Endangered Species, which requires a per-acre local development mitigation fee pursuant to the City's adopted, "The Habitat Conservation Plan for the Stephen's Kangaroo Rat in Western Riverside, California, and as established pursuant to Fee Resolution 89-92.

As the 2014 Modified Project would have a nearly identical grading footprint and grading characteristics as the 2004 Approved Project and is located outside of any MSHCP-designated Criteria Cells or Cell groups and would be required to comply with all conditions required by the City of Moreno Valley, the 2014 Modified Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. As such, the 2014 Modified Project would have no potential to create a new impact or more severe impact than would the 2004 Approved Project.

Finding: As the 2014 Modified Project would have a nearly identical grading footprint and grading characteristics as the 2004 Approved Project and the Project site is located outside of any MSHCP-designated Criteria Cells or Cell groups and would comply with all Western Riverside County MSHCP and Stephens' Kangaroo Rat HCP conditions required by the City of Moreno Valley, the 2014 Modified Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. As such, the 2014 Modified Project would have no potential to create a new impact or more severe impact than would the 2004 Approved Project. As concluded by the 2004 ND, a less than significant impact would occur.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

# 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?

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.10 – Cultural Resource; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The ruins of an old adobe structure are located in the proposed open space at the north end of the project. The ruins are described in the cultural resources survey that was prepared for the project by archeologist Aaron Gardner. The proposed amendment would have a positive effect on cultural resources in comparison to the existing land use plan because they will be retained within the proposed Open Space designation. There are no other cultural resources on the site.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve open space in the eastern portion of the property, including the area of the documented old adobe structure. Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, and the old adobe structure would remain in an area designated as open space, the 2014 Modified Project would have no potential to create a new impact or more severe impact to a historic resource than would the 2004 Approved Project. No historic resources are located in the development footprint of the Project; thus, no impact would occur.

*Finding*: Because the proposed grading footprint and the grading characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and the old adobe structure would remain in an area designated as open space, the 2014 Modified Project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5. No adverse impact to historic resources would occur.

b) Cause a substantial adverse change in the significance of archaeological resources pursuant to Section 15064.5?

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.10 – Cultural Resources; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The ruins of an old adobe structure are located in the proposed open space at the north end of the project. The ruins are described in the cultural resources survey that was prepared for the project by archeologist Aaron Gardner. The proposed amendment would have a positive effect on cultural resources in comparison to the existing land use plan because they will be retained within the proposed Open Space designation. There are no other cultural resources on the site.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve the eastern portion of the property as open space, including the area of the old adobe structure. Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, and the old adobe structure would remain in an area designated as open space, the 2014 Modified Project would have no potential to create a new impact or more severe impact to archaeological resources than would the 2004 Approved Project. A condition of approval (Condition P15) was applied to the 2004 Approved Project that specified protocol should resources be discovered during ground-disturbing construction activities. In addition, Condition P15 required that the 2004 Approved Project comply with California Public Resources Code Section 5097.98, "Native American Historical, Cultural, and Historical Sites." These conditions would continue to be applied to the 2014 Modified Project. Thus, any resource, if discovered, would be assured proper treatment to avoid a substantial adverse change in the significance of archaeological resources pursuant to Section 15064.5. As concluded by the 2004 ND, no adverse impact would occur.

Finding: Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project and the old adobe structure would remain in an area designated as open space, the 2014 Modified Project would have no potential to result in a new or more severe impact to archaeological resources than disclosed in the 2004 ND. A City condition of approval would assure the proper treatment of any resource that may be discovered during the construction process to ensure that there would be no substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5. No adverse impact would occur as concluded by the 2004 ND.

c) Directly or indirectly destroy a unique paleontological resource or site or unique		_
geologic feature?		

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.10 – Cultural Resources; 2004 Approved Project; 2014 Modified Project)

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

2004 ND Conclusion: No Impact. The ruins of an old adobe structure are located in the proposed open space at the north end of the project. The ruins are described in the cultural resources survey that was prepared for the project by archeologist Aaron Gardner. The proposed amendment would have a positive effect on cultural resources in comparison to the existing land use plan because they will be retained within the proposed Open Space designation. There are no other cultural resources on the site.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve open space in the eastern portion of the property. Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact to paleontological resources than would the 2004 Approved Project. A condition of approval (Condition P15) was applied to the 2004 Approved Project that specified protocol should resources be discovered during ground-disturbing construction activities. This condition of approval would continue to be applied to the 2014 Modified Project. Thus, any resource, if discovered, would be assured proper treatment to avoid the destruction of a unique resource. As concluded by the 2004 ND, no adverse impact would occur.

Finding: Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to result in a new or more severe impact to paleontological resources than disclosed in the 2004 ND. A City condition of approval would assure the proper treatment of any resource that may be discovered during the construction process to ensure that there would be no destruction of a unique resource. No adverse impact would occur as concluded by the 2004 ND.

d)	Disturb	any	human	remains,	including	those	interred	outside	of	formal			_
cem	eteries?												-

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The ruins of an old adobe structure are located in the proposed open space at the north end of the project. The ruins are described in the cultural resources survey that was prepared for the project by archeologist Aaron Gardner. The proposed amendment would have a positive effect on cultural resources in comparison to the existing land use plan because they will be retained within the proposed Open Space designation. There are no other cultural resources on the site.

Discussion of 2014 Modified Project: Human remains are not known to occur at the Project site. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would conserve the eastern portion of the property as open space. Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact to human remains than would the 2004 Approved Project. A condition of approval (Condition P15) was applied to the 2004 Approved Project that required that the 2004 Approved Project comply with California Public Resources Code Section 5097.98, "Native American Historical, Cultural, and Historical Sites." This condition would continue to be applied to the 2014 Modified Project. Thus, any human remains, if discovered, would be assured proper treatment. As concluded by the 2004 ND, no adverse impact would occur.

*Finding:* Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to result in a new or more severe impact to human remains than disclosed in the 2004 ND. A City condition of approval would assure compliance with California Public Resources Code Section 5097.98, "Native American Historical, Cultural, and Historical Sites." No adverse impact would occur as concluded by the 2004 ND.

#### 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.

lan FEIR, Chapter 5.6 – Geology

(Source: City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils; California Department of Conservation "Alquist-Priolo Earthquake Fault Zone Maps;" United States Geological Survey Earthquake Hazards Program; Google Earth; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would be subject to seismic shaking similar to that of the rest of Moreno Valley. The developable portions of the site are not subject to the geologic and soil hazards described above.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

Discussion of 2014 Modified Project: The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Because the number of homes would be reduced and the proposed grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact associated with fault rupture than would the 2004 Approved Project. Additionally, the 2014 Modified Project would be conditioned to comply with the City of Moreno Valley Building Code (City of Moreno Valley Ordinance No. 816) and California Code of Regulations, Title 24, Part 2, the California Green Building Standards Code, which provides minimum standards for building design. The 2014 Modified Project would also be conditioned to comply with all applicable requirements of the City of Moreno Valley grading and excavation code (City of Moreno Valley Ordinance No. 586).

Finding: The property is not subject to fault rupture because no geological faults are located on the property. Regardless, because the grading footprint and the grading characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving 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. As concluded by the 2004 ND, no impact would occur.

#### (ii) Strong seismic ground shaking?

(Source: City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would be subject to seismic shaking similar to that of the rest of Moreno Valley. The developable portions of the site are not subject to the geologic and soil hazards described above.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Because the number of homes would be reduced and the proposed grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact associated with seismic ground shaking than would the 2004 Approved Project. The 2014 Modified Project would be conditioned to comply with the City of Moreno Valley Building Code (City of Moreno Valley Ordinance No. 816) and California Code of Regulations, Title 24, Part 2, the California Green Building Standards Code, which provides minimum standards for building design. The 2014 Modified Project would also be conditioned to comply with all applicable requirements of the City of Moreno Valley grading and excavation code (City of Moreno Valley Ordinance No.586).

Finding: Because the grading footprint and the grading characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and 23 fewer residential homes would be constructed, the 2014 Modified Project would have no potential to result in a new or more severe impact to associated with seismic ground shaking than disclosed in the 2004 ND. As concluded by the 2004 ND, a less than significant impact would occur. Mandatory compliance with the City of Moreno Valley Building Code (City of Moreno Valley Ordinance No. 816) and California Code of Regulations, Title 24, Part 2, the California Green Building Standards Code, provide minimum standards for building design to ensure that impacts would be less than significant.

#### (iii) Seismic-related ground failure, including liquefaction?

(Source: City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would be subject to seismic shaking similar to that of the rest of Moreno Valley. The developable portions of the site are not subject to the geologic and soil hazards described above.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Because the number of homes would be reduced and the proposed grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact associated with liquefaction than would the 2004

<b>Issues and Supporting Information</b>	Potentially	Less than	Less than	Impact Fully
	Significant	Significant	Significant	Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

Approved Project. The 2014 Modified Project would be conditioned to comply with the City of Moreno Valley Building Code (City of Moreno Valley Ordinance No. 816) and California Code of Regulations, Title 24, Part 2, the California Green Building Standards Code, which provides minimum standards for building design. The 2014 Modified Project would also be conditioned to comply with all applicable requirements of the City of Moreno Valley grading and excavation code (City of Moreno Valley Ordinance No.586).

*Finding:* Because the grading footprint and the grading characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and 23 fewer residential homes would be constructed, the 2014 Modified Project would have no potential to result in a new or more severe impact associated with seismic liquefaction than disclosed in the 2004 ND. As concluded by the 2004 ND, no impact would occur because the site does not possess soils that have a high liquefaction potential.

(iv) Landslides?

(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would be subject to seismic shaking similar to that of the rest of Moreno Valley. The developable portions of the site are not subject to the geologic and soil hazards described above.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Because the number of homes would be reduced, the eastern portion of the property containing sloping terrain would be preserved as open space, and the proposed grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new impact or more severe impact associated with landslides than would the 2004 Approved Project.

*Finding:* Because the proposed grading footprint and the grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving landslides. No areas subject to landslide have the potential to affect the residential development area approved by the 2004 Approved Project or proposed by the 2014 Modified Project. As concluded by the 2004 ND, impacts would be less than significant.

(b) Result in substantial soil erosion or the loss of topsoil?

(Source: Project Application Materials, USDA Natural Resources Conservation Service Web Soil Survey (Web Site); 2004 Approved Project; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would be subject to seismic shaking similar to that of the rest of Moreno Valley. The developable portions of the site are not subject to the geologic and soil hazards described above.

Discussion of 2014 Modified Project: The grading footprint proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes improved water quality features as compared to the 2004 Approved Project. Specifically, the 2014 Modified Project proposes four (4) on-site water quality basins, one (1) off-site basin, and a constructed drainage channel along the eastern boundary of the proposed residential development area. As such, the 2014 Modified Project would have no potential to create a new impact or more severe impact associated with soil erosion or loss of topsoil than would the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would be required to comply with the requirements of the State Water Resources Control Board and obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. The NPDES Permit requires the Project Applicant to prepare and submit to the City for approval a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). The SWPPP and WQMP must identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. Adherence to the requirements noted in the Project's required WOMP and sitespecific SWPPP would ensure that potential construction-related impacts associated with water erosion would be less than significant. During grading and other construction activities involving soil exposure or the transport of earth materials, City of Moreno Valley Ordinance No. 568, which establishes requirements for the control of erosion during construction (including wind erosion), also would apply to the 2014 Modified Project. In addition, requirements for the reduction of particulate matter in the air are addressed by SCAOMD Rule 403. With mandatory compliance to these regulatory requirements, the potential for soil erosion effects would be less than significant.

Issues and Supporting Information	Potentially Significant New Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	Impact Fully Analyzed in 2004 ND
<i>Finding:</i> Because the grading footprint and the grading characteristics proposed by identical to the 2004 Approved Project, the 2014 Modified Project would have no possociated with soil erosion than disclosed in the 2004 ND. As concluded by the 2004 ND.	tential to res	sult in a new	or more sev	ere impact
(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?				•
(Source: Project Application Materials; City of Moreno Valley General Plan Safety FEIR, Chapter 5.6 – Geology and Soils; 2004 Approved Project; 2014 Modified Project		ity of Moren	o Valley Ge	neral Plan
2004 ND Conclusion: No Impact. The proposed amendment would be subject to Moreno Valley. The developable portions of the site are not subject to the geologic an				the rest of
Discussion of 2014 Modified Project: The residential development area approved by a 2014 Modified Project is not located on a geologic unit or soil that is unstable, or project, and potentially result in on- or off-site landslide, lateral spreading, subsidence Project proposes to reduce the number of residential lots approved by TTM 31592 fro lots than the 2004 Approved Project. The grading footprint of the 2014 Modified Approved Project. Because the number of homes would be reduced, the eastern por would be preserved as open space, and the proposed grading footprint and grading 2004 Approved Project, the 2014 Modified Project would have no potential to create with geologic instability than would the 2004 Approved Project.	that would e, liquefaction 138 to 1 Project wou rtion of the characteristi	become uns on or collaps 15, resulting ald be nearly property cor cs would be	table as a rese. The 2014 in 23 fewer dentical to taining slop nearly identical identical to the state of the	sult of the 4 Modified residential o the 2004 ing terrain tical to the
<i>Finding:</i> There are no conditions of geological instability located in the area of the Because the proposed grading footprint and the grading characteristics would be nea 2014 Modified Project would have no greater potential to expose people or stru instability than the 2004 Approved Project. As concluded by the 2004 ND, no adverse	arly identical actures to co	to the 2004 onditions ass	Approved F	Project, the
(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?  (Source: Project Application Materials; City of Moreno Valley General Plan Safety FEIR, Chapter 5.6 – Geology and Soils, 2004 Approved Project; 2014 Modified Project		ity of Moren	o Valley Ge	
2004 ND Conclusion: No impact. The proposed amendment would be subject to Moreno Valley. The developable portions of the site are not subject to the geologic an				the rest of
Discussion of 2014 Modified Project: The residential development area approved by 2014 Modified Project is not located in an area of expansive soil. The 2014 Modi residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer reside grading footprint of the 2014 Modified Project would be nearly identical to the 2014 homes would be reduced, and the proposed grading footprint and grading character Approved Project, the 2014 Modified Project would have no potential to create a new expansive soil than would the 2004 Approved Project.	fied Project ential lots th 004 Approve eristics wou	proposes to an the 2004 ed Project. I ld be nearly	Approved Programme Approved Prog	number of roject. The number of the 2004
Finding: There are no expansive soils located in the area of the property proposed grading footprint and the grading characteristics would be nearly ident Modified Project would have no greater potential to create substantial risks to life are concluded by the 2004 ND, no adverse impact would occur.	ical to the	2004 Appro	ved Project,	the 2014
(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?				•
(Source: Project Application Materials; 2004 Approved Project; 2014 Modified Project	ect)	•		

24

2004 ND Conclusion: No Impact. The proposed amendment would be subject to seismic shaking similar to that of the rest of

Moreno Valley. The developable portions of the site are not subject to the geologic and soil hazards described above.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

Discussion of 2014 Modified Project: The 2004 Approved Project did not propose the use of septic or alternative wastewater systems, nor does the 2014 Modified Project propose the use of septic or alternative wastewater systems. The residential homes proposed on the Project site would be connected to the Eastern Municipal Water District (EMWD) sanitary sewer system. Thus, there is no potential for an impact to occur related to septic or alternative wastewater systems.

*Finding:* Because neither the 2004 Approved Project nor the 2014 Modified Project include the use of septic tanks or alternative waste water disposal systems, no impact would occur as concluded by the 2004 ND.

#### 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?

(Source: South Coast Air Quality Management District Air Quality Management Plan, 2012; City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality; 2004 Approved Project; 2014 Modified Project; Covey Ranch Greenhouse Gas Report (Urban Crossroads 2013))

2004 ND Conclusion: This question was not a part of the 2004 IS Environmental Checklist.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Because the number of homes would be reduced and the proposed grading footprint and grading characteristics would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to create a new greenhouse gas impact or more severe impact than would the 2004 Approved Project.

Although greenhouse gas (GHG) emissions effects on climate change were not specifically evaluated in the 2004 ND, the ND disclosed that 138 residential homes would be constructed on the property, which would generate a small increase in traffic levels in the area and that air emissions would be generated to meet the energy demands associated with a housing development. GHG emissions and the issue of global climate change (GCC) do not represent new information of substantial importance which was not known and could not have been known at the time the 2004 ND was approved. Information on the effect of GHG emissions on climate was known long before the City of Moreno Valley approved the 2004 ND. GCC and GHG emissions were identified as environmental issues since as early as 1978 when the U.S. Congress enacted the National Climate Program Act (Pub L 95-367, 92 Stat 601). In 1979, the National Research Council published "Carbon Dioxide and Climate: A Scientific Assessment," which concluded that climate change was an accelerating phenomenon partly due to human activity. Numerous studies conducted before and after the National Research Council report reached similar conclusions. Information also was widely published in a series of reports by the Intergovernmental Panel on Climate Change (IPPC) dating back to the 1990s, including IPPC's "2001 Third Assessment Report." California adopted legislation in 2002 requiring the California Air Resources Board to develop regulations limiting greenhouse gas emissions from automobiles. As such, information about GCC and GHG emissions was available with the exercise of reasonable diligence at the time the ND was approved in 2006. No objections or concerns were raised regarding GHG emissions or climate change and no legal challenge was filed within the statute of limitations period for the ND. Pursuant to CEQA case law and CEOA Guidelines Section 15162(a) (3), the issue of project-related GHG emissions does not provide new information of substantial importance or substantial evidence of a new impact to the environment that was not or could not have been known at the time the 2004 ND was approved; thus, minor additions are needed to make the previous ND adequate to cover the 2014 Modified Project.

To evaluate whether the proposed 2014 Modified Project would result in GHG emissions that are less than significant using currently accepted standards, a GHG study was prepared for the 2014 Modified Project by Urban Crossroads, Inc., which is appended to this Initial Study. Currently (as of January 2014), the SCAQMD has not adopted significance thresholds for GHG emissions for residential development projects within the SCAQMD region, although the SCAQMD is considering the adoption of a project-level efficiency threshold of 4.8 metric tons of carbon monoxide equivalent (MT CO2e) per service population. He City similarly has not adopted significance thresholds for GHG emissions. In any case, the SCAQMD uses a screening threshold of 3,000 MT CO2e per year to determine if a detailed analysis is even necessary (SCAQMD recommends a detailed analysis when emissions would exceed 3,000 MT CO2e). As specified in the GHG report appended to this Initial Study, the 2014 Modified Project would result in approximately 2,168.79 MT CO2e per year, which is below the SCAQMD's screening threshold; therefore, a less than significant would occur and no additional analysis is required.

Finding: Although the 2004 ND did not address this subject, the 2004 ND contained enough information about the 2004 Approved

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

Project's expected energy use and traffic generation that with the exercise of reasonable diligence, information about GHG emissions was readily available to the public. Because the grading footprint and the grading characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and 23 fewer residential homes would be constructed, the 2014 Modified Project would have no potential to result in a new or more severe GHG emissions impact than the 2004 Approved Project. The 2014 Modified Project would emit approximately 2,168.79 MT CO2e per year, which is below the SCAQMD's screening threshold; therefore, a less than significant would occur and no additional analysis is required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

(Source: South Coast Air Quality Management District Air Quality Management Plan, 2012; City of Moreno Valley General Plan FEIR, Chapter 5.3 - Air Quality; 2004 Approved Project; 2014 Modified Project; Covey Ranch Greenhouse Gas Report (Urban Crossroads 2013))

2004 ND Conclusion: This question was not a part of the 2004 IS Environmental Checklist.

Discussion of 2014 Modified Project: The City of Moreno Valley approved its Final Energy Efficiency and Climate Action Strategy on October 9, 2012. The overall goal of the Energy Efficiency and Climate Action Strategy is to ensure that the City is consistent with and would not otherwise conflict with the provisions of AB 32. Thus, a project that would otherwise be consistent with the goals and policies outlined in AB 32 would be deemed to be consistent with the City's Energy Efficiency and Climate Action Strategy Document. AB 32 is the State of California's primary GHG emissions regulation and the SCAQMD's GHG draft significance threshold is designed to ensure compliance with AB 32 emissions reductions requirements in the South Coast Air Basin. Therefore, if a proposed project emits below the draft significance threshold 4.8 MT CO2e per service population or the screening threshold of 3,000 MT CO2e per year, the project can be assumed to comply with AB 32 within the SCAQMD's jurisdiction. As the 2014 Modified Project would emit less than 3,000.00 MTCO2e per year, it would not conflict with the state's ability to achieve the reduction targets defined in AB 32. Additionally, the construction and operation of any project is required to comply with mandatory regulatory requirements including but not limited to:

- Global Warming Solutions Act of 2006 (AB32)
- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)
- Pavely Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles
- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction.
- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). Establishes energy efficiency requirements for appliances.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- California Water Conservation in Landscaping Act of 2006 (AB1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

Finding: Although the 2004 ND did not address this subject, the 2004 ND contained enough information about the property's existing land uses and resultant air emissions that with the exercise of reasonable diligence, information about GHG impacts was readily available to the public. Because the grading footprint and the grading characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and 23 fewer residential homes would be constructed, the 2014 Modified Project would have no potential to result in a new or more severe GHG emissions impact than the 2004 Approved Project. The 2014 Modified Project would emit approximately 2,168.79 MT CO2e per year, which is below the SCAQMD's screening threshold; therefore, a less than significant would occur and no additional analysis is required.

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?				•
(Source: Results of Soil Sampling (Waterstone Environmental, 2005); 2004 Approved	d Project; 20	14 Modified	Project)	

<b>Issues and Supporting Information</b>	Potentially	Less than	Less than	Impact Fully
issues and supporting information	Significant	Significant	Significant	Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

2004 ND Conclusion: No Impact. The proposed project would place people and structures along the urban-wildland interface where the fire hazard is higher than average. However, the proposed location of the future housing poses less of a safety hazard than the existing zoning, because the existing zoning would allow hillside residential development. The proposed project contains a recreation trail/fire road and a fuel modification zone along the interface with the adjacent hills to protect the future residences from wildland fire hazard.

Discussion of 2014 Modified Project: The environmental condition of the subject property has not been altered since approval of the 2004 Approved Project. Soil sampling conducted in 2005 by Waterstone Environmental and reported in documentation appended to this Initial Study revealed that that property's soils are not contaminated above state and federal levels of safety and no mitigating measures are necessary. The routine transport, use, and disposal of hazardous materials would be limited to common construction materials and substances used in a typical residential home (cleaning agents, paints, batteries, etc.). The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. Because the number of homes would be reduced and associated sources of hazardous materials would be reduced commensurately, the 2014 Modified Project would have no potential to create a new impact or more severe hazardous materials impact than would the 2004 Approved Project. The 2014 Modified Project would be required to comply with all federal, state, and local, hazardous materials regulations, as overseen and enforced by the California Department of Toxic Substances Control, the Riverside County Department of Environmental Health, and the Moreno Valley Fire Department. As concluded by the 2004 ND, a significant hazard to the public would not be created and no adverse impact would occur

*Finding:* The 2014 Modified Project would have a reduced number of residential lots and an associated reduction in potential to transport, use, or dispose of common hazardous materials associated with residential construction and operation. The 2014 Modified Project has no potential to result in a new impact or more severe hazardous materials impact than the 2004 Approved Project. No adverse impact would occur as concluded by the 2004 ND.

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?

(Source: Project Application Materials; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impacts. The proposed project would place people and structures along the urban-wildland interface where the fire hazard is higher than average. However, the proposed location of the future housing poses less of a safety hazard than the existing zoning, because the existing zoning would allow hillside residential development. The proposed project contains a recreation trail/fire road and a fuel modification zone along the interface with the adjacent hills to protect the future residences from wildland fire hazard.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. Because the number of homes would be reduced and associated sources of hazardous materials would be reduced commensurately, the 2014 Modified Project would have no potential to create a new impact or more severe accidental upset condition than would the 2004 Approved Project, although no accidental upsets are foreseeable associated with a residential neighborhood development. As concluded by the 2004 ND, no accidental upset hazards would be created and no adverse impact would occur.

Finding: The 2014 Modified Project would have a reduced number of residential lots and an associated reduction in potential to be upset by or cause accidental release of hazardous materials into the environment. The 2014 Modified Project has no potential to result in a new impact or more severe hazardous materials impact than the 2004 Approved Project. No adverse impact would occur as concluded by the 2004 ND.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

(Source: Project Application Materials; Google Earth; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed project would place people and structures along the urban-wildland interface where the fire hazard is higher than average. However, the proposed location of the future housing poses less of a safety hazard than the existing zoning, because the existing zoning would allow hillside residential development. The proposed project contains a recreation trail/fire road and a fuel modification zone along the interface with the adjacent hills to protect the future residences from wildland fire hazard.

Issues and Supporting Information	Potentially Significant New Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	Impact Fully Analyzed in 2004 ND
Discussion of 2014 Modified Project: The closest school, Midland Elementary Schoproject site. Therefore, there is no potential for either the 2004 Approved Project or tor handling of hazardous or acutely hazardous materials, substances, or wastes with school. As concluded by the 2004 ND, no impact would occur.	he 2014 Mo	dified Projec	t to cause th	e emission
<i>Finding:</i> There are no existing or proposed schools within one-quarter mile of the Pr ND, there is no potential for the 2014 Modified Project to cause the emission o materials, substance, or wastes within one-quarter mile of a school.				
d) 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?				
(Source: Project Application Materials, California Department of Toxic Substances C Project; 2014 Modified Project)	Control "Env	rirostor" Da	tabase; 2004	Approved
2004 ND Conclusion: No Impact. The proposed project would place people and struthe fire hazard is higher than average. However, the proposed location of the future existing zoning, because the existing zoning would allow hillside residential developmental/fire road and a fuel modification zone along the interface with the adjacent hills fire hazard.	housing pos nent. The pro	ses less of a oposed proje	safety hazaı ct contains a	rd than the recreation
Discussion of 2014 Modified Project: The Project site is not located on a site that is compiled pursuant to Government Code Section 65962. Therefore, there is no poten 2014 Modified Project to create a significant hazard to the public or the environment ND, no impact would occur.	tial for eithe	r the 2004 A	Approved Pro	ject or the
<i>Finding:</i> The Project site is not located on a site that is included on a list of h Government Code Section 65962. Therefore, as concluded by the 2004 ND, there is a significant hazard to the public or the environment as a result of listing.				
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?				•
(Source: City of Moreno Valley General Plan Safety Element Figure 6-5, Air Crash FEIR, Chapter 5.5 – Hazards; 2004 Approved Project; 2014 Modified Project)	Hazards; C	ity of Moren	o Valley Ge	neral Plan
2004 ND Conclusion: No Impact. The proposed project would place people and stru the fire hazard is higher than average. However, the proposed location of the future existing zoning, because the existing zoning would allow hillside residential developm trail/fire road and a fuel modification zone along the interface with the adjacent hills fire hazard.	housing pornent. The pro	ses less of a oposed proje	safety hazaı ct contains a	rd than the recreation
Discussion of 2014 Modified Project: The Project site is not located within an airpoteen adopted, or within two miles of a public airport or public use airport. Ther Approved Project or the 2014 Modified Project to result in an airport safety hazard to As concluded by the 2004 ND, no impact would occur.	efore, there	is no potent	ial for either	r the 2004
Finding: The Project site is not located within an airport land use plan or within two Therefore, there is no potential for either 2014 Modified Project to result in an airport the project area. As concluded by the 2004 ND, no impact would occur.				
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?  (Source: City of Moreno Valley General Plan Safety Element; City of Moreno Valley	ey General F	Plan FEIR, C	Chapter 5.5 -	■ - Hazards;

<b>Issues and Supporting Information</b>	Potentially	Less than	Less than	Impact Fully
issues and supporting information	Significant	Significant	Significant	Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

Google Earth; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed project would place people and structures along the urban-wildland interface where the fire hazard is higher than average. However, the proposed location of the future housing poses less of a safety hazard than the existing zoning, because the existing zoning would allow hillside residential development. The proposed project contains a recreation trail/fire road and a fuel modification zone along the interface with the adjacent hills to protect the future residences from wildland fire hazard.

Discussion of 2014 Modified Project: The Project site is not located within the vicinity of a private airstrip. Therefore, there is no potential for either the 2004 Approved Project or the 2014 Modified Project to result in a private airstrip safety hazard to people residing or working in the project area. As concluded by the 2004 ND, no impact would occur.

*Finding:* The Project site is not located within the vicinity of a private airstrip. Therefore, there is no potential for either 2014 Modified Project to result in a private airstrip safety hazard to people residing or working in the project area. As concluded by the 2004 ND, no impact would occur.

g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?

(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR, Chapter 5.5 – Hazards; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed project would place people and structures along the urban-wildland interface where the fire hazard is higher than average. However, the proposed location of the future housing poses less of a safety hazard than the existing zoning, because the existing zoning would allow hillside residential development. The proposed project contains a recreation trail/fire road and a fuel modification zone along the interface with the adjacent hills to protect the future residences from wildland fire hazard.

Discussion of 2014 Modified Project: The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Therefore, there is no potential for either the 2004 Approved Project or the 2014 Modified Project to interfere with an adopted emergency response plan or emergency evacuation plan. During construction and long-term operation, the 2014 Modified Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. Because the Project would not impair implementation of, or physically interfere with an adopted emergency response or evacuation plan, the 2014 Modified Project would not result in any new or significant impact. As concluded by the 2004 ND, no impact would occur.

*Finding:* The 2004 ND did not identify the Project site as an emergency evacuation route documented in any emergency response plans or emergency evacuation plans. No evacuation routes have been identified on or near the Project site since the 2004 ND was approved; therefore, there has been no change in circumstance. As concluded by the 2004 ND, no impact would occur.

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?

(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR Figure 5.5-2, Floodplains and High Fire Hazard Areas; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed project would place people and structures along the urban-wildland interface where the fire hazard is higher than average. However, the proposed location of the future housing poses less of a safety hazard than the existing zoning, because the existing zoning would allow hillside residential development. The proposed project contains a recreation trail/fire road and a fuel modification zone along the interface with the adjacent hills to protect the future residences from wildland fire hazard.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project is nearly identical to the 2004 Approved Project. The proposed CUP for a PUD proposes to revise the tract design to allow a reduction/variation for the required lot widths to accommodate reorientation of the lots and interior circulation system. The 2014 Modified Project provides a single-loaded street along a portion of the residential homes' eastern perimeter and a 20-foot multi-use and fire trail with adjacent drainage channel, on the residential homes' eastern perimeter, both of which assist in improving wildfire protection as compared to the 2004 Approved Project. As such, the 2014 Modified Project would not expose people or structures to any new or more significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

wildlands. With respect to conditions of approval, fire protection measures are required to be provided in accordance with Moreno Valley City Ordinances and/or fire protection standards.

*Finding:* The 2014 Modified Project provides a single-loaded street along a portion of the residential homes' eastern perimeter and a 20-foot multi-use and fire trail with adjacent drainage channel, on the residential homes' eastern perimeter, both of which would improve wildfire protection over the 2004 Approved Project. As concluded by the 2004 ND, impacts would be less than significant. No new or more severe wildfire hazard impacts would occur.

#### IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?

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(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: The grading footprint proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes improved water quality features as compared to the 2004 Approved Project. As such, the 2014 Modified Project would have no potential to create a new impact or more severe water quality impact than would the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would be required to comply with the requirements of the State Water Resources Control Board and obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. The NPDES Permit requires the Project Applicant to prepare and submit to the City for approval a Project-specific Storm Water Pollution Prevention Plan (SWPP) and Water Quality Management Plan (WQMP) to meet water quality standards. Adherence to the requirements noted in the Project's required WQMP and site-specific SWPPP would ensure that potential construction- and operational-related water quality impacts would be less than significant. With mandatory compliance to these regulatory requirements, water quality impacts would be less than significant as concluded by the 2004 ND.

*Finding:* Because the grading footprint and the grading characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, 23 fewer homes would be constructed, and the 2014 Modified Project is required to adhere to a SWPPP and WQMP to address water quality, the 2014 Modified Project would have no potential to result in a new or more severe water quality impact than disclosed in the 2004 ND. As concluded by the 2004 ND, a less than significant impact would occur.

b) Substantially degrade 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)?

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: As with the 2004 Approved Project, the 2014 Modified Project would be served with potable water by the EMWD. No potable groundwater wells are proposed that could draw water directly from groundwater supplies. The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. Because the number of homes would be reduced, water demand and impervious surface cover would be reduced commensurately. As such, the 2014 Modified Project would have no potential to create a new impact or more severe impact associated with groundwater supplies than the 2004 Approved

Issues and Supporting Information	Potentially	Less than	Less than	Impact Fully
	Significant	Significant	Significant	Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation Incorporated		

Project. As concluded by the 2004 ND, a less than significant impact would occur.

*Finding:* Because 23 fewer homes would be constructed under the 2014 Modified Project, water demand and impervious surface cover would be reduced commensurately, resulting in a lesser impact to groundwater supplies. The 2014 Modified Project would have no potential to result in a new or more severe groundwater impact than disclosed in the 2004 ND. As concluded by the 2004 ND, no adverse impact would occur.

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?

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: The grading footprint and general drainage pattern proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, the 2014 Modified Project would have no potential to create a new impact or more severe impact associated with drainage pattern alteration or soil erosion siltation than would the 2004 Approved Project. As with the 2004 Approved Project, the 2014 Modified Project would be required to comply with the requirements of the State Water Resources Control Board and obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. The NPDES Permit requires the Project Applicant to prepare and submit to the City for approval a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). The SWPPP and WQMP must identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. Adherence to the requirements noted in the Project's required WOMP and site-specific SWPPP would ensure that potential construction-related impacts associated with erosion and siltation would be less than significant. During grading and other construction activities involving soil exposure or the transport of earth materials, City of Moreno Valley Ordinance No. 568, which establishes requirements for the control of erosion during construction, also would apply to the 2014 Modified Project. With mandatory compliance to these regulatory requirements, the potential for drainage pattern alteration and associated soil erosion and siltation effects would be less than significant.

*Finding:* Because the grading footprint, grading characteristics, and drainage pattern proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to result in a new or more severe impact associated with soil erosion and siltation resulting from drainage pattern alteration than disclosed in the 2004 ND. As concluded by the 2004 ND, a less than significant impact would occur.

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?

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: Under existing conditions, the drainage pattern of the site flows in various directions influenced by topography. The property's topography is dominated by a portion of the steep southwest-facing slope of Olive Peak, a northwest-southeast trending ridge that forms the divide between the Reche Canyon watershed to the east and Pigeon Pass Valley to

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

the west. This ridge dissects the northeast corner of the property. Because the 2014 Modified Project would retain the eastern portion of the property as open space, no impacts to the Reche Canyon watershed would occur. In the western portion of the property where residential development is proposed, the 2014 Modified Project would have a similar drainage pattern as the 2004 Approved Project. Specifically, the 2014 Modified Project proposes to install a subsurface drainage system that would outlet at four (4) on-site water quality basins, one (1) off-site basin, and a constructed drainage channel along the eastern boundary of the proposed residential development area. The system is designed to emulate the existing natural drainage pattern and would not substantially increase the rate of surface runoff that could result in flooding on- or off-site. The 2014 Modified Project would not result in a new impact or more severe impact to drainage patterns than the 2004 Approved Project. As concluded in the 2004 ND, drainage pattern impacts would be less than significant.

*Finding:* Because the drainage pattern proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to result in a new or more severe impact associated with drainage pattern alterations that could result in flooding on- or off-site. As concluded by the 2004 ND, a less than significant impact would occur.

e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: The grading footprint proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots and a concomitant reduction in pervious surface area. The 2014 Modified Project would have a nearly identical drainage pattern and stormwater drainage system as the 2004 Approved Project. Specifically, the 2014 Modified Project proposes to install a subsurface drainage system that would outlet at four (4) on-site water quality basins, one (1) off-site basin, and a constructed drainage channel along the eastern boundary of the proposed residential development area. The system is designed to emulate the existing natural drainage pattern and would not exceed the capacity of the existing or planned drainage system. Regarding water quality, the 2014 Modified Project proposes improved water quality features and less pervious surface coverage associated with a reduction of 23 residential lots as compared to the 2004 Approved Project. As such, the 2014 Modified Project would have no potential to create a new impact or more severe water quality impact than would the 2004 Approved Project. As concluded by the 2004 ND, impacts would be less than significant.

*Finding:* Because the drainage pattern proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots with an associated reduction of pervious surface area, the 2014 Modified Project would have no potential to result in a new or more severe impact to the drainage system or provide additional sources of polluted runoff compared to the 2004 Approved Project. As concluded by the 2004 ND, a less than significant impact would occur.

f) Otherwise substantially degrade water quality?

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: As discussed in detail under the analysis of Threshold IX.a), above, mandatory compliance with regulatory requirements would reduce the 2014 Modified Project's potential to generate substantial amounts of polluted runoff, including polluted water runoff to less than significant levels similar to the 2004 Approved Project. Other than runoff from the site,

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

there are no other known sources of pollutants that could impact or degrade water quality. Accordingly, the 2014 Modified Project would have no potential to create a new impact or more severe water quality impact than would the 2004 Approved Project. As concluded by the 2004 ND, impacts would be less than significant.

*Finding:* Because the grading footprint and the grading characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, 23 fewer homes would be constructed, and the 2014 Modified Project is required to adhere to mandatory regulatory requirements to address water quality, the 2014 Modified Project would have no potential to result in a new or more severe water quality impact than disclosed in the 2004 ND. As concluded by the 2004 ND, a less than significant impact would occur.

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?

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: The subject property is not located in a 100-year floodplain. Additionally, the grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, neither the 2004 Approved Project or the 2014 Modified Project would have any potential to place housing in a 100-year floodplain, because no 100-year floodplains occur on the property. As concluded by the 2004 ND, no impact would occur.

*Finding:* The 2014 Modified Project is proposed on property that does not contain a 100-year floodplain. Therefore, there is no potential to place housing in a 100-year floodplain. No impact would occur as concluded by the 2004 ND.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

(Source: City of Moreno Valley General Plan FEIR Figure 5.5-2, Floodplains and High Fire Hazards; City of Moreno Valley General Plan Figure 6-4, Flood Hazards; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: The subject property is not located in a 100-year floodplain. Additionally, the grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, neither the 2004 Approved Project or the 2014 Modified Project would have any potential to place structures in a 100-year floodplain, because no 100-year floodplains occur on the property. As concluded by the 2004 ND, no impact would occur.

*Finding:* The 2014 Modified Project is proposed on property that does not contain a 100-year floodplain. Therefore, there is no potential to place structures in a 100-year floodplain. No impact would occur as concluded by the 2004 ND.

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?

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water; Google Earth; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: The subject property is not located in an area subject to flooding, including a dam or levee inundation area. Additionally, the grading footprint and drainage system design of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, neither the 2004 Approved Project or the 2014 Modified Project would have any potential to expose people or structures to flooding. As concluded by the 2004 ND, no impact would occur.

*Finding:* The 2014 Modified Project is proposed on property that does not contain flood hazards. Because the grading footprint, development characteristics, and stormwater drainage design proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and 23 fewer homes would be constructed, the 2014 Modified Project would have no potential to result in a new or more severe flooding impact than disclosed in the 2004 ND. As concluded by the 2004 ND, no adverse impact would occur.

#### j) Inundation by seiche, tsunami, or mudflow?

(Source: City of Moreno Valley General Plan Safety Element, Figure 6-4, Flood Hazards, Google Earth; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would not expose people or property to flood hazards. Source: Moreno Valley General Plan and FEMA Flood Insurance Rate Maps. Although surface runoff from the project would contribute incrementally to surface water pollution, all of Moreno Valley is subject to a Storm Water Pollution Prevention Permit from the Santa Ana Regional Water Quality Control Board for the purpose of reducing the pollution of storm water. The tract includes four basins to remove water pollutants from the first flush of runoff coming from the development.

Discussion of 2014 Modified Project: The Project site is located more than 40 miles from the nearest portion of the Pacific Ocean, which is the only body of water within the region capable of producing tsunamis. Additionally, the property is separated from the Pacific Ocean by the Santa Ana Mountains. Accordingly, there is no potential for the site to be affected by a tsunami, and no impact would occur. Seiches are a temporary disturbance or oscillation in the water level of a body of water (e.g., lake), which can result in inundation of lands surrounding the body of water. Seiches with the potential for inundating surrounding lands with flood waters are most frequently caused by seismic activity. The property is not located in close proximity to any bodies of water capable of producing a seiche. The nearest large body of water is the Perris Reservoir, located approximately 7.3 miles southeast of the Project site, which is too far from the Project site to pose a seiche inundation hazard. To the east of the proposed residential development area are the southwest-facing slopes of Olive Peak. The grading footprint proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, the 2014 Modified Project would have no potential to be affected by a new or more severe mudflow impact than would the 2004 Approved Project. As concluded by the 2004 ND, no adverse impacts would occur.

Finding: The 2014 Modified Project is proposed on a property that is not subject to impact by seiche, tsunami, or mudflow. Because the grading footprint, development characteristics, and stormwater drainage design proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project with the exception that lots would be reoriented within the development footprint and 23 fewer homes would be constructed, the 2014 Modified Project would have no potential to result in a new or more severe impact associated with seiche, tsunami, or mudflow than disclosed in the 2004 ND. As concluded by the 2004 ND, no adverse impact would occur.

#### X. LAND USE AND PLANNING. Would the project:

a	) Physicall	y divide an esta	ablished community	?
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(Source: Google Earth; City of Moreno Valley General Plan; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposal will amend the land use plan for the area, but it will not conflict with an applicable plan or regulation to avoid or mitigate an environmental effect or any habitat conservation plan. The site is not one of the designated "criteria areas" for potential conservation under the Riverside County Multiple-Species Habitat Conservation Plan (MSHCP), dated March 7, 2002.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots previously approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The development footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project, which proposes development adjacent to the edge of a single-family development to the west. To the east is open space. The Modified Project would not modify the existing General Plan land use or zoning designations for the property. Therefore, the 2014 Modified Project has no potential to

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

divide an established community and would not result in any new or more severe impacts associated with community division than the 2004 Approved Project. As concluded by the 2004 ND, no impact would occur.

*Finding:* Because the development footprint proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, the 2014 Modified Project would have no potential to result in a new or more severe community division impact than disclosed in the 2004 ND. As concluded by the 2004 ND, no impact would occur.

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?

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(Source: Google Earth; City of Moreno Valley General Plan; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposal will amend the land use plan for the area, but it will not conflict with an applicable plan or regulation to avoid or mitigate an environmental effect or any habitat conservation plan. The site is not one of the designated "criteria areas" for potential conservation under the Riverside County Multiple-Species Habitat Conservation Plan (MSHCP), dated March 7, 2002.

Discussion of 2014 Modified Project: The 2014 Modified Project would be consistent with the land use and zoning designations applied to the property, as established by the 2004 Approved Project. Furthermore, the 2014 Modified Project proposes to reduce the number of previously approved residential lots from 138 to 115, resulting in 23 fewer residential homes and proportionally lessening environmental effects associated with construction and operation. Therefore, the 2014 Modified Project has no potential to cause a new or more severe conflict with an applicable plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. In fact, the 2014 Modified Project would result in a reduction in environmental effects.

Finding: Because the 2014 Modified Project would be consistent with the land use and zoning designations applied to the property, the development footprint proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project, and 23 fewer residential homes would be constructed, the 2014 Modified Project has no potential to cause a new or more severe conflict with an applicable plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. As concluded by the 2004 ND, no adverse impact would occur.

c) Conflict with any applicable habitat conservation plan or natural community		_
conservation plan?		-

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources; Western Riverside County Multiple Species Habitat Conservation Plan; 2004 Approved Project; 2014 Modified Project; Biological Technical Report (GLA, 2013))

2004 ND Conclusion: No Impact. The proposal will amend the land use plan for the area, but it will not conflict with an applicable plan or regulation to avoid or mitigate an environmental effect or any habitat conservation plan. The site is not one of the designated "criteria areas" for potential conservation under the Riverside County Multiple-Species Habitat Conservation Plan (MSHCP), dated March 7, 2002.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project, which is located outside of MSHCP Plan designated Criteria Cells or Cell groups. Additionally, the 2014 Modified Project is required to comply with all conditions required by the City of Moreno Valley to ensure compliance with the MSHCP. The 2014 Modified Project is conditioned to comply with City of Moreno Valley Municipal Code Title 3, Chapter 3.48, Western Riverside County Multiple Species Habitat Conservation Plan Fee Program, which requires a per-acre local development fee that will assist in providing revenue to acquire and preserve vegetation communities and natural areas within the City and western Riverside County which are known to support threatened, endangered or key sensitive populations of plant and wildlife species. The 2014 Modified Project is also conditioned to comply with the City of Moreno Valley Municipal Code Title 3, Chapter 8.60. Threatened and Endangered Species, which requires a per-acre local development mitigation fee pursuant to the City's adopted, "The Habitat Conservation Plan for the Stephen's Kangaroo Rat in Western Riverside, California," and as established pursuant to Fee Resolution 89-92. Because the grading footprint of the 2014 Modified Project is nearly identical to the 2004 Approved Project and compliance with these applicable habitat conservation plans (HCPs) is assured by regulatory requirements, there is no potential for the 2014 Modified Project to result in a new or more severe conflict with HCPs than the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

*Finding:* The 2014 Modified Project would have a nearly identical grading footprint as the 2004 Approved Project. As such, the 2014 Modified Project has no potential result in a new or more severe conflict with applicable HCPs than the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur. Regulatory requirements imposed by the City would ensure that fee payments occur in compliance with applicable HCPs.

#### 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?		_

(Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.14 – Mineral Resources; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would have no effect on mineral resources. There are no known mineral resources in the area.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project is nearly identical to the 2004 Approved Project. As such, the 2014 Modified Project has no potential result in a new or more severe impact to mineral resources than the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur. The Project site is not located within an area known to be underlain by regionally- or locally-important mineral resources or within an area that has the potential to be underlain by regionally- or locally-important mineral resources, as disclosed by the City's General Plan and the associated General Plan FEIR. Accordingly, implementation of either the 2004 Approved Project or 2014 Modified Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California. In addition, the City's General Plan does not identify any locally-important mineral resource recovery sites on-site or within close proximity to the Project site.

*Finding:* The 2014 Modified Project would have a nearly identical grading footprint as the 2004 Approved Project. As such, the 2014 Modified Project has no potential result in a new or more severe impact to mineral resources than the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur. The Project site is not located within an area known to be underlain by regionally- or locally-important mineral resources, or within an area that has the potential to be underlain by regionally- or locally-important mineral resources, as disclosed by the City's General Plan and the associated General Plan FEIR.

b) Result in the loss of availability of a locally-important mineral resource		I
recovery site delineated on a local general plan, specific plan or other land use		_
plan?		İ

(Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.14 – Mineral Resources; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The proposed amendment would have no effect on mineral resources. There are no known mineral resources in the area.

Discussion of 2014 Modified Project: The grading footprint of the 2014 Modified Project is nearly identical to the 2004 Approved Project. As such, the 2014 Modified Project has no potential result in a new or more severe impact to mineral resources than the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur. The Project site is not located within an area known to be underlain by regionally- or locally-important mineral resources or within an area that has the potential to be underlain by regionally- or locally-important mineral resources, as disclosed by the City's General Plan and the associated General Plan FEIR. Accordingly, implementation of either the 2004 Approved Project or 2014 Modified Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State of California. In addition, the City's General Plan does not identify any locally-important mineral resource recovery sites on-site or within close proximity to the Project site.

Finding: The 2014 Modified Project would have a nearly identical grading footprint as the 2004 Approved Project. As such, the 2014 Modified Project has no potential result in a new or more severe impact to mineral resources than the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur. The Project site is not located within an area known to be underlain by regionally- or locally-important mineral resources, or within an area that has the potential to be underlain by regionally- or locally-important mineral resources, as disclosed by the City's General Plan and the associated General Plan FEIR.

XII. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards

Issues and Supporting Information	Potentially	Less than	Less than	Impact Fully
	Significant	Significant	Significant	Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation Incorporated		

established in the local general plan or noise ordinance, or applicable standards of other agencies?

(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley Municipal Code, Chapter 11.80 – Noise Regulation; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The additional housing will generate a small increase noise levels in the area due to the addition of people, pets, equipment and vehicles. There will also be a temporary increase in noise levels due primarily to the operation of construction equipment.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The reduction in lot count would result in a concomitant reduction in noise levels associated with residential development and associated vehicular traffic. Therefore, in long-term operating condition, the 2014 Modified Project would result in a lesser generation of noise levels than the 2004 Approved Project. The grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. Thus, noise levels associated with the short-term construction process would be largely the same; except for noise level reductions captured by building 23 fewer homes under the 2014 Modified Project. In any case, any development on the Project site would be required comply with the City of Moreno Valley Noise Ordinance (Moreno Valley Municipal Code Chapter 11.80). For these reasons, the 2014 Modified Project has no potential to result in a new or more severe noise impact than the 2004 Approved Project. As concluded by the 2004 ND, no adverse noise impact would occur.

Finding: Because the grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate lower noise levels than the 2004 Approved Project. Therefore, the 2014 Modified Project would have no potential to cause a new noise impact or increase exposure of persons to or generation of noise levels in excess of standards established by the local general plan or noise ordinance, or applicable standards of other agencies as compared to the 2004 Approved Project. Consistent with the conclusion made by the 2004 ND, no adverse impact would occur.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

(Source: Project Application Materials; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The additional housing will generate a small increase noise levels in the area due to the addition of people, pets, equipment and vehicles. There will also be a temporary increase in noise levels due primarily to the operation of construction equipment.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential homes than the 2004 Approved Project. A residential project like the one proposed has no potential to generate groundborne vibration or noise, except for the potential for vibration to occur during the construction phase from the use of large construction equipment. Construction activities necessary to implement the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, the 2014 Modified Project has no potential to result in a new or more severe impact associated with groundborne vibration or noise than the 2004 Approved Project. Under long-term conditions, operational activities of the proposed Project would not include nor require equipment, facilities, or activities that would result in perceptible groundborne vibration, thus creating no groundborne vibration impacts in the long-term. As concluded by the 2004 ND, no adverse groundborne vibration or noise impacts would occur.

*Finding:* Because the grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the construction process is the only aspect of the Project with potential to generate groundborne vibration or noise, the 2014 Modified Project would have no potential to cause a new or more severe groundborne vibration or noise impact. Consistent with the conclusion made by the 2004 ND, no adverse impact would occur.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley Municipal Code, Chapter 11.80 – Noise Regulation; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The additional housing will generate a small increase noise levels in the area due to the addition of people, pets, equipment and vehicles. There will also be a temporary increase in noise levels due primarily to the operation of construction equipment.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

Discussion of 2014 Modified Project: As with any new development project that generates vehicle traffic, the 2014 Modified Project has the potential to increase traffic noise levels over existing conditions during long-term operation. The 2014 Modified Project proposes to reduce the number of residential lots approved with TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project. The reduction in residential lots would result in a concomitant reduction in ambient noise levels associated with residential development and generated vehicle traffic. Therefore, in long-term operating condition, the 2014 Modified Project would generate lower noise levels than the 2004 Approved Project. As concluded by the 2004 ND, noise impacts would be less than significant.

*Finding:* Noise generated by residential development on the property would not be substantial. Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate lower operational noise levels than the 2004 Approved Project. Therefore, the 2014 Modified Project would have no potential to cause a new or more severe noise impact associated with a permanent increase in ambient noise levels. Consistent with the conclusion made by the 2004 ND, noise impacts would be less than significant.

d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley Municipal Code, Chapter 11.80 – Noise Regulation; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The additional housing will generate a small increase noise levels in the area due to the addition of people, pets, equipment and vehicles. There will also be a temporary increase in noise levels due primarily to the operation of construction equipment.

Discussion of 2014 Modified Project: The only potential for substantial temporary or periodic increases in noise levels to occur from a residential project like the one proposed is during the construction process. Construction activities necessary to implement the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, the 2014 Modified Project has no potential to result in a new or more severe temporary or periodic increase in noise levels than the 2004 Approved Project. Also, there would likely be some construction-related noise level reduction realized by building 23 fewer homes under the 2014 Modified Project. In any case, temporary construction activities on the Project site would be required comply with the City of Moreno Valley Noise Ordinance Section 11.80.030.D.7, Construction and Demolitions, which states: "No person shall operate or cause operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between the hours of eight p.m. and seven a.m. the following day such that the sound there from creates a noise disturbance, except for emergency work by public service utilities or for other work approved by the city manager or designee." As concluded by the 2004 ND, temporary noise impacts would be less than significant.

Finding: Because the grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would not have any potential to cause a new construction-related temporary noise impact as compared to the 2004 Approved Project. Additionally, construction activities would be required comply with the City of Moreno Valley Noise Ordinance Section 11.80.030.D.7. Consistent with the conclusion made by the 2004 ND, temporary noise impacts would be less than significant.

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?

(Source: City of Moreno Valley General Plan Safety Element; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The additional housing will generate a small increase noise levels in the area due to the addition of people, pets, equipment and vehicles. There will also be a temporary increase in noise levels due primarily to the operation of construction equipment.

Discussion of 2014 Modified Project: The Project site is not located within an airport land use plan or, where such a plan has not been adopted, or within two miles of a public airport or public use airport. Therefore, there is no potential for residential development on the Project site to be exposed to excessive airport-related noise. As concluded by the 2004 ND, no impact would occur.

Issues and Supporting Information	Potentially Significant New Impact	Less than Significant Impact With	Less than Significant Impact	Impact Fully Analyzed in 2004 ND
		Mitigation Incorporated	1	

*Finding:* The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, there is no potential the 2014 Modified Project to be exposed to excessive airport-related noise. As concluded by the 2004 ND, no adverse impact would occur.

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?

(Source: City of Moreno Valley General Plan Safety Element; Google Earth; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The additional housing will generate a small increase noise levels in the area due to the addition of people, pets, equipment and vehicles. There will also be a temporary increase in noise levels due primarily to the operation of construction equipment.

Discussion of 2014 Modified Project: The Project site is not located within the vicinity of a private airstrip. Therefore, there is no potential for residential development on the Project site to be exposed to excessive noise from a private airstrip. As concluded by the 2004 ND, no impact would occur.

*Finding:* The Project site is not located within the vicinity of a private airstrip. Therefore, there is no potential for the 2014 Modified Project to be exposed to airstrip-related noise. As concluded by the 2004 ND, no adverse impact would occur.

#### 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)?

(Source: Project Application Materials; City of Moreno Valley General Plan Land Use Map; City of Moreno Valley General Plan FEIR, Chapter 5.12 – Population and Housing; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. Although the project would allow for a small amount of new housing, it would have no effect on housing growth, displacement of existing housing, or the need for replacement housing.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes to reduce the number of residential lots approved by TTM 31592 from 138 to 115, resulting in 23 fewer residential lots than the 2004 Approved Project and as analyzed by the 2004 ND. Because the Modified Project would result in a smaller population than would the 2004 Approved Project, the 2014 Modified Project has no potential to create a new impact or more severe impact related to substantial population growth. The population generated by constructing 115 residential homes on the property is not considered substantial and is consistent with the land use and zoning designations applied to the property, as established by the 2004 Approved Project.

Finding: Because the 2014 Modified Project would be consistent with the land use and zoning designations applied to the property and 23 fewer residential homes would be constructed, the 2014 Modified Project would generate less population than the 2004 Approved Project. As such, the 2014 Modified Project has no potential to induce additional population growth in the area, either directly or indirectly, compared to the 2004 Approved Project. As concluded by the 2004 ND, population impacts would be less than significant.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. Although the project would allow for a small amount of new housing, it would have no effect on housing growth, displacement of existing housing, or the need for replacement housing.

Discussion of 2014 Modified Project: The Project site is vacant and contains no housing units under existing conditions. As such, the 2014 Modified Project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The 2014 Modified Project has no potential to create a new or more severe housing displacement impact than the 2004 Approved Project, which also would not have displaced any existing housing units. As concluded by the 2004 ND, no housing displacement impacts would occur.

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

*Finding:* Because the Project site is vacant, the 2014 Modified Project would not displace any existing housing, necessitating the construction of replacement housing elsewhere. As concluded by the 2004 ND, no impact would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. Although the project would allow for a small amount of new housing, it would have no effect on housing growth, displacement of existing housing, or the need for replacement housing.

Discussion of 2014 Modified Project: The Project site is vacant and contains no structures housing a population under existing conditions. As such, the 2014 Modified Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The 2014 Modified Project has no potential to create a new or more severe population displacement impact than the 2004 Approved Project, which also would not have displaced any people. As concluded by the 2004 ND, no population displacement impacts would occur.

*Finding:* Because the Project site is vacant, the 2014 Modified Project would not displace any existing people, necessitating the construction of replacement housing elsewhere. As concluded by the 2004 ND, no impact would occur.

**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?

(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR; Chapter 5.13-Public Services and Utilities; Riverside County Fire Protection Master Plan; Riverside County Fire Department GIS; City of Moreno Valley Municipal Code, Chapter 3.42, Commercial and Development Impact Fees (Ordinance No. 695); 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project would create an incremental increase in the demand for public services. The demand is mitigated because every new residential unit must pay impact fees that are used to provide additional public facilities.

Discussion of 2014 Modified Project: The grading construction characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots, resulting in a concomitant reduction in demand for fire protection services. The 2014 Modified Project is required to provide a minimum of fire safety and support fire suppression activities, including fuel modification zones, type of building construction, a fire hydrant system and paved access. Furthermore, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including fire protection facilities. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of building permits. As would have occurred under the 2004 Approved Project, the 2014 Modified Project would receive adequate fire protection service, and would not result in the need for new or physically altered fire protection facilities. No new or more severe fire services impact would occur from the 2014 Modified Project as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, impacts to fire protection facilities would be less than significant.

Finding: Because the construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would not have any potential to cause a or more severe impact to fire protection facilities as compared to the 2004 Approved Project. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's DIF Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including fire protection facilities. As concluded by the 2004 ND, with fee payment, impacts to fire protection facilities would be less than significant.

b) Police protection?

(Source: Project Application Materials; Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR, Chapter 5.13-Public Services and Utilities; City of Moreno Valley Municipal Code, Chapter 3.42, Commercial and Development Impact Fees (Ordinance No. 695; 2004 Approved Project; 2014 Modified Project)

Issues and Supporting Information		Less than	Less than	Impact Fully
issues and supporting information	Significant	Significant	Significant	Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

2004 ND Conclusion: Less than Significant Impact. The project would create an incremental increase in the demand for public services. The demand is mitigated because every new residential unit must pay impact fees that are used to provide additional public facilities.

Discussion of 2014 Modified Project: The grading construction characteristics proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots, resulting in a concomitant reduction in demand for police protection services. The 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including police protection facilities. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of building permits. As with the 2014 Approved Project, the 2014 Modified Project would receive adequate police protection service, and would not result in the need for new or physically altered police protection facilities. No new or more severe police services impact would occur from the 2014 Modified Project as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, impacts to police protection facilities would be less than significant.

Finding: Because the construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would not have any potential to cause a or more severe impact to police protection facilities as compared to the 2004 Approved Project. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's DIF Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including police protection facilities. As concluded by the 2004 ND, with fee payment, impacts to police protection facilities would be less than significant.

c) Schools?

(Source: California Senate Bill 50 (Greene); California Government Code Section 65995; City of Moreno Valley General Plan FEIR, Chapter 5.1, Land Use; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project would create an incremental increase in the demand for public services. The demand is mitigated because every new residential unit must pay impact fees that are used to provide additional public facilities.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, resulting in a fewer number of school-aged children placing demand on public school services and facilities. As was required of the 2004 Approved Project, the 2014 Modified Project Applicant would be required to contribute development impact fees to the Moreno Valley Unified School District, in compliance with California Senate Bill 50 (Greene). Mandatory payment of school fees would be required prior to the issuance of a building permit. No new or more severe school services impact would occur from the 2014 Modified Project as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, with fee payment, impacts to school facilities would be less than significant.

Finding: Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would not have any potential to generate more school-aged students or cause a new or more severe impact to school facilities as compared to the 2004 Approved Project. As was required of the 2004 Approved Project, the 2014 Modified Project is required to contribute development impact fees to the Moreno Valley Unified School District, in compliance with California Senate Bill 50 (Greene). As concluded by the 2004 ND, with fee payment, impacts to school facilities would be less than significant.

d) Parks?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project would create an incremental increase in the demand for public services. The demand is mitigated because every new residential unit must pay impact fees that are used to provide additional public facilities.

Discussion of 2014 Modified Project: Identical to the 2004 Approved Project, the 2014 Modified Project does not propose to construct any recreational parks; therefore, no direct impact to parks would occur. The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, resulting in a lesser demand placed on public park facilities. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

public facilities, including recreation. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of building permits. No new or more severe impacts to recreational parks would occur from the 2014 Modified Project as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, impacts to park facilities would be less than significant.

Finding: Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would not have any potential cause a new or more severe impact to park facilities as compared to the 2004 Approved Project. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including recreation. As concluded by the 2004 ND, with fee payment, impacts to park facilities would be less than significant.

e) Other public facilities?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project would create an incremental increase in the demand for public services. The demand is mitigated because every new residential unit must pay impact fees that are used to provide additional public facilities.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would result in less demand for other public facilities/services, including libraries, community recreation centers, post offices, and animal shelters. As such, implementation of the 2014 Modified Project would not result in a new or more severe impact to other public facilities as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, impacts to public facilities would be less than significant.

*Finding:* Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would not have any potential cause a new or more severe impact to public facilities as compared to the 2004 Approved Project. As concluded by the 2004 ND impacts to public facilities would be less than significant.

#### 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?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project would create an incremental increase in the demand for parks and recreation services. The demand is mitigated because every new residential unit must pay fees that are used to acquire park land and install park facilities. The project will also dedicate land and install part of a recreational trail system.

Discussion of 2014 Modified Project: Identical to the 2004 Approved Project, the 2014 Modified Project does not propose to construct any recreational parks, but does propose to construct recreational trails. Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, less people would reside on the property and place less demand on existing recreational facilities. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding recreation facilities. Mandatory compliance with the DIF Ordinance would be required prior to the issuance of building permits. No new or more severe impacts to existing recreational facilities would occur from the 2014 Modified Project as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, impacts to recreational facilities would be less than significant.

Finding: Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would not have any potential cause a new or more severe impact to existing recreational facilities as compared to the 2004 Approved Project. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of public facilities, including recreation. As concluded by the 2004 ND, with fee payment, impacts to existing recreation facilities would be less than significant.

b)	Does the	e project include	e recreational facilities or require the co	onstruction or		_
ex	spansion of	f recreational faci	ilities which might have an adverse phys	sical effect on		_

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

the environment?

(Source: 2004 Approved Project; 2014 Modified Project; Google Earth)

2004 ND Conclusion: No Impact. The project would create an incremental increase in the demand for parks and recreation services. The demand is mitigated because every new residential unit must pay fees that are used to acquire park land and install park facilities. The project will also dedicate land and install part of a recreational trail system.

Discussion of 2014 Modified Project: Identical to the 2004 Approved Project, the 2014 Modified Project proposes to construct onsite recreational trails and trail connections. The impacts of trail construction and use would be the same as evaluated by the 2004 ND for the 2004 Approved Project. The 2014 Modified Project has no potential to result in new or more severe physical impacts associated with trail construction and use. As concluded by the 2004 ND, no adverse impacts would occur associated with the proposed trails.

*Finding:* Because the 2014 Modified Project proposes the same on-site recreational trail system and connections compared to the 2004 Approved Project, the 2014 Modified Project has no potential to result in new or more severe physical impacts associated with trail construction and use. As concluded by the 2004 ND, no adverse impacts would occur associated with the proposed trails.

#### 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?

•

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The additional housing will generate a small increase in traffic levels in the area above what would be allowed under the existing zoning. The impact is mitigated because every new residential unit must pay fees that are used to install traffic signals and improve arterial streets. Kunzman Associates prepared a traffic impact analysis for the project. It was found that intersections in the area at build out, including planning improvements in the area would operate a Level Service C or better.

Discussion of 2014 Modified Project: The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would generate less vehicular traffic than the 2004 Approved Project. As the 2004 Approved Project would not have degraded the level of service (LOS) of any intersection to below LOS C, neither would the 2014 Modified Project that would generate less traffic. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of the City of Moreno Valley's DIF Ordinance (Ordinance No. 695), which requires a fee payment that the City applies to the funding of transportation improvements in the City of Moreno Valley. Similarly, the 2014 Modified Project is required to participate in funding of off-site regional transportation improvements through the payment of Transportation Uniform Mitigation Fees (TUMF). As concluded by the 2004 ND, with fee payments, traffic impacts would be less than significant.

Finding: Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate less vehicle traffic and would not have any potential cause a new or more severe transportation impact as compared to the 2004 Approved Project. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with the provisions of TUMF and the City of Moreno Valley's DIF Ordinance (Ordinance No. 695), which require fee payments applied to regional and local transportation improvements. As concluded by the 2004 ND, with fee payment, traffic impacts would be less than significant.

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?		

(Source: Project Application Materials; Riverside County Congestion Management Plan; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The additional housing will generate a small increase in traffic levels in the area above what would be allowed under the existing zoning. The impact is mitigated because every new residential unit must pay fees that are used to install traffic signals and improve arterial streets. Kunzman Associates prepared a traffic impact analysis for the project. It was

Issues and Supporting Information	Potentially Significant New Impact	Less than Significant Impact With	Less than Significant Impact	Impact Fully Analyzed in 2004 ND
		Mitigation	_	
		Incorporated		

found that intersections in the area at build out, including planning improvements in the area would operate a Level Service C or better.

Discussion of 2014 Modified Project: The Riverside County Congestion Management Plan (CMP) prepared by the Riverside County Transportation Commission (RCTC) is the applicable CMP for the Project site. SR-60 and I-215 are CMP Roadways in the vicinity of the Project site. The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would generate less vehicular traffic than the 2004 Approved Project and would have no potential to cause a new or more severe traffic impact on CMP facilities. As concluded by the 2004 ND, traffic impacts would be less than significant.

Finding: Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate less vehicle traffic and would not have any potential cause a new or more severe transportation impact in CMP facilities as compared to the 2004 Approved Project. As concluded by the 2004 ND, traffic impacts would be less than significant.

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?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The additional housing will generate a small increase in traffic levels in the area above what would be allowed under the existing zoning. The impact is mitigated because every new residential unit must pay fees that are used to install traffic signals and improve arterial streets. Kunzman Associates prepared a traffic impact analysis for the project. It was found that intersections in the area at build out, including planning improvements in the area would operate a Level Service C or better.

Discussion of 2014 Modified Project: As with the 2014 Modified Project, the 2014 Modified Project does not include an air travel component and people traveling to and from the Project site would not do so by direct air. Accordingly, neither the 2004 Approved Project nor the 2013 Modified Project would have an effect on air traffic patterns, including an increase in traffic levels or a change in flight path location that results in substantial safety risks. As concluded by the 2004 ND, no impact would occur.

*Finding:* Neither the 2004 Approved Project nor the 2014 Modified Project would result in a change in air traffic patterns. As concluded by the 2004 ND, no impact related to air traffic patterns would occur.

d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The additional housing will generate a small increase in traffic levels in the area above what would be allowed under the existing zoning. The impact is mitigated because every new residential unit must pay fees that are used to install traffic signals and improve arterial streets. Kunzman Associates prepared a traffic impact analysis for the project. It was found that intersections in the area at build out, including planning improvements in the area would operate a Level Service C or better.

Discussion of 2014 Modified Project: The development footprint proposed by the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes the same land uses (residential and open space) as the 2004 Approved Project, which is a compatible use in the area. The 2014 Modified Project would have a similar internal circulation system as the 2004 Approved Project and would not introduce a hazardous transportation design feature. The 2014 Modified Project slightly modifies the internal transportation design to provide a single-loaded street along a portion of the residential homes' eastern perimeter, which assists in improving protection of the proposed residential homes from wildfire hazards. The 2014 Modified Project would not create a new or more severe transportation design feature impact as compared to the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur.

*Finding:* Neither the 2004 Approved Project nor the 2014 Modified Project would result in transportation design feature impact. As concluded by the 2004 ND, no adverse impact would occur.

e) Result in inadequate emergency access?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. The additional housing will generate a small increase in traffic levels in the area above what

Issues and Supporting Information	Potentially Significant	Less than Significant	Less than Significant	Impact Fully Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		

would be allowed under the existing zoning. The impact is mitigated because every new residential unit must pay fees that are used to install traffic signals and improve arterial streets. Kunzman Associates prepared a traffic impact analysis for the project. It was found that intersections in the area at build out, including planning improvements in the area would operate a Level Service C or better.

Discussion of 2014 Modified Project: The access points proposed by the 2014 Modified Project are identical to the 2004 Approved Project. Adequate emergency access would be provided and the 2014 Modified Project would not create a new or more severe emergency access impact as compared to the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur.

*Finding:* Neither the 2004 Approved Project nor the 2014 Modified Project would result in an emergency access impact. As concluded by the 2004 ND, no adverse impact would occur.

f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

(Source: Moreno Valley General Plan Figure 9-4, Bikeway Plan; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: No Impact. No Impact. The additional housing will generate a small increase in traffic levels in the area above what would be allowed under the existing zoning. The impact is mitigated because every new residential unit must pay fees that are used to install traffic signals and improve arterial streets. Kunsman Associates prepared a traffic impact analysis for the project. It was found that intersections in the area at build out, including planning improvements in the area would operate a Level Service C or better.

Discussion of 2014 Modified Project: According to General Plan Figure 9-4, Bikeway Plan, the proposed Project site does not abut any roadways that are planned for any bicycle facilities. Identical to the 2004 Approved Project, the 2014 Modified Project proposes to construct on-site recreational trails and trail connections. As concluded by the 2004 ND, no adverse impacts would occur associated with the proposed trails. Neither the 2004 Approved Project nor the 2014 Modified Project would conflict with adopted policies or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance of safety of such facilities. As such, the 2014 Modified Project would not create a new or more severe impact as compared to the 2004 Approved Project. As concluded by the 2004 ND, no adverse impact would occur.

*Finding:* Neither the 2004 Approved Project nor the 2014 Modified Project would result in a conflict with adopted policies or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance of safety of such facilities emergency access impact. As concluded by the 2004 ND, no adverse impact would occur.

#### XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water		_
Quality Control Board?		

(Source: EMWD 2000 Water Master Plan; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would allow the development of housing that will generate an incremental increase in the demand for water supplies, wastewater treatment, storm water drainage capacity and solid waste disposal capacity. However, the project would not affect the rate of growth. The local service providers have the capacity to serve continued growth for the foreseeable future.

Discussion of 2014 Modified Project: Wastewater service is provided to the Project site by Eastern Municipal Water District (EMWD). EMWD is required to operate all of its treatment facilities in accordance with the waste treatment and discharge standards and requirements set forth by the Regional Water Quality Control Board (RWQCB). The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would generate less wastewater requiring conveyance and treatment than the 2004 Approved Project. As such, the 2014 Modified Project would not create a new or more severe wastewater treatment impact as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, wastewater treatment service impacts would be less than significant.

*Finding:* Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate less wastewater requiring treatment as compared to the 2004 Approved Project and has no potential to result in new or more severe impacts. As concluded by the 2004 ND, wastewater treatment impacts would be less than significant.

Issues and Supporting Information	Potentially	Less than	Less than	Impact Fully
issues and supporting information	Significant	Significant	Significant	Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation		
		Incorporated		
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?				
(Source: 2004 Approved Project: 2014 Modified Project)				

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would allow the development of housing that will generate an incremental increase in the demand for water supplies, wastewater treatment, storm water drainage capacity and solid waste disposal capacity. However, the project would not affect the rate of growth. The local service providers have the capacity to serve continued growth for the foreseeable future.

Discussion of 2014 Modified Project: Domestic water and wastewater services are provided to the Project site by EMWD. Similar to the 2004 Approved Project, the 2014 Modified Project includes the installation of subsurface water and wastewater conveyance lines to connect to EMWD's off-site system. There is no component of the 2014 Modified Project that would result in a new or more severe environmental effect associated with the installation and operation of on-site water and wastewater subsurface infrastructure. As concluded by the 2004 ND, impacts would be less than significant.

*Finding:* The required installation of subsurface water and wastewater conveyance lines to connect to EMWD's off-site system would not result in any new or more severe environmental effect than would have occurred under the 2004 Approved Project. As concluded by the 2004 ND, impacts would be less than significant.

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?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would allow the development of housing that will generate an incremental increase in the demand for water supplies, wastewater treatment, storm water drainage capacity and solid waste disposal capacity. However, the project would not affect the rate of growth. The local service providers have the capacity to serve continued growth for the foreseeable future.

Discussion of 2014 Modified Project: Similar to the 2004 Approved Project, the 2014 Modified Project includes the installation of an on-site drainage infrastructure system (on-site and one (1) basin located off-site). There is no component of the 2014 Modified Project that would result in a new or more severe environmental effect associated with the installation and operation of on-site storm water drainage infrastructure. As concluded by the 2004 ND, impacts would be less than significant.

*Finding:* The required installation of on- and off-site storm water drainage infrastructure as part of the 2014 Modified Project would not result in any new or more severe environmental effect than would have occurred under the 2004 Approved Project. As concluded by the 2004 ND, impacts would be less than significant.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

(Source: EMWD 2010 Urban Water Management Plan; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would allow the development of housing that will generate an incremental increase in the demand for water supplies, wastewater treatment, storm water drainage capacity and solid waste disposal capacity. However, the project would not affect the rate of growth. The local service providers have the capacity to serve continued growth for the foreseeable future.

Discussion of 2014 Modified Project: Domestic water service is provided to the Project site by EMWD. The proposed 2014 Modified Project is fully consistent with the assumptions made in EMWD's 2010 Urban Water Management Plan, which relies on land use designations of adopted General Plans. EMWD's 2010 Urban Water Management Plan concludes that the EMWD has sufficient water supplies available to serve planned land uses within its service area through at least 2035. The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would generate less domestic water demand than the 2004 Approved Project. As such, the 2014 Modified Project would not create a new or more severe water demand impact as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, water demand impacts would be less than significant.

Issues and Supporting Information	Potentially	Less than	Less than	Impact Fully
	Significant New Impact	Significant Impact With	Significant Impact	Analyzed in 2004 ND
	New Impact	Mitigation Incorporated	mpact	2004 ND
	1	1 1		1
	1 2001 1	15.	1 201	3.5. 11.01. 1
Finding: Because the 2014 Modified Project proposes 23 fewer residential lots than				
Project would generate less domestic water demand as compared to the 2004 Approv	ed Project a	nd has no po		
Project would generate less domestic water demand as compared to the 2004 Approv	ed Project a	nd has no po		
	ed Project a	nd has no po		

(Source: 2004 Approved Project; 2014 Modified Project)

projected demand in addition to the provider's existing commitments?

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would allow the development of housing that will generate an incremental increase in the demand for water supplies, wastewater treatment, storm water drainage capacity and solid waste disposal capacity. However, the project would not affect the rate of growth. The local service providers have the capacity to serve continued growth for the foreseeable future.

Discussion of 2014 Modified Project: Wastewater service is provided to the Project site by EMWD. The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would generate less wastewater requiring treatment capacity than the 2004 Approved Project. As such, the 2014 Modified Project would not create a new or more severe wastewater treatment capacity impact as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, wastewater treatment capacity impacts would be less than significant.

*Finding:* Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate less wastewater requiring treatment capacity as compared to the 2004 Approved Project and has no potential to result in new or more severe impacts. As concluded by the 2004 ND, wastewater treatment capacity impacts would be less than significant.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

(Source: Countywide Disposal Tonnage Tracking System; Solid Waste Information System; City of Moreno Valley Ordinance No. 706, Recycling and Diversion of Construction Waste; 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would allow the development of housing that will generate an incremental increase in the demand for water supplies, wastewater treatment, storm water drainage capacity and solid waste disposal capacity. However, the project would not affect the rate of growth. The local service providers have the capacity to serve continued growth for the foreseeable future.

*Discussion of 2014 Modified Project:* The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would generate less solid waste requiring disposal than the 2004 Approved Project. As such, the 2014 Modified Project would not create a new or more severe landfill capacity impact as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, landfill capacity impacts would be less than significant.

*Finding:* Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate less solid waste requiring disposal as compared to the 2004 Approved Project and has no potential to result in new or more severe impacts. As concluded by the 2004 ND, landfill capacity impacts would be less than significant.

g) Comply with federal, state, and local statues and regulations related to solid waste?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The proposed amendment would allow the development of housing that will generate an incremental increase in the demand for water supplies, wastewater treatment, storm water drainage capacity and solid waste disposal capacity. However, the project would not affect the rate of growth. The local service providers have the capacity to serve continued growth for the foreseeable future.

Discussion of 2014 Modified Project: Signed into law in 1991, the California Solid Waste Reuse and Recycling Access Act (AB 1327) added Chapter 18 to Part 3 of Division 30 of the Public Resources Code. Chapter 18 required the California Integrated Waste Management Board (CIWMB) to develop a model ordinance for adoption of recyclable materials in development projects (It should be noted that the CIWMB no longer exists and its duties have been assumed by CalRecycle). Local agencies were then required to adopt the model, or an ordinance of their own, in order to govern adequate areas for collection and loading of recyclable materials in

Issues and Supporting Information	Potentially	Less than	Less than	Impact Fully
issues and supporting information	Significant	Significant	Significant	Analyzed in
	New Impact	Impact With	Impact	2004 ND
		Mitigation	_	
		Incorporated		

development projects. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with all applicable provisions of the City of Moreno Valley Municipal Code Chapter 6.02 "Refuse Collection, Transfer and Disposal" and Chapter 8.80 "Recycling and Diversion of Construction and Demolition Waste." The 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. Therefore, the 2014 Modified Project would generate less solid waste than the 2004 Approved Project. As such, the 2014 Modified Project would not create a new or more severe impact related to solid waste regulatory compliance as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, solid waste regulatory compliance impacts would be less than significant.

Finding: Because the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project, the 2014 Modified Project would generate less solid waste requiring compliance with regulatory requirements as compared to the 2004 Approved Project and has no potential to result in new or more severe impacts. As was required of the 2004 Approved Project, the 2014 Modified Project is required to comply with all applicable provisions of the City of Moreno Valley Municipal Code Chapter 6.02 "Refuse Collection, Transfer and Disposal" and Chapter 8.80 "Recycling and Diversion of Construction and Demolition Waste." As concluded by the 2004 ND, solid waste regulatory compliance impacts would be less than significant.

#### 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?

-

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The project allows for the development of single-family homes in a part of the property, which would result in removal of natural habitat. However, the project provides for the conservation of about two-thirds of the area as open space and would result in the loss of less habitat than the existing land use plan. A recent focused study by Principe and Associates determined that the area proposed for development was unoccupied by the Coastal California Gnatcatcher. The property will be subject to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Moreno Valley became a signatory to the MSHCP Implementing Agreement on January 13, 2004. The MSHCP will conserve about 500,000 acres of habitat, funded in part by develop mitigation fees. The project is not within of the areas identified for conservation. The MSHCP would allow incidental take of listed (threatened and endangered) species as well as unlisted species that might one day become listed. The ruins of an old adobe structure, a historical resource, are located in the proposed open space designation and will not be eliminated.

Discussion of 2014 Modified Project: Refer to the analysis under Section IV, Biological Resources, and V, Cultural Resources. In summary, the grading footprint of the 2014 Modified Project would be nearly identical to the 2004 Approved Project. As such, the 2014 Modified Project would have no potential to create a new impact or more severe impact to biological resources (including the habitat of a fish or wildlife species, plant or animal community, and rare or endangered plant or animal) or cultural resources (including examples of the major periods of California history or prehistory) than would the 2004 Approved Project. Further, the 2014 Modified Project's consistency and compliance with the Western Riverside County MSHCP constitutes adequate mitigation for the various Covered Species and related habitats covered under the MSHCP.

*Finding:* As the 2014 Modified Project would have the same grading footprint and grading characteristics as the 2004 Approved Project the 2014 Modified Project would have no potential to create a new impact or more severe impact than would the 2004 Approved Project. As concluded by the 2004 ND, a less than significant impact would occur.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of 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)?

(Source: 2004 Approved Project; 2014 Modified Project)

2004 ND Conclusion: Less than Significant Impact. The cumulative impacts, including traffic and water supply impacts are not significant.

Issues and Supporting Information	Potentially	Less than	Less than	Impact Fully
issues and supporting imornation	Significant	Significant	Significant	Analyzed in
	New Impact	Impact With	Impact	2004 ND
	_	Mitigation	_	
		Incorporated		

Discussion of 2014 Modified Project: The grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. As such, the 2014 Modified Project would result in a less intense contribution to cumulative effects that would the 2004 Approved Project analyzed in the 2004 ND. Consistent with the conclusion made by the 2004 ND, the 2014 Modified Project's contribution to cumulative effects would be less than cumulatively considerable.

*Finding:* As the 2014 Modified Project would have the same grading footprint and grading characteristics as the 2004 Approved Project and proposes 23 fewer residential homes, the 2014 Modified Project would have no potential new or more severe cumulatively considerable contribution to cumulative effect than would the 2004 Approved Project. As concluded by the 2004 ND, the 2014 Modified Project's contribution to cumulative effects would be less than cumulatively considerable.

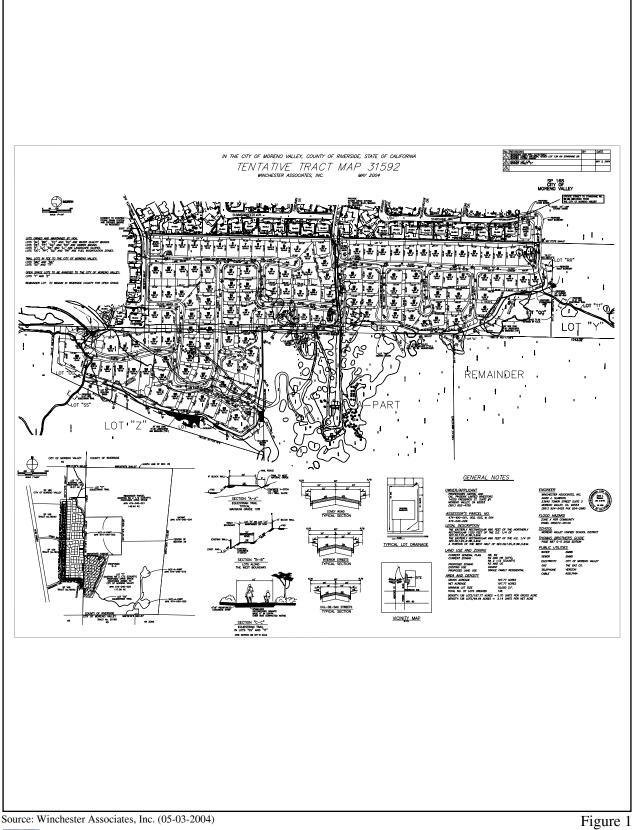
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	

(Source: 2004 Approved Project; 2014 Modified Project)

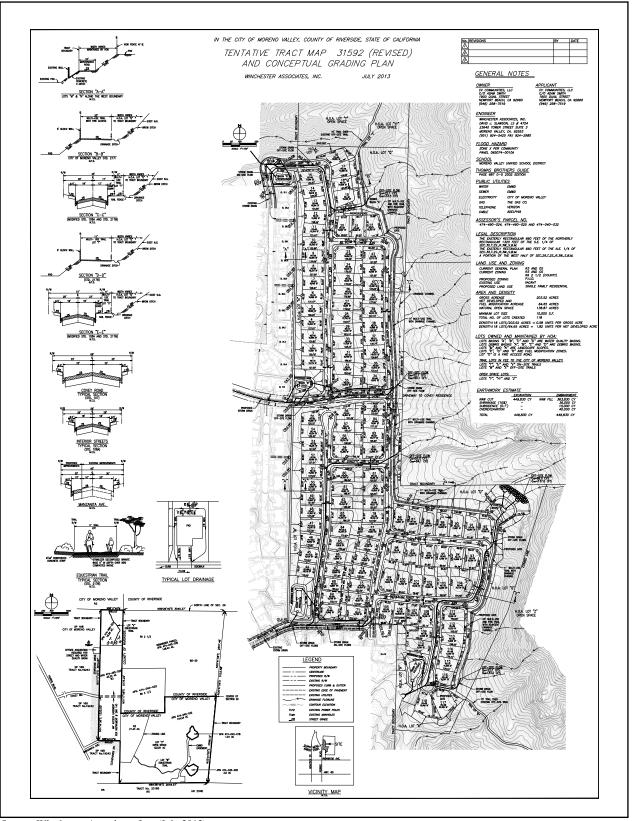
2004 ND Conclusion: Less than Significant Impact. The project does not have the potential to cause a substantial adverse effect on human beings.

Discussion of 2014 Modified Project: The grading footprint and construction characteristics of the 2014 Modified Project would be nearly identical to the 2004 Approved Project and the 2014 Modified Project proposes 23 fewer residential lots than the 2004 Approved Project. As such, and for the reasons discussed throughout this Initial Study, the 2014 Modified Project has no potential to cause a new or greater effect on human beings, either directly or indirectly, as compared to the 2004 Approved Project analyzed in the 2004 ND. As concluded by the 2004 ND, impacts to human beings would be less than significant.

*Finding:* As the 2014 Modified Project would have the same grading footprint and grading characteristics as the 2004 Approved Project and proposes 23 fewer residential homes, the 2014 Modified Project would have no potential to cause a new or greater effect on human beings as compared to the 2004 Approved Project. As concluded by the 2004 ND, direct and indirect impacts to human beings would be less than significant.



2004 Approved Project

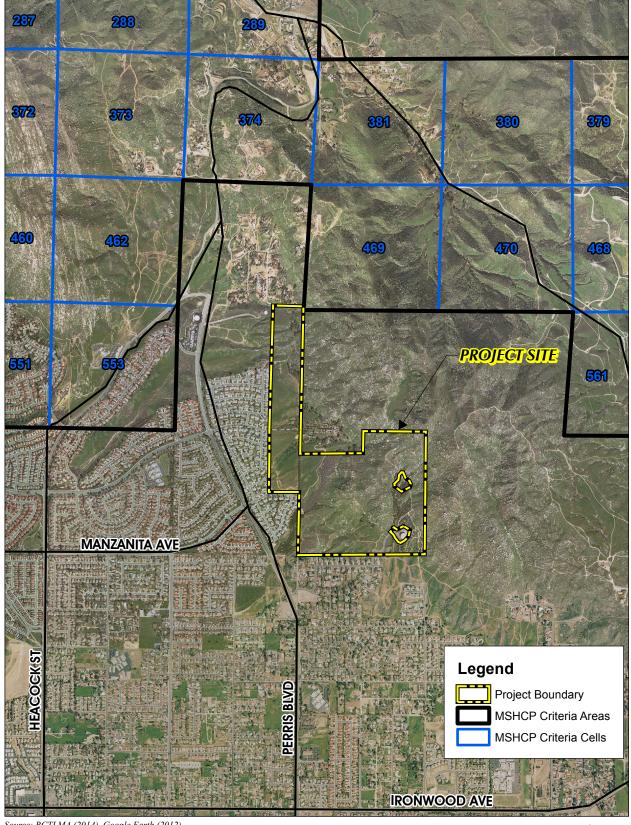


Source: Winchester Associates, Inc. (July 2013)

Figure 2

NOT SCALE

2014 Modified Project



Source: RCTLMA (2014), Google Earth (2012)

Figure 3

MSHCP Criteria Area Species Survey Area

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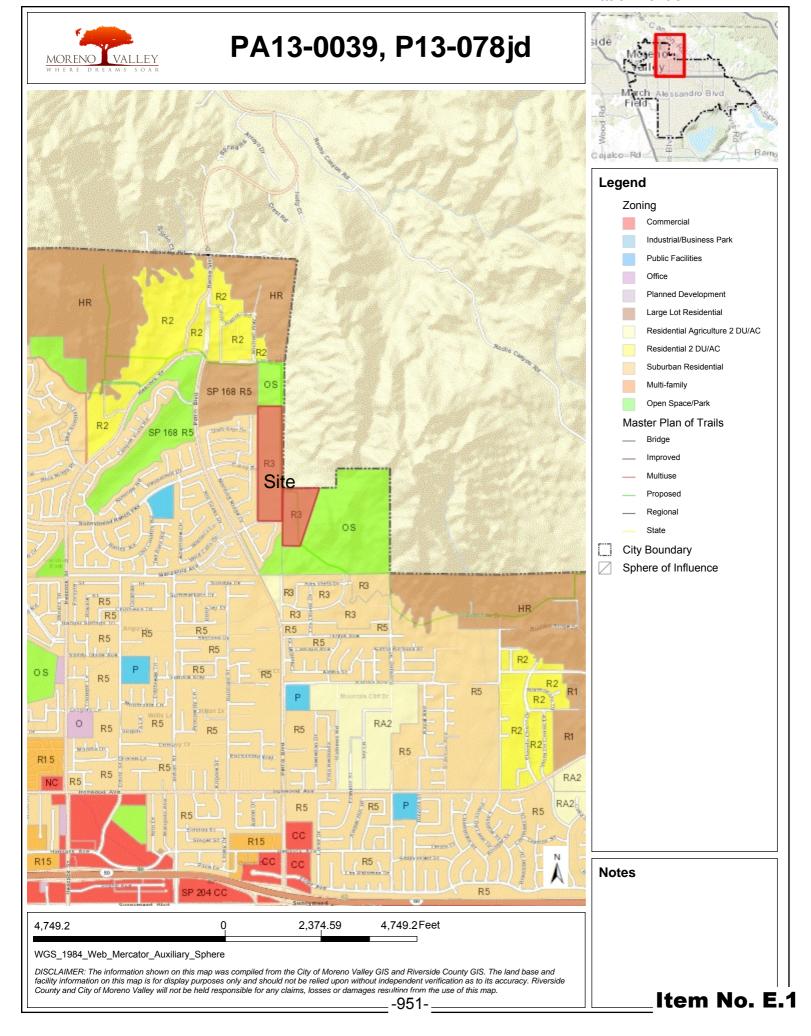
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# **APPENDICES**

The following documents are appended to this Initial Study and ND Addendum:

- A. 2004 Negative Declaration (ND) for City of Moreno Valley Case Numbers PA00-0035, PA00-0036, PA00-0037, and PA03-0086.
- B. Glenn Lukos Associates, 2013Biological Technical Report for the Covey Ranch Development Project. November 21, 2013.
- C. Urban Crossroads, 2013a.Covey Ranch Air Quality Impact Analysis. May 1, 2013.
- D. Urban Crossroads, 2013b.Covey Ranch Greenhouse Gas Analysis. May 1, 2013.
- E. Waterstone Environmental Inc. 2005 Results of Soil Sampling and Analysis at the Covey Ranch Property. June 17, 2005.

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# PA13-0039, P13-078jd



Side Mosen Paris Sandro Blvd Field Bandro Rd Ram

#### Legend

**Public Facilities** 

- Public Facilities
- ★ Fire Stations
- \_ Parcels
- City Boundary
  - Sphere of Influence

**Notes** 

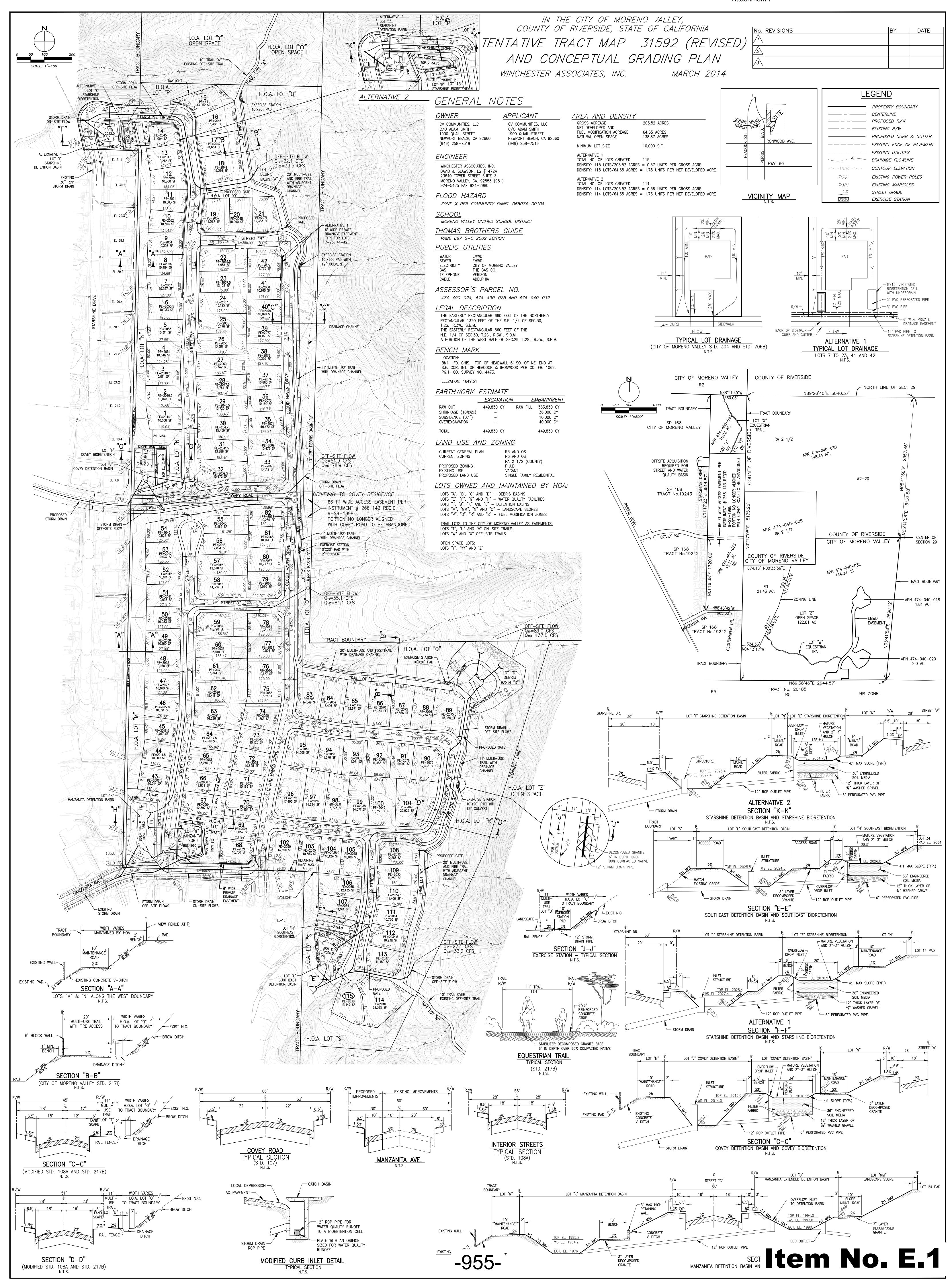
 $WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere$ 

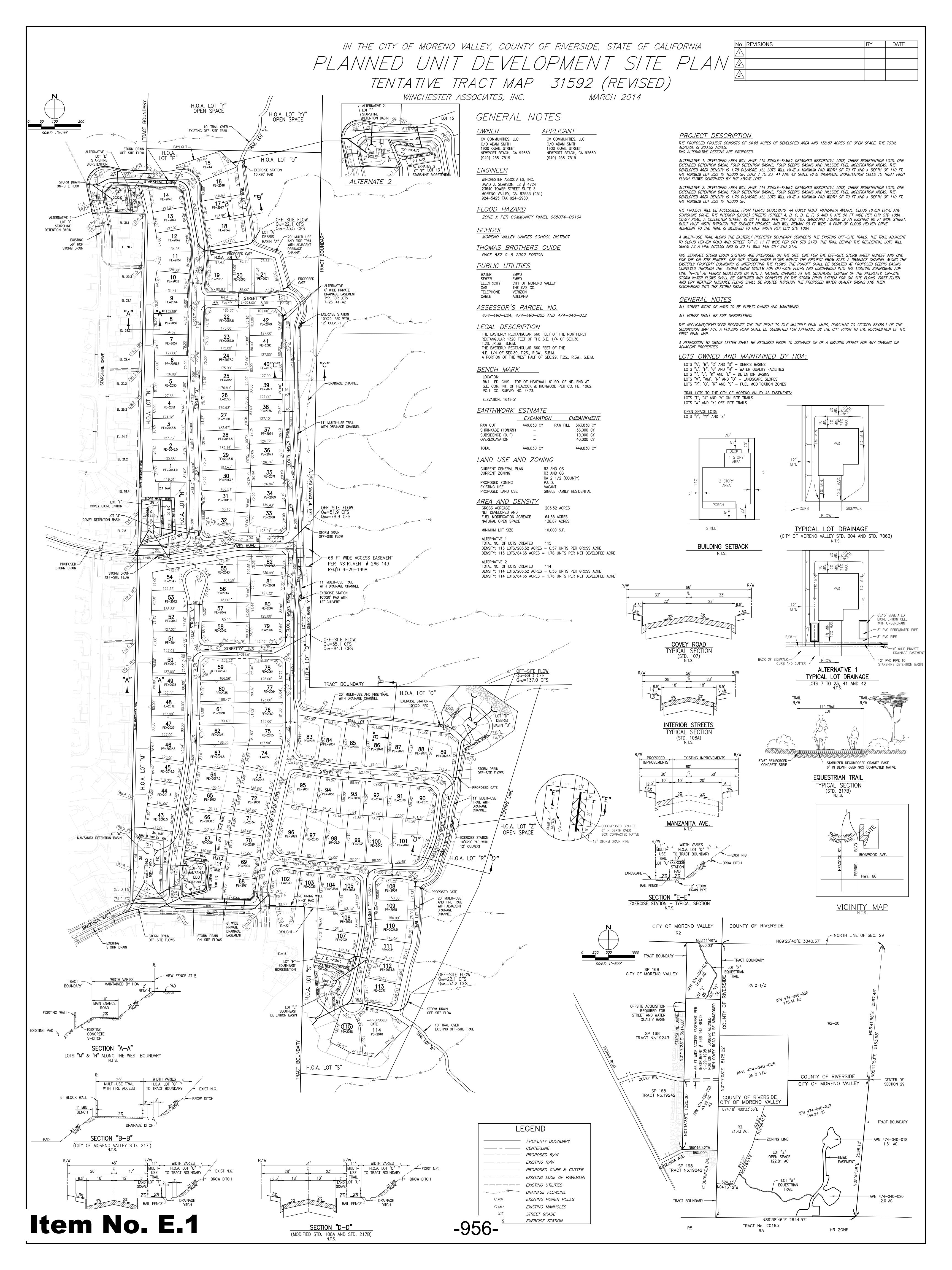
DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and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

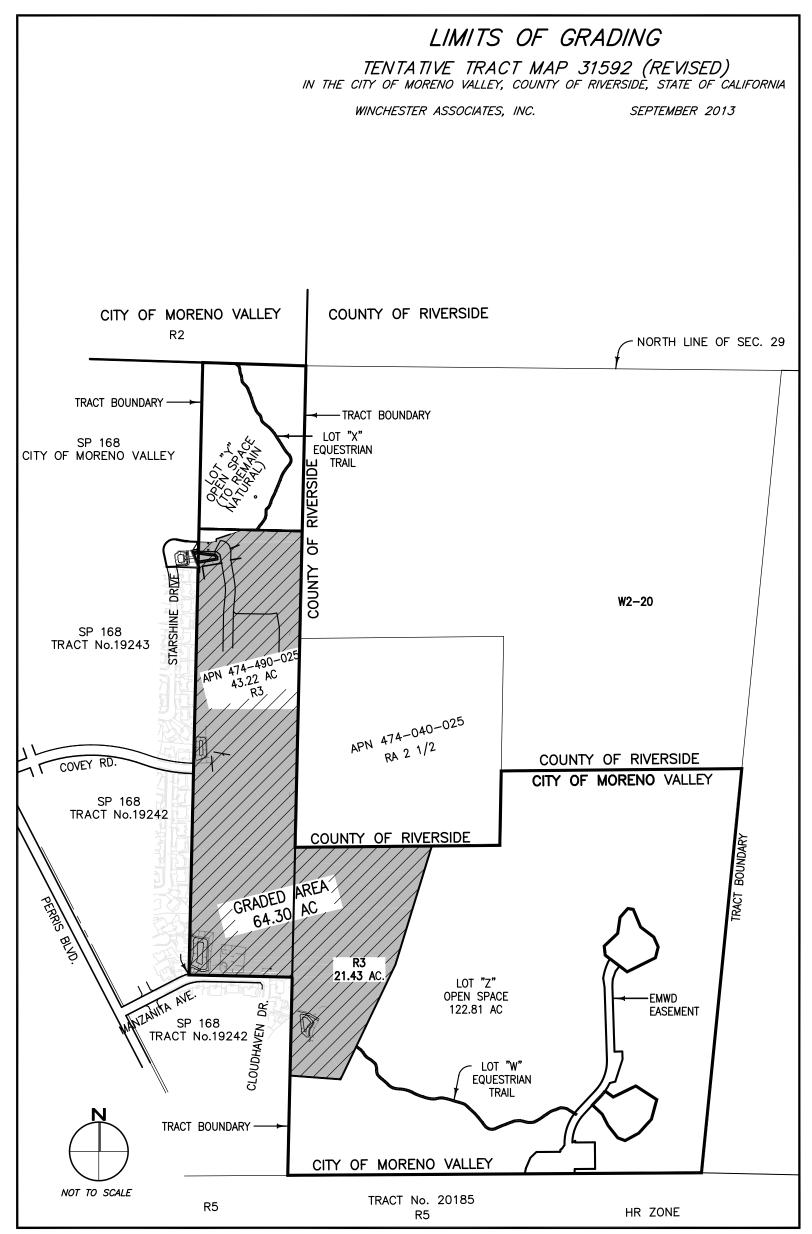
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Item No. E.1

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# Planned Unit Development Guidelines Tract 31592

February 2014



# Planned Unit Development Guidelines Tract 31592

February 2014

# Prepared For:



# Prepared By:





# **TABLE OF CONTENTS**

Purpose	I
Тнеме	l
I. SITE PLANNING AND DESIGN	2
a. Setbacks	3
b. Plotting Requirements	5
2. ARCHITECTURAL DESIGN	6
a. Design Principles	ε
b. Form and Massing	7
c. Roofs	
d. Garage Location and Design	10
e. Architectural Elements	11
f. Mechanical Equipment	11
3. ARCHITECTURAL STYLES	12
a. Variation Requirements	22
b. Mix Requirements	22
c. Colors and Materials	22
4. LANDSCAPE DESIGN	23
a. Community Landscape, Walls and Fencing	23
b. Fuel Modification Requirements	24
a Traile	2.





## **LIST OF FIGURES**

Figure I-1 Site Plan	2
Figure I-2 Minimum 10,000 SF Lot	4
Figure I-3 Varied Massing Diagram	7
Figure I-4 Example of Offsets	8
Figure I-5 Varied Roof Examples	9
Figure I-6 Maintenance Responsibility Plan	25
Figure I-7a Preliminary Wall/Fence Landscape Plan	27
Figure I-7b Preliminary Wall/Fence Landscape Plan	29
Figure I-8 Wall/Fence Details	3
Figure 1-9 Trail Sections & Plant Palettes	33



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# PLANNED UNIT DEVELOPMENT GUIDELINES TRACT 31592

#### **P**URPOSE

The purpose of the Cover Ranch Planned Unit Development guidelines is to provide a continuity of design such that the resulting community is unified by a consistent and long-lasting identity. The goal is to create a high standard of site planning and architectural quality but to do so with a generalized approach so that designer creativity is not limited, product diversity is encouraged, and evolving consumer preferences can be met. It is further intended that all aspects of the community be designed with consideration to energy and water conservation.

#### **THEME**

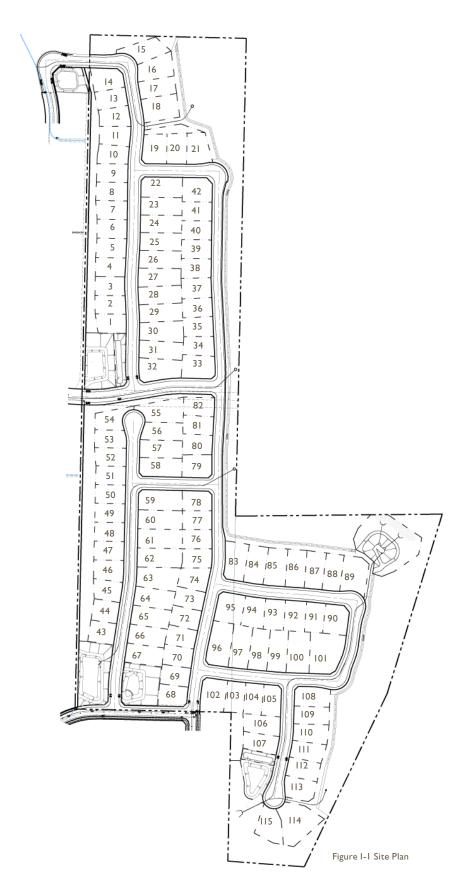
The theme for COVEY RANCH will be traditional California suburban with a tendency towards more formal styles. This theme is general enough to include a wide range of compatible architectural styles. The feel of the community will be warm, inviting, and recognizable.



## I. SITE PLANNING AND **D**ESIGN

This section includes design standardsthat avoid monotonous, repetitive appearances and that encourage a pleasant, pedestrian oriented neighborhood environment.

Single story homes required on Lots I-I4 and 43-54 per the City of Moreno Valley Planning Department.





#### a. Setbacks

The following residential standards for COVEY RANCH are required for all homes:

SUMMARY OF SETBACK REQUIREMENTS	
Minimum Lot Size	10,000 sf
Minimum Lot Width	75'
Minimum Lot Depth	110'
Typical House Width	60'
Cul-De-Sac	35'
Front Setbacks	
Street Facing Garage	20'
Swing-in Garage	15'
Two-story Living Space	20'
Single-story Living Space	15'
Porch / Portico	15'
Rear Setbacks	
Two-story Living Space (Flat Area)	20'
Single-story Living Space (Flat Area)	20'
Deck	15'
Patio Cover or Trellis	10'
Side Setbacks	
Typical Condition	5'
Side Street Living Space Interior Lots	10'
Porch Interior Lots	5'
Side Street Porch Exterior Lots	10'
Min. Distance Between Living Spaces	10'

All setbacks are considered minimums as measured from the right-of-way.

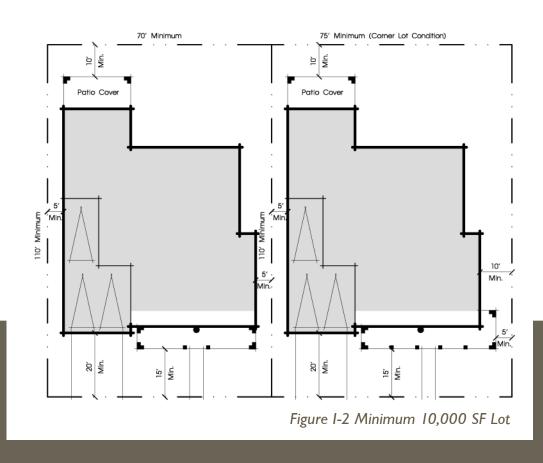
An attempt shall be made to vary front setbacks (up to 5') to the extent flat pad depths exceed 110' (at their most restrictive point).

Side yard setbacks shall have a minimum 5' of flat pad area in all conditions as measured to the center of any wall or fence, or top of slope, or toe of slope.

Where there is extra flat pad width, an attempt shall be made to center the house within the buildable pad width to maximize the minimum separation between adjacent houses.

Maximum lot coverage of a building footprint (including garage) shall be 50%.









#### **b. Plotting Requirements**

A range of dwelling unit sizes, floor plans, elevations, and unit sizes, shall be provided (see Section 3.a. Variation Requirements).

To encourage a diverse street scene, neither the same floor plan nor the same elevation style shall be plotted next to itself or directly across the street from itself. "Directly across the street" shall be defined as more than half of the narrower lot overlapping with the wider lot across the street.

- I. Unless a street incline prevents otherwise, a left or right side garage may not be plotted more than 3 times in a row.
- 2. Repetitive patterns of garage placement shall also be avoided where possible.
- 3. To minimize visual impact, corner lots shall incorporate single-story elements into the design.



#### 2. ARCHITECTURAL DESIGN

These design guidelines are intended to be flexible and are, therefore, illustrative in nature. It is not the intent of these design guidelines to require that all of the identified design components and elements be incorporated into the actual building designs. Rather, these guidelines serve as a "palette" of character defining elements that can be used in home designs. Builders, and their architects and planners, are encouraged to utilize creativity and imagination when developing exciting design proposals for COVEY RANCH.

#### a. Design Principles

While these design guidelines do not limit architectural styles, the styles employed should be authentic and distinct. Traditional styles tend to have defining features that should be consistently implemented across the product offering. These guidelines also allow for new styles as long as defining features can be identified and applied to the floor plans.

Architectural styles should be dictated by the massing of floor plans and a certain style should not be forced onto every floor plan. By emphasizing authentic styles, these guidelines discourage sameness and monotony. The multi-style street scene should be diverse as to form, massing, features, windows, front doors, garage doors, materials, and colors.

To some extent, resource efficiency should influence architectural styles. The concept of resource efficiency includes reduction of wasteful elements in the design and construction of the house as well as conservation of energy and water during occupancy of the house.



# b. Form and Massing

Building mass and scale are two primary design components that affect how a structure is perceived. Controlling the mass of a building through design articulation of the building facades, attention to rooflines and variation in vertical and horizontal planes reduces the visual mass of a building. Composition and balance of roof forms are as important to a street scene as street trees and architectural character.

It is important to provide variation in front elevation massing, building types and architectural styles along any neighborhood street to provide diversity and allow homes to undulate along the streetscape.

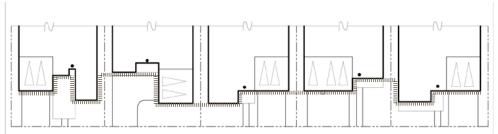


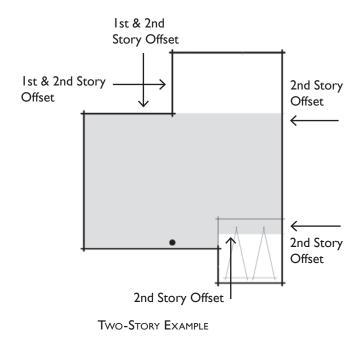
Figure I-3 Varied Massing Diagram

Design elements shall be included on the rear facades and sides of homes (four-sided architecture). Houses shall be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.



Special design features such as covered front porches, window and door articulation, extended overhangs and building edge treatments are encouraged. General massing should vary noticeably among the different floor plans. Together with variable setbacks, massing variation will create desirable movement along the street scene.

- I. All four sides of a two-story house must have at least one plane break at the first and/or second story in order to avoid monolithic elevations. A plane break must be at least 2 feet.
- 2. Three sides of a single-story plan must have at least one plane break. A plane break must be at least 2 feet.
- 3. The floor area of a second story, including the stairs, may not exceed 80% of the floor area of the first story including the garage and any porch.
- 4. The floor area of a third story, including the stairs, may not exceed 60% of the floor area of the second story.



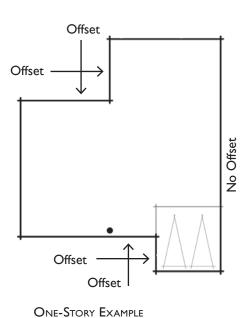


Figure I-4 Example of Offsets

#### c. Roofs

Rows of homes along a hillside are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. The building mass shall be varied to minimize the visual impact of similar building silhouettes and similar ridge heights. This can be achieved by using a variety of front-to-rear, side-to-side, gables and hipped roofs, and/or by the introduction of a one-story element.

- Roof pitches should vary according to architectural style. Primary roof
  pitches may be 4:12 or 5:12 (for solar panel efficiency). Secondary roof
  pitches can vary from primary roof pitches but only if such variation is
  consistent with the architectural style.
- To the extent they are not inconsistent with an architectural style, hipped roofs are encouraged in order to accommodate solar panels and to cast shade over windows.
- 3. Simplified rooflines are encouraged in order to accommodate integrated solar panels. Provide large enough unbroken roof planes to be sufficient to meet the state code for "solar zones."
- 4. Eave depths should vary according to architectural style and may range in depth from 12 to 24 inches.
- 5. Porches and balconies are encouraged to the extent they are consistent with the architectural style. The minimum porch depth shall be 5 feet to porch edge.

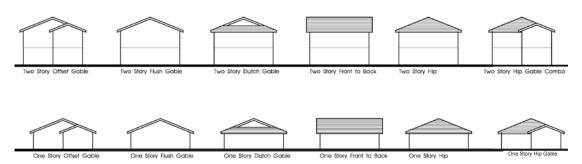


Figure I-5 Varied Roof Examples



# d. Garage Location and Design

The visual impact of three-car garages should be reduced where possible. Although not necessarily depicted on the architectural elevations (see Section 3 Architectural Styles), the builder(s) in COVEY RANCH will pay particular attention to the design, placement, and orientation of the garages in all residential neighborhoods. Depending upon lot size, this can be accomplished through a variety of methods, including:

- 1. Side-on orientation (a side-on garage shall have a minimum back-up area of 28 feet).
- 2. Garage setback greater than the house front setback
- 3. Tandem garages for third car
- 4. A porte-cochere architectural element
- 5. Garage door details shall vary in a manner that is consistent with each architectural style.
- 6. Garage door windows shall be standard.
- 7. Front-facing garages shall not be wider than 65% of the house width.
- 8. Exclusive use of three-car front-facing garage in all plans is prohibited. When 3-car front-facing garage is utilized, a single garage door should be offset from a double garage door.



#### e. Architectural Elements

Architectural styles for COVEY RANCH should be chosen in part as an opportunity to introduce a variety of exterior accent materials (e.g. brick, stone, siding, metal, pre-cast concrete, ceramic tile, or timber).

- I. Color schemes should be simple, tasteful, and consistent with architectural styles.
- 2. Front door details shall vary according to architectural style.
- 3. Feature window shapes shall vary according to architectural style.
- 4. Acceptable roof materials include concrete tiles and metal, but exclude composite shingle.
- 5. Chimneys, which may cast shadows over solar panels, are not required.
- 6. At least two photosensitive carriage lights per house are required and they should vary according to architectural style.
- 7. Shutters are not required; but to the extent they are used, shutter sizes should be proportional to the window and shutter styles should vary in a manner consistent with architectural styles.
- 8. Trim details from the front elevation should also be applied to the sides and rear of the house for continuity.

## f. Mechanical Equipment

Mechanical equipment such as air conditions, heaters, evaporative coolers, and other such devices shall not be mounted on any roof and must be located behind privacy walls and landscaping out of the setback area.



# 3. ARCHITECTURAL STYLES

The residential architecture of COVEY RANCH will reflect a variety of architectural themes and styles prevalent in Southern California. The identified architectural elements and details for each style provide guidance but are not required for a given style. Contemporary interpretations of historical styles are appropriate.

Architectural design creativity, attention to detail, and respect of building scale and massing along residential streets are to be at a level equal to or exceeding the homes and neighborhoods within the surrounding communities.

The following is a list of example architectural styles along with some defining characteristics of those styles. The list is not intended to be exhaustive or limiting. Rather it is intended to demonstrate that acceptable styles shall have some historical authenticity that can be defined by a unique set of characteristics.

The characteristics shown on the next pages are only representative because an authentic style can have several interpretations. The only requirement is that definable architectural styles be utilized so that elevations are identifiable and the street scene is diverse. Generic architecture that lacks identifiable characteristics and blends together is not acceptable.

Example styles include:

- European Manor
- Italian
- Monterey
- Spanish
- Traditional
- Tudor
- Tuscan



# EUROPEAN MANOR

The European Manor is a more formal, classical version of the country homes found in Europe evoking the manicured estates of the European aristocracy.

- Grouted stone façade
- Flat arches typify entry, porch and feature windows
- Steeper roof pitch (5:12 to 6:12), predominantly hipped with crown-boxed eaves
- Iron railings and balconies area acceptable







## ITALIAN

The Italian or Villa homes reflect more symmetrical, square forms with enduring southern European influences allowing a variety of massing and detail opportunities. Typically they are 2-story with vertical massing.

- Low pitched, hipped roof with wide eaves
- Boxed-crown or conventional fascia are both appropriate
- S-tile is common but flat tile is acceptable
- Flat or full arches at entries, porches, and accent windows
- Smaller upper level windows
- Stucco exteriors with accent ironwork and/or pre-cast concrete features
- · Optional columns at porches and/or balconies and formality
- Can be traditional or progressive







# MONTEREY

The Monterey style emanated from the Monterey Peninsula in the late 19th century by mixing East Coast Colonial architecture with the Spanish-influenced architecture of California.

- Two-story massing
- Usable balconies at front elevation with wood railing/ pickets preferred solution; adaptations of this detail encouraged for variety
- · Rafter tails
- Flat or 'S' tile roofs

- Front to back primary roof with expressed outlookers at gable ends
- Brick or stone application with vertical or horizontal (board & batt) siding
- All stucco applications acceptable if contributing details provided







## **SPANISH**

The Spanish style evolved in California as an adaptation of Mission Revival influences, infused with additional eclectic elements and details from Latin America and Spain. From formal adaptations to informal solutions, this style remains one of the most recognizable.

- Low pitched, 'S' tile roof
- · Eave overhangs with any combination of hipped and gabled roofs
- Full arches at entry, porch, and/or feature windows common
- · Typically all stucco walls
- Iron accent details at small feature windows and/or exterior railing
- · Accent tiles can be provided as entry or feature window surrounds
- · Appropriate detail at gable ends such as decorative pipes, vents, or outlookers
- Santa Barbara is more formal version with splayed or compound arches
- Hacienda is more casual version with wood headers, corbels, and posts



Hacienda





Santa Barbara



## **TRADITIONAL**

The Traditional style evolved in the early twentieth century exemplified by classic "Americana" or colonial influences. This style is quite adaptable to its surroundings and fits well within a style diverse street scene. Warm and comfortable, its simplicity of form and structure promotes a true sense of Americana.

- · Horizontal and/or vertical massing
- Roofs can be hipped and/or gabled with steeper pitches
- Flat tile roof
- Typical brick application at base

- · Horizontal siding and/or stucco
- Usable front porch with substantial wood posts atop a base with wood railing/pickets
- Gable vent or accent window detail
- Shutters also common to this style







Regency Revival



# **T**UDOR

The Tudor style is loosely based on a variety of historical English building traditions, then popularized in the early 20th century, typified by distinctive roof designs and unique elevation designs.

- Steeply pitched roofs with front and/or side gables and flat tiles
- Half-timbering features in gables encouraged with corbels and braces where appropriate
- Vertically proportioned windows in multiple patterns Flattened point arches add interest
- Primarily stucco
- Veneers can be of brick, stone, or a combination thereof





# Tuscan

The Tuscan style is a more rustic version of Italian architecture rooted in the Tuscany region of Italy.

- Primary horizontal mass with accentuated vertical tower or defined element
- Meaningful stone application on façades extended from foundation to eave
- Accent shutters can be cantilevered with iron braces
- Wood or wood-look window and door headers accentuate the rustic feel
- Primary entries are well-defined
- Lower pitched roof with flat or s-tile







## a. Variation Requirements

The variation requirements below have been determined by fixing the maximum average frequency of a given house at 2.0 times per development. The frequency equals the number of lots in a planning area divided by the number of required house combinations. These variation requirements, along with the mix requirements, will ensure development of an architecturally diverse community.

Summary of Variation Requirements						
Number of Lots	Floor Plans	Elevation Styles	Color Schemes	Reverse Versions	House Combos	Maximum Frequency
115	4	4	2	2	64	2.0x

If the project is split into two or more planning areas, Summary of Variation Requirements for revised number of lots will meet or exceed City of Moreno Valley Municipal Code Section 9.16.130 Table B which applies to all projects in the City.

The table should be regarded as a minimum so, for instance, an extra color scheme may not be substituted for a floor plan. Likewise, reverse versions of each floor plan must be provided.

## b. Mix Requirements

A single floor plan may not be plotted with less than a 15% or more than a 25% frequency.

# c. Colors and Materials

A variety of colors and textures of building materials is required. Building materials and colors are not only important elements in maintaining a specific architectural style, they are also important in providing a varied street design. Material breaks, transitions and termination should produce complementary and clear definitions of separation while maintaining a prescribed color and materials theme. This is especially important in changing from stucco and/or siding to masonry veneers. Colors and materials should blend with the hillside.



## 4. LANDSCAPE DESIGN

The landscape and planting design provides the identity for the COVEY RANCH community that is sustainable over time and meets the City of Moreno Valley's Landscape Standards. The plant palette chosen for the COVEY RANCH community is appropriate to the site's climate while providing color and seasonal change. Front yard landscaping is required on all lots and will be designed to meet the City of Moreno Valley Landscape Requirements to include xeriscape landscaping on 25% of the lots.

The landscape plan provides for bioretention areas, extended retention basins, debris basins and hillside fuel modification areas as shown and approved with the final recorded tract map and the Final Water Quality Plan. These areas will be maintained by the Covey Ranch Homeowner's Association (HOA). In addition a multi-use trail along the easterly property boundary will connect with existing off-site trails. Five exercise stations will be provided along the trail on the east side of Covey Ranch. The City of Moreno Valley will maintain the trail and exercise stations. Refer to Figure I-6 Maintenance Responsibility Plan.

# a. Community Landscape, Walls and Fencing

All Covey Ranch community areas will be landscaped as shown on Figures I-7a and b Preliminary Wall/Fence Landscape Plans. The landscape will provide a unified look to the community. The visible Covey Ranch community walls include a six-foot high tan block wall with pilasters and concrete colored cap. An entry monument will be located on the south side of Covey Road at the entrance to the community. Adjacent to the multi-use trail, a tan three-rail vinyl fence per City standards will define the trail area. At top of slopes at rear yards, a low wall with tubular steel fence above will be provided. Tubular steel fencing will also be provided adjacent to water quality basins per City of Moreno Valley Standards.

The walls and fencing shall meet the following requirements as shown on Figures I-7a and b Preliminary Wall/Fence Landscape Plans and Figure I-8 Wall/Fence Details. All walls and fencing will be maintained by the COVEY RANCH HOA.

# **Block Community Walls**

- I. All block walls will be block or an approved alternative. This includes perimeter and private areas.
- 2. Colored concrete caps to match the masonry color will be used at wall tops.
- 3. Perimeter wall pilasters will match block material and color.



- 4. Retaining walls will match block wall conditions.
- 5. Entry monument with community logo will be set into the slope as shown on Figure I-7a Preliminary Wall/Fence Landscape Plan.

## Trail Fencing

I. The trail fencing will be per City standards.

# Rear Fencing at Top of Slopes

The low block wall (24 inches high) will match the community block wall.
 Tubular steel fencing will be provided above the low wall.

## Interior Fencing

- I. The interior privacy fencing will be tan vinyl for both interior property line and fence return conditions.
- All interior fencing height will vary but will be no lower than six feet high.
- 3. Gates will constructed of tan vinyl to match the fence.

## b. Fuel Modification

On the north and east side of the community are a fuel modification zones. The removal or preservation of plants/trees will be subject to review and approval by the City's fuel management officer. Maintenance of the fuel modification zone will be the responsibility of the HOA. Refer to Figure 1-9 Trail Sections & Plant Palettes for more information.

## c. Trails

A multi-use trail along the easterly community boundary connects with existing off-site trails. The trail adjacent to Cloud Heaven Drive and Street G is eleven feet wide per City standards. The trail behind the residential lots at the southern end of the community will serve as fire access and will be 20 feet wide per City standards. As previously mentioned, there will be five exercise stations along the trail. Refer to Figure I-9 Trail Sections & Plant Palettes.



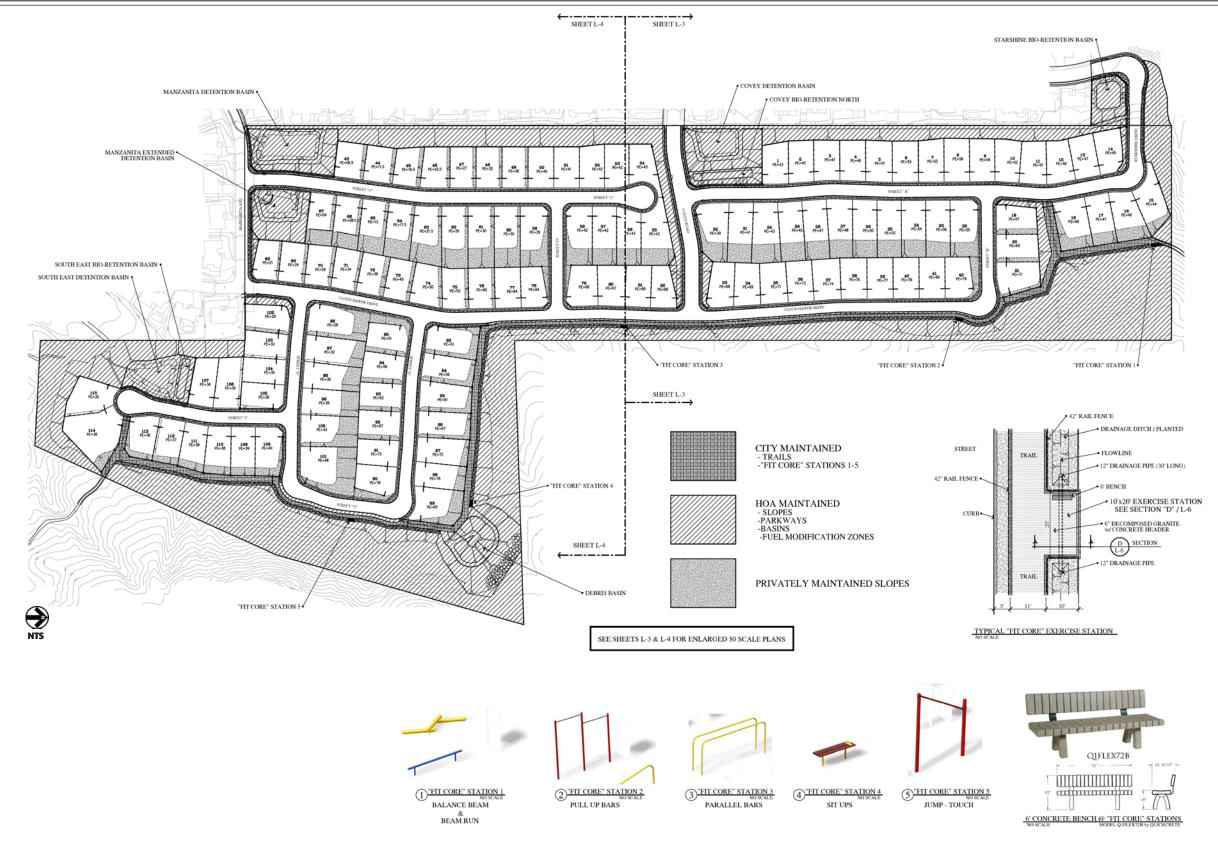
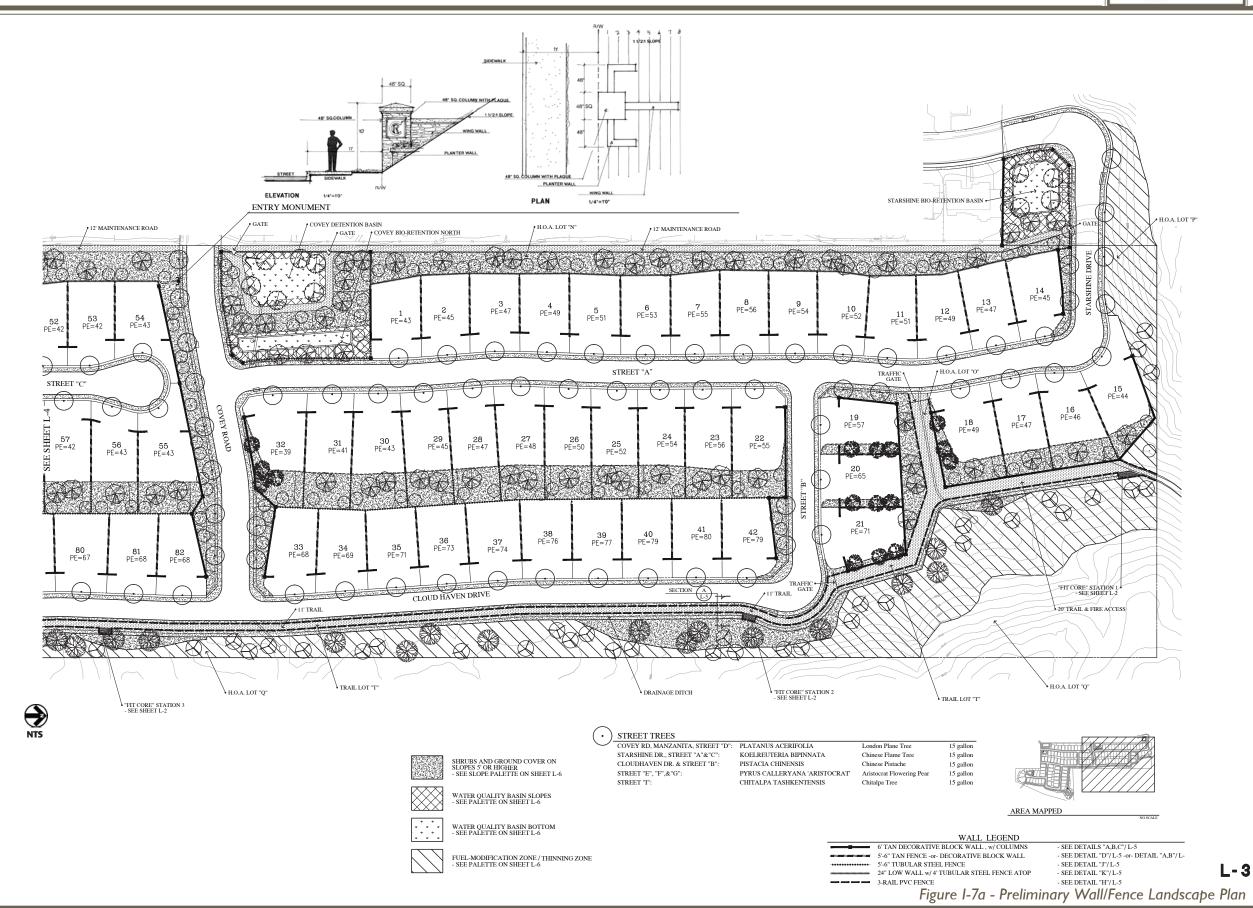


Figure I-6 - Maintenance Responsibility Plan

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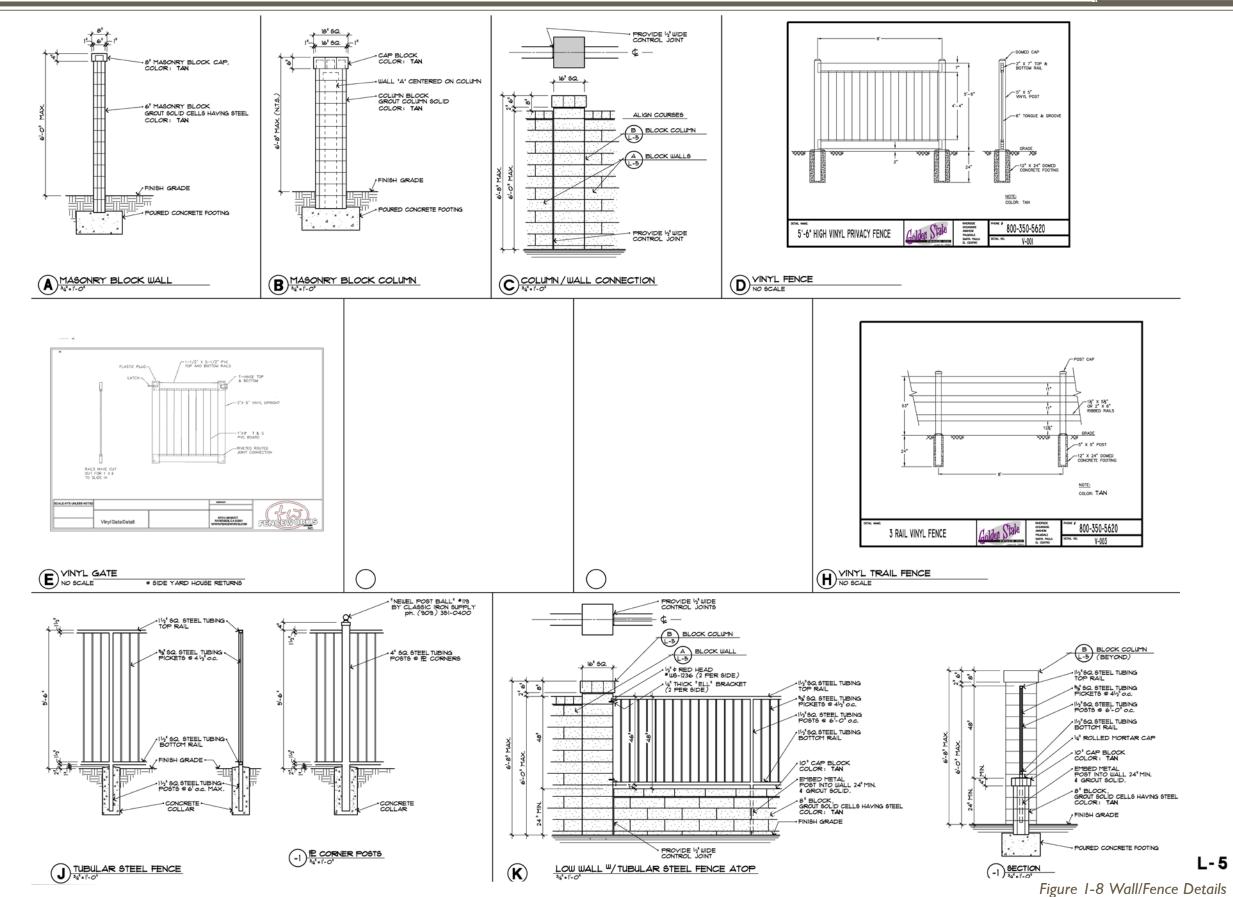


Figure I-7b - Preliminary Wall/Fence Landscape Plan

L-4

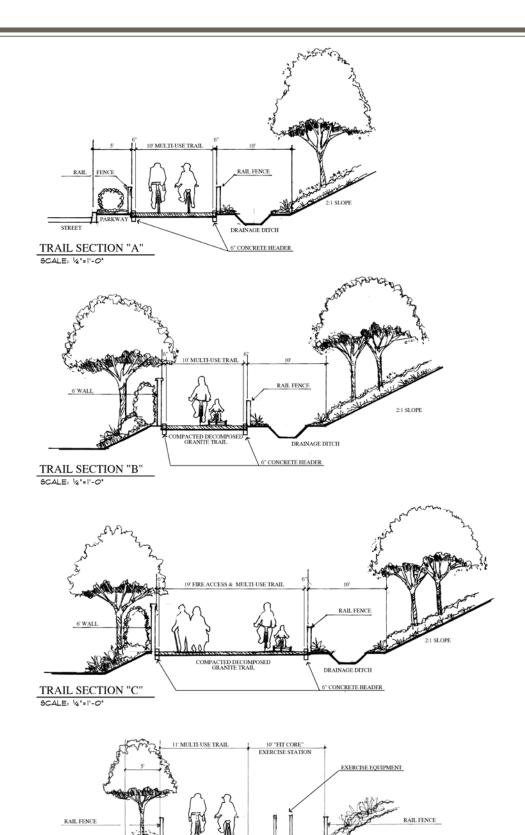


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TRAIL SECTION "D" w/ EXERCISE STATION

SCALE: 1/4"=1"-0"

12" DRAIN PIPE DRAINAGE DITCH

# FUEL MODIFICATION ZONE:

Botanical Name	Common Name		Application Rate/Acr
Malcothamnus fasciculatus	Mesa Bushmallow		2 lbs.
Malosma laurina	Laurel Sumac		4 lbs.
Rhus ovata	Sugar Bush		4 lbs.
Encelia californica	California Sunflower		5 lbs.
Hemizonia fasciculata	Fasicled Tarweed		4 lbs.
Lotus scoparius	Deerweed		6 lbs.
Melica imperfecta	Melica Grass		3 lbs.
Mimulus aurantiacus	Sticky Monkey Flower		3 lbs.
Stipa lepida	Foothill Needlegrass		3 lbs.
Stipa pulchra	Purple Needlegrass		3 lbs.
Festuca megalur	Zorro Fescue		6 lbs.
Bromus mollis	Blando Brome		8 lbs.
Eschscholzia californica	California Poppy		1.1b.
Lupinus nanus	Sky Lupine		4 lbs.
Lasthenia glabrata	Goldfields		1 lb.
Plantago insularis	Plantain		30 lbs.
Sisrinchium bellum	Blue-eyed Grass		3 lbs.
		TOTAL	90 lbs.

## CONTAINER PLANTINGS: (Temporary Irrigation) Botanical Name Rhus integrifolia Common Name Dwarf Covote Bush Myoporum Prostrate Wattle California Pepper Carob Tree

#### 3. PLANT REMOVAL:

tanical Name	Common Name
denostoma fasciculatum	Chamise
denostoma sparsifolium	Red Shanks
etaderia selloana	Pampas Grass
temisia californica	California Sagebrush
iogonium fasciculatum	Common Buckwheat
lvia mellifera	Black Sage
temisa vulgaris	California Mugwort
echaris glutinosa	Mulefat
cinus communis	Castor Bean
cotiana glauca	Tree Tobacco

## 4. PLANTS TO REMAIN IN PLACE:

Large specimens (5\* caliper or larger at base) shall remain in place unless of directed by the City's fuel management officer and shall be selectively prureduce fire hazard.

latanus racemosa	California Sycamore		
uercus agrifolia	Coast Live Oak		
uercus dumosa	Scrub Oak		
leteromeles arbutifolia	Toyon		
hus integrifolia	Lemonade Berry		
eanothus spp.	California Lilac		
ucca spp.	Yucca		
puntia spp.	Prickly Pear		

#### WATER QUALITY DETENTION BASINS

BASIN BOTTOM HYDROSEED MIX			WUCOLS
PLANTAGO OVATA	PLANTAGO		LOW
LEYMUS CONDENSATUS	GIANT WILD RYE		LOW
MIMULUS AURANTICUS	STICKY MONKEY FLOWER		LOW
LOTUS SCOPARIUS	DEERWEED		LOW
LUPINUS BICOLOR	LUPINE		LOW
NASSELLA LEPIDA	FOOTHILL NEEDLEGRASS		LOW
ERIOPHYLLUM CONFERTFLORIUM	GOLDEN YARROW		LOW
GNAPHALIUM CALIFORNICUM	CALIFORNIA EVERLASTING		LOW
BASIN SLOPES HYDROSEED MIX			
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH		LOW
ERIOGONOM FASCICULATUM	CALIFORNIA BUCKWHEAT		LOW
SALVIA APIANA	WHITE SAGE		LOW
SALVIA MELLIFERA	BLACK SAGE		LOW
LOTUS SCOPARIUS	DEERWEED		LOW
NASSELLA LEPIDA	FOOTHILL NEEDLEGRASS		LOW
GNAPHALIUM CALIFORNICUM	CALIFORNIA EVERLASTING		LOW
TREES - 15 GAL			
POPULUS FREMONTI	WESTERN COTTONWOOD		MEDIUM
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW		LOW
CERCIS OCCIDENTALIS	WESTERN REDBUD		LOW
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE		MEDIUM
SHRUBS - SLOPE AREAS - 1 GAL / 5 GAL			
ROSMARINUS OFF. PROSTRATA	TRAILING ROSEMARY	3° ON CENTER	LOW
BACCHARIS SPP.	COYOTE BUSH	4" ON CENTER	LOW
CEANOTHUS SPP.	CALIFORNIA LILAC	4'-5' ON CENTER	LOW
ARCTOSTAPHYLOS SPP.	MANZINITA	6' ON CENTER	LOW
GREVILLEA NOELLI	NOELLI	4' ON CENTER	LOW
SALVIA MELLIFERA 'TERRA SECA'	TERRA SECA SAGE	4'-6' ON CENTER	LOW
		9 ON CENTER	MEDIUM
XYLOSMA CONGESTUM COMPACTA	SHINY XYLOSMA		
	TEXAS SAGE	5 ON CENTER	LOW
XYLOSMA CONGESTUM COMPACTA LEUCOPHYLLUM SPP. RHUS OVATA RHAMNUS CALIFORNICA 'EVE CASE'			

#### SLOPE PALETTE

#### TREES - 15 GAL

SCHINUS MOLLE	CALIFORNIA PEPPER
GEIJERA PARVIFOLIA	AUSTRAILIAN WILLOW
ACACIA BAILEYANA	SILK TREE
BRACHYCHITON POPULNEUS	BRAZILIAN PEPPER (MUL
MELALEUCA LEUCADENDRA	CAJEPUT TREE (MULTL)
ALBIZZIA JULIBRISSIN	SILK TREE (MULTI.)
TRISTANIA CONFERTA	BRISBANE BOX
RHUS LANCEA	AFRICAN SUMAC (MULTI

#### SHRUBS AND GROUND COVERS - 1 & 5 GAL

ACACIA REDOLENS
BACCHARIS PILLLARIS
MYOPORUM PACIFICUM
ROSEMANINIO SPECIALIS
CISTUS SPP
VIJOSAIA ONNESTUM
RICHARIS PILLLARIS
MICHARIS PILLLARIS
MICHARIS PILLLARIS
MICHARIS PILLLARIS
MICHARIS
M SPREADING ACACIA
COYOTE BUSH
MYOPORUM
ROSEMARY
ROCKROSE
XYLLOSMA
SILVERBERRY
PPSA MELALEUCA
EMPERION DE ATREE
COTONEASTER
FIRETHORN
N.C.N.
TRAILING LANTANA
CALIFORNIA LILAC
MANZANITA
TERRA SECA SAGE
SUGAR BUSH
TOYON

#### ROOTED CUTTINGS

LONICERA JAPONICA HALLIANA VINCA MAJOR MYOPORUM PARVIFOLIUM ROSMANINUS OFFICINALIS PROSTRATUS

L-6

Figure 1-9 Trail Sections & Plant Palettes



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April 24, 2014

Planning Commission c/o Jane Halstead, City Clerk City of Moreno Valley 14177 Frederick Street Moreno Valley, CA 92553 CityClerk@moval.org

# VIA US MAIL AND E-MAIL

RE: Comments on CV Communities, LLC; Revised Tentative Tract Map 31592; CUP, PUD, and Addendum to Negative Declaration

# Greetings:

Please accept these comments on behalf of Sierra Club, Residents for a Livable Moreno Valley, and area residents regarding the CV Communities revised Tentative Tract Map (TTM) 31592, CUP, PUD, and associated addendum.

The Project proposes development 115 residential lots and 138.87 acres of open space on 203.52 acres. The revision to TTM 31592 would reduce the number of lots from 138 to 115. The original tract map was approved in June 2004 with adoption of a negative declaration.

A host of needed information is omitted from the addendum and Staff Report, precluding informed decisionmaking by the public and City. The original Negative Declaration (ND) prepared for the Project is not disclosed for comparison with the addendum in making a decision on the project. (See, CEQA Guidelines § 15164) No copy of the PUD is provided, and the staff report fails to describe why a CUP is needed. The updated Biological Technical Repot allegedly relied on in the addendum and appended thereto is not provided and disclosed to the public and decisionmakers. The addendum also claims to append an Air Quality Impact Analysis, Greenhouse Gas Analysis, and Soil Sampling and Analysis, all omitted from the staff report and addendum.

The conditions of approval for the Project defer needed studies and plans, including a grading plan, trail plan, and wall plan (P 20, 21, 23, etc.); studies re: runoff, hydrology/water quality (LD 86, 94, 95), traffic studies (TE1), etc. These conditions underscore the utter lack of information disclosed to the public and decisionmakers relative to this Project. A hydrology study is

particularly essential given the topography of the Project site and proposed drainage channel for the Project.

With respect to a description of the proposed Project, there is no disclosure of any proposed changes with the Project beyond the reduction in lot numbers. Will roadway design/plans differ? Changes in water features/ water quality basins? Neither the addendum nor staff report discuss the substance or reason for the proposed Project changes in any detail. There is also no reason provided for why a PUD is sought, or details about the disparities between the proposed Project with adoption of a PUD versus what would otherwise be required by City standards.

Absent this slew of information, it is impossible to determine whether an addendum is appropriate for the changes to this Project, or even to determine what, exactly, the Project proposes.

A comparison between the existing and proposed TTMs shows changes to the water quality basins; removal of a desiliting basin; and development of significant new debris basins along the eastern property boundary, among other changes. These revisions appear to reflect an issue with hydrology/water quality onsite that has not been disclosed, evaluated, or demonstrably mitigated.

The revised TTM also discloses a significant amount of earthwork that will occur onside that was not evaluated in the addendum and presumably the prior ND. The TTM disclosed 449,830CY of soils will be excavated and embanked at the Project site. Air quality (PM, NOX, etc.) and noise impacts during construction of accomplishing this cut and fill were not disclosed in the prior TTM, the ND, or addendum; and are potentially significant. (See, e.g., attachments re: noise; Addendum p. 12 re: PM nonattainment.)

An addendum is also insufficient for a myriad of reasons. The addendum prepared for the Project does not take into account changed circumstances which may require major revisions to the negative declaration through the preparation of subsequent environmental review. (CEQA Guidelines § 15162). These changed circumstances include potentially significant cumulative effects as a result of growth and development in the City, particularly the growth of logistics warehousing since 2004. This development may, with the Project incorporated, cause or exacerbate traffic, noise, air quality, GHG, and other impacts not previously considered with this Project. For instance, cumulative traffic effects along SR-60 and at Perris Blvd. at SR-60 with the Project and cumulative projects in the City are now likely to be significant due to changed circumstances. (See, e.g. the Prologis Eucalyptus project heard at this hearing.)

Other changed circumstances or new information includes the adoption of the MSHCP and new proposed standards relative to GHGs. As noted above, while the addendum refers to a biological assessment prepared by Glenn Lukos Associates to evaluate Project effects to biological resources pursuant to the MSHCP, this biological assessment is not attached to the staff report or addendum provided to the Planning Commission and disclosed to the public for review. It is impossible to determine whether biological impacts will be less than significant without this document being provided for public review. Nevertheless, the addendum acknowledges that 55.74 acres of habitat onsite will be impacted by the Project. Also, 0.82 acres of off-site

April 24, 2014 Page 3

disturbed Riversidean sage scrub habitat will be impacted. Biological impacts may therefore be significant with the changed circumstance of the MSHCP.

Also, MSHCP Urban/Wildlands Interface impacts may occur given the Project's adjacency to MSHCP Criteria areas. (See, Addendum p. 52; MSHCP) MSHCP Urban/Wildlands Interface Guidelines should be required as a mitigation measure for this Project.

The addendum also states that a nesting bird condition will be included to avoid impacts to nesting birds, yet this condition is not included or cited. If impacts to nesting birds are potentially significant, a mitigation measure should be incorporated to this effect.

New information is available with respect to GHGs and climate change since Project approval; however, as stated above, the evaluation of the Project's GHG effects is omitted from the proposed addendum. There is no support for the finding that new or more severe impacts will not occur to justify subsequent environmental review absent this document.

Subsequent environmental review is essential for this Project to address the above issues. An addendum is insufficient given the lack of information provided re: project changes; changed circumstances; new information; and new impacts which necessitate the adoption of mitigation measures. (See, CEQA Guidelines §§ 15162, 15164)

Even if an addendum is deemed appropriate after considering the above changed circumstances and other issues, the approvals do not appear to include actual *adoption* of an addendum by the City, but merely a finding that the changes *qualify* for an addendum pursuant to CEQA.

For the above reasons, I respectfully request the Planning Commission deny this Project and require preparation of subsequent environmental review prior to any reconsideration.

Sincerely,

Raymond W. Johnson JOHNSON & SEDLACK

# **Attachments/Electronic Citations**

- A. U.S. Department of Transportation, Federal Highway Administration. (August 2006) *Construction Noise Handbook, Chapters 3, 4, and 9* <a href="http://www.fhwa.dot.gov/environment/noise/construction\_noise/handbook/index.cfm">http://www.fhwa.dot.gov/environment/noise/construction\_noise/handbook/index.cfm</a>
- B. Electronic Library of Construction Occupational Safety and Health (November/December 2002) *Construction Noise: Exposure, Effects, and the Potential for Remediation; A Review and Analysis.*
- C. U.S. Department of Housing and Urban Development. (March 1985) *The Noise Guidebook.*
- D. Suter, Dr. Alice H., Administrative Conference of the United States. (November 1991) *Noise and Its Effects*.
- E. "Staff Report on Burrowing Owl Mitigation," State of California Natural Resources Agency, Department of Fish and Game March 7, 2012, <a href="http://www.dfg.ca.gov/wildlife/nongame/docs/BUOWStaffReport.pdf">http://www.dfg.ca.gov/wildlife/nongame/docs/BUOWStaffReport.pdf</a>>
- F. Western Riverside County MSHCP, available at <a href="http://www.wrc-rca.org/library.asp">http://www.wrc-rca.org/library.asp</a>

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**Johnson & Sedlack,** an Environmental Law firm representing plaintiff environmental groups in environmental law litigation, primarily CEQA.

# City Planning:

## **Current Planning**

- Two years principal planner, Lenexa, Kansas (consulting)
- Two and one half years principal planner, Lee's Summit, Missouri
- One year North Desert Regional Team, San Bernardino County
- Thirty years subdivision design: residential, commercial and industrial
- Thirty years as applicants representative in various jurisdictions in: Missouri, Texas, Florida, Georgia, Illinois, Wisconsin, Kansas and California
- Twelve years as applicants representative in the telecommunications field

## General Plan

- Developed a policy oriented Comprehensive Plan for the City of Lenexa, Kansas.
- Updated Comprehensive Plan for the City of Lee's Summit, Missouri.
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- Developed Draft Hillside Development Standards, San Bernardino County, CA.
- Developed Draft Grading Standards, San Bernardino County.
- Developed Draft Fiscal Impact Analysis, San Bernardino County

## Environmental Analysis

- Two years, Environmental Team, San Bernardino County
  - o Review and supervision of preparation of EIR's and joint EIR/EIS's
  - o Preparation of Negative Declarations
  - o Environmental review of proposed projects
- Eighteen years as an environmental consultant reviewing environmental documentation for plaintiffs in CEQA and NEPA litigation

# Representation:

- Represented various clients in litigation primarily in the fields of Environmental and Election law. Clients include:
  - Sierra Club
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  - o Citizens to Enforce CEQA
  - o Friends of Riverside's Hills
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  - Save Walker Basin
  - Elsinore Murrieta Anza Resource Conservation District

## **Education:**

- B. A. Economics and Political Science, Kansas State University 1970
- Masters of Community and Regional Planning, Kansas State University, 1974
- Additional graduate studies in Economics at the University of Missouri at Kansas City
- J.D. University of La Verne. 1997 Member, Law Review, Deans List, Class Valedictorian, Member Law Review, Published, Journal of Juvenile Law

# **Professional Associations:**

- o Member, American Planning Association
- o Member. American Institute of Certified Planners
- o Member, Association of Environmental Professionals
- o Member, U.S. Green Building Council, LEED GA

## Johnson & Sedlack, Attorneys at Law

26785 Camino Seco Temecula, CA 92590 (951) 506-9925 12/97- Present

Principal in the environmental law firm of Johnson & Sedlack. Primary areas of practice are environmental and election law. Have provided representation to the Sierra Club, Audubon Society, AT&T Wireless, Endangered Habitats League, Center for Community Action and Environmental Justice, California Native Plant Society and numerous local environmental groups. Primary practice is writ of mandate under the California Environmental Quality Act.

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229 NW Blue Parkway Lee's Summit, MO 64063 (816) 525-6640

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## City of Lee's Summit, MO

220 SW Main Lee's Summit, MO 64063 Community Development Director

4/75-6/77

Supervised Community Development Dept. staff. Responsible for preparation of departmental budget and C.D.B.G. budget. Administered Community Development Block Grant program. Developed initial Downtown redevelopment plan with funding from block grant funds. Served as a member of the Lee's Summit Economic Development Committee and provided staff support to them. Prepared study of available industrial sites within the City of Lee's Summit. In charge of all planning and zoning matters for the city including comprehensive plan.

#### Howard Needles Tammen & Bergendoff

9200 Ward Parkway Kansas City, MO 64114 (816) 333-4800 Economist/Planner

5/73-4/75

Responsible for conducting economic and planning studies for Public and private sector clients. Consulting City Planner for Lenexa, KS.

Conducted environmental impact study on maintaining varying channel depth of the Columbia River including an input/output analysis. Environmental impact studies of dredging the Mississippi River. Worked on the Johnson County Industrial Airport industrial park master plan including a study on the demand for industrial land and the development of target industries based upon location analysis. Worked on various airport master plans. Developed policy oriented comprehensive plan for the City of Lenexa, KS. Developed innovative zoning ordinance heavily dependent upon performance standards for the City of Lenexa, KS.

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# Johnson Sedlack ATTORNEYSatLAW

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May 5, 2014

City Council
C/o John Terrell
Community & Economic Development Director
City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552
JohnT@moval.org

#### **VIA US MAIL AND E-MAIL**

RE: Appeal of Planning Commission Approval on April 24, 2014 of Application by CV Communities, LLC for Revised Tentative Tract Map 31592 (P13-078); Conditional Use Permit for a Planned Unit Development (P13-0039); and Addendum to Negative Declaration

## Greetings:

On behalf of Sierra Club, Residents for a Livable Moreno Valley, and area residents, I hereby appeal the Planning Commission approval of the application by CV Communities for revised Tentative Tract Map (TTM) 31592, Conditional Use Permit (CUP) for a Planned Unit Development (PUD), and associated addendum to negative declaration (the "Project").

The reasons for the appeal are several. First, needed information was omitted from the Staff Report before the Planning Commission, precluding the Planning Commission's ability to make needed findings and precluding informed decision making and public participation. Second, subsequent environmental review is essential for this project pursuant to State California Environmental Quality Act ("CEQA") Guidelines § 15162 as a result of substantial changes to the project, substantial changes in the circumstances under which the project would be developed, and new information of substantial importance. Third, an addendum to the negative declaration is inappropriate pursuant to State CEQA Guidelines § 15164 where changes and/or additions to the negative declaration are more than "minor technical changes." Fourth, even if an addendum were appropriate, and it is not, the Planning Commission failed to actually adopt any addendum pursuant to State CEQA Guidelines § 15164. Fifth, the project approvals improperly defer needed studies and mitigation, violating the information disclosure and substantive requirements of CEQA.

For each of these reasons, and as detailed herein, I respectfully ask that you overturn the Planning Commission approval of this Project and require compliance with CEQA through the

preparation of an Environmental Impact Report prior to any reconsideration of this Project by the City.

## I. <u>ESSENTIAL INFORMATION WAS OMITTED FROM THE STAFF REPORT</u> AND ADDENDUM

Full disclosure of information and environmental effects is essential to CEQA environmental review, informed decision making, and informed public participation. As stated by courts, "The purpose of CEQA is not to generate paper, but to compel government at all levels to make decisions with environmental consequences in mind." (*Save Round Valley Alliance v. County of Inyo* (2007) 157 Cal.App.4<sup>th</sup> 1437, 1446-1447; *Bozung v. LAFCO* (1975)13 Cal.3d 263.) The CEQA process is intended to ensure that the lead agency "fully consider the environmental consequences of a decision before it is made, that the decision is well informed and open to public scrutiny, and that public participation in the environmental review process is meaningful." (*City of Long Beach v. Los Angeles Unified School Dist.* (2009) 176 Cal.App.4<sup>th</sup> 889, 904.) "The failure to comply with the law subverts the purposes of CEQA if it omits material necessary to informed decisionmaking and informed public participation." (*County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4<sup>th</sup> 931, 946.)

The Staff Report for the April 24, 2014 Planning Commission hearing on this item omitted information essential to CEQA review, informed decision-making, and informed public participation. Most glaringly, these omissions included the adopted negative declaration (ND) previously approved for Tract Map 31592, which is also essential to any Planning Commission finding that an addendum was appropriate. State CEQA Guidelines § 15164 (d) provides, "The decision making body shall consider the addendum with the ... adopted negative declaration prior to making a decision on the project." The Planning Commission thus failed to comply with the law by approving an addendum for the Project absent consideration of the adopted negative declaration.

The Staff Report and addendum omitted the appendices to the proposed addendum relied on for the findings made therein. These appendices allegedly included:

- A. 2004 Negative Declaration (ND) for City of Moreno Valley Case Numbers PA00-0035, PA00-0036, PA00-0037, and PA03-0086.
- B. Glenn Lukos Associates, 2013 Biological Technical Report for the Covey Ranch Development Project. November 21, 2013.
- C. Urban Crossroads, 2013a. Covey Ranch Air Quality Impact Analysis. May 1, 2013.
- D. Urban Crossroads, 2013b. Covey Ranch Greenhouse Gas Analysis. May 1, 2013.
- E. Waterstone Environmental Inc. 2005

Results of Soil Sampling and Analysis at the Covey Ranch Property. June 17, 2005.

None of these documents were appended to the addendum or otherwise included in the Staff Report. Absent this information, the determinations in the addendum are utterly unsupported by facts or evidence. Informed decision making and public participation are also precluded as the Commission and public are unaware of that information is being relied on, the accuracy of that information, etc.

Moreover, the Staff Report omitted any drafts of the PUD, proposed PUD guidelines, or applications for the PUD. The staff report described the PUD as meeting or exceeding City-wide standards with the exception of reduced lot width, but the changes being proposed were not made available for review by the public.

There was also no information relative to the Project's prior approval in 2004 and related LAFCO determination in 2006, so that potential changes in the Project or its circumstances could be evaluated by, and disclosed to, the public and decision makers.

As little to no information has been provided about the Project, the adopted ND, Project environmental effects, changes from the approved 2004 project, etc., it is simply impossible and legally impermissible for the City to determine an addendum is sufficient environmental review, and/or to approve the Project.

# II. SUBSEQUENT ENVIRONMENTAL REVIEW IS NEED FOR THIS PROJECT PURSUANT TO STATE CEQA GUIDELINES § 15162

When an EIR, negative declaration, or other environmental document pursuant to CEQA has been prepared for a project, the lead agency must prepare subsequent environmental review when:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and/or
- c. New information, which was not known and could not have been known at the time the EIR or negative declaration was certified, shows: the project will have one or more significant environmental effects not discussed in the previous EIR or negative declaration; significant effects previously examined will be substantially more severe than shown in the previous EIR; mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the

project proponents decline to adopt the mitigation measure or alternative; or mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (State CEQA Guidelines § 15162 (a), Pub. Res. Code § 21166.)

In this matter, each of these bases for subsequent environmental review is met.

First, substantial changes are proposed in the Project which require major revisions to the previous ND. These revisions include the application for a CUP for a PUD to diverge from City development standards, though as neither the CUP for a PUD or ND were disclosed to the public, it is impossible to determine the extent of this non-compliance with development and zoning standards. The addendum cites reduction/variation for the required residential lot width to allow for the reorientation of lots. This reduction/variation from City standards, among other potential changes, is substantially likely to cause significant effects to/from aesthetics, land use/planning, etc. from this Project change.

Notably, where the revision to TTM 31592 would reduce the number of lots from 138 to 115, a question is raised as to why the PUD is needed. Clearly more significant project changes than disclosed in the addendum, or significant changed circumstances, will occur or have occurred if the number of lots is being reduced, yet the Project must newly deviate from City standards.

The revision to TTM 31592 appears to involve new substantial changes to project drainage, which would require revision to the ND due to new significant effects. Revised TTM31592 appears to provide new and substantial debris basins along the eastern boarder of the project, likely due to significant drainage impacts expected with the Project. Other changes include changes to the water quality basins and removal of a desiliting basin.

The revised TTM also discloses a significant amount of earthwork that will occur onsite that was not disclosed as being part of the original project. The TTM discloses 449,830 CY of soils will be excavated and embanked at the Project site. Air quality (PM, NOX, etc.) and noise impacts during construction of accomplishing this cut and fill were not disclosed in the prior TTM and are potentially significant.

Second, substantial changes in the circumstances under which the Project is being undertaken requires major revisions of the ND. In particular, since 2004 the City has developed substantially, including a myriad of traffic intense distribution warehousing projects and a significant number of new residential projects as well. Many of these projects have/will contribute traffic to the same roadways as this project (i.e. Perris Blvd.) as well as the same freeway on- and off- ramps and mainline segments. For example, the World Logistics Center project, a 40 million square foot warehouse development, is being proposed east of this Project and is expected to contribute thousands of truck trips, and their associated diesel PM emissions, to SR-60. Cumulative traffic impacts from this Project and others which are proposed, including at a minimum the World Logistics Center (40 mil. sf) and Prologis Eucalyptus (2+mil. sf.), will

likely be significant. There may also be health risk or land use impacts from siting the Project in the vicinity of these warehouses.

New or more significant noise impacts from traffic, construction, and other sources on and off the Project site may also be caused by the Project as a result of City growth since 2004. This significant development and potential for individual and cumulative from the Project to traffic, air quality, noise, biological resources, etc. as a result of City growth since 2004 justifies subsequent environmental review.

The Project site has also been incorporated into the City since prior approval, justifying new review of land use/planning effects, among others.

Third, new information which could not have been known at the time of the ND also justifies new environmental review, including: adoption of a new City General Plan; adoption of the MSHCP; and incorporation of Greenhouse Gas impacts into the initial study pursuant to CEQA updates. Absent studies conclusively showing no new biological, GHG, land use, or other impacts will occur pursuant to this new information, subsequent environmental review pursuant to this new information and new guidelines is needed.

# III. THE PLANNING COMMISSION APPROVAL DEFERRED NEEDED MITIGATION AND STUDIES IN VIOLATION OF CEQA

As discussed above, compliance with the requirements of CEQA is intended to inform the public and decision makers about the environmental effects of a project prior to approval. In addition, CEQA requires mitigation or alternatives be adopted to reduce any significant environmental effects of a project to the extent feasible. To this effect, CEQA requires that mitigation measures be certain, enforceable and not deferred. (*See*, Pub. Res. C. § 21081.6 (b) [mitigation must be "fully enforceable"]; Guidelines §15097; *Federation of Hillside and Canyon Assns.*, *supra*, 83 Cal.App.4th at 1261.)

"Formulation of mitigation measures should not be deferred until some future time" unless "mitigation is known to be feasible but practical considerations prohibit devising such measures early in the planning process." (Guidelines § 15126.4 (a)(1)(B), *Oakland Heritage Alliance v*. *City of Oakland* (2011) 195 Cal.App.4<sup>th</sup> 884, 906.) Formulation of mitigation measures is improperly deferred if the agency does not commit to satisfying specific performance criteria at the time of project approval or does not list alternatives to be considered, analyzed and possibly incorporated into the mitigation plan. (*Oakland Heritage Alliance, supra,* 195 Cal.App.4<sup>th</sup> at 906; *Defend the Bay v. City of Irvine* (2004) 119 Cal.App.4<sup>th</sup> 1261, 1275.) An agency goes too far when it simply requires a project applicant to prepare a study or report and then comply with the recommendations made in a report or study without setting forth criteria, alternatives, or performance standards to be met. (*Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 307; *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 793-794; *Defend the Bay v. City of Irvine, supra,* 119 Cal.App.4<sup>th</sup> at 1275.)

The conditions of approval for the Project defer needed studies and plans, including a grading plan, trail plan, and wall plan (P 20, 21, 23, etc.); studies re: runoff, hydrology/water quality (LD

86, 94, 95), traffic studies (TE1), etc. The traffic study directs that mitigation measures be considered and evaluated post- Project approval; the action specifically condemned in numerous cases on the matter. While termed a "condition of approval," it is clear traffic impacts are expected and potential mitigation needed to reduce these effects.

The absence of the other needed studies and plans here underscores this project's failure to evaluate potential Project effects. There is simply little information on which to find that an addendum to the ND is sufficient where plans have not been prepared/disclosed and studies have not been undertaken. Hydrology/water quality studies are particularly essential given the topography of the Project site and proposed changes to drainage and runoff control proposed with the revised Tract Map.

As needed study and mitigation was improperly deferred, approval of the Project should be overturned and new studies prepared in compliance with CEQA.

### IV. AN EIR MUST BE PREPARED FOR THIS PROJECT

CEQA provides that a lead agency must prepare an EIR for *any* project which *may* have a significant effect on the environment. (Pub. Res. C. §§ 21100 (a), 21151.) Stated another way, "Since the preparation of an EIR is the key to environmental protection under CEQA, accomplishment of the high objectives of that act requires the preparation of an EIR whenever it can be *fairly argued* on the basis of substantial evidence that the project *may* have a significant effect on the environment." [emphasis added] (*No Oil, supra,* 13 Cal.3d at 75; *The Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4<sup>th</sup> 903, 927 (*Pocket Protectors*).) "The word 'may' connotes a reasonable possibility." (*Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 309, *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 83 fn. 16) The EIR requirement has been described as the "heart of CEQA." (Guidelines § 15003(a), (d).)

This Project may cause significant individual or cumulative impacts to traffic, noise, air quality, GHGs, hydrology/water quality, biological resources and other impacts so that an EIR is needed. At a minimum, for instance, cumulative traffic effects along SR-60 mainline, and the freeway junctions at Perris Blvd. and SR-60, are likely significant with this Project. As the City does not have a mitigation fee program with Caltrans and as Caltrans has no plans for additional improvements to SR-60, any significant cumulative traffic impacts to the mainline will be significant and unmitigated. Impacts to Perris Blvd., Reche Vista Dr., and Reche Canyon Road must also be considered where these roads are used as an alternate route to avoid highway traffic and would likely be significantly impacted by the Project.

Effects to biological resources are likely significant. The addendum acknowledges that 55.74 acres of habitat onsite will be directly impacted by the Project, as well as 0.82 acres of off-site disturbed Riversidean sage scrub habitat will be impacted. Indirectly, the Project is likely to result in impacts to biological resources via Urban/Wildlands Interface, meaning this Project's proximity to MSCHP conservation land and open space habitat. Such potential effects include indirect impacts from noise, lighting, runoff, pesticides, invasive species, etc. The MSHCP contains guidelines to reduce these effects, though not necessarily below a level of significance.

Burrowing owls and their habitat may also be significantly impacted by the Project where it is located within a burrowing owl survey area.

Construction noise impacts are thus likely to be significant, particularly given the substantial amount of grading work needed onsite and the fact that the Project is being constructed adjacent to existing residences.

Condition of Approval LD82 implies potential traffic hazards from the project as a result of steep street grades; and TE1 implies additional safety hazards within the Project and with connections at Perris Blvd. Conditions LD77, and LD83 through LD98, imply serious hydrology and water quality issues with this Project, including significant impacts from hydrology and water quality including flow rate issues and runoff issues. Washout, flooding, and runoff discharge are apparently expected and require further study and mitigation, as detailed in these conditions.

For these impacts, in addition to others likely to occur, an EIR must be prepared.

# V. AN ADDENDUM IS INAPPROPRIATE; AND IN ANY CASE THE CITY DID NOT ACTUALLY ADOPT THE ADDENDUM

Regardless of whether a subsequent EIR is appropriate, adoption of an addendum was inappropriate for several reasons. State CEQA Guidelines § 15164 provides:

- "(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary....
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence."

With respect to this Project, more than "minor technical changes or additions" to the ND were necessary. In fact, various new studies were allegedly prepared to evaluate the substantial new information and circumstances of the MSHCP adoption and incorporation of GHGs into the initial study, though these studies were not provided for public and decision maker review. In addition, two new approvals were requested for the project—the revision to the Tract Map, approval of a CUP for a PUD. These new approvals produce and consist of more than minor technical changes as they now require a CUP to diverge from City standards.

The Planning Commission also failed to consider the addendum with the adopted ND, and the explanation for the decision to not prepare a subsequent EIR is not supported by substantial evidence, as discussed above. The ND was absent, and any further evidence or evaluation was absent or deferred.

Lastly, even if an addendum is deemed appropriate after considering the above changed circumstances and other issues, the approval by the Planning Commission did not include actual

*adoption* of an addendum by the City, but merely a recognizing that the changes *qualify* for an addendum.

## VI. CONCLUSION

For the above reasons, I respectfully request the City Council overturn the Planning Commission approval of this Project, and instruct that an EIR be prepared for the Project prior to any reconsideration by the City.

Sincerely,

Raymond W. Johnson JOHNSON & SEDLACK

## RAYMOND W. JOHNSON, Esq., AICP LEED GA 26785 Camino Seco Temecula, CA 92590 (951) 506-9925 (951) 506-9725 Fax (951) 775-1912 Cellular

**Johnson & Sedlack,** an Environmental Law firm representing plaintiff environmental groups in environmental law litigation, primarily CEQA.

## City Planning:

#### Current Planning

- Two years principal planner, Lenexa, Kansas (consulting)
- Two and one half years principal planner, Lee's Summit, Missouri
- One year North Desert Regional Team, San Bernardino County
- Thirty years subdivision design: residential, commercial and industrial
- Thirty years as applicants representative in various jurisdictions in: Missouri, Texas, Florida, Georgia, Illinois, Wisconsin, Kansas and California
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#### **Education:**

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- Masters of Community and Regional Planning, Kansas State University, 1974
- Additional graduate studies in Economics at the University of Missouri at Kansas City
- J.D. University of La Verne. 1997 Member, Law Review, Deans List, Class Valedictorian, Member Law Review, Published, Journal of Juvenile Law

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229 NW Blue Parkway Lee's Summit, MO 64063 (816) 525-6640

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## City of Lee's Summit, MO

220 SW Main Lee's Summit, MO 64063 Community Development Director

4/75-6/77

Supervised Community Development Dept. staff. Responsible for preparation of departmental budget and C.D.B.G. budget. Administered Community Development Block Grant program. Developed initial Downtown redevelopment plan with funding from block grant funds. Served as a member of the Lee's Summit Economic Development Committee and provided staff support to them. Prepared study of available industrial sites within the City of Lee's Summit. In charge of all planning and zoning matters for the city including comprehensive plan.

#### Howard Needles Tammen & Bergendoff

9200 Ward Parkway Kansas City, MO 64114 (816) 333-4800 Economist/Planner

5/73-4/75

Responsible for conducting economic and planning studies for Public and private sector clients. Consulting City Planner for Lenexa, KS.

Conducted environmental impact study on maintaining varying channel depth of the Columbia River including an input/output analysis. Environmental impact studies of dredging the Mississippi River. Worked on the Johnson County Industrial Airport industrial park master plan including a study on the demand for industrial land and the development of target industries based upon location analysis. Worked on various airport master plans. Developed policy oriented comprehensive plan for the City of Lenexa, KS. Developed innovative zoning ordinance heavily dependent upon performance standards for the City of Lenexa, KS.

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**INTERIM PLANNING OFFICIAL ORMSBY** - Just a wrap up for this item, the Planning Commission recommendation will be referred to the City Council for final action.

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<u>CHAIR VAN NATTA</u> – And I'm doing nothing until somebody turns the air conditioner back up a little. Yeah 5 minutes.

**Revised Tentative Tract Map 31592** 

PA13-0039 Conditional Use Permit (PUD)

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(RECESS)

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Case Planner:

**Case Description:** 

**Julia Descoteaux** 

P13-078

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<u>CHAIR VAN NATTA</u> - Okay we're going to call Item No. 2 which is P13-078, Revised Tentative Tract Map 31592 and PA13-0039, Conditional Use Permit (PUD) and I lost my place on this. Who is my Planner on this? Oh, Julia.

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ASSOCIATE PLANNER DESCOTEAUX - Good evenina Commissioners. I'm Julia Descoteaux, Associate Planner and the item before you this evening is a Revised Tentative Tract Map 31592, which will subdivide 203.52 acres into 115 single family residential lots, including a Conditional Use Permit for a Planned Unit Development. The lots will range from approximately 10,000 to 15,000 square feet with a proposed density of 1.78 units, which is well below the 3 point units per acre allowed within the R3 Zone. The map also provides for 138.87 acres of natural open space which cannot be developed and 64; approximately 64 acres will be for the actual development of the homes. The tract was originally in June of 2004 with 138 residential lots within the same area and there was a little bit different street plan that was provided at that time, but the actual specific area is exactly the same. The Conditional Use Permit is for the Planned Unit Development and the purpose of the Planned Unit Development is to provide specific development guidelines for this project. providing greater innovation and housing development including a variation in lot sizes and amenities not always found in other standard housing tracts. The proposed Planned Unit Development provides different guidelines for multiple architectural styles of housing that meet or exceed the City's standards and the Municipal Code and the development within the tract is required to meet the standards stated in the PUD, including plotting, setbacks and four-sided

architecture, which is also in the City's Municipal Code. The PUD will provide for a pedestrian oriented environment, with a multi-use trail along the eastern boundary, which includes exercise stations and an entry monument on Covey Road. The project is located in the R3 Residential zoning which requires 10,000 square foot minimum lots, with minimum widths of 90 and a minimum depth of 100 feet for each lot. The proposed Tentative Map meets and at times exceeds the standards of the City's Municipal Code except for the lot width. The Planned Unit Development provides for the reduction in lot width with a minimum lot width of 75 feet, while still meeting the overall 10,000 square foot minimum for all lots. And again the site is 203 acres of vacant land located between Manzanita; north of Manzanita, east of Perris Boulevard, along the hillside. Sixteen acres north of the project; on the north side the project will be the open space or one of the open spaces areas with 103 acres to the east. Properties to the north include the open space area with this tract and some large lot developments in the hillside. some Residential 2 zonings and an area within the Specific Plan 168, which is zoned for single family residential. There are developed homes to the west and the south. Properties to the east are vacant except for one single family residence, which will remain and access from Covey Road. The two main access entry points for the tract are from Manzanita Street and Covey Road, with a street that's Starshine Drive which is an existing street west of the project will be extended north and loop around into the proposed project. The design of the proposed houses in the tract will come back later after the map is recorded and will require an administrative review for the architectural styles and the front yard landscaping will be required with a separate submittal per the Landscape Guidelines. The project has been designed with several water quality treatment features to meet the water quality requirements and an additional feature if necessary is shown as an alternate for lot 14. Lots 1 through 14 and 43 through 54 are all conditioned to be single story homes. The project was submitted in July of 2013 and several revisions were requested of the applicant and all issues have been adequately addressed to the satisfaction of all parties. The project is Revised Tentative Map 31592 which is approved for 138 lots with a Negative Declaration that was prepared and filed in June of 2004. The revised project qualifies as an Addendum as provided for the California Environmental Quality Act Guidelines. There are' minor changes to the original project in the description with a reduction of lots from 138 to 115 and again it will use the same grading footprint as the original project. The modified project is designed to reorient the residential lots to provide better scenic view opportunities from the lots to the open space located directly to the east and also provides a single loaded street along the portion of the residential homes on the eastern perimeter which will assist in improving protection from the wildlife hazards. The trail system is also going to be extended along the eastern portion of the site which the new design of the tract will provide for better...to better get to that amenity. The public notice was sent to all property owners within 300 feet of the project. The public hearing notice was also posted on the site and published in the newspaper. To date I have had two residents in the area come to City Hall to see the plans, to review the project. Some of their concerns were the view that they

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could possibly may not have depending on where they are located and I believe at least one of them is here tonight and I think they'll be speaking as well. We did have an email regarding the open space to the north; the 16 acres to the north. There is an adobe structure on that. It was identified in the original environmental document as well as in the Addendum that was prepared and that area; the whole 16 acres will not be disturbed at all with this project. There are a couple of modifications we've provided to you; some revisions to the Fire conditions of approval. There are no revisions to the actual content, the only thing that changes is the code sections that were identified were not the most current edition, so again the actual conditions stay the same, just the reference code section. The other is a clarification for condition of approval P11 which is in regard to lots 1 through 14 and 43 through 54 just clarifying that no two story homes will be on the west side of Street A and C, which are those lots 1 through 14 and 43 through 54. And additionally, later in the day today we received a letter from Johnson and Sedlak, not in support of the project. One other notation is the Public Hearing Notice that went out stated that it would subdivide the property or the acres into 118 homes and that's incorrect, it would be 115. That concludes my presentation and the applicant is here tonight to answer any questions for you as well as Staff. Thank you.

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**CHAIR VAN NATTA** – Is this project going to be part of the Sunnymead Ranch Association?

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ASSOCIATE PLANNER DESCOTEAUX – No this project will have its own Home Owners Association. It's not in the Specific Plan.

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<u>CHAIR VAN NATTA</u> – Is that going to be a conflict with it being like tucked into the corner of the Sunnymead Ranch?

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<u>ASSOCIATE PLANNER DESCOTEAUX</u> – No they would have to provide their own Home Owners Association.

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**CHAIR VAN NATTA** – Are any other questions for Staff?

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<u>COMMISSIONER LOWELL</u> – I had a quick question. You said there are limitations on one story versus two story. Could you elaborate on that a little bit more?

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43 44 <u>ASSOCIATE PLANNER DESCOTEAUX</u> – Yes, the code doesn't provide... doesn't state that we... that they can't build two story homes. The original approval on this map required that the western houses directly adjacent to the properties to the west were single story, so we kept that condition of approval, so just along that one western perimeter where those lots are, all those... the first row of houses there would be single story and then as the developer chooses, they can do two story structures further into the site.

45 46 <u>COMMISSIONER LOWELL</u> – And behind that is just for aesthetics or to give the neighbors privacy?

<u>ASSOCIATE PLANNER DESCOTEAUX</u> – It's to give the neighbors some privacy down below and again John might have some more information on that, he was probably at the Hearing the first time.

 <u>COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL</u> – Yeah, it was... if you've been up in that neighborhood, there actually are two story homes in the existing development; there are one and two story, but that was something that was raised as a concern by the adjacent neighborhood and the developer at that time agreed to as that as a solution to minimize any privacy issues that might be created.

<u>COMMISSIONER LOWELL</u> – And I had another question. On Lot 14 it is quite apparent on here there is an alternative, taking Lot 14 and turning it into a basin. What would be the trigger for one alternative versus the other?

ASSOCIATE PLANNER DESCOTEAUX - I will refer to Mark Sambito.

 ENGINEERING DIVISION MANAGER SAMBITO — I'm Mark Sambito, Engineering Division Manager. As we were working with the developer on addressing their water quality management options, because of a ridgeline or a high point through the project, some of the water went to the south and some kind of went northerly towards Lot 14. The current construction permit from the State has certain mandates that it has a certain level of service we need to provide and at the time we were working with the developer and their Engineer, they were unsure which way they'd like to go, so what we did is we wrote the conditions in a manner that they had some options and whichever option worked well for them, they could utilize and would still satisfy the State permit.

**<u>COMMISSIONER LOWELL</u>** – I appreciate it. Thank you.

<u>COMMISSIONER SIMS</u> – Can somebody kind of walk me through... it appeared that there is on the reverse frontage and the public right-of-way landscaping there is a choice to be maintained by HOA or a property owned fund landscaping district, so that seems to be one choice and when I read and get further in on the lots for the bio-swales and detention basins that are being built, are these... those appear to be for HOA, so can somebody kind of walk me through what the whole; what kind of the program is? There is a significant amount of drainage and things that go on this reverse frontage and so and so forth, so what is the City's anticipation of that?

**ENGINEERING DIVISION MANAGER SAMBITO** – Commissioner Sims, Mark Sambito again. The City currently has a process by which we try to incorporate the water quality into a basin as opposed to doing more LID as far as local

implementation development and try to get infiltration or some sort of treatment on each lot, which is ideal except for when you have a hillside community of very small lots, so the developer is trying to meet the State permit again but is challenged. They obviously want to maximize their number of lots. They're not sure which way to go. Typically what we do is we require the developer if he has a water quality basin and in this case there are several to be owned by the HOA, which a covenant for maintenance with the City and that allows us as the City to ensure the maintenance of those basins in accordance with the requirements of the State so that we're ensuring, no matter what, that the water that goes in is treated property, because those basins are maintained correctly and therefore the outfall is pollution free, because the City is on the hook for the notice of violation if there were one issued and not the HOA. In this case, because the developer has that option that we talked about, a little bit more unique if you would in their approach, each of the mini-treatment BMP's if you would, in the front yards as one of the options, we're trying to ensure that there is some way we can still ensure those maintenances without the City having to go onto private property in the event of a failure to maintain. So if we had a corrective action or some sort of enforcement action or we're struggling because it's a little bit new to us to be honest; the actual water features on private property. That's why again it's been typical up to now that we would have a single basin, but the engineer on this is sharp and they are challenged by some characteristics on the site that I described earlier that is causing them to kind of think outside the box, so we're trying to be flexible with them. So because of that, we're trying to figure out what is the correct mechanism to ensure those remain maintained and we protect the City.

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## **COMMISSIONER SIMS** – So what is the best option?

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<u>ENGINEERING DIVISION MANAGER SAMBITO</u> — Well either of the options are good. If we had a preference, we always go with what it simplest and what is simplest for us may not be what is simplest for the developer. From a selfish side, the City could easily maintain a single point basin and control it better than a number of mini BMP's on different lots, but we're again trying to be very open minded and allow the developer some flexibility because he is still proposing to meet the requirements of that State permit.

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<u>COMMISSIONER SIMS</u> – And I appreciate that. Thank you for the detailed answer. So in the long term, whether you go with the more accommodating bio-filters or whatever is in the front yards or on private property, who has ultimate responsibility if the City is assuming that the MPDS requirements for the discharge off the lots; off the private property... I get you said there are some covenants or something that will be done, but long term is who pays... is the developer; is the property owners through a funded HOA that's collected from HOA fees or is there going to be a property tax through what do they call it here... property owner funded landscaping district. How is the money going to be done? If it is less expensive with a concentrated point retention basin that

easier to get in, there probably is a long term cost differential as bio-swales need to be maintained or different owners come in and change things on their property. It is just seems that's a... Is there a funding mechanism to make up the difference between the costs?

ENGINEERING DIVISION MANAGER SAMBITO – Let me answer your question a little bit differently than you asked it if I may. The typical process for ensuring maintenance to those water quality basins that we approve, has been an assessment on the property. We have a MPDS assessment. Every developer is required prior to the first occupancy to agree to that. It is written into the CCNR's and then I called it a covenant, but it is a maintenance agreement if you would Commissioner Sims and basically what it is, is through the assessment the property taxes are collected, the HOA being the owner is the belts and suspenders should something happen where the homeowners were to vote out the assessment, we still have the HOA who is responsible for paying for the maintenance, because a single basin to maintain is easier than going to 17 different homes. That's why it's more cost effective. You have one location as opposed to 17 locations to maintain, so it is more efficient from an operations point of view. Did I answer your question?

<u>COMMISSIONER SIMS</u> – You did. It's been a long time. I appreciate the answer. I think I understand. As long as there is a mechanism so that the property owners are paying for the additional effort to have a distributive type storm drain solution rather than a concentrated one.

**ENGINEERING DIVISION MANAGER SAMBITO** – That's correct and we have to because it is new as you said and higher costs, would have to include a new tier in our assessment fees.

<u>VICE CHAIR GIBA</u> – I had a question about the northern side that had some residents asking about whether that is going to be taking away from the park area. I'm assuming there is a park on that end of it; the northern side. Let's take a look at that map there.

**COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Okay, you're talking about the property the City owns?

 <u>VICE CHAIR GIBA</u> – Yes, so if we have that ortho map up there, you have the green which are the trails and they go along the back side and then they go up, so the green kind of coming down Perris because we don't have that map on ours here. So that little area there that goes from probably the Ritchie Vista or Perris; down Perris, that section, is that Park and Rec land and that it will be untouched?

<u>COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL</u> – Well there is the area... if you are looking immediately north of the developed area,

that parcel is owned by the Community Services District and it currently is designated in the Specific Plan. Actually it has development rights in the Specific Plan, so how much and what type of park would be developed there is not resolved at this point in time. This particular development and it was part of the original development, needs a third access and it was agreed during the first subdivision that a small piece; I think it's about a quarter acre to a half acre, that's at the southeast corner of the City property would be sold to this developer to provide that secondary access and I think it has one of the small water quality basins on it as well and the proceeds of that money would go into the Park Development Fund.

<u>VICE CHAIR GIBA</u> – Is that on limits of grading we have on our screen. Would that be considered that Lot Y open space to remain natural tract boundary from...? Is that the section you are speaking of?

 **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – No Lot Y is actually owned by this development and not the City, but it will be designated as permanent open space, so that's in addition. The area the City owns is only immediately north of the developed area. The area between that and the green trail, that's actually owned by this property owner, so that would be additional open space beyond what the City owns.

<u>VICE CHAIR GIBA</u> – But no, no, I'm looking going farther north on that. If you follow Perris all the way up to where it intersects with Heacock; see the green line; to the right of Perris or in this case east of Perris over to the trail line to the far right; that far right little section would be your Lot Y, but just before you get that, all of that area open there between the housing tract that's current up, is that Park's land?

<u>COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL</u> – That's correct; yes.

VICE CHAIR GIBA – And that's going to stay that way?

<u>COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL</u> – Yes, except for a small little piece that's needed to provide...

<u>VICE CHAIR GIBA</u> – Right down here at the bottom and that goes into Starshine Drive.

<u>COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL</u> – That's correct.

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<u>VICE CHAIR GIBA</u> – So that will finish that access point at Starshine. That used to be Park's and so that's going to be turned into an access and so it will come away from Park's for that purpose?

53 April 24<sup>th</sup>, 2014

1	COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL. That
2 3 4	<b>COMMUNITY &amp; ECONOMIC DEVELOPMENT DIRECTOR TERELL</b> – That small portion; yes, would be acquired by this property owner and incorporated into the subdivision.
5	VICE CHAIR GIBA – As a necessary access
7 8 9	COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL - Correct
10 11 12 13	<u>VICE CHAIR GIBA</u> — I asked that because there were residents that were concerned about that and losing park land up in that area and they seemed rather concerned about how much of that is going that is also one of your basins; right or one of your sub-basins over there?
15 16 17	COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL — Right, correct. Yeah, that's a slight negative on the positive side. Lot Y and Lot Z will become permanent open space and the trail system will be built as well.
18 19 20 21	<u>VICE CHAIR GIBA</u> – My other question is on Lot Z, Lot Z is part of this whole project.
22	COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Correct
23 24 25	<u>VICE CHAIR GIBA</u> – That's actually the hillside am I correct for all intents and purposes and from what I read apparently that was annexed in 2007.
26 27	COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL – Correct
28 29 30	VICE CHAIR GIBA - And that is hillside actually; right?
31 32 33 34	COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL — It is well there's kind of a hollow and that separates the hillside areas, so yes it's primarily hillside area.
35 36 37 38	<u>VICE CHAIR GIBA</u> – And so that will never be the builder has no intentions building anything there? It's going to remain open forever and ever as part of this project or is there some option later down the road if they wanted to build on that area they would continue their building or is that a question I should be asking
99 10	COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL - It would

DRAFT PC MINUTES

April 24<sup>th</sup>, 2014

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be a restriction on the map that it would be natural open space in perpetuity.

to be considered to offset the impervious area that's being proposed.

**COMMISSIONER LOWELL** - I have one. On this map it doesn't show; its

shows open space on the tentative map but it doesn't show any landscaped open

space for parks. Is that part of this project or is just the natural open space going

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your question

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ASSOCIATE PLANNER DESCOTEAUX - I'm sorry, I missed the first part of

**COMMISSIONER LOWELL** – I guess what I'm asking is there are 115 lots going. Is there going to be any park? I know there are trails and whatnot, but no parks on this project?

ASSOCIATE PLANNER DESCOTEAUX - No parks in the project. They will have the reverse frontage areas. Those will be landscaped. They'll have the basins and then they'll complete the trail improvements, but there'll be no actual park within the development.

<u>COMMISSIONER LOWELL</u> – Is there any particular reason why we're not requesting this development to put in a park?

**COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – Well our Parks and Recreation Department did not request that. This development is responsible for either paying park development and park land fees or providing the park internal to the project and typically when there are so few lots, the Parks Department prefers to receive those fees and park land fees in order to aggregate into a larger facility. As Vice Chair Giba indicated, there is a very large piece of property that the Parks Department already owns immediately north of this site, so I would expect they would like to collect fees and spend it on existing property rather than having an additional park. For this size park, we have a standard of three acres per thousand on parks, so a thousand population. so this would have a park that would maybe be an acre or an acre and a half and that's not a park size that the...

**COMMISSIONER LOWELL** – No but it would be a nice open space that people can congregate. I know for my own personal experience, I've lived in several different neighborhoods in this City. Two of the last neighborhoods I've lived in all had parks which are nice. I have a little kid it's nice for him to walk or ride his little tricycle down to the park and play on the slides while we go on our evening walks, but in this neighborhood the only way you could really do that is if you cross the major street or decided to put on your hiking boots and go on the mountains. I mean it's not a family friendly park area, but there is open space. I guess my concern is just I'd like to see maybe a pocket park or something like designate one little housing lot somewhere.

**COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** – They are very expensive to maintain and that's why the Parks Department has not wanted to have them. Obviously you require... I mean potentially the Home Owners Association could maintain it...

**COMMISSIONER LOWELL** – That's what I was going to suggest next

 <u>COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL</u> – Even for them it's an expense that they may or may not want, may not be sustainable, so again the reason it wasn't required here was the Parks Department chose to; they would prefer to have the funding to build other parks, including one that theoretically could be immediately adjacent to this.

<u>COMMISSIONER LOWELL</u> – I appreciate that. I was just curious because I was looking over this entire project. It's a gorgeous project. That was one thing that was lacking on the tentative map, so I appreciate it. Thank you.

**CHAIR VAN NATTA** – If we have no more questions of Staff...

<u>COMMISSIONER SIMS</u> – On the 138 acres that's being dedicated for open space. Who retains the ownership on that? Does that stay in the developer's ownership or does that go to the City? What happens with that?

<u>ASSOCIATE PLANNER DESCOTEAUX</u> – The HOA of the project would own the property.

<u>COMMISSIONER SIMS</u> – And then on the trails that going along the more easterly; it looks like trails that are along the interface, those are above the lots, is that... it seems okay, but how are those going to work. Will there be fencing along the backs of... I'm looking at Lots 113... 108 through 113. Those lots sit below the trail so folks cruising around on Saturday morning doing whatever their doing out on the trails, they're going to be hey what's going on in that guy's backyard, so is there some kind of special treatment for the backyards along those or it is what it is.

<u>ASSOCIATE PLANNER DESCOTEAUX</u> – The houses that back up near the trail face the trail along that street... right here

<u>COMMISSIONER SIMS</u> – Look at 83 through 89. The trail goes along the backside of these lots.

<u>ASSOCIATE PLANNER DESCOTEAUX</u> – There would be view fencing and landscaping. The trail would have to be designed per the Parks standards and it would be all the same.

<u>VICE CHAIR GIBA</u> – Up in Hidden Springs, they have the horse trails and stuff and they are just trails. The houses have fencing that can look out into paseo areas, but the trails are just a pathway for all intents and purposes that the Parks maintain.

<u>COMMISSIONER LOWELL</u> – My neighborhood has just the opposite. There is a trail going behind our tract of homes and they don't have view fencing, they have an eight foot block wall, which is prime hiding space for graffiti.

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL — Yeah typically we like to keep them as open as possible for visibility, both for people on the trail as well as adjacent residents. The trails will be maintained by the City though, so there will be an easement or a lettered lot provided to the City in order to maintain the trails. The Home Owners Association... theoretically the Home Owners Association could sell that to the Western Riverside Conservation Agency if they wanted to, but it would still be restricted to permanent open space.

ASSOCIATE PLANNER DESCOTEAUX – Can I add one more clarification? I apologize. The expiration for the conditions of approval are by standard. They are three years from the date the project is approved, however with a revised map, the original approval expiration or the existing approval expiration for the map will be the date of expiration. The current expiration for this map is 7-30-2017, so if the project is approved tonight that would be the expiration date of this map as well.

<u>VICE CHAIR GIBA</u> – You just reminded me this has got an environmental impact that goes back to 2004 and since 2004, that's ten years ago. Were there any other studies done to bring us up to speed. For example, burrowing owls that is on every one of ours. Maybe at one time there might not have been burrowing owls, but ten years later they have moved into the area. Has there been a new burrowing owl report done? Has there been a new report of any kind because when I was reading this in the document, it keeps referencing and this was in the 2004 we were okay; this is the 2004, but I don't have the 2004 so I have no clue what's in it or if anything needs to have been updated and there was no real comment as to any updates to the old one, because things do change. It's called an addendum; right?

ASSOCIATE PLANNER DESCOTEAUX – Exactly. The project did a biological study. They did not do specific burrowing owl study, however the conditions of approval... it is one of our standard conditions of approval. We put it on almost every project and they are required to do that survey within 30 days of disturbing the property and we have that so that in the event... for example when this project came in last year, doing a burrowing study at that time, again it would have been...maybe have provided some information, but we would have still conditioned the project to do the assessment within 30 days of grading, because again like any other animal or bird, they can move, they migrate, so we do have that. It is a standard condition and we are diligent about getting the applicants to do that. It's a requirement to the issuance of the permit; the grading permit.

1 2 3	<u>VICE CHAIR GIBA</u> – And you have a bunch of olive trees I think it is to the east. Is that on the edge of the property line or is that in the middle of that section of where they are going to build that?
4 5	ASSOCIATE PLANNER DESCOTEAUX – There are some olive trees that
6 7 8	VICE CHAIR GIBA – A whole line of those
9	ASSOCIATE PLANNER DESCOTEAUX - You're right. Now are you talking
10	down on the southern portion or?
11 12 13 14 15 16	<u>VICE CHAIR GIBA</u> – It would be on the eastern side. You know I don't know if that would be in the middle or about where the trail is at? My question is a lot of times we have nesting issues with these trees, so you can't go in and just start cutting them down right away, so will these be held to the same nesting issues.
17 18 19 20	ASSOCIATE PLANNER DESCOTEAUX - Exactly. We have a condition of approval for that as well to certainly look at that. We also encourage the they have to do a tree assessment plan for us so that we can see what trees are out there. If they are a larger tree, we try to you know we hopefully can save them.

there. If they are a larger tree, we try to... you know we hopefully can save them. 21 This is up on the top corner, so maybe possibly they can integrate those into the 22 trail. You know that is our hope, if not they'll have to... we try to get them to move them if the tree is able to be moved and would survive. So again, it is in 23 24 the conditions of approval to do that; a nesting survey as well as the tree plan. 25

**VICE CHAIR GIBA** – And I drove up Covey I think is the name of the road, but I think it goes into... it's called Covey Ranch and it's no trespassing; don't go in there, so don't tell them I did, but when I went up in that area, but I did because I was trying to see how far up that property went and what it looked like and is that the area you are talking about where the adobe is up there in that area and that won't be part of this project.

ASSOCIATE PLANNER DESCOTEAUX - The adobe area is actually that northern section and it's that sixteen acres at the very top, that's where that structure is.

**VICE CHAIR GIBA** – Up there by Lot Y

ASSOCIATE PLANNER DESCOTEAUX – Yes

VICE CHAIR GIBA - Okay, good, but the ranch is in the County stuff; right I'm assuming? It's on that County square; right?

ASSOCIATE PLANNER DESCOTEAUX - Right... yeah the adobe structure is in Lot Y, so it won't...

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<u>VICE CHAIR GIBA</u> – I had some folks asking about it so I'm glad you spoke to it. Thank you Julia

**INTERIM PLANNING OFFICIAL ORMSBY** – Vice Chair Giba, just to also clarify on the environmental just to make sure, kind of you had the bigger picture of it. The addendum was prepared by T&B Consultants. They went through every environmental category that had been looked at previously and looked at that to determine if there was a need for any further studies, so out of that as Julia said that was just the biological study, which did include burrowing owls as part of that and looked at and so that was the only environmental area that was determined to...

<u>VICE CHAIR GIBA</u> – I read that and that's why I was asking that specific question because during that addendum to that biological study they said there were no burrowing owls yet when I up to visit the location the people in the area were saying we have burrowing owls, so either they missed it or between the time that that study was done till now, maybe some owls have come into the location. At least this is what the residents have told me, so I wanted to follow up on their concerns.

**INTERIM PLANNING OFFICIAL ORMSBY** – And the preconstruction survey would ensure that there are not owls there at the time of disturbing...

<u>VICE CHAIR GIBA</u> – What happens if there are owls? That's a good question. What is they find them?

<u>COMMISSIONER LOWELL</u> – On the Prologis project we had, they had a deadline that there is a nesting period and construction can't take place within a certain portion of time without doing a study, so I think we're in the nesting period and so they would have to do the study, but once the birds fly away you can rip the trees out to your heart's content which I don't like doing but...

<u>VICE CHAIR GIBA</u> – I'm familiar with that. Yeah I was concerned about whether they were supposed to be the normal with the planted olive trees, but the burrowing owl is one... if they do find owls what happens?

**INTERIM PLANNING OFFICIAL ORMSBY** – There is a protocol under the Multi-Species Habitat Plan for addressing those. Typically it is done through passive relocation, which I think there is a technical way biologists do that, but basically rules would have to be followed the Multi-Species Plan.

VICE CHAIR GIBA - Thank you

<u>CHAIR VAN NATTA</u> – Okay we're going go now into Public Comments section and we have several speakers. The first one is Tom Thornsley. Does the applicant want to say anything first or wait until we have our comments? You'll

have a chance to come back up. You might want to hear people say. Okay go ahead.

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APPLICANT SMITH - Madam Chair and members of the Commission, thank you for hearing this tonight. My name is Adam Smith. I'm with CV Communities and we're the applicant and I'd like to thank Staff for their report and all their wonderful answers to your questions. You guys had a lot of great questions tonight. Kind of the baseline of what we're trying to accomplish with this revised map and it is a revised map. There is an existing approval for 138 homes and we bought this property with eye of making it a better project. We saw an opportunity to not just try to maximize the number of lots we can fit on the site but also reduce that number but create better lots, a better lot layout, a more efficient use of the slope and create some view opportunities for some homes and create really larger pad areas. On the existing map one of the biggest problems we had with the existing map, which is still a good map but it did have some pad areas that were a little bit smaller than we would have liked, so you would have a 10,000 square foot lot, but maybe only a five or six thousand square foot building area and so what we've done is we've broadened that out and reduced the lot count, so in that regard, generally impacts are going down. I would like to just if I could clarify a couple of things. I would like to point out that the updated biological report did include a burrowing owl survey under the MSACP, so that was done and no burrowing owls were found and that's why you see that in the addendum. There is of course the 30 day prior to construction condition that applies and then correctly pointed out, there is a condition that applies for nesting birds and the nesting season, so those still do apply. I would like to point out a couple of other things. We did hold a couple of home owner meetings with the residents within the notification radius and we had a great turnout. had about thirty people the first night and then we a second meeting where we had about six or seven people and I think generally the response regarding the reduction of lots and the bigger and better lots I think was good. I think that some of the concerns that I heard were maybe traffic coming down Covey and Manzanita and I wanted to point out that that we do have a condition in the conditions of approval that require us to do a focus survey later on in the project for traffic calming measures on those streets, so you may hear some of that tonight from some of the residents, but that's one of the conditions that we have. I would also like to point out that at the risk of this reflecting into one of your eyes here, the parcel that is being used for a basin at the very northwest corner of that's on the park site, it is City property; it is Park property. We are required to buy that from the City under an appraisal process. I would also point out that it is physical disjointed from the remainder of the Park site. It is up on the top of a hill. It is a very steep hill; almost an escarpment and so it really is separate and I don't know that it's that usable for park. I mean the Parks Department and City could determine that, but I don't see that as a highly usable space and so I think it would be a good thing for the City to take the funds and apply it to the Park and then regarding parks in the project, our opinion is that the existing project doesn't have any pocket parks or approved parks. It is a little small for that and our mitigation fees will cover that. We pay park and quimby fees and we would love to see those applied up to the park in the northwest where our residents can enjoy that. In addition, we did include greenhouse gas and AQMD studies in the addendum, so those were looked at. I will point out that the revised grading plan; conceptual grading plan has a dirt balance. The previous plan did have an export of 20,000 yards approximately, so there will be reduction in truck trips hauling dirt off of the property, so I think that's a good thing for the neighbors and I think that's a good thing for air quality, so I'd like to point those things out and then I'm available if you have any questions and we also have our Civil Engineer here if you have any technical questions.

**CHAIR VAN NATTA** – Questions of the applicant at this time?

<u>APPLICANT SMITH</u> – Okay thank you.

**CHAIR VAN NATTA** – Tom Thornsley

<u>VICE CHAIR GIBA</u> – I did have one question. What are the size of the houses that you expect to build or have you got some kind of idea? I mean it's a 10,000 square foot lot, so I was just wondering what size the homes were going to be? They're really nice looking.

<u>APPLICANT SMITH</u> – They're very nice lots. We imagine larger size homes, but has was pointed out by Staff, there is a single story condition along that western boundary so those single story homes can't quite get as large obviously. We imagine between 2600 and 3600 square feet, but that's just an estimate at this point and that's what we've pro formaed in our business plans but really things could change as the market changes and as we go through the planning review process, but we'll submit for that later on.

VICE CHAIR GIBA - Thank you. Sorry about that.

<u>CHAIR VAN NATTA</u> – Okay is Tom Thornsley available? I've only called your name four times.

<u>SPEAKER THORNSLEY</u> – You know I only heard it once when I was dozing off. Before I start... I'm sorry I've been up way too long today. Before I start would all of you find your letter that came from Johnson and Sedlak. I want you to be aware of it. Julia misinterpreted that. Johnson and Sedlak is not in opposition of the project. He's pointing out in here that what...

**COMMISSIONER LOWELL** – What are we looking for again?

<u>SPEAKER THORNSLEY</u> – The Johnson and Sedlak letter that came I guess today. I'm sure none of you have read it, so I think George and I are going to tag team you and read it to you because this project was approved with a Negative

Dec. This is a large project with a lot of potential affects. A Negative Dec is by no means what should have ever approved this project. Just from what all the discussions were about that hydrology a minute ago, there is a lot of issues there. There should have been mitigation measures. I'm going to kind of skip through some of this thing. A host of new information is admitted from the Addendum to the Staff Report precluding information and decision making by the public and the City. The original Negative Dec prepared for this project did not disclose for comparison to the Addendum in making the decisions. No copy of the PUD was provided and the Staff Report fails to describe why a CUP is needed. The updated biological technical report relied on the Addendum and appended here and to is not provided and disclosed to the public for the decision makers. The Addendum also claims to append the air quality analysis, the greenhouse gas, the soil sampling analysis and all are omitted from the Staff Report and the Addendum, so none of the reports are part of what you got as your Staff Report, so making decisions couldn't have been done, so you couldn't have known if you needed a Neg Dec or a Mitigated Neg Dec. Conditions of approval for the project defer needed studies and plans including grading plans, trail plans, wall plans, run-off hydrology, water quality... all these conditions underscore the utter lack of information disclosed to the public and the decision makers relative to this project. Hydrology study is particularly essential given the topography of this and as you heard all the detention basins to catch the water for purification. It's amazing that that was not marked off a Mitigated Neg Dec element all by itself. The comparison between the existing and the proposed Tentative Tract Map shows changes to the water quality basins, removal of the desalting basins and the development of significant new debris basins along the eastern property boundaries. Among other changes, these revisions appear to reflect an issue with hydrology, water quality on the site that has not been disclosed, evaluated or demonstrated and mitigated. So, again the biggest concern is how this project is being addressed environmentally. I don't think there is any objection to the project but you can't make conditions of approval to a project to do things that you should have done in order to make your assessment in your Initial Study and I think that's the whole point of what this letter is about. It's a real need of a point of clarification for how the City prepares its environmental assessments of a project and again I just don't understand the PDU is not included in here. It said that's a hard copy to you but anybody else who wanted view it online had no opportunity to see what the PDU is for, what it really did other than saying it gives you some fancier amenities. Thank you.

**CHAIR VAN NATTA** – Okay our next speaker is Brandon Carn

<u>SPEAKER CARN</u> – Good evening Commissioners. I want to bring up the adobe topic. That's the northern parcel of this planned development. What you are looking at is not just a random adobe structure. What you are looking at is adobe than can through reputable sources be dated to at least the 1850's if not earlier, so that's giving you some of the earliest settlement in this part of the State and that easily makes it the oldest standing structure in the City and this has also

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already been recommended to the Historic Preservation Board to make this and a few other structures in the northern hills that are adobe also to be City historic landmarks. Now the thing that concerns me about this project is we don't know who built the adobe. Could it be Native Americans? Could it be Mormons? Could it be homesteaders who were Americans who came here during the gold rush? Could have been Mexicans? Could have been Spanish Colonials? We don't know and as far as I know from the General Plan, the last archeological study for this project was probably done in the 80's and then amended eight years ago and all the General Plan mentioned is that there are four or five structures of adobe nature up in those hills that are of significant archeological resources, but there is not a lot of information about what that is. So what I'm saying is the City needs to get a deeper study; an archeological study on site and you probably also need to contact the Native American or different Native American Native Groups that will want to have consultants in that process, because there is actually some visible habitation of Native Americans; whether that be the Cahuilla or homesteaders. Who knows? You need to get that going as well as there needs to be some serious mitigation to protect that adobe site from being destroyed. Now it has survived over a century of erosion and different things in that area. There needs to be some sort of structure protecting it like a fence. It doesn't have to be a very thick fence, but it needs to be done and kept safe in that area. A park I would recommend would be a good open space use to build around that or including it as part of the trail system, because it is something that definitely needs more study and needs more protection. This is something that should be done before any construction or any development of this project goes forward; I would say also probably the area around it. You really need to get some sort of scientific input into that property because there is a deep historic value in there as well and as far as I mentioned, it is going before the Historic Preservation Board on the 12<sup>th</sup> of May. If you are still watching you are really encouraged to attend that public meeting. It would be very insightful for the community. But really you need to consider the deep impact that this is one of the oldest structures probably in the Inland Region and it does need a lot deeper study and input. Thank you.

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## **COMMISSIONER LOWELL** – Where is that meeting being held?

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<u>SPEAKER CARN</u> – I believe it's here on 12<sup>th</sup> of May. I'm not sure what day of the week that is, but I know it's scheduled and I do believe this item is on the Agenda, so it would be worth looking into, so thank you for your time.

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## **COMMISSIONER LOWELL** – Thank you

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<u>ASSOCIATE PLANNER BRADSHAW</u> – Commissioner Lowell, that meeting will take place here in the Council Chambers on Monday the 12<sup>th</sup>.

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 $\underline{\textbf{COMMISSIONER LOWELL}} - \textbf{Thank you}$ 

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April 24<sup>th</sup>, 2014

**CHAIR VAN NATTA** – Thank you. Our next speaker is Keith Mullins.

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**SPEAKER MULLINS** – Good evening Commissioners. I've never done this before so I'm a little nervous. I wanted to talk about the adobe structure also, so this is kind of ongoing. In looking through the NEQA report... NEQA I guess you guys call it, in Section 5 of the Cultural Resources from the 2004 conclusion report, the archeologist that studied it says the adobe structure located in the north end of the project which is the parcel that you are calling Y. Then in the 2014 the addendum part, it lists the adobe structure being as in the eastern portion, so I'm confused on this in one and how in 10 years, something that had been there for over 150 years moved. That makes no sense to me at all and then I'm the one that has been doing a lot of research for this on this site I guess you could say. The 1853 date of it existing there comes from the original land survey maps that the government did after California was purchased from the Spanish and I went down to the National Archives in Perris and got copies of these original maps from them and it shows an adobe house right there in the north east corner of Section 30. I went to the Riverside Archives and found out that the first original land patent for that site was 1894, which was then 40 years later that somebody finally... it was President Grover Cleveland that gave this guy the land because before that it was open homestead land and so like Brandon said, we don't know who built this adobe. If it was Native American or that if it was just homesteaders. We don't know how it ended up there. I've been to the site several times myself. I do historic site searches. I've done them in conjunction with the Historic Preservation Board here for Moreno Valley. We did the Hendrick Ranch Site. I do them with the Historical Society, the March Air Museum and everything then is turned over to them for preservation; everything we find. I can say the oldest thing we've found at this adobe site so far was a little clasp off of a purse with an 1879 patent date on it, so what I would like to propose at least to the developer if he would consider this because we are bringing it to the Historic Preservation Board to have it made a City Historic Landmark since the property will remain theirs, even though it is open space, if they would consider donating that section of land that the adobe sits on to the City to make the process of it becoming a Historic Landmark that much easier.

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**CHAIR VAN NATTA** – Thank you very much.

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<u>COMMISSIONER LOWELL</u> – I have a quick question for you also if you want to come back. On all of the maps we have, it doesn't call out where the adobe structure is located. Is it visible on that map on the screen or is it beyond the scope of that map?

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**SPEAKER MULLINS** – It's about right here

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**COMMISSIONER LOWELL** – So from the nearest residence, how far would you estimate?

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	SPEAKER MULLINS – (Inaudible)
	<u>COMMISSIONER LOWELL</u> - So it's pretty close. Some sort of preservation would really be needed.
	SPEAKER MULLINS – (Inaudible)
(	COMMISSIONER LOWELL - Thank you, I appreciate it.
١	ASSOCIATE PLANNER DESCOTEAUX – Chair Van Natta, just one comment We did a measurement based on and it is purely by our GIS and it is a little more than 200 feet from the property line.
_	CHAIR VAN NATTA – But there are no plans at this point to put a fence around hat piece of land or?
4	ASSOCIATE PLANNER DESCOTEAUX - Correct. It is designated open space.
	COMMISSIONER LOWELL - Who physically owns that piece of property? Is it the developer?
7	ASSOCIATE PLANNER DESCOTEAUX - The developer, CV Communities owns it.
(	COMMISSIONER LOWELL - Is the developer open to the idea of possibly donating that to the City or offsetting some park fees or whatnot, because I think that is a pretty historical site we should at least look into.
•	COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL - Yeah I'l
( t	want to stop you because that would be outside of the purview of the Planning Commission. Having it on City property I want to be very honest. Having a nistoric site on City property is not going to necessarily make it more likely that it's preserved. It does make the process of designating it an historic site easied because private land; the private land owner has to agree, but if it's public land and they mentioned the Hendricks Ranch which is publicly owned property. It is owned by our City utility and they are trying to do the best they can to maintain that, but if you drive by that property, it's not necessarily something that's helping
	to preserve that property, even though it is designated as an historic site. Some

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**COMMISSIONER LOWELL** – Isn't that a residence now?

property that is no longer a City owned property.

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<u>COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL</u> – It is a residence and they did a very nice job renovating it.

45 46 <u>COMMISSIONER LOWELL</u> – I saw that on a TV show on DIY or something. It was pretty awesome.

<u>COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL</u> – That would be outside the purview of the Planning Commission because it would be...

<u>CHAIR VAN NATTA</u> – What would be within our purview? Would asking for that area to be fenced off separately? Would that be something that could be a condition of approval?

## **COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL** - Yes

<u>COMMISSIONER LOWELL</u> – Can I piggyback on that question and say is there anything being done to try to preserve this? Is this something already in the works outside of this specific Agenda item?

<u>COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR TERELL</u> – My understanding is that there are individuals that are bringing it to Environmental and Historic Preservation Commission in order to attempt to designate it and they may have some initiatives that they would like to pursue through that Committee and to the City Council to do something more formal.

<u>COMMISSIONER LOWELL</u> – Great and then I guess it would be more directed towards the property owner maybe later, but when the property owner comes back up or the developer could they address if the property owner or developer is actually pursuing some sort of preservation. Maybe it's a question we could address later I guess.

**CHAIR VAN NATTA** – Thank you, our next speaker is Tom Jerele.

**SPEAKER JERELE** – Thank you Chair Van Natta and Vice Chair and members of the Commission and Staff and the public here tonight. First I'd like to comment on a couple of things. I love this Attorney. He's great. You know he's like a good cop. He's kind of guiet. You don't see him around much but when you need him he's there and he's got some really good input, so thank you. He was at a previous meeting and I'd like to commend the citizens that got off their tails and went out did the research on this adobe structure. I think it's highly commendable and I wish we had thousands more like that in the City to take a little community pride. I live about a half mile from this project and to the east and I seem to remember some vague talk about an adobe structure, so thank you for doing that and I think they ought to be commended and I hope the developer will do something with their concerns there. I think it's a good deal there. I like the trail that's being put in. I spent ten years on the Trails Committee, so I think it's a good opportunity and I like what they're doing with the detention basins. It's outside the box and bluntly it may blow up on us and it may be a bad call, but I think it's a worthy endeavor. You know I was looking at the 60 Corridor

Study plans and they had huge detention areas along the freeway and I'm thinking how can you afford to waste that kind of space for effectively a big hole in the ground. I can see a lot of better ways, so maybe these smaller basins... veah there is a different maintenance issue but you know I think at the end of the day there is a lot more potential for the project so I want to commend the Engineer and Staff for working with them in bringing that forward. I do support the project, however I will point out perhaps a missed opportunity and you know I am a big ongoing proponent of high end housing and I'll throw a simple challenge out. I'll try to get off my tail in the next 30 or 40 days and try to go out and stumble around that rugged hillside there and I bet I can show you quite a few really nice viable home sites there and you know it's sad, we talk about being market driven. The developer could land bank the land; you know build this part out until the market is ready for the high end housing and then bring them online a later and then bring up all the property values and you know bluntly I have a bit of self-interest here. I have a relatively smaller house, you know just a little east of here and the idea of buildings in the high 2000 and 3000 square foot houses and maybe getting a 4000, you know maybe bring up my property values and that brings up the property tax and so I think it helps the community at large. So I think any chance we can to move things up in this community, we need to take that opportunity. So thank you very much.

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**CHAIR VAN NATTA** – Thank you. Our next speaker is George Hague.

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**SPEAKER HAGUE** – Continuing on where Tom left off but adding one thing, Hidden Springs by the way was open space for Sunnymead Ranch, but the Home Owners Association when it was still controlled by the developer got what you've got there now instead of open space, so make sure it does stay open space please. Carrying on, a Revised Tentative Map also discloses a significant amount of earth work and will occur outside and was not evaluated in the Addendum and presumably prior Negative Dec. The Tentative Tract Map discloses 450,000 cubic yards of soil will be excavated and backed at the project Air quality and noise impacts during construction will also need to be evaluated. Absent this slew of information, it is impossible to determine whether an Addendum is appropriate for the changes of this project or even determine exactly the project purposes. An Addendum is also insufficient for a myriad of First the Addendum preparers for the project does not take into account changes circumstances which may require major revisions in the declarations. These changes include significant cumulative impacts as a result of growth and development in the City, particularly logistics. In other words, there is more and more traffic in this area that is not being analyzed. I tried to go up that hill outside our City. It is a continuous chain of cars. Greenhouse gas is not analyzed the way it should be. I could not find several studies related to this project so I could speak the way I would like to on this project. Hopefully you had them but the public did not have these different studies that they keep saying was attached. Other changes include the Multi-Species Habitat Conservation Plan was not in effect when this thing was originally approved. I don't see the analysis that should be done on this one ten years later. Same thing with greenhouse gas. The biological assessment needs to be there. There is also acres off site that are impacted. Also the MSHCP Urban Wildlife's interface impacts may occur given the project's adjacency to that MSHCP criteria area. These are all things that should be before you. They definitely needed to be in the public's hands for us to make reasonable comments prior to you making your decision. This should be continued at the very minimum to allow the public this chance for the input that we should have to be able to write you the letters that you should have in your hands and hopefully it will be continued to allow that to happen. I have some additional time, so let me just say the biological assessment is not attached to this Staff Report.

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**CHAIR VAN NATTA** – Your time is up Mr. Hague, thank you.

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**SPEAKER HAGUE** – I thought so. I thank you very much.

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**CHAIR VAN NATTA** – Our next speaker is Monique Gordon.

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**SPEAKER GORDON** – I appreciate the opportunity to speak to you. We live in the neighborhood that's existing that's below this development and I think that most of us enjoy a view out the back and in this neighborhood that is existing they are all single story homes and so one of the things that I was hoping is that the homes that are above us would also be single story homes and that would for those of us who do have look at these additional homes above us and that will back... I believe the way the map shows, we'll be looking at the backs of these houses that at least we won't have to look at very tall homes that will have our view somewhat unobstructed. The other thing that I was wondering about the elevations. Julia was very helpful in trying to explain to me how it was probably going to look. I don't get the grading maps and so I was just trying to get the sense of what the elevations are going to look at. My home is like on the southern tip, backing onto the grove of grapefruits but it's hard to tell how much house are we going to be looking at and what's it going to be like, so it would be great if there was some kind of and I don't know if that's going to be later in the process. What is it going to look like for those of us that are going to have to live with these homes? Am I for it? Am I against it? I'm excited about the trail. I'm excited about some of it but part of the reason we live there is because of the views and we understand progress but we also want to have a better understanding of what we are going to be living with and it is a beautiful area. Our homes are beautiful homes. We moved there because we enjoy the space and we just want to have an idea of what is to come for those of us who aren't experts. We're simply homeowners. We're just trying to get a sense of what it is going to be like and I saw the sign that was posted that is leaning up against the property, but I didn't... they said 300 feet. This is the first notification we've got, but again Julia was very helpful. She answered my calls. She met with us and took as long as we needed and I really appreciate the service that she provided. Thank you.

<u>CHAIR VAN NATTA</u> – Thank you. Thank you for your comments. Our next speaker is Brenda Payne.

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SPEAKER PAYNE - My name is Brenda Payne. My husband and I, we live on Starshine and we are directly affected by the new project and the builders were very grateful. We've gone and we went to the meetings and we purchased our home about six years ago. One of the main reasons we purchased our home is it is on a little dead end street. It is very quiet. We have the most amazing view and then there is all kinds of wildlife in the back of our home, so when we went to the meetings we found that our street was going to be opened up as a third access street, which really won't be in a way because all it is going to do is funnel out onto Covey. We don't have any other way to get out, so while there aren't a lot of homes that I believe will use it, it is pretty much going to double the traffic that we see in our little cul-de-sac area. The other concerns that my husband and I have is we went and visited the project is the homes that being built behind us are elevated, so when we look out of our windows now and our backyard now what we are going to see is a greenbelt and the homes will be sat back pretty far back, so it's going to be totally different for us. There won't be any view. There won't be any mountains. We have fencing that allows us a view because that is how it was built and all of that will be gone and then lastly, one of the things that really kind of touches my heart is the fact that we do have a lot of wildlife. There are burrows. They live there. They live directly in mountains behind us. They come down any day I'm home I can out and at some point during that day, the burrows will be grazing back there; 10 to 15 of them at any given time, so I wonder what is going to happen to these creatures you know. This is their home and you know clearly when we asked about that it was well they'll go someplace else. Well maybe they will but this is where they are used to being. So these are the concerns of my husband and I and you know we're just homeowners. We don't really have any charts or anything to prepare for you tonight, but I want you to think about how you would feel if you were the affected homeowner and there were so many changes that were going to go around in your little area right there. So that's what I wanted to bring to the table tonight. Thank you for listening.

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<u>CHAIR VAN NATTA</u> – Thank you. Thank you for your comments and our final speaker is Laurie Curtis.

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<u>SPEAKER CURTIS</u> – Good evening Madam Chair and the Commissioners. I know it's really late. My name is Laurie Curtis and I am a homeowner in the affected development. We fought very hard against the development back in 2004. My husband and I bought in 2002, so we've been there a very, very long time and we were at all the meetings and very happy when the 2004 development did not happen. A quick rebuttal and actually the previous speaker covered it. We do not have any two story homes in our development. There are four floor plans. The plan four home has a single room loft but they are not considered two story homes, so for the Staff member that said that they are

single and two story homes in that neighborhood, they are all single story homes. The developer only notified when he said that they had a great turnout at that first meeting. I was at the first meeting. I was not able to go to the second meeting, but they only did what was required in their notification. They notified the homeowners that are adjacent to their new development. They did not notify our whole development. I've not spoken to a single person that lives in our neighborhood that is happy about this development and most of the people didn't know that it was going on, so I think the reason that you don't have a bigger turnout tonight is because a lot of the residents in that neighborhood did not know that this was taking place. Since as Brenda pointed out, the two access roads are Covey and Manzanita. This new development is going to use the same two access roads that we currently use that serve our development now. This new development is going to come right through our development to get to Perris Boulevard, so there is definitely things that need to be addressed in regard to this and so I would also strongly encourage that this be continued and that the whole Premier Homes development be notified that this is going in above them so that they have a chance to speak to you and send their concerns. In regard to the elevation graduation, Adam was very, very kind and actually came over to our home, went out in our backyard with my husband and I; told us wow you guys have a beautiful view of the hills and the open space behind you. That is all going to be gone. We're going to be looking at approximately a 24 foot slope behind our house, so the reason that we bought our home almost thirteen years ago, a huge part of it was because of the open space, the wildlife, the quiet and that is all going to be gone. We're going to be looking at... so for the other homeowner that is wondering what is going in behind us it's a slope and so I'm a little concerned about why the elevation has to be so high behind us and maybe that could be addressed as well. And as a realtor...

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**CHAIR VAN NATTA** – Your time is up.

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**SPEAKER CURTIS** – Okay, thank you very much.

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<u>CHAIR VAN NATTA</u> – It's when you got to the part about being a realtor... Okay I don't see any other speaker slips and anyone else who is approaching the microphone, so I am going to close the... well let me see if we have any rebuttal from the applicant first before we close that.

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APPLICANT SMITH – Thank you for giving me the opportunity to come back up. I wanted to address a couple of things that were brought up. One; regarding the adobe structure, I understand that people are very concerned about that. It is on our property. It is within an open space lot that will have a conservation easement, so as far as preservation, what we're doing is we're not impacting it at all. Regarding the... the previous environmental document did include an analysis from archaeologist and it was well documented; the adobe structure. We know it's there. It's probably not an issue for tonight, but if the Historic... if it becomes an historic building at some future date, I don't know that we have any

strong opposition to that as long as it's studied correctly and you know we would love to cooperate with that if the City finds it important. That's fine. Regarding donating the site to the City, I mean we could talk about that at a future date if it becomes an historic monument, then we're open to that. We're not here to say that's our adobe and we want to play there ourselves. So I'll so that. Regarding the... somebody mentioned more and more traffic and not being studied in the addendum. The number of... you know I already mentioned that truck traffic would go down due to no export and the unit count is going down, so traffic impacts from the current map that is approved today and the map that we've got proposed in front of you today, the traffic impacts are being reduced. They are not going away. This development can go forward as it is, but they are being reduced as we proposed it. And I appreciate Brenda and Laurie coming up and speaking. I did meet with them and other homeowners and I understand that there is going to be some change there and I understand that some people may lose some views. I'm hopeful that they still have a nice landscape buffer behind their and still have some privacy and they still have some views. I guess the existing map and the proposed map are not that different along the boundary, so there is not a significant change happening along the boundary, so what is approved today is very similar to what we are building. You know I know that Brenda moved here six years ago and maybe wasn't aware of it and also that cul-de-sac that she has there; that dead end that we are going to connect to, you know that is on the existing map, so those things have always been there. We are not proposing to change it. We're not proposing to remove it either, so having said that and I don't know if Staff wants to address the items brought up in the Johnson letter, but I'll let them take care of that. Sorry, one other thing, water quality was mentioned. We did prepare a detailed preliminary water quality management plan, so if you guys do have any questions on that our Civil Engineer will be happy to walk you through any questions you have. It was brought up as a concern.

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## **CHAIR VAN NATTA** – Follow-up questions for the applicant?

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<u>COMMISSIONER LOWELL</u> – In an effort to make the neighbors; the existing neighbors a little happier is there any plan in making enhanced rear elevations, maybe any shutters or accented pieces on the windows, something to make it a little more attractive as opposed to flat stucco buildings.

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<u>APPLICANT SMITH</u> — We do have four sided architecture described in the PUD guidelines. The other thing that we are doing is we're not putting in a block wall at the top of that slope. The PUD guidelines give an option of either a cheap steel fence, wrought iron fence or a low block wall with like a two foot block wall with a four foot wrought iron fence on top of that.

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**COMMISSIONER LOWELL** – So you are making an effort to make it attractive.

<u>APPLICANT SMITH</u> – Making an effort, also I would say those lots are deeper than they used to be on the previously approved map. I don't think they are as deep as they are now. We're probably averaging 120 feet deep, so the houses will probably be set further forward than probably was imagined on the previous map. You know I can't guarantee that the guidelines dictate what the front and back setbacks are, but if I was the builder, I would set them further forward. And so I think some of those things kind of help mitigate some of the concerns, but regarding the actual elevation of the slope behind their house, that concept has always been there.

## **COMMISSIONER LOWELL** – Thank you

<u>COMMISSIONER BARNES</u> – I have a question for the applicant. Since the adobe is a concern, would you be agreeable to putting a six foot chain link fence around it, just as a security measure. It is an open space lot, so it's protected legally, but I think the concern might be protecting it physically.

<u>APPLICANT SMITH</u> – We can put up a fence. I can agree to that as a condition, but I don't know that I can protect it one hundred percent.

## **COMMISSIONER BARNES** – Oh I understand that

<u>APPLICANT SMITH</u> - I don't know that I can be responsible for that, so all we can do is put up a fence and we can put up a sign on the fence that says "No Trespassing" if that would help.

**CHAIR VAN NATTA** – Has that ever kept teenagers from someplace where they wanted to be?

**COMMISSIONER BARNES** – Yeah, there is no way of securing this but...

<u>COMMISSIONER LOWELL</u> – I just think it's just a good faith effort to say hey we know what's going on. We know there's a historical site here. Let's look at it a little further.

**CHAIR VAN NATTA** – It's no guarantee

<u>APPLICANT SMITH</u> – Yeah, and I would like to get these gentlemen that spoke; I would like to get their number because I'd like to work with them in the future, so you know we can be with them on the property as they are looking at things and nobody has to go trespassing on the property to do any studies. We want to part of that process.

**COMMISSIONER LOWELL** – I think if you did it that would be commendable.

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INTERIM PLANNING OFFICIAL ORMSBY - We would want to review it and make sure there weren't any issues. I mean I assume there is some topography issues there, so I'm not sure exactly what a fence would look like if you try put it, but we could certainly work something out I'm sure that will be acceptable to all parties.

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VICE CHAIR GIBA - I just had one question real quick. You had lots numbers 1 through 14, I think were designated as single story homes?

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## **APPLICANT SMITH** – Correct

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**VICE CHAIR GIBA** – One side and will that reduce that impact of the view they were talking about because it's almost like a farther setback for them.

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**APPLICANT SMITH** – It would. You know I can't promise that nobody would walk to the back of the fence and look down, but that would happen either way and the single story would; you're probably not going to see a big house looming over you it's a single story house set further forward. You may not even see the house at all, so it just depends on how the ultimate plot plan lays out and we'll go through that with Planning Staff.

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CHAIR VAN NATTA – What you're going to see instead is a landscaped slope and open space...

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**APPLICANT SMITH** – A landscaped slope; yeah, it's a two to one slope that is landscaped and is maintained by the Home Owners Association and will be kept nice and green.

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**CHAIR VAN NATTA** – Attractive or not depends on how it's landscaped.

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# **APPLICANT SMITH** – Yes

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**CHAIR VAN NATTA** – Okay any other questions for the applicant? If not we'll go ahead and close the Public Hearing section and we'll go to Commissioner Discussion.

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**APPLICANT SMITH** – Thank you

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**COMMISSIONER SIMS** – Just out of curiosity on the adobe from Staff, is it an actual house or is it just exterior walls; the remnants of a former structure?

ASSOCIATE PLANNER DESCOTEAUX – It's just its walls.	There is no
there's not four walls and there is no roof, its just portions of a few	walls.

<u>COMMISSIONER SIMS</u> – Yeah I just said... I know there is an adobe in the Riverside area that there is a move afoot to try to preserve it and it's not under; it's not an expensive task to try to preserve something in itself wants to wash away because it's dirt and...

CHAIR VAN NATTA - It's just amazing it's lasted this long

<u>COMMISSIONER SIMS</u> – Yeah it's amazing. It's nice that the developer is willing to work with the Historical folks that are interested in that. And as far as the grading and the tract, it looks like it's very well thought out. It looks like from my civil engineering days, it would have been a fairly fun job to try and design, so it looks like a good project.

 <u>COMMISSIONER LOWELL</u> – I had a couple of questions. This is kind of geared toward the Fire Marshall. This is a high fire area. I noticed that there is a couple of fuel mod (?) areas. Are the buildings themselves going to be required to have fire sprinklers or is that part of the new building code we have to do?

<u>FIRE MARSHALL'S OFFICE SPEAKER</u> – (Inaudible) Fire Marshall's Office. Yeah they will have to be built to the Wildland Urban Interface Standard, which is stated in the California Fire Code and California Building Code. According to the Fire code and Residential code, all new structures and all new homes have to have fire sprinklers in them.

<u>COMMISSIONER LOWELL</u> – Awesome and what is entitled in the fuel monitoring (?) areas. Is it just weeding? Is it knocking down the tumbleweeds or is it landscaping with irrigation? What is that?

**FIRE MARSHALL'S OFFICE SPEAKER** – The fuel mont (?) area has to be reviewed as a package and it's a package of different plantings that we have approved by the County of Riverside.

COMMISSIONER LOWELL – And I had a couple of questions for Michael Lloyd. On one of the... the main street; the main thoroughfare; it's a really long street. My street is about half as long and I have a speed issue with my street. I've actually approached the City about getting speed humps in. Can we request speed humps on that street. I know it's going to be an issue for kids late at night wanting to drag race, plus I could also see maybe a three or four way stop at the main intersection; I think what is that, Covey Lane? Is that part of this project?

**TRANSPORTATION DIVISION ENGINEER LLOYD** – Michael Lloyd with Transportation Engineering. Condition TE 1 is a requirement for the developer a focus traffic study prior to the final certificate of occupancy and the focus study is

expressly for those concerns you've raised, which are traffic calming types of issues, so prior to the last building and they leave town or whatever happens, they're going to have to assess what's happening not only on the streets within their development but also tracing Covey as well as Manzanita all the way back over to Perris Boulevard and if the study identifies that the speeds are too high or the volumes are too high or whatever the study may find, it would then have to propose recommendations on how to mitigate those impacts and it could include speed humps. It could include additional stop signs or other signing that is appropriate. It could include other things that maybe are less traditional; a traffic circle or maybe narrowing the roadway at crosswalks, so there is kind of a toolbox if you will of available solutions and that's the purpose of this condition is to take a look at it, once we have some traffic moving within the development as well as the adjacent development.

COMMISSIONER LOWELL – Well I know from my own personal experience that the hardest part about doing anything after your developer has left is getting funding. I'm trying to court my HOA and my fellow neighbors to help fund two speed humps in my neighborhood. I mean the speed humps are very minimal when expensive when you are designing the road. Could we ask that to be put in or at least have one of the City Engineers look at it to see anticipating that there is going to be people drag racing down the street, because it is a long straight road that no cops are going to frequent. I mean I think it is something that we should at least look into.

 TRANSPORTATION DIVISION ENGINEER LLOYD – Yeah I don't disagree with you and again feel that the condition is structured that the developer; any type of traffic calming measures that are identified, it is the developers responsibility to put that measure in, so let's say speeding is identified as a problem and the recommendation is to install speed humps on street X. The developer before they receive that certificate of occupancy for that final house has to install speed humps at that identified location and meet City standard and be accepted by the Public Works Department, so condition TE 1 is there for that very reason.

<u>COMMISSIONER LOWELL</u> – Alright, at that intersection of Covey and I can't quite read it on here but Cloud Haven Drive, is that a stop sign intersection; single way stop? Is it a three way or four way? What would the intent to that be?

**TRANSPORTATION DIVISION ENGINEER LLOYD** – It most likely at least and I apologize, I don't have it in front of me but I'm guessing it's probably where the main street would be identified as Covey.

**COMMISSIONER LOWELL** – Yeah it's the main intersection right there

**TRANSPORTATION DIVISION ENGINEER LLOYD**- So the side street would have a stop sign control.

<b>COMMISSIONER LOWELL</b> - So it would be a three way stop or four way to the
County property where the resident's driveway is?

**TRANSPORTATION DIVISION ENGINEER LLOYD** – Most likely, but again we would want to look at that as part of this traffic calming measure.

<u>COMMISSIONER LOWELL</u> – I just think we should be proactive about something like that; maybe put in a condition and say hey we need to specifically analyze these two issues like a stop sign maybe or speed humps, that way we have a reason to go back to them as opposed to oh we're going to do a traffic calming study later and kind of brush it off.

TRANSPORTATION DIVISION ENGINEER LLOYD — Well I don't disagree and just my experience over the years that I've been working. Obviously we've had a slow down with tracts and so forth, but let's say six or seven years ago when tracts were a little more high and moving, we often did not include this type of provision. The developer would never agree to it number one, but number two we just weren't in a position where we could ask this, but I agree with your mindset. I think we need to be proactive and this is the way to be proactive and still provide some flexibility so that we're not stuck with a speed hump where we don't want it. If we're prescribing before we know where the problem is, we're stuck with something that the City ends up having to go and tear out and maybe relocate, so this gives us that wiggle room where the City is involved in the decision process and we're telling him that we want solution x in location y and you need to do it.

**COMMISSIONER LOWELL** – I appreciate it Michael, thank you.

**TRANSPORTATION DIVISION ENGINEER LLOYD** – Thank you.

**CHAIR VAN NATTA** – Okay, Commissioner Giba. Any discussion?

<u>VICE CHAIR GIBA</u> – Yeah part of that discussion comes from Fire while I was bringing that up, but it's a fire danger up there and I noticed that the fire hydrants are supposed to be... are these upgraded fire hydrants with a greater pressure for them? You're at the hillside area, so in the event of a hillside fire or something, is there going to be sufficient pressure in those hydrants to handle a fire up in those mountains? Is that being upgraded or should it be upgraded for that purpose?

<u>FIRE MARSHALL'S OFFICE SPEAKER</u> – The hydrants in that area are going to have to be rated for at least 1,000 gpm for 20 minutes. I'm sorry for 20 hours at 20 psi.

45 <u>VICE CHAIR GIBA</u> – How does that compare to ones down in the lower... I'm not familiar with what those numbers...

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FIRE MARSHALL'S OFFICE SPEAKER - It is the same standard we have throughout the City for residential areas.

**VICE CHAIR GIBA** – So it's the same residential standards, so if they were to use those hydrants to fight a fire up on that hillside, which that's where it's close to... I mean because there have been some cases where they ran out of water pressure in some of these big fires that they've had. Would that be something that would of concern or not a concern in those conditions?

FIRE MARSHALL'S OFFICE SPEAKER – Our engines actually do not fight fire from the hydrants. They refill to transport water up into the hillsides.

**<u>VICE CHAIR GIBA</u>** – So those won't make any difference then for you?

FIRE MARSHALL'S OFFICE SPEAKER – The pressures are standardized throughout the City and they will be trucking it up through the different water tenders and engines that are relaying water.

VICE CHAIR GIBA - The only discussion I have is it's a wonderful... I mean I went over it. I went and walked the site. I know the location. It is disappointing to those people that moved in. I know I did the same thing when I bought my house and I was basically the cul-de-sac and then a year later they built a two story house right behind me where it blocked my view from view. I've dealt with it all those years. I've been there for 25 years. It was nice to have the view for a year. You've had it for 13 and I know that disappointment, but at the same token we're moving forward for a new opportunity here. It might be an opportunity for you to get a new home too, you never know, so yeah I understand your disappointment and I don't know if there is answer to that one in particular at the expense of a project that can probably benefit some many other people, so sometimes its' really hard to weigh those things.

# **CHAIR VAN NATTA** – Just look at it as inventory

**VICE CHAIR GIBA** – Yeah inventory. So yeah, I like the project. I think it's been well done. I think the City has done a good job with working with them and Julia and Mike is always full of forethought on these things because he knows he's going to have to deal with me. I like it.

**COMMISSIONER RAMIREZ** - I also like the project. Like Commissioner Giba, I also feel for those residents that are losing out on their view, but I'm sure that the developer will develop that slope and landscape it accordingly. I'm glad to hear that the applicant is willing to work the Historical Society. I encourage you to attend the May 12<sup>th</sup> meeting here in the Council Chambers to discuss that adobe structure that's out there and the homes are beautiful. It's in a good location and ready to vote for this.

<u>COMMISSIONER BARNES</u> – I basically agree with what's been said. It's a well thought out project and I think it will be in the whole a benefit to the community. A very minor issues and it's kind of a personal pet peeve that's come up. Condition P01; it's the Post Office. Is there a way to coordinate the position of the community mail boxes and the street lights so you don't have to get your mail out in the dark? I do that four nights a week and it's a pain in the neck. I realize that's extremely insignificant versus fire and traffic, but... and as I said I think it's a good project and am generally in favor.

<u>COMMISSIONER BAKER</u> – I like the project. The fire deal up against that Chaparral bothers me quite a bit, but in reading this blue...is there actually going to be sprinkler systems in each house?

**FIRE MARSHALL'S OFFICE SPEAKER** – Yes.

**COMMISSIONER BAKER** – Wow, okay.

FIRE MARSHALL'S OFFICE SPEAKER – It is required by the California Fire

Code and the California Residential Code that all new homes have fire sprinklers installed in them.

**COMMISSIONER BAKER** – What's the square footage? Is that square footage or just up against...

FIRE MARSHALL'S OFFICE SPEAKER – It's all homes regardless of location.

**COMMISSIONER BAKER** – Okay, wow.

**CHAIR VAN NATTA** – Even though I made... are you done?

**COMMISSIONER BAKER** – No I'm done

CHAIR VAN NATTA – Even though I had a question about whether or not the adobe could be fenced, I can see that could also create problems with fire control and maybe interfere with wildlife and all kinds of stuff, so I would hesitate to make that any kind of condition with this approval, but all in all it's obviously a place to put those rooftops that we were talking about because nothing else can go there and it looks like a good project. I was glad to see that they made for more open space and fewer homes and larger lots and the size of the homes between the 2500 and 3500 square feet will certainly meet a market need and I do appreciate the fact that some people will lose part of the view that they had enjoyed, but if that was zoned to be houses anyway, then that's what is going to go there. Alright, I have no other comments and if somebody wants to make a motion?

1 2 3	<u>COMMISSIONER LOWELL</u> – I'll make a motion. I motion to <b>APPROVE</b> Resolution No. 2014-05 and thereby:
5 6 7 8	<ol> <li>RECOGNIZE that PA13-0039 Conditional Use Permit Planned Unit Development and P13-078 Revised Tentative Tract Map 31592, qualify as an Addendum to the adopted Negative Declaration per the California Environmental Quality Act (CEQA) Guidelines, Section 15164(b); and,</li> </ol>
9 10 11 12 13 14	2. APPROVE PA13-0039 Conditional Use Permit Planned Unit Development and P13-076I apologize; backup. So Item No. 2 is to APPROVE PA13-0039 Conditional Use Permit Planned Unit Development and P13-078, Revised Tentative Tract Map 31592 subject to the attached conditions of approval included as Exhibit A.
15 16	VICE CHAIR GIBA - I'll second
17 18 19	<u>CHAIR VAN NATTA</u> – Okay we have a motion and a second. Can we have roll call vote please?
20 21	COMMISSIONER SIMS – Aye
22 23	COMMISSIONER LOWELL – Aye
<ul><li>24</li><li>25</li><li>26</li></ul>	COMMISSIONER BAKER – Yes
27 28	<u>COMMISSIONER BARNES</u> – Aye
29 30	COMMISSIONER RAMIREZ – Aye
31 32	VICE CHAIR GIBA – Yes
33 34	CHAIR VAN NATTA – Aye
35 36 37	<u>CHAIR VAN NATTA</u> – Okay all ayes and no nays and the motion passes. Wrap up.
38 39	<u>INTERIM PLANNING OFFICIAL ORMSBY</u> – Just a wrap up. Yeah the item will be or the approval will be final unless an appeal is filed within 15 days.
40 41 42	CHAIR VAN NATTA – Other business?
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APPROVALS	
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## Report to City Council

TO: Mayor and City Council

**FROM:** John C. Terell, Community and Economic Development Director

**AGENDA DATE:** July 8, 2014 (Continued from June 24, 2014)

TITLE: A PUBLIC HEARING FOR THE PROLOGIS EUCALYPTUS

INDUSTRIAL PARK PROJECT AND RELATED ENVIRONMENTAL THE PROJECT PROPOSES A GENERAL IMPACT REPORT. PLAN AMENDMENT AND A ZONE CHANGE FOR 122 ACRES. THE LAND USE **CHANGES** ARE REQUIRED FOR DEVELOPMENT OF SIX WAREHOUSE DISTRIBUTION FACILITIES TOTALING 2,244,419 SQUARE FEET. DEVELOPER ALSO PROPOSES TENTATIVE PARCEL MAP NO. 35679 TO SUBDIVIDE THE PROJECT SITE INTO SIX PARCELS. A GENERAL PLAN AMENDMENT IS ALSO REQUIRED FOR PROPOSED CHANGES TO THE CITY'S GENERAL PLAN CIRCULATION ELEMENT AND THE MASTER PLAN OF TRAILS. THE SITE IS LOCATED SOUTH OF STATE ROUTE 60 AND EAST OF THE MORENO VALLEY AUTO MALL, AT FIR AVENUE (FUTURE EUCALYPTUS AVENUE) AND BETWEEN PETTIT STREET AND THE QUINCY CHANNEL. THE APPLICANT IS

**PROLOGIS** 

#### **RECOMMENDED ACTION**

Recommendations: That the City Council:

1. Pursuant to the applicant's request, continue this item to the City Council's August 26, 2014, public hearing agenda.

#### **SUMMARY**

A public hearing was held for this item on June 24, 2014. After taking comments from the applicant and the public, the public hearing was closed and the item was continued to the City Council's July 8, 2014 agenda.

## **DISCUSSION**

## **Background**

A City Council public hearing for this project was held on June 24, 2014. At the meeting, information about the project and the related Final Environmental Impact Report (FEIR) was presented to the City Council by Planning Division staff and representatives from LSA Associates, Inc., the consulting firm that prepared the environmental documentation. Following the staff report, comments were taken from the applicant and interested parties and residents. At the public hearing, a majority of the fifteen speakers expressed concerns with the project.

In addition to the comments of the speakers, there were several letters and emails submitted to the City Council expressing opposition to the project and the related Environmental Impact Report.

LSA Associates, Inc. prepared written responses to most of the comment letters. There was not sufficient time to prepare a written response to comments submitted the afternoon of the meeting.

After taking comments from the applicant and the public, the public hearing was closed and the item was continued to the City Council's July 8, 2014 agenda.

The applicant submitted a letter to the City on June 30, 2014, requesting a continuance of their item from the July 8, 2014 meeting to the August 26, 2014 meeting to allow for more time to review comment letters received at the June 24, 2014 meeting. See Attachment 1 for a copy of the continuance request letter.

#### **ALTERNATIVES**

Not applicable.

## FISCAL IMPACT

Not applicable.

## **CITY COUNCIL GOALS**

Not applicable.

# **NOTIFICATION**

A notice of the July 8, 2014 public hearing was not necessary since this item was continued to a date specific at the June 24, 2014 public hearing. As of the date of report preparation, staff had received no additional public inquiries for this project.

# **ATTACHMENTS**

1. Continuance request letter

Prepared By: Jeff Bradshaw Associate Planner

Concurred By: Chris Ormsby Interim Planning Official Department Head Approval: John C. Terell, AICP Community & Economic Development Director This page intentionally left blank.



June 30, 2014

Sent by Fax: Jeffrey Bradshaw jeffreyb@moval.org

Mr. Jeffrey Bradshaw City of Moreno Valley 14177 Fredrick Street Moreno Valley, CA 92552

Dear Mr. Bradshaw:

Prologis is requesting a continuance of the City Council vote on the Prologis Eucalyptus Industrial Park Case No. PA07-0081, 0082, 0083, 0084, 0158, 0159, 0160, 0161 and 0162 that was presented to Council on June 24<sup>th</sup> and delayed until July 8th. We feel we need for more time to review and determine the need to respond to comments and letters received at the June 24<sup>th</sup> hearing regarding our proposed project. We respectfully request a continuance until the next City Council meeting of August 26<sup>th</sup>, or if time is not available at that date, the earliest date thereafter.

101- / 1

Sr. Vice President

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APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

## Report to City Council

TO: Mayor and City Council

**FROM:** Suzanne Bryant, City Attorney

AGENDA DATE: July 8, 2014

TITLE: RESOLUTION CALLING AN ELECTION ON A

MEASURE RELATING TO THE DIRECT ELECTION OF THE MAYOR AND REAPPORTIONMENT OF COUNCILMANIC DISTRICTS; REQUESTING THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE CONSOLIDATE THE ELECTION WITH THE ESTABLISHED GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 4, 2014; AND REQUESTING THAT THE COUNTY REGISTRAR OF VOTERS CONDUCT THE ELECTION ON THE

CITY'S BEHALF

#### RECOMMENDED ACTION

Recommendations: That the City Council:

- 1. Adopt Resolution No. 2014-67. A Resolution of the City Council of the City of Moreno Valley, California, Calling an Election on a Measure Relating to the Direct Election of the Mayor and Reapportionment of Councilmanic Districts; Requesting that the Board of Supervisors of the County of Riverside Consolidate the Election with the Established General Election to be Held on Tuesday, November 4, 2014; and Requesting that the County Registrar of Voters Conduct the Election on the City's Behalf.
- 2. Approve an appropriation in the amount of \$50,000 for election costs for FY 2014/15.

## **SUMMARY**

This report provides the Resolution to add the questions to the November 4, 2014 ballot about the direct election of the Mayor and the related reorganization of the City Council.

## **DISCUSSION**

A general law city may establish the structure for a directly elected mayor by placing on the ballot questions to the electorate whether the office of mayor shall be elected, and whether the mayor shall serve a two-year or four-year term.

In general law cities where the office of mayor is an elected position, the mayor, with the approval of the city council, makes appointments to boards, commissions, and committees.

The City Council has held three public hearings related to the selection of the proposed map that would reorganize the City into four districts. The map selected is called Map 2b. The ordinance that would be voted on in November has had two readings before the City Council. The map went to the Planning Commission on June 26 and the Planning Commission made the requisite findings. Now the City Council can decide whether to place the issue on the November ballot.

The proposed Resolution would add the following ballot questions to the November election:

Shall members of the City Council of the City of Moreno Valley be elected by districts described in Ordinance No. 879, and the	YES
Mayor of the City of Moreno Valley be elected on a citywide basis by the voters of the entire city?	NO
Shall the term of office of mayor be two years?	YES
enan are term or emed or mayor so the years.	NO
Shall the term of office of mayor be four years?	YES
	NO

In addition, Council can determine if two Councilmembers should be selected to author the argument for the measure and the rebuttal to the argument against the measure if needed. Elections Code section 9282(b) states: "For measures placed on the ballot by the legislative body, the legislative body, or any member or members of the legislative body authorized by that body, or any individual voter who is eligible to vote on the measure, or bona fide association of citizens, or any combination of voters and associations, may file a written argument for or against any city measure."

## **ALTERNATIVES**

- Adopt Resolution No. 2014-67. A Resolution of the City Council of the City of Moreno Valley, California, Calling an Election on a Measure Relating to the Direct Election of the Mayor and Reapportionment of Councilmanic Districts; Requesting that the Board of Supervisors of the County of Riverside Consolidate the Election with the Established General Election to be Held on Tuesday, November 4, 2014; and Requesting that the County Registrar of Voters Conduct the Election on the City's Behalf and approve an appropriation in the amount of \$50,000 for election costs for FY 2014/15.
- Direct staff to take no further action on this matter.

## **FISCAL IMPACT**

A number of factors bear upon the actual cost of the ballot measure, including the length of the voter information pamphlet and the number of other measures and candidate elections that are consolidated with the County. The cost in preparing the ballot measure, ballot title, ballot summary, and impartial analysis will be absorbed by the City Attorney's Office budget.

However, because the City will already be consolidating the election of two Moreno Valley City Council members with the November 4, 2014 general election, the additional cost of adding this proposed ballot measure will be significantly lower than if it were a stand-alone measure. The additional estimated election costs of consolidating this measure is \$50,000.

Description	Fund	GL Account No.	Type (Rev/Exp)	FY 14/15 Budget	Proposed Adjustments	FY 14/15 Amended Budget
Election Services	Gen. Fund	1010-12-05-12010-620120	Exp	\$125,000	\$50,000	\$175,000

#### **NOTIFICATION**

Posting of the Agenda.

#### **ATTACHMENTS**

- Resolution No. 2014-67. A Resolution of the City Council of the City of Moreno Valley, California, Calling an Election on a Measure Relating to the Direct Election of the Mayor and Reapportionment of Councilmanic Districts; Requesting that the Board of Supervisors of the County of Riverside Consolidate the Election with the Established General Election to be Held on Tuesday, November 4, 2014; and Requesting that the County Registrar of Voters Conduct the Election on the City's Behalf.
- 2. Ordinance No. 879. An Ordinance of the City Council of the City of Moreno Valley, California, Amending Title 2 of the Moreno Valley Municipal Code Relating to the Creation of the Office of a Directly Elected Mayor and the Number, Designation, and Boundaries of Four Councilmanic Districts

Prepared and Approved By: Suzanne Bryant City Attorney

#### RESOLUTION NO. 2014-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA. CALLING ELECTION ON **MEASURE** AN Α RELATING TO THE DIRECT ELECTION OF THE AND REAPPORTIONMENT COUNCILMANIC DISTRICTS; REQUESTING THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE CONSOLIDATE THE ELECTION WITH THE ESTABLISHED GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 4, 2014; AND REQUESTING THAT THE COUNTY REGISTRAR OF VOTERS CONDUCT THE ELECTION ON THE CITY'S BEHALF

WHEREAS, on November 6, 1984, voters approved Measure F, providing for the incorporation of the City of Moreno Valley with a five (5) member City Council elected at large; and

WHEREAS, on November 6, 1984, voters approved Measure G, providing that members of the City Council would be elected "by districts," meaning that each member of the City Council is elected by voters who only reside within each council district; and

WHEREAS, pursuant to California Government Code section 36801, the Moreno Valley City Council has selected the Mayor from among the Council's members; and

WHEREAS, California Government Code section 34900 *et seq.* authorizes the City Council to submit to the voters the question of whether the voters shall elect a Mayor and four (4) City Councilmembers, and whether the Mayor shall serve a two-year term or four-year term; and

WHEREAS, on November 2, 2010, the City Council placed two advisory questions on the municipal general election ballot, the first of which asked voters if they support the change from an appointed Mayor to an elected Mayor, and the second of which asked voters if, whether or not they support such a change, the City Council should call a binding election to decide the issue, and a majority of voters voted "yes" on each question; and

WHEREAS, the City Council desires to place the question of the direct election of the Mayor and related reorganization of the City Council on the ballot during the statewide election conducted the first Tuesday after the first Monday in November of this year.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

## SECTION 1.

A municipal election is hereby called to be held on November 4, 2014 for the purpose of submitting to the voters the following questions (in the same form):

MEASURE \_\_\_: APPROVAL OF A CITY-WIDE DIRECTLY ELECTED MAYOR AND REAPPORTIONMENT OF COUNCILMANIC DISTRICTS

Shall members of the City Council of the City of Moreno Valley be elected by districts described in Ordinance No. 879, and the	YES
Mayor of the City of Moreno Valley be elected on a citywide basis by the voters of the entire city?	NO
	<del>.</del>
Shall the term of office of mayor be two years?	YES
	NO
Shall the term of office of mayor be four years?	YES
	NO

#### SECTION 2.

The City Clerk shall publish notice of said election as required by section 12111 of the Elections Code.

## SECTION 3.

Pursuant to section 10002 of the Elections Code, the City Council hereby requests the Board of Supervisors of the County of Riverside to make available the services of the Registrar of Voters for the purpose of performing the usual services in the conduct of a municipal election, including the provision of election supplies and voters' pamphlets.

#### SECTION 4.

The City Council of the City of Moreno Valley requests the Riverside County Board of Supervisors to consolidate this election with the statewide general election of November 4, 2014, and to provide that the canvass be made by any body or official authorized by law to canvass the returns of the election.

The consolidation of precincts shall be designated, ballots printed, counted and returned, returns canvassed, and all other proceedings in connection with the election be regulated and done, by the Registrar of Voters of the County of Riverside, in accordance with the provisions of law regulating elections so consolidated.

#### SECTION 5.

The City Council of the City of Moreno Valley hereby directs the City Clerk to file a certified copy of this resolution with the Board of Supervisors and the Registrar of Voters of the County of Riverside, and authorizes, instructs, and directs the City Clerk to take all steps necessary to place the measure on the ballot.

#### SECTION 6.

Pursuant to section 9282 of the Elections Code, the City Council authorizes the following Councilmembers to file written arguments (not to exceed 300 words) in favor of the first measure in the above Section 1 submitted to the voters.

Councilmember(s)	

#### SECTION 7.

The City Clerk of the City of Moreno Valley is directed, pursuant to section 9280 of the Elections Code, to transmit a copy of the measures in the above Section 1 to the City Attorney, who is hereby directed to prepare an impartial analysis of the measure showing the effect of the measure on existing law and the operation of the measure.

# ATTEST: City Clerk APPROVED AS TO FORM:

City Attorney

APPROVED AND ADOPTED this 8<sup>th</sup> day of July, 2014.

# **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
hereby certify that Resolution No.	erk of the City of Moreno Valley, California, do 2014-67 was duly and regularly adopted by the o Valley at a regular meeting thereof held on the ing vote:
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Council Members, Mayor	Pro Tem and Mayor)
CITY CLERK	
(SEAL)	

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#### ORDINANCE NO. 879

AN ORDINANCE OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING TITLE 2 OF THE MORENO VALLEY MUNICIPAL CODE RELATING TO THE CREATION OF THE OFFICE OF A DIRECTLY ELECTED MAYOR AND THE NUMBER, DESIGNATION, AND BOUNDARIES OF FOUR COUNCILMANIC DISTRICTS

WHEREAS, on November 6, 1984, the voters approved Measure F, providing for the incorporation of the City of Moreno Valley with a five (5) member City Council elected at large; and

WHEREAS, on November 6, 1984, the voters approved Measure G, providing that members of the City Council would be elected "by districts," meaning that each member of the City Council is elected by voters who only reside within each of five districts; and

WHEREAS, pursuant to California Government Code section 36801, the Moreno Valley City Council has selected the Mayor from among the Council's members; and

WHEREAS, California Government Code section 34900 *et seq.*, authorizes the City Council to submit to the voters the question of whether the voters shall elect a Mayor and four (4) City Councilmembers, and whether the Mayor shall serve a two-year term or four-year term; and

WHEREAS, on November 2, 2010, the City Council placed two advisory questions on the municipal general election ballot, the first of which asked voters if they support the change from an appointed Mayor to an elected Mayor, and the second of which asked voters if, whether or not they support such a change, the City Council should call a binding election to decide the issue, and a majority of voters voted "yes" on each question; and

WHEREAS, the City Council desires to place these questions on the ballot during the statewide election conducted the first Tuesday after the first Monday in November of this year; and

WHEREAS, this ordinance shall take effect thirty (30) days after its adoption by a majority of the voters of the City of Moreno Valley, and shall only take effect if, prior to submission of this ordinance to the voters for their approval, the City's Planning Commission adopts a resolution making those findings required by California Government Code section 34875.

The City Council of the City of Moreno Valley does ordain as follows:

#### SECTION 1.

Moreno Valley Municipal Code, Chapter 2.04, "Council," is amended to add Section 2.04.005 to read as follows:

## 2.04.005 Mayor and Councilmembers.

- (a) The electors shall elect a mayor and four (4) councilmembers.
- (b) The council shall consist of the mayor and four (4) councilmembers.
- (c) The term of the office of mayor shall be that preferred by a majority of those voting on the proposition approving the election of the mayor, and the term of office of each councilmember shall be four (4) years.
- (d) Councilmembers shall be elected "by district" as that term is defined in Government Code section 34871.

#### SECTION 2.

Chapter 2.04, "Commission Appointments," of the Moreno Valley Municipal Code, is amended at Section 2.04.060 to read as follows:

## 2.04.060 Commission Appointments.

Unless otherwise specifically provided in this code or by state law, all city board, commission and committee appointments shall be made by the mayor with the approval of the city council.

#### SECTION 3.

Chapter 2.06, "Boards and Commissions—General Provisions," of the Moreno Valley Municipal Code, is amended at Section 2.06.010 to read as follows:

## 2.06.010 General Rules Regarding Appointments, Terms, Vacancies.

A. Unless otherwise provided by law or by ordinance or resolution, all members of boards and commissions of the city shall be appointed by the mayor with the approval of the city council for three-year terms commencing as of July 1st of the year of appointment; provided, that interim vacancies shall be filled by appointment to the specific unexpired term of the member replaced. This rule shall not apply to newly established boards or commissions, the initial appointments to which shall be made on a staggered-term basis, provided that the longest such term shall not exceed three years, commencing with the July 1st next following the appointment.

- B. Unless otherwise provided by law, and notwithstanding that an ordinance or resolution establishing a board or commission may fail to so provide, then in addition to the number of members of a board or commission set forth in the enactment establishing such board or commission, the mayor may, with the approval of the city council and in his or her discretion, appoint one or more alternate members to each board or commission. During their incumbency as such, alternate members shall have no vote in the proceedings of the board or commission. In the event of one or more interim vacancies in a board or commission as declared by the city council, and subject to confirmation by the city council, alternate members to such board or commission shall assume the vacated seat or seats for the unexpired portion of the term of the member replaced.
  - C. Any member of a board or commission of this city may be removed from office at any time, with or without cause, by a majority vote of the city council, except in cases where the mayor or city council are not the appointing authority (in which cases such regular appointing authority may exercise this power of removal). If a member is absent without advance permission of the board or commission or of the appointing authority, from three regular meetings or from twenty-five (25) percent of the duly scheduled meetings of the board or commission within any fiscal year, the membership shall thereupon become vacant and shall be filled as any other vacancy.
- D. Unless otherwise provided by law, or by ordinance or resolution of the city council, all members of any board or commission of the city appointed by the mayor and approved by the city council shall be at the inception of and throughout their incumbencies, bona fide residents of the city. No member of a board or commission of the city shall be an employee of the city during such membership.
- E. Unless otherwise specifically provided by the action establishing the body or appointing its initial members, no person shall be at the same time a member of more than one citizens advisory body created by ordinance or resolution of the city council.

#### SECTION 4.

If the majority of Moreno Valley voters approve the measure concerning the direct election of the mayor and the reapportionment of councilmanic districts as set forth in Exhibit A (attached hereto and incorporated herein by this reference), Resolution No. 2011-107 shall be repealed and in place of Resolution No. 2011-07, new district boundaries and the designation of each of the four (4) council districts as set forth in Exhibit A including a map of the districts will be adopted. If the measure is approved, the councilmanic office previously designated as District 5 will be designated as the office of the mayor and the voters of the entire city will directly elect the mayor in the municipal general election of 2016. Districts 1 and 3 will elect Councilmembers in 2016 and Districts 2 and 4 will elect Councilmembers in 2018.

3 Ordinance No. 879 Date Adopted:

## SECTION 5.

This ordinance is hereby adopted and submitted to the City Clerk, who is directed to transmit the ordinance to the Planning Commission to make findings by resolution as to the matters set forth in California Government Code section 34875. Upon adoption of such a resolution by the Planning Commission within ninety (90) days of the adoption of this ordinance, the City Clerk is directed to bring before the City Council a resolution calling a municipal election, placing a measure concerning the direct election of the mayor and reapportionment of councilmanic districts on the municipal election ballot, and requesting consolidation of the municipal election with the statewide general election of November 4, 2014.

#### SECTION 6.

ADDDOVED AND ADODTED this

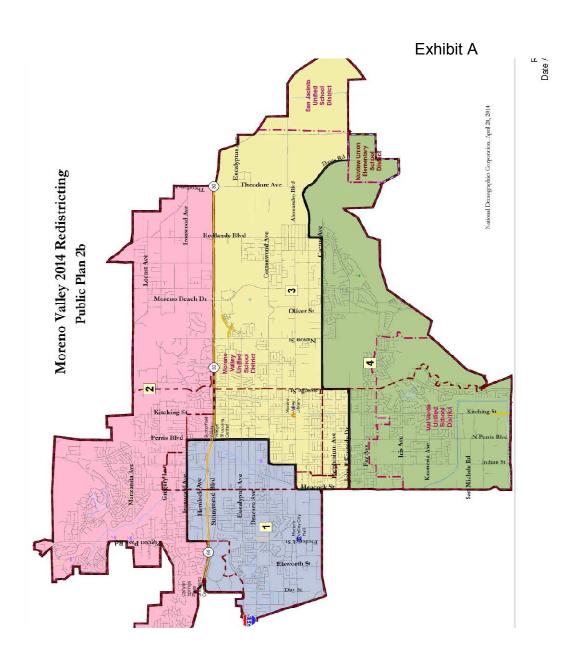
This ordinance shall take effect thirty (30) days after its adoption by a majority of the voters of the City of Moreno Valley, and shall only take effect if, prior to submission of this ordinance to the voters for their approval, the City's Planning Commission adopts a resolution making those findings required by California Government Code section 34875.

day of

ALTROVED AND ADOLTED (	113 day of, 2014.
	Mayor
ATTEST:	
City Clerk	
APPROVED AS TO FORM:	
City Attama	
City Attorney	

# **ORDINANCE JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	
•	Clerk of the City of Moreno Valley, California, do hereby
certify that Ordinance No. 87	9 had its first reading on June 10, 2014 and had its second
reading on, 2014,	and was duly and regularly adopted by the City Council of
the City of Moreno Valley a	t a regular meeting thereof held on the day of
2014, by the following vote:	
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Council Members, Ma	ayor Pro Tem and Mayor)
CITY CLERK	<del> </del>
(SEAL)	



6 Ordinance No. 879 Date Adopted:

District		1	2	3	4	Total
District.	Total Pop	47,257	48,252	48,028	49,828	193,36
	Deviation from ideal	-1,084	-89	-313	1,487	2,571
	% Deviation	-2.24%	-0.18%	-0.65%	3.08%	5.32%
		62%	46%	58%	52%	54%
	% Hisp % NH White	13%	30%	17%	16%	19%
Total Pop	% NH Black	18%	16%	16%	22%	18%
	% Asian-American	5%	6%	7%	8%	7%
		57%	41%	53%	48%	50%
	% Hisp % NH White	16%	35%	20%	19%	23%
Voting Age Pop	% NH Black	18%	15%	17%	22%	18%
SALATIVAS. BENEVE JAN	% Asian-American	6%	7%	8%	22 /° 9%	7%
	NAME OF THE PARTY	45%	39%	43%	37%	41%
C'.' \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	% Hisp	21%	39%	27%	25%	29%
Citizen Voting	% NH White	26%	14%	20%	25% 26%	21%
Age Pop	% NH Black		20:00 to 10:00 to	233638004.201	30.000.001.002	6%
	% Asian-American	4%	5%	8%	8%	25/97/373
Voter Registration	% Spanish-Surnamed	41%	29%	40%	36%	36%
(Nov 2012)	% Asian-Surnamed	1%	1%	1%	1%	1%
*	% Filipino-Surnamed	1%	1%	1%	1%	1%
Voter Turnout	% Spanish-Surnamed	40%	26%	37%	32%	33%
(Nov 2012)	% Asian-Surnamed	1%	1%	0%	1%	1%
	% Filipino-Surnamed	0%	0%	1%	1%	1%
	age0-19	42%	34%	40%	41%	36%
Age	age20-60	59%	59%	58%	58%	54%
	age60plus	9%	14%	10%	11%	10%
Immigration	immigrants	31%	22%	29%	25%	25%
	vacant	8%	7%	8%	10%	8%
ļ	occupied	92%	93%	92%	90%	92%
Housing Stats	rented	57%	21%	30%	29%	37%
· ·	owned	35%	72%	62%	61%	63%
	singlefamily	62%	96%	88%	91%	84%
	multifamily	38%	4%	12%	9%	16%
Language spoken	english	45%	60%	45%	56%	52%
at home	spanish	50%	36%	47%	37%	42%
4-100	asian-lang	3%	3%	5%	6%	4%
Children at Home	child-under18	49%	41%	49%	45%	46%
Work (percent of	employed	50%	57%	54%	55%	54%
pop age 16+)	Commute on Public Transit	1%	1%	1%	1%	1%
	hhincome0-25k	32%	12%	19%	16%	20%
Househald	hhincome25-50k	28%	22%	27%	24%	25%
Household Income	hhincome50-75k	19%	19%	23%	22%	21%
medite	hhincome75-200k	21%	45%	31%	37%	33%
	hhincome200k-plus	0%	4%	1%	1%	2%
T 1 and the same of the same o	hs-grad	56%	65%	60%	61%	24%
Education (among	bachelor	8%	13%	10%	13%	61%
those age 25+)	graduatedegree	3%	7%	3%	5%	11%
		61 9090	2. 5430	2007 0	1000	100000000000000000000000000000000000000

5 Resolution No. 2014-33 Date Adopted: May 13, 2014

7
Ordinance No. 879
Date Adopted:
Item No. G.1





# Moreno Valley Selected Redistricting Plan 2B Street by Street Boundary Description

District 1: Beginning at the intersection of State Route 60 and the western border of the city of Moreno Valley, proceed easterly along State Route 60 until Frederick Avenue/Pigeon Pass Road; thence proceed northerly along Pigeon Pass Road until Ironwood Avenue; thence proceed easterly along Ironwood Avenue until Perris Boulevard; thence proceed southerly along Perris Boulevard until Cottonwood Avenue; thence proceed westerly along Cottonwood Avenue until Indian Street; thence proceed southerly along Indian Street until Alessandro Boulevard; thence proceed westerly along Alessandro Boulevard until Heacock Street; thence proceed southerly along Heacock Street until Cactus Avenue, which is the border of the City of Moreno Valley; thence proceed clockwise along the border of the City of Moreno Valley until the point of origin.

District 2: Beginning at the intersection of State Route 60 and the western border of the city of Moreno Valley, proceed easterly along State Route 60 until Frederick Avenue/Pigeon Pass Road; thence proceed northerly along Pigeon Pass Road until Ironwood Avenue; thence proceed easterly along Ironwood Avenue until Perris Boulevard; thence proceed southerly along Perris Boulevard until State Route 60, thence proceed easterly along State Route 60 until the eastern border of the City of Moreno Valley; thence proceed counterclockwise along the border of the City of Moreno Valley until the point of origin.

District 3: Beginning at the intersection of State Route 60 and the eastern border of the City of Moreno Valley, proceed westerly along State Route 60 until Perris Boulevard; thence proceed southerly along Perris Boulevard until Cottonwood Avenue; thence proceed westerly along Cottonwood Avenue until Indian Street; thence proceed southerly along Indian Street until Alessandro Boulevard; thence proceed westerly along Alessandro Boulevard until Heacock Street; thence proceed southerly along. Heacock Street until John F Kennedy Drive; thence proceed easterly along John F Kennedy Drive until Lasselle Street; thence proceed northerly along Lasselle Street until Cactus Avenue; thence proceed easterly along Cactus Avenue until Redlands Boulevard; thence proceed northerly along Redlands Boulevard until Brodiaea Avenue; thence proceed easterly along Brodiaea Avenue and its extension until the intersection of the extension of Brodiaea Avenue with Theodore Street and Davis Road; thence proceed southeasterly along Davis Road until the northern border of the Nuview Union Elementary School District; thence proceed easterly along the border of the Nuview Union Elementary School until its intersection with the City of Moreno Valley border; thence proceed counterclockwise along the border of the City of Moreno Valley until the point of origin.

District 4: Beginning at the intersection of Heacock Street and John F Kennedy Drive and the western border of the City of Moreno Valley, proceed easterly along John F Kennedy Drive until Lasselle Street; thence proceed northerly along Lasselle Street until Cactus Avenue; thence proceed easterly along Cactus Avenue until Redlands Boulevard; thence proceed northerly along Redlands Boulevard until Brodiaea Avenue; thence proceed easterly along Brodiaea Avenue and its extension until the intersection of the extension of Brodiaea Avenue with Theodore Street and Davis Road; thence proceed southeasterly along Davis Road until the northern border of the Nuview Union Elementary School District; thence proceed easterly along the border of the Nuview Union Elementary School until its intersection with the City of Moreno Valley border; thence proceed clockwise along the border of the City of Moreno Valley until the point of origin.

Phone: (818) 254-1221 FAX (818) 254-1221 P.O. Box 5271 Glendale, CA 91221 in fo@NDCresearch.com www.NDCresearch.com



APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

# Report to City Council

TO: Mayor and City Council

**FROM:** Suzanne Bryant, City Attorney

**AGENDA DATE:** July 8, 2014

TITLE: COUNCIL RECONSIDERATION OF, FOR POSSIBLE REPEAL,

RESOLUTION 2014-35: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, CALLING AN ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORATE A MEASURE RELATING TO THE APPROVAL OF TERM LIMITS; REQUESTING THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE CONSOLIDATE THE ELECTION WITH THE ESTABLISHED GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 4, 2014; AND REQUESTING THAT THE COUNTY REGISTRAR OF VOTERS CONDUCT THE ELECTION

ON THE CITY'S BEHALF"

### **RECOMMENDED ACTION**

Recommendations: That the City Council:

 Reconsider, for possible repeal, Resolution 2014-35: "A Resolution of the City Council of the City of Moreno Valley, California, Calling An Election and Submitting to the Qualified Electorate a Measure Relating to the Approval of Term Limits; Requesting that the Board of Supervisors of the County of Riverside Consolidate the Election with the Established General Election to be held on Tuesday, November 4, 2014; and Requesting that the County Registrar of Voters Conduct the Election on the City's Behalf."

#### **SUMMARY**

Councilmembers Price and Stewart requested that an item be placed on the agenda to repeal Resolution 2014-35 which called for an election on a measure regarding term limits.

#### **DISCUSSION**

On May 13, 2014, the Council passed Resolution 2014-35 which is titled "A Resolution of the City Council of the City of Moreno Valley, Calling an Election and Submitting to the Qualified Electorate a Measure Relating to the Approval of Term Limits; Requesting that the Board of Supervisors of the County of Riverside Consolidate the Election with the Established General Election to be held on Tuesday, November 4, 2014; and Requesting that the County Registrar of Voters Conduct the Election on the City's Behalf." Resolution 2014-35 passed by a 3-2 vote with Councilmembers Gutierrez and Stewart opposing.

On July 2, 2014, Councilmembers Price and Stewart requested that an item be placed on the agenda to repeal Resolution 2014-35. A Resolution has been attached to this Staff Report to repeal Resolution 2014-35 if the Council wants to repeal Resolution 2014-35.

### **ALTERNATIVES**

Since the Council has adopted Resolution 2014-35, an election is scheduled to be held on November 4, 2014 regarding the term limit measure.

If the Council repeals Resolution 2014-35, there will not be an election regarding term limits on November 4, 2014.

# FISCAL IMPACT

The Council appropriated \$50,000 for the costs to have an election on the term limits measure. If Resolution 2014-35 is repealed, the City will not incur election costs for this measure.

#### **NOTIFICATION**

Posting of the agenda.

#### <u>ATTACHMENTS</u>

- 1. Resolution No. 2014-68. A Resolution of the City Council of the City of Moreno Valley, California Repealing Resolution 2014-35
- 2. Resolution No. 2014-35. A Resolution of the City Council of the City of Moreno Valley, California, Calling An Election and Submitting to the Qualified Electorate a Measure Relating to the Approval of Term Limits; Requesting that the Board of Supervisors of the County of Riverside Consolidate the Election with the Established General Election to be held on Tuesday, November 4, 2014; and Requesting that the County Registrar of Voters Conduct the Election on the City's Behalf.

Prepared and Approved By: Suzanne Bryant City Attorney This page intentionally left blank.

#### RESOLUTION NO. 2014-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, REPEALING RESOLUTION 2014-35

WHEREAS, on May 13, 2014, the City Council of the City of Moreno Valley passed Resolution 2014-35: A Resolution of the City Council of the City of Moreno Valley, California, Calling An Election and Submitting to the Qualified Electorate a Measure Relating to the Approval of Term Limits; Requesting that the Board of Supervisors of the County of Riverside Consolidate the Election with the Established General Election to be held on Tuesday, November 4, 2014; and Requesting that the County Registrar of Voters Conduct the Election on the City's Behalf; and

WHEREAS, on July 8, 2014, the City Council of the City of Moreno Valley reconsidered Resolution 2014-35.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE to repeal Resolution 2014-35.

APPROVED AND ADOPTED this 8th day of July, 2014.

	Mayor of the City of Moreno Valley
ATTEST:	
City Clerk	
APPROVED AS TO FORM:	
City Attorney	

Resolution No. 2014-68 Date Adopted: July 8, 2014

# **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
certify that Resolution No. 2014-	erk of the City of Moreno Valley, California, do hereby 68 was duly and regularly adopted by the City Council regular meeting thereof held on the 8th day of July, 2014
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Council Members, Mayor	Pro Tem and Mayor)
CITY CLERK	
(SEAL)	

Resolution No. 2014-68 Date Adopted: July 8, 2014

#### RESOLUTION NO. 2014-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, CALLING AN ELECTION AND SUBMITTING TO THE QUALIFIED ELECTORATE A MEASURE RELATING TO THE APPROVAL OF TERM LIMITS: REQUESTING THAT THE BOARD SUPERVISORS OF THE COUNTY OF RIVERSIDE **ELECTION** WITH CONSOLIDATE THE ESTABLISHED GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 4, 2014; AND REQUESTING THAT THE COUNTY REGISTRAR OF VOTERS CONDUCT THE FLECTION ON THE CITY'S BEHALF

WHEREAS, after deliberation, the City Council considers it appropriate to adopt term limits such that any person who serves three (3) successive terms as a member of the City Council shall be ineligible to serve again until an intervening period of two (2) years has elapsed; and

WHEREAS, Government Code Section 36502(b) provides that such a proposal must be submitted to the electors of the City at a regularly scheduled election and a majority of the votes cast on the question favor adoption of the proposal; and

WHEREAS, November 4, 2014 is the date of the City's next general municipal election; and

WHEREAS, Elections Code Section 9280 sets forth the procedures for the City Attorney's impartial analysis of the ballot measure; and

WHEREAS, Elections Code Section 9285 sets forth the procedures for rebuttal arguments concerning the ballot measure; and

WHEREAS, the City Council finds that under CEQA Guidelines Sections 15061(b)(3) and 15378 there is no possibility that this ordinance and ballot measure will have a significant effect on the environment and review under CEQA is therefore not required.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

#### SECTION 1.

The foregoing Recitals are true and correct and are hereby adopted by the City Council.

#### SECTION 2.

Pursuant to California Government Code Section 36502(b) and Elections Code Section 9222, the City Council of the City of Moreno Valley hereby calls an election and submits to the qualified electorate of the City, a measure that, if approved, would create term limits for members of City Council. This measure shall be designated by letter by the Riverside County Registrar of Voters. Pursuant to Election Code Section 10400 *et seq.*, the election for this measure shall be consolidated with the statewide election to be conducted on November 4, 2014, which is also the date of the City's general municipal election, at which election of members of the City Council will also occur.

#### SECTION 3.

The ordinance authorizing the term limits to be approved by the voters pursuant to Section 2 is as set forth in <u>Exhibit A</u> hereto. The City Council hereby approves the form of the proposed ordinance and its submission to the voters of the City at the November 4, 2014 election, as required by Government Code Section 36502(b), subject to the approval of a majority of the electors voting on the measure at the election called by the adoption of this resolution. The entire text of the ordinance attached hereto as <u>Exhibit A</u> shall be printed in the voter information portion of the sample ballot.

#### SECTION 4.

The proposed term limit ordinance shall be submitted to the voters on the ballot in the form of the following question:

MEASURE _: APPROVAL OF TERM LIMITS FOR MORENO VALLEY CITY COUNCIL		
Shall an ordinance be adopted to enact term limits upon members of the Moreno Valley City Council, preventing any person who serves	YES	
three (3) successive terms from serving again until an intervening period of two (2) years has elapsed?	NO	

#### SECTION 5.

The official ballot to be used at said election shall conform to the provisions of the laws of the State of California with relation thereto.

#### SECTION 6.

Pursuant to Elections Code Section 9280, the City Attorney shall prepare an impartial analysis of the ballot measure not to exceed 500 words in length showing the effect of the measure on the existing law and the operation of the measure.

#### SECTION 7.

The City Council of the City of Moreno Valley hereby directs the City Clerk to file a certified copy of this resolution with the Board of Supervisors and the Registrar of Voters of the County of Riverside, and authorizes, instructs, and directs the City Clerk to take all steps necessary to place the measure on the ballot, including but not limited to publication of a synopsis of the measure in accordance with Section 12111 of the Elections Code.

#### SECTION 8.

Pursuant to section 9282 of the Elections Code, the City Council authorizes the following Councilmembers to file written arguments (not to exceed 300 words) in favor of the first measure in the above Section 4 submitted to the voters.

Councilmember(s) Victoria Baca and Jesse L. Molina

#### SECTION 9.

- a. Pursuant to section 10002 of the Elections Code, the City Council hereby requests the Board of Supervisors of the County of Riverside to make available the services of the Registrar of Voters for the purpose of performing the usual services in the conduct of a municipal election, including the provision of election supplies and voters' pamphlets.
- b. The City Council of the City of Moreno Valley also requests the Riverside County Board of Supervisors to consolidate this election with the general municipal election of November 4, 2014, and to provide that the canvass be made by any body or official authorized by law to canvass the returns of the election.
- c. The consolidation of precincts shall be designated, ballots printed, counted and returned, returns canvassed, and all other proceedings in connection with the election be regulated and done, by the Registrar of Voters of the County of Riverside, in accordance with the provisions of law regulating elections so consolidated.
- d. At the next regular meeting of the City Council occurring after the returns of the election have been canvassed and the certification of the results to the City Council, the City Council shall cause to be entered in its minutes a statement of the results of the election.

#### SECTION 10.

The City Manager is hereby authorized and directed to expend the necessary funds to pay for the City's cost of placing the measure on the election ballot, including,

but not limited to, fees and costs assessed by the County of Riverside, legal fees and expenses and staff time.

#### SECTION 11.

The City Clerk is hereby authorized and directed to certify the adoption of this Resolution and to transmit a copy hereof so certified to the Board of Supervisors and the Registrar of Voters of Riverside County, and are directed to take all steps necessary to place the measure on the ballot and to cause the ordinance attached as Exhibit A to be printed.

APPROVED AND ADOPTED this 13th day of May, 2014.

Mayor of the City of Moreno Valley

ATTEST:

APPROVED AS TO FORM:

#### **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)

I, Jane Halstead, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2014-35 was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the 13<sup>th</sup> day of May, 2014 by the following vote:

AYES:

Council Member Molina, Mayor Pro Tem Baca and Mayor Owings

NOES:

Council Members Gutierrez and Stewart

ABSENT:

None

ABSTAIN:

None

(Council Members, Mayor Pro Tem and Mayor)

CITY CLERK

(SEAL)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, AMENDING CHAPTER 2.04 OF THE MORENO VALLEY MUNICIPAL CODE PERTAINING TO TERM LIMITS FOR MEMBERS OF THE CITY COUNCIL

The City Council of the City of Moreno Valley does ordain as follows:

SECTION 1.

Moreno Valley Municipal Code, Chapter 2.04, "Council," is amended to add Section 2.04.025 to read as follows:

#### 2.04.025 Term Limits.

Any person who shall have served three (3) successive terms as a member of the City Council shall be ineligible to serve again in the office until an intervening period of two (2) years has elapsed. For the purposes hereof, any person who serves as a Councilmember for two (2) years or more of an appointed or elected term shall be considered to have served a term. Neither terms completed prior to this provision taking effect nor terms that are in progress at the time this provision takes effect shall count toward the three (3) term limit.

# **SECTION 2. EFFECT OF ENACTMENT:**

Except as specifically provided herein, nothing contained in this ordinance shall be deemed to modify or supersede any prior enactment of the City Council which addresses the same subject addressed herein. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of this ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council of the City of Moreno Valley hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

#### SECTION 3. NOTICE OF ADOPTION:

Within fifteen days after the date of adoption hereof, the City Clerk shall certify to the adoption of this ordinance and cause it to be posted in three public places within the city. Upon adoption of this ordinance pursuant to the voter approval referenced in Resolution No. 2014-35, the City Clerk, in consultation with the City Attorney, is hereby authorized and directed to codify this ordinance in the Moreno Valley Municipal Code.

Ordinance No. \_\_\_\_ Date Adopted:

6

# **SECTION 4. EFFECTIVE DATE:**

Pursuant to Elections Code secti days after the City Council declares the	on 9217, this ordinance shall take effect ten (10) results of the election.
APPROVED AND ADOPTED this	
	Mayor
ATTEST:	
71112011	
City Clark	
City Clerk	·
APPROVED AS TO FORM:	
City Attorney	

Ordinance No. \_\_\_\_\_ Date Adopted:

# **ORDINANCE JURAT**

STATE OF CALIFORNIA	)	
COUNTY OF RIVERSIDE	) ss.	
CITY OF MORENO VALLEY	)	
I, Jane Halstead, City	Clerk of the City of Moreno Valley, California	, do hereby
certify that Ordinance No	had its first reading on a	and had its
second reading on	_, and was duly and regularly adopted by the	City Council
of the City of Moreno Valley	$\prime$ at a regular meeting thereof held on the $\_$	day of
, 201_, by the following	ng vote:	
AYES:		
NOES:		
ABSENT:		
ABSTAIN:		
(Council Members, May	yor Pro Tem and Mayor)	
CITY CLERK		
(SEAL)		

Ordinance No. \_\_\_\_ Date Adopted:

8

Resolution No. 2014-35



APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

# Report to City Council

**TO:** Mayor and City Council

**FROM:** Jane Halstead, City Clerk, CMC

AGENDA DATE: July 8, 2014

**TITLE:** APPOINTMENTS TO THE JULY 4<sup>TH</sup> ADVISORY BOARD

#### RECOMMENDED ACTION

Recommendations: That the City Council:

- 1. Appoint three (3) members to the July 4<sup>th</sup> Advisory Board with terms expiring July 31, 2017.
- 2. Appoint Nathan Nguyen to the July 4<sup>th</sup> Advisory Board as a teenage member for a term expiring July 31, 2017, or until high school graduation, whichever comes first.
- 3. If vacancies are not filled by a majority vote of the City Council, authorize the City Clerk to re-advertise the positions as vacant and carry over the current applications for reconsideration of appointment at a future date.

# SUMMARY/DISCUSSION

Applications were accepted by the City Clerk's Office to fill vacancies for the July 4<sup>th</sup> Advisory Board, three adult positions that will expire on July 31, 2014 and for one teen member position with a term expiring July 31 of the third year following appointment or until high school graduation, whichever comes first.

Members with expiring terms were notified and advised of the need to submit a new application to be considered for reappointment. Appropriate time frames with respect to posting notices of vacancies were followed.

As provided in the City's Municipal Code, the appointees will serve without compensation for designated terms.

The City Clerk's Office received three applications for three expiring adult terms. Applications were submitted by Michelle M. DeJohnette (incumbent), Ashley V. Holguin (incumbent) and Patricia Holguin.

For teen member position, the City Clerk's Office received one application submitted by Nathan Nguyen. The applicant attended the July 4<sup>th</sup> Advisory Board meeting on June 16, 2014. The staff liaison recommends that the City Council appoint Nathan Nguyen to the July 4<sup>th</sup> Advisory Board as a teenage member with a term expiring July 31, 2017, or until high school graduation, whichever comes first.

# **CITY COUNCIL GOALS**

The July 4<sup>th</sup> Advisory Board shall have the general power and duty to act in an advisory capacity to the staff and City Council in all matters pertaining to the City's July 4<sup>th</sup> festivities, including promoting and seeking possible funding sources for the City's July 4<sup>th</sup> Festivities.

Choosing to fill the positions vacancy on the above-mentioned board will result in increased participation of Moreno Valley residents. This option is consistent with the City Council goal of creating a positive environment for the development of Moreno Valley's future. Therefore, staff recommends that the City Council make the recommended appointments.

## **NOTIFICATION**

- Posting of Notices of Openings
- 2. Publication of the agenda
- Report and agenda mailed to applicants

#### **ATTACHMENTS**

None

Prepared by: Ewa Lopez Deputy City Clerk, CMC Department Head Approval: Jane Halstead City Clerk, CMC



APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

# Report to City Council

**TO:** Mayor and City Council

**FROM:** Jane Halstead, City Clerk

AGENDA DATE: July 8, 2014

TITLE: 2014 MID-YEAR COUNCIL COMMITTEE PARTICIPATION

**APPOINTMENTS** 

#### RECOMMENDED ACTION

Recommendations: That the City Council:

- 1. Appoint Council Member Richard A. Stewart to serve as the City of Moreno Valley's representative on the March Joint Powers Commission (MJPC).
- 2. Appoint Mayor Pro Tem Victoria Baca to serve as the City of Moreno Valley's representative on the March Joint Powers Commission (MJPC).
- 3. Appoint Mayor Jesse L. Molina to serve as the City of Moreno Valley's alternate representative on the March Joint Powers Commission (MJPC).
- Appoint Council Member Richard A. Stewart to serve as the City of Moreno Valley's representative on the Riverside County Habitat Conservation Agency (RCHCA).
- 5. Appoint Council Member George E. Price to serve as the City of Moreno Valley's alternate representative on the Riverside County Habitat Conservation Agency (RCHCA).
- 6. Appoint Mayor Jesse L. Molina to serve as the City of Moreno Valley's representative on the Riverside County Transportation Commission (RCTC).

- Appoint Council Member Dr. Yxstian A. Gutierrez to serve as the City of Moreno Valley's alternate representative on the Riverside County Transportation Commission (RCTC).
- 8. Appoint Mayor Jesse L. Molina to serve as the City of Moreno Valley's representative on the Riverside Transit Agency (RTA).
- 9. Appoint Mayor Pro Tem Victoria Baca to serve as the City of Moreno Valley's alternate representative on the Riverside Transit Agency (RTA).
- 10. Appoint Mayor Pro Tem Victoria Baca to serve as the City of Moreno Valley's representative on the Western Riverside Council of Governments (WRCOG).
- Appoint Council Member Dr. Yxstian A. Gutierrez to serve as the City of Moreno Valley's alternate representative on the Western Riverside Council of Governments (WRCOG).
- Appoint Council Member Richard A. Stewart to serve as the City of Moreno Valley's representative on the Western Riverside County Regional Conservation Authority (RCA).
- 13. Appoint Council Member George E. Price serve as the City of Moreno Valley's alternate representative on the Western Riverside County Regional Conservation Authority (RCA).
- 14. Approve the appointments to the remaining various committees and regional bodies, as noted on the 2014 Mid-Year Council Committee Participation Mayor's Recommendations list.

#### <u>SUMMARY</u>

Mayor Molina compiled the 2014 Mid-Year Council Committee Participation list following a review of the council members' committee participation over the past several years, council members' preference, council members' availability, and council members' remaining time to serve.

It was determined it would be appropriate for the City Council to make a separate motion for each agency that pays a stipend.

#### **NOTIFICATION**

Publication of the Agenda

# **ATTACHMENTS**

- 1. 2014 Mid-Year Council Committee Participation Mayor's Recommendations List
- 2. 2014 Meeting Schedule

Prepared By: Cindy Miller Executive Assistant to the Mayor/City Council Department Head Approval: Jane Halstead City Clerk This page intentionally left blank.

# CITY COUNCIL 2014 MID-YEAR COUNCIL COMMITTEE PARTICIPATION Mayor's Recommendations

CITY COUNCIL ADVISORY COMMISSIONS/ BOARDS:	Primary	Alternate
Arts Commission	GUTIERREZ	STEWART
Emerging Leaders Council	GUTIERREZ	MOLINA
Environmental and Historical Preservation Board	STEWART	GUTIERREZ
Library Commission	BACA	GUTIERREZ
Parks & Recreation Commission	GUTIERREZ	BACA
Recreational Trails Board	MOLINA	GUTIERREZ
Senior Citizens' Board	MOLINA	BACA
Traffic Safety Commission	GUTIERREZ	STEWART

## **CITY COUNCIL SUBCOMMITTEES:**

Economic Development Subcommittee	MOLINA/BACA	STEWART
Finance Subcommittee	MOLINA/BACA	PRICE
Public Safety Subcommittee	STEWART/BACA	MOLINA

#### INTER-AGENCY:

March Joint Powers Commission (JPC)	STEWART/BACA	MOLINA
School Districts/City Joint Task Force	BACA/STEWART	MOLINA
*Riverside County Habitat Conservation Agency (RCHCA)	STEWART	PRICE
*Riverside County Transportation Commission (RCTC)	MOLINA	GUTIERREZ
*Riverside Transit Agency (RTA)	MOLINA	BACA
*Western Riverside Council of Governments (WRCOG)	BACA	GUTIERREZ
*Western Riverside County Regional Conservation Authority (RCA)	STEWART	PRICE

<sup>\*</sup> Mayor participation or designee

7/8/2014

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Appointing Authority	Committee	Meeting Time	Meeting Schedule	Meeting Location	Meeting Address	Stipend
	DARDS/COMMISSIONS	<b>3</b>	<b>J</b> 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	<b>J</b>	3	
Mayor	Arts Commission	6:30 p.m.	4th Wednesday of each	Conference and Rec	14075 Frederick Street	N/A
,		'	month	Center	Moreno Valley	
Mayor	Environmental and Historical Preservation	7:00 p.m.	2nd Monday of each	Council Chamber	14177 Frederick Street	N/A
·	Board		odd numbered month		Moreno Valley	
Mayor	Emerging Leaders	6:00 p.m.	4th Monday of each month	Council Chamber	14177 Frederick Street	N/A
					Moreno Valley	
Mayor	Library Commission	7:00 p.m.	3rd Thursday of each	Library		N/A
			month		Moreno Valley	
Mayor	Parks and Recreation Commission	6:00 p.m.	2nd Thursday of each	Conference and Rec	14075 Frederick Street	N/A
			month	Center	Moreno Valley	
Mayor	Recreational Trails Board	5:00 p.m.	4th Wednesday of each	Conference and Rec	14075 Frederick Street	N/A
		0.00	odd numbered month	Center	Moreno Valley	<b>1</b> /4
Mayor	Senior Citizens' Board	3:00 p.m.	3rd Monday of each	Senior Community	25075 Fir Avenue	N/A
NA	Toriffic Octob Octobridation	0.00	month	Center	Moreno Valley	N1/A
Mayor	Traffic Safety Commission	6:00 p.m.	1st Wednesday of each	Council Chamber	14177 Frederick Street	N/A
			month		Moreno Valley	
COUNCIL SUBCOM						
Mayor	Economic Development Subcommittee	2:00 p.m.	1st Thurs. of each month month	Training Room	14177 Frederick Street	N/A
Mayor	Finance Subcommittee		No established time/day	Training Room	14177 Frederick Street	N/A
Mayor	Public Safety Subcommittee	10:00 a.m.	Generally on a Monday of	Training Room	14177 Frederick Street	N/A
•			each month			
INTER-AGENCIES						
Mayor	League of California Cities (LCC)	6:00 p.m.	2nd Monday of odd	Varies	Varies	N/A
•	Riverside County Division		numbered month			
Mayor	Riverside County Habitat	10:00 a.m.	Quarterly, 3rd Thursday	County Admin Center	4080 Lemon St., 1st Floor	\$100 per meetir
,	Conservation Agency (RCHCA)		Feb., May, Sept., Nov.		Board Chamber, Riverside	
Mayor	Western Riverside County Regional	12:30 p.m.	1st Monday of each	County Admin Center	4080 Lemon St., 1st Floor	\$100 per meetir
Mayor	Conservation Authority (RCA)	12.00 p.iiii	month	County / tariiii Contor	· ·	Mileage @ IRS ra
Mayor	School Districts/City Joint Task	12:00 p.m	About every six weeks,	Conference and Rec	14075 Frederick Street	N/A
iviayui	Force	•	About every six weeks,	Center	Moreno Valley	IN/A
N4		1:00 p.m.	O. D.W. L. of cond. const.			Φ400 · · · · · · · · · · · · · · · · · ·
Mayor	March Joint Powers Commission	8:30 a.m.	3rd Wed. of each month	JPA Conference Center		\$100 per meetir
	(MJPC)	8:30 a.m.	1st Wed. of each month Study Session	JPA Conference Center	23533 Meyer Drive, Riverside	\$100 per meetir
Mayor	Riverside Transit Agency (RTA)	2:00 p.m.	4th Thursday of each	County Admin Center	4080 Lemon St., 1st Floor	\$150 per day
•		'	month	,	Board Chamber, Riverside	\$600 cap per mont
RTA	RTA Operations Committee	1:00 p.m.	1st Wednesday of each	RTA Office	1825 3rd Street, Riverside	\$150 per day
	·		month		i i	\$600 cap per mont
RTA	RTA Transportation NOW (T-NOW)	11:30 a.m.	3rd Thursday of each	Council Chamber	14177 Frederick Street	\$150 per day
			month			\$600 cap per month

-1105-

Item No. G.5

2014 MEETING SCHEDULE						
Appointing Authority	Committee	Meeting Time	Meeting Schedule	Meeting Location	Meeting Address	Stipend
<b>INTER-AGENCIES</b> (	cont.)					
Mayor	,	9:30 a.m.	2nd Wednesday of each	County Admin Center	4080 Lemon St., 1st Floor	\$100 per day, 4
RCTC	Commission (RCTC) Mid County Parkway		month as needed basis	County Admin Center	Board Chambers, Riverside 4080 Lemon St., 3rd Floor Riverside	days a month max \$100 per day, 4 days a month max
RCTC	RCTC Programs and Projects	1:30 p.m.	4th Monday of each month	County Admin Center	4080 Lemon St., 1st Floor, Board Chambers, Riverside	\$100 per day, 4 days a month max
RCTC	San Jancinto Branch Line		as needed basis	County Admin Center	4080 Lemon St., 3rd Floor Riverside	\$100 per day, 4 days a month max
RCTC	State Route 91 Corridor Improvement Project Property		as needed basis	County Admin Center	4080 Lemon St., 3rd Floor Riverside	\$100 per day, 4 days a month max
Mayor	Western Riverside Council of Governments Executive Committee (WRCOG)	2:00 p.m.	1st Monday of each month	County Admin Center	4080 Lemon Street, 1st Floor Board Chambers, Riverside	\$150 per meeting
WRCOG	Administrative & Finance Subcommittee	12:00 p.m.	2nd Wednesday of each month	County Admin Center	4080 Lemon St., 4th Floor, Conf. Room A, Riverside	\$150 per meeting
County of Riverside	Airport Land Use Commission (ALUC)	9:00 a.m 11:00 a.m.	2nd Thursday of each month	County Admin Center	County Administration Center 4080 Lemon Street Board Room - 1st Floor	\$150 per day



APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

# Report to City Council

**TO:** Mayor and City Council

**FROM:** Jane Halstead, City Clerk, CMC

**AGENDA DATE:** JULY 8, 2014 (CONTINUED FROM JUNE 24, 2014)

TITLE: APPOINTMENTS TO THE CITY COUNCIL ADVISORY BOARDS

AND COMMISSIONS

## RECOMMENDED ACTION

Recommendations: That the City Council:

- 1. Appoint those applicants who received majority vote by the City Council.
- 2. If vacancies are not filled by a majority vote of the City Council, authorize the City Clerk to re-advertise the positions as vacant and carry over the current applications for reconsideration of appointment at a future date.

#### SUMMARY/DISCUSSION

Applications were accepted by the City Clerk's Office to fill vacancies for the various City Council Boards and Commissions, with certain terms expiring June 30, 2014.

Members with expiring terms were notified and advised of the need to submit a new application to be considered for reappointment. Appropriate time frames with respect to posting notices of vacancies were followed.

As provided in the City's Municipal Code, the appointees will serve without compensation for designated terms.

Pursuant to Municipal Code Subsection 2.06.010(e), "Unless otherwise specifically provided by the action establishing the body or appointing its initial members, no person shall be at the same time a member of more than one citizens' advisory body created by ordinance or resolution of the City Council." This section of the code is waived for members of the Accessibility Appeals Board. Toya Vick applied for the Library Commission and the Senior Citizens' Board.

The commissions, boards, applicants, and vacancies to be filled are as follows:

#### **ACCESSIBILITY APPEALS BOARD**

Two (2) terms expiring June 30, 2017 Construction Representative

Jeffrey M. Barnes\* Toya Vick

#### **ARTS COMMISSION**

Three (3) terms expiring June 30, 2017

Richard L. F. Archer, Sr.\* Debby Johnson\* Linda Hayes Clarence Robert Hogan Jenny Janecek Saifur R. Osmani\*\*

#### **ENVIRONMENTAL AND HISTORICAL PRESERVATION BOARD**

Two (2) terms expiring June 30, 2017

Gerald Michael Budlong\* Gregory A. Hagans\* Mary McBean

#### LIBRARY COMMISSION

Three (3) terms expiring June 30, 2017

Jennifer Baca Sharon B. Clements Toya Vick\*\* Margie Yumul

#### PARKS AND RECREATION COMMISSION

Two (2) terms expiring June 30, 2017

Bill Alvarez\*
Saifur R. Osmani\*\*

#### **RECREATIONAL TRAILS BOARD**

Three (3) terms expiring June 30, 2017

Margie Breitkreuz\* Gilbert Brooks\* Arlen Henry Gaynor\*

#### **SENIOR CITIZENS' BOARD**

Three (3) terms expiring June 30, 2017

Delorise Anderson\* Vonzetta Fielding\* Linda Moore Delanna Towsend \* Toya Vick\*\*

#### TRAFFIC SAFETY COMMISSION

Three (3) terms expiring June 30, 2017

Corey A. Jackson\* James Kelly\* Darlena Moore Lori Nickel

# **CITY COUNCIL GOALS**

Members of the Council appointed boards and commissions serve in an advisory capacity to the City Council. Choosing to appoint members to the above-mentioned boards and commissions would result in increased participation from residents. This option is consistent with the City Council goal of creating a positive environment for the development of Moreno Valley's future. Therefore, staff recommends that the City Council make the recommended appointments.

#### **NOTIFICATION**

- Posting of Notice of Openings
- 2. Publication of the agenda
- 3. Report and agenda mailed to applicants

#### **ATTACHMENTS**

None

Prepared By: Ewa Lopez Deputy City Clerk, CMC Department Head Approval: Jane Halstead City Clerk, CMC

<sup>\*</sup>Incumbent

<sup>\*\*</sup> Applied for more than one board/commission

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APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

# Report to City Council

TO: Mayor and City Council and Mayor and City Council Acting in its

Capacity as President and Members of the Board of Directors of the

Moreno Valley Community Services District (CSD)

**FROM:** Richard Teichert, Chief Financial Officer

**AGENDA DATE:** July 8, 2014

TITLE: APPROVAL OF THE CALCULATION OF THE MORENO VALLEY

**FACILITIES** COMMUNITY DISTRICT NO. 2014-01 (MAINTENANCE SERVICES), MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 4-MAINTENANCE (CENTERPOINTE BUSINESS PARK), MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 5 (STONERIDGE TOWNE CENTRE), MORENO COMMUNITY VALLEY **FACILITIES** DISTRICT NO. (TOWNGATE), MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 87-1 IMPROVEMENT AREA NO. 1 (TOWNGATE), AND MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 1 (PARK MAINTENANCE) MAXIMUM SPECIAL TAX RATES AND SETTING THE APPLIED TAX RATES FOR FISCAL YEAR 2014/15

#### RECOMMENDED ACTION

Recommendations: That the City Council and CSD:

- As the legislative body of the City of Moreno Valley Community Facilities District No. 2014-01 (Maintenance Services) approve and adopt Resolution No. 2014-39. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Community Facilities District No. 2014-01 Maximum Special Tax Rate and Setting the Applied Tax Rate for Fiscal Year 2014/15.
- As the legislative Body of Moreno Valley Community Facilities District No. 4-Maintenance approve and adopt Resolution No. 2014-40. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Community Facilities District No. 4-Maintenance Maximum Special Tax Rate and Setting the Applied Tax Rate For Fiscal Year 2014/15.

- As the legislative body of Moreno Valley Community Facilities District No. 5 approve and adopt Resolution No. 2014-41. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Maximum Special Tax Rate and Setting the Applied Tax Rate for Moreno Valley Community Facilities District No. 5 for Fiscal Year 2014/15.
- 4. As the legislative body of the Moreno Valley Community Facilities District No. 87-1 (Towngate), approve and adopt Resolution No. 2014-42. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Maximum Special Tax Rate for Community Facilities District No. 87-1 (Towngate) for Fiscal Year 2014/15.
- 5. As the legislative body of the Moreno Valley Community Facilities District No. 87-1, Improvement Area No. 1, approve and adopt Resolution No. 2014-43. A Resolution of the City Council of the City of Moreno Valley, California, Approving the Calculation of the Moreno Valley Community Facilities District No. 87-1 (Towngate), Improvement Area No. 1 Maximum Special Tax Rate and Setting the Applied Rate for Fiscal Year 2014/15.
- 6. Acting in its capacity as President and Members of the Board of Directors of the CSD and as the legislative body of Moreno Valley Community Facilities District No. 1 approve and adopt Resolution No. CSD 2014-11. A Resolution of the Moreno Valley Community Services District of the City of Moreno Valley, California, Approving the Calculation of the Moreno Valley Community Facilities District No. 1 Maximum Special Tax Rate and Setting the Applied Tax Rate for Fiscal Year 2014/15.
- 7. Authorize the Chief Financial Officer to determine the actual special tax rate to be levied on the property tax bills based on any parcel changes between the Council and CSD Board meeting date and the submittal of the fixed charges to the County of Riverside ("County"), provided the rate applied does not exceed the maximum special tax rate, is in compliance with the Rate and Method of Apportionment of Special Tax ("RMA"), and is consistent with the approved budget.

#### **SUMMARY**

The City Council/Community Services District ("City") is the legislative body of six Community Facilities Districts ("CFDs") within Moreno Valley. The CFDs provide a funding mechanism by the collection of special taxes on the annual property tax bill to fund specific programs as defined in the CFD Report which was approved at the time the CFD was established. Each year the City must adopt resolutions determining the maximum special tax and the applied special tax for each CFD. The special tax is levied only on those properties that have previously approved the special tax and are calculated based on a predetermined formula found in the Rate and Method of Apportionment ("RMA") for each district.

The attached resolutions establish the applied special tax rates to cover maintenance and administrative expenses for the maintenance CFDs and debt service and administrative expense requirements for the bonded CFDs for Fiscal Year ("FY") 2014/15. If approved by Council, the proposed tax rates for the Community Facilities Districts will remain a reduction of 81% from the maximum tax rates for the CFD No. 87-1, Improvement Area 1 in Towngate, 100% in CFD 87-1, 37.5% in CFD No. 4-M in Centerpointe, and 21% in CFD No. 1 for Parks Maintenance. The rates for CFD No. 5 in Stoneridge are reduced 7.8% for undeveloped acreage and are at the full rate for developed acres. CFD No. 2014-01 will be charged at the full rate.

The legislative bodies will also acknowledge the filing of the annual reports required as part of the bond indentures (aka fiscal agent agreement) for the bonded CFDs. These Reports are on file in the office of the Chief Financial Officer and available on the Financial Operations Division page of the City's website www.moval.org. They provide a more thorough description of the CFD proceedings.

# **DISCUSSION**

CFD No. 2014-01 (Maintenance Services), CFD No. 4-Maintenance (Centerpointe Business Park), and CFD No. 1 (Park Maintenance) are maintenance CFDs that fund the ongoing maintenance and administrative expenses of certain public improvements. CFD No. 5 (Stoneridge), CFD No. 87-1 (Towngate), and CFD No. 87-1 Improvement Area No. 1 (Towngate) are bonded CFDs and provide the revenue stream to meet debt service and administrative requirements of the bonds. The bonds are secured by the special taxes and are not an obligation of the General Fund.

Special taxes authorized to be collected as part of the CFDs are collected on the annual Riverside County property tax bills. Only taxable parcels within the boundaries of the CFDs are subject to the respective special taxes. Funds collected on behalf of the CFD are restricted and can only be used for the purposes for which they are collected.

Each year the legislative body must adopt a resolution establishing the maximum special tax and the applied special tax for the upcoming fiscal year. The attached resolutions authorize the County to levy the applied special taxes on the annual property tax bills and must be submitted to the County, along with the database of all charges to be applied to the 2014/15 property tax bills no later than August 13, 2014. The maximum special tax is predetermined based on the RMA while the applied special tax rate is determined based on what is necessary to fund the CFD during the upcoming fiscal year. The applied special rate cannot exceed the maximum special rate.

#### **DESCRIPTION OF CFDS**

# CFD No. 2014-01 (Maintenance Services) - Maintenance CFD

Moreno Valley Community Facilities District 2014-01 ("CFD No. 2014-01") was formed on March 25, 2014 at the request of the developer of residential housing Tract 31618. The special tax authorized to be collected will generate funds for the ongoing maintenance of common area landscaping around the perimeter of the housing tract, for

the operation of street lights within Tract 31618, and administration expenses for the district. The special tax is applied to only those properties within Tract 31618 and will be applied to a total of 55 properties (see Attachment 7 for boundary map).

Although Tract 31618 has not yet started construction, it is necessary to levy the special tax on the property tax bills for FY 2014/15 in order to fund the reserves for operating cash flow and for repair and replacement of the improvements once constructed and accepted. Based on the developer's expected timeframe to construct the improvements, it is anticipated that reserves will be fully funded within FY 2014/15, with some expense for street lights that may be installed and operational prior to the end of the fiscal year. The District is not expected to incur any expenses related to maintenance of the landscape improvements until their acceptance which is not projected to occur until FY 2015/16.

Comparison to prior year: As this is a new CFD, there is no prior year rate.

## CFD No. 4-Maintenance (Centerpointe Business Park) – Maintenance CFD

At the request of the developer, the City Council adopted Resolution No. 2005-97 (October 25, 2005) to form Moreno Valley Community Facilities District No. 4-Maintenance ("CFD No. 4-M"). The District was formed to provide an ongoing funding source for maintenance of the stormwater and detention basin improvements and administrative services on properties within the Centerpointe Business Park industrial development. Maintenance, as defined in the resolution to form CFD No. 4-M includes, but is not limited to, the provisions of all labor, materials, administration, equipment, utilities, and incidental expenses necessary to provide maintenance of the stormwater facilities.

Centerpointe Business Park is an industrial development area, which is generally located north of Cactus Avenue, south of Alessandro Boulevard, east of Frederick Street, and west of Heacock Street (see Attachment 7 for boundary map).

Comparison to prior year: The tax rate is proposed to decrease 0.85% from the prior year.

#### CFD No. 5 (Stoneridge) – Bonded CFD

Moreno Valley Community Facilities District No. 5 ("CFD No 5") is a special tax on properties within the Stoneridge Towne Centre and was established by a vote of the specific property owners to whom the tax will be levied. The CFD was formed at the request of the developer in order to finance public infrastructure improvements through the issuance of bonds. In May 2007, the City issued the 2007 Special Tax Bonds in the amount of \$5,870,000. The bonds are payable solely from revenues derived from annual special taxes levied on properties within the District. The special tax generates funds for the sole purpose of satisfying the special tax requirement (principal and interest on the bonds, administrative expenses related to the District, restoration of the Reserve Fund, if required, and credit for any applicable interest earned) for the District. The special tax is levied against 25 properties (see Attachment 7 for boundary map).

Parcels owned by Target Corp. and Kohl's Dept. Stores, Inc. have been prepaid, as such these parcels are no longer subject to the special tax.

Comparison to prior year: The tax rate is proposed to increase 2% over prior year as established in the formation documents.

## CFD No. 87-1 (Towngate) - Bonded CFD

Moreno Valley Community Facilities District 87-1 (Towngate) ("CFD No. 87-1") was formed on October 20, 1987 by way of Resolution No. 87-99. The developer requested the CFD to finance the cost of public improvements required as part of the development, which included public improvements for the roadways (grading and paving, sidewalks, sewers, landscaping, etc.)

In April 1988, the Series A Bonds were sold in the amount of \$9,000,000 to finance certain public infrastructure improvements. In August 1991, the Series B Bonds were sold in the amount of \$12,000,000 to finance the remaining public improvements within CFD No. 87-1. On June 24 1994, Special Tax Refunding Series A (\$14,170,000) and Series B (\$8,530,000) bonds were sold, refunding the 1988 and 1991 bonds. The 1994 bonds were refunded through issuance of the 2007 Special Tax Refunding Bonds in the amount of \$10,665,000. The issuance of the Bonds accomplished a net reduction in the debt service requirement from the refunded bonds as a result of receiving a favorable interest rate. The special tax levied on the properties within the District is the source of security for repayment of the bonds.

CFD No. 87-1 consists of the Towngate area, located south of State Highway 60, east of Day Street, west of Frederick Street and north of Towngate Boulevard (see Attachment 7 for boundary map).

Comparison to prior year: There is no change from the prior year rate.

#### CFD No. 87-1 Improvement Area No. 1 (Towngate) – Bonded CFD

On November 17, 1992, by City Council adoption of Resolution No. 92-119, Moreno Valley Community Facilities District No. 87-1 Improvement Area No. 1 (Towngate) ("CFD No. 87-1 IA 1") was formed. This district was formed to finance the design, construction, and/or acquisition of public infrastructure improvements associated with Improvement Area No. 1 of CFD No. 87-1 (see Attachment 7 for boundary map). These public improvements and/or acquisitions included detention basin land, water transmission and a site distribution system on lot 2 of the Moreno Valley Mall location, sewer improvements along Towngate Circle and Dracaea Avenue, two traffic signals, one at Day Street and the Westbound off-ramp of State Highway 60 and one at Day Street and Canyon Springs Drive, freeway ramp improvements of the east bound off-ramp at Day Street and State Highway 60 and west bound on-ramp at Frederick Street and Pigeon Pass Road.

On June 24, 1994, \$5,000,000 in bonds were issued for CFD No. 87-1 IA 1. On November 29, 2007, the 2007 Special Tax Refunding Bonds were issued for

\$4,075,000. The issuance of the Bonds accomplished a net reduction in the debt service requirement from the refunded bonds as a result of receiving a favorable interest rate. The special tax authorized by district formation is the source of security for repayment of the bonds.

Comparison to prior year: The tax rate is proposed to decrease 0.42% from the prior year.

## CFD No. 1 (Park Maintenance) - Maintenance CFD

Prior to city incorporation, park and recreation services were provided by the County of Riverside and funded through County Service Area charges, which were levied on the property tax bills. CSD Zone A was established as part of city incorporation to fund the continuation of the park and community services as provided by the City of Moreno Valley.

The cost to provide community and park maintenance services steadily increased over the years, while the CSD Zone A annual tax of \$87.50 per parcel or per dwelling unit ("DU") for multifamily parcels has remained fixed since FY 1992/93. Rising program costs along with an increase of new residential developments created a need for additional funding to support new park areas. CSD Zone A funds could not adequately accommodate the maintenance costs of both existing and newly constructed park facilities.

On July 8, 2003, the CSD Board formed CFD No. 1 to provide a revenue stream for the ongoing maintenance and safety of parks constructed after July 2003. The special tax funds public services that include the ongoing maintenance and/or repair of park facilities, park improvements, and all efforts by Park Rangers that are devoted to the maintenance and safety of the newly constructed parks that have been accepted by the Parks and Community Services Department for maintenance after District formation in July 2003. FY 2003/04 was the first year the special tax was levied. Residential developments that create the need for new parks, or that are in proximity to a CFD No. 1 funded facility, are conditioned to participate in CFD No. 1.

Comparison to prior year: The tax rate is proposed to increase 2% over prior year as established in the formation documents.

#### TAX INCREMENT

The former Community Redevelopment Agency ("Agency") entered into the Agency Towngate Agreement with the City on behalf of CFD No. 87-1 and into the Agency Improvement Area Agreement with the City on behalf of CFD No. 87-1 IA 1. The Agency agreed to annually determine whether or not Tax Increment ("TI") revenue would be available to offset or reduce the applied special tax for both CFD No. 87-1 and CFD No. 87-1 IA 1. Given the dissolution of the Agency and process established to discharge its obligations (California Legislature approval of trailer bills AB 1x 26 and AB 1x 27, June 2011), every six months the City (as Successor Agency) submits a Recognized Obligation Payment Schedule ("ROPS") to the Department of Finance

("DOF"). The ROPS identifies the amount of available tax increment payable towards the CFD No. 87-1 and CFD No. 87-1 IA 1 special tax. The DOF has approved the payment of TI for this purpose through December 2014. In the event the DOF does not approve payment of TI after December 2014, there are available funds in the Reserve Account, held by trust, to cover the special tax obligation.

### ANNUAL SPECIAL TAX REPORTS

An Annual Special Tax Report ("Report") for each CFD has been filed in the office of the City Treasurer/Chief Financial Officer. The Report provides a detailed description of the proceedings for each CFD, identification of participating parcels, description of maintenance services to be provided for maintenance CFDs or debt service requirements for bonded CFDs, and the proposed special tax to be levied for FY 2014/15. These Reports are on file in the office of the Chief Financial Officer and available from the Financial Operations Division page of the City's website <a href="https://www.moval.org">www.moval.org</a>.

### Annual Bond Accountability Report

For bonded CFDs, California Government Code Sections 53410 and 53411 ("Code Sections") state that any local bond measure that is subject to voter approval that would provide for the sale of bonds by a local agency shall provide accountability measures that include, but are not limited to, the chief fiscal officer of the issuing local agency filing an Annual Bond Accountability Report with its governing body at least once a year. The Annual Bond Accountability Report shall contain the specific purpose of the bonds, both the amount of funds collected and expended, and the status of any project required or authorized to be funded as identified in the statement indicating the specific purpose of the bonds.

For CFD No. 5, CFD No. 87-1, and CFD No. 87-1 IA 1, The Annual Special Tax Report and the Annual Bond Accountability Report have been consolidated into the Annual Special Tax and Bond Accountability Report for FY 2014/15.

### CHANGES TO PARCELS AFTER APPROVAL

In the event there is a change to the number of parcels within a district, the resolutions authorize the Chief Financial Officer to proportionately adjust the proposed special tax in accordance with the RMA. Any change would not increase the total amount collected for the CFD, but rather ensure that the special taxes were allocated correctly.

### **ALTERNATIVES**

1. Approve and adopt the proposed resolutions. This approval will allow collection of revenue necessary to fund ongoing maintenance and administrative services for maintenance and service CFDs (CFD No. 2014-01, CFD No. 4-M and CFD No. 1), and to cover the annual debt service requirement and ensure compliance with the Code Sections for the bonded CFDs (CFD No. 5, CFD No. 87-1 and CFD No. 87-1 IA 1).

- 2. Approve and adopt some of the proposed resolutions. Approval of some of the resolutions will allow collection of revenue necessary to fund ongoing maintenance and administrative services for the maintenance CFDs and/or to cover the annual debt service requirement and ensure compliance with the Code Sections for bonded CFDs. If the resolutions are not approved, the special tax is not authorized to be levied for those CFDs and the existing fund balance will need to be utilized to pay for ongoing maintenance and administrative services for the maintenance CFDs. For bonded CFDs, the Reserve Fund would be used to cover the shortfall and a technical default would occur. Default to bondholders may significantly impact the City of Moreno Valley's reputation in the bond market, thereby, possibly affecting viability of future bond sales. Non-approval of the resolutions for bonded CFDs could also result in noncompliance of the Code Sections.
- 3. Do not approve or adopt the proposed resolutions. If the special tax levy is not approved, there may be a shortage of funds necessary to cover maintenance and administrative services for the maintenance CFDs and/or to cover the annual debt service requirement and ensure compliance with the Code Sections for bonded CFDs. Existing fund balance will need to be utilized to pay for ongoing maintenance and administrative services for maintenance CFDs, until such time that all available funds have been expended. For bonded CFDs, the Reserve Fund would be used to cover the shortfall and a technical default would occur. Default to bondholders may significantly impact the City of Moreno Valley's reputation in the bond market, thereby, possibly affecting viability of future bond sales. Failure to file the Annual Special Tax and Bond Accountability Report for bonded CFDs would be a violation of the Code Sections.
- 4. Do not approve or adopt the proposed resolutions but rather continue the item to a future City Council meeting date. The City must submit certified copies of adopted resolutions to the County prior to August 13, 2014 to levy the special tax on the 2014/15 property tax bills without incurring additional costs. Submissions after August 13, 2014 will result in additional costs assessed by the County of approximately \$42,359.

### **FISCAL IMPACT**

The applied special tax levy shall be collected on the Riverside County property tax bills or through a direct billing procedure for any special taxes that cannot be collected on the County tax roll. Below is a table identifying each CFD, the proposed maximum special tax, the proposed applied special tax, and the reduction which is a result of a reduction in projected expenditures, available fund balances, or contributions from tax increment (if applicable).

District	Purpose	Proposed FY 2014/15 Max Tax	Proposed FY 2014/15 Applied Special Tax	Actual Reduced Rate
CFD No. 2014-01 (Maintenance Services)	Maintenance & operation of street lights & landscaping		\$665.74/parcel	N/A
CFD No. 4-M (Centerpointe)	Maintenance of certain storm drain facilities	\$0.009384/sf	\$0.005863/sf	37.5%
CFD No. 5 (Stoneridge) Developed Undeveloped	Financing public improvements	\$12,480.48/ac \$12,480.48/ac	\$12,480.48/ac \$11,501.14/ac	N/A 7.8%
CFD No. 87-1 (Towngate)	Financing public improvements	\$11,500/ac	\$0*	100%
CFD No.87-1 IA1(Towngate) Area 1 Area 2	Financing public improvements	\$4,450/ac \$3,850/ac	\$843.71/ac* \$743.20/ac*	81.0% 80.7%
CFD No. 1 (Park Maintenance)	Maintenance & operation of parks constructed after 7/08/03	\$155.33/du	\$122.40/du	21.0%

<sup>\*</sup>TI to cover special tax requirement fully or partially

Rates are based on a predetermined formula as outlined in the Rate and Method of Apportionment for each CFD

Below is a summary of the proposed special tax levy for each CFD.

Fund	No. of Parcels	Total Levy
CFD 4-M	11	\$ 33,300.00
CFD 5	25	\$ 398,468.02
CFD 87-1	0	\$ -
CFD 87-1 IA1	34	\$ 114,615.62
CFD 2014-01	55	\$ 36,615.70
CFD 1	4,766	\$ 995,234.40
Total Levy		\$ 1,578,233.74

There is no fiscal impact on the General Fund associated with the annual special tax requirement or for the filing of the Annual Reports. No funds or assets of the City have been pledged or are required to be allocated for the payment of debt service on the bonds. Although previously approved by the affected property owners,

approval of the maximum special tax and applied special tax is required as an administrative action of the legislative body each year. The special tax for each district is applied to only those properties that have approved the special tax through a special election. Revenue generated by each CFD is restricted and can only be used for the CFD for which they are collected and for the purposes for which they are collected.

### **CITY COUNCIL GOALS**

### **Revenue Diversification and Preservation**

Collection of special taxes for a CFD formed in accordance with the provisions outlined in the Mello-Roos Community Facilities Act of 1982 provides an alternative funding source for the financing of public improvements or to fund ongoing maintenance and operational costs for public improvements. Utilization of CFDs offer developers an alternative to financing public improvements or satisfying conditions of approval for their development.

### **NOTIFICATION**

N/A

### **ATTACHMENTS**

- Resolution Approving the Calculation of the Community Facilities District No. 2014-01 Maximum Special Tax Rate and Setting the Applied Tax Rate for Fiscal Year 2014/15
- Resolution Approving the Calculation of the Community Facilities District No. 4-Maintenance Maximum Special Tax Rate and Setting the Applied Tax Rate For Fiscal Year 2014/15
- 3. Resolution Approving the Calculation of the Maximum Special Tax Rate and Setting the Applied Tax Rate for Moreno Valley Community Facilities District No. 5 for Fiscal Year 2014/15
- Resolution Approving the Calculation of the Maximum Special Tax Rate for Community Facilities District No. 87-1 (Towngate) for Fiscal Year 2014/15
- Resolution Approving the Calculation of the Moreno Valley Community Facilities District No. 87-1 (Towngate), Improvement Area No. 1 Maximum Special Tax Rate and Setting the Applied Rate for Fiscal Year 2014/15
- Resolution Approving the Calculation of the Moreno Valley Community Facilities
  District No. 1 Maximum Special Tax Rate and Setting the Applied Tax Rate for
  Fiscal Year 2014/15
- 7. Boundary Maps
- 8. CFD PowerPoint Presentation

Prepared By: Candace Cassel Special Districts Division Manager Department Head Approval: Richard Teichert Chief Financial Officer

Concurred By: Betsy Adams Parks and Community Services Director This page intentionally left blank.

### RESOLUTION NO. 2014-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE CALCULATION OF THE COMMUNITY FACILITIES DISTRICT NO. 2014-01 MAXIMUM SPECIAL TAX RATE AND SETTING THE APPLIED TAX RATE FOR FISCAL YEAR 2014/15

WHEREAS, the CITY COUNCIL of the CITY OF MORENO VALLEY, CALIFORNIA, did form Community Facilities District No. 2014-01 ("CFD No. 2014-01" or "District") pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California; and

WHEREAS, following approval by the qualified electors of the District, the legislative body did adopt Ordinance No. 874 ("Ordinance") approving the rate and method of apportionment of special taxes ("RMA") to authorize a levy of a special taxes within CFD No. 2014-01; and

WHEREAS, Ordinance authorizes the legislative body, by resolution, to annually determine the special tax to be levied in the District; provided, however, the special tax to be levied shall not exceed the maximum special tax authorized to be levied pursuant to the RMA; and

WHEREAS, the County of Riverside requires the adoption of a resolution for submission with the annual special taxes for placement on the Riverside County property tax bills; and

WHEREAS, the maximum annual special tax maximum special tax for taxable property in Tax Rate Area No. 1 will be \$665.75 per Lot for FY 2014/15. Per the RMA, the maximum annual special tax shall be increased annually, beginning with FY 2015/16, by the greater of the increase in the annual percentage change in the Consumer Price Index (CPI) for All Urban Consumers for the Los Angeles-Riverside-Orange County Region as published by the Department of Labor's Bureau of Labor Statistics or five percent (5%); and

WHEREAS, the calculation of the special tax is in compliance with laws pertaining to the levy of the special taxes; and

WHEREAS, the special tax is levied without regard to property valuation; and

WHEREAS, the City has prepared the Annual Special Tax Report ("Report") for FY 2014/15; which identifies the calculation of the maximum and special tax rates; and

WHEREAS, the Report is on file in the office of the City Treasurer/Chief Financial Officer ("CFO") and is incorporated herein by this reference as if fully set forth; and

WHEREAS, the annual special taxes shall be submitted to the Riverside County Auditor-Controller's Office, to be levied on the property tax bills that are subject to the special tax.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

- 1. That the above recitals are all true and correct.
- 2. The FY 2014/15 maximum special tax for taxable properties is \$665.75.
- 3. The FY 2014/15 applied special tax for taxable properties is \$665.74.
- 4. That the Report for FY 2014/15, as on file in the office of the CFO, is hereby received and filed.
- 5. That this legislative body hereby authorizes the CFO to make changes to the levy of the special taxes based on any parcel changes between the Council date and the submittal of the fixed charges to the County, provided the applied rate does not exceed the maximum special tax rate, is in compliance with the RMA, and is consistent with the approved budget.

APPROVED AND ADOPTED this 8<sup>th</sup> day of July, 2014.

	Mayor of the City of Moreno Valley
ATTEST:	
City Clerk	
APPROVED AS TO FORM:	
City Attorney	

# **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
certify that Resolution No. 2014-3	rk of the City of Moreno Valley, California, do hereby 39 was duly and regularly adopted by the City Counci regular meeting thereof held on the 8 <sup>th</sup> day of July, 2014
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Council Members, Mayor	Pro Tem and Mayor)
CITY CLERK	
(SEAL)	

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### RESOLUTION NO. 2014-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE CALCULATION OF THE COMMUNITY FACILITIES DISTRICT NO. 4-MAINTENANCE MAXIMUM SPECIAL TAX RATE AND SETTING THE APPLIED TAX RATE FOR FISCAL YEAR 2014/15

WHEREAS, the CITY COUNCIL of the CITY OF MORENO VALLEY, CALIFORNIA, did form Community Facilities District No. 4-Maintenance ("CFD No. 4-M" or "District") pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California; and

WHEREAS, following approval by the qualified electors of the District, the legislative body did adopt Ordinance No. 697 ("Ordinance") approving the rate and method of apportionment of special taxes ("RMA") to authorize a levy of a special taxes within CFD No. 4-M; and

WHEREAS, the Ordinance authorizes the legislative body, by resolution, to annually determine the special tax to be levied in the District; provided the special tax to be levied does not exceed the maximum special tax authorized to be levied pursuant to the RMA; and

WHEREAS, the Riverside County Auditor-Controller's Office requires the adoption of a resolution for submission with the annual special taxes for placement on the Riverside County property tax bills; and

WHEREAS, the maximum annual special tax for developed and undeveloped property has been established by the RMA at \$0.00737 per square foot of land area for FY 2006/07. Per the RMA, the maximum annual special tax shall be increased each FY thereafter, by an amount equal to the Engineering News-Record Building Cost Index for the City of Los Angeles, measured as of the end of the calendar year; and

WHEREAS, the calculation of the special tax is in compliance with laws pertaining to the levy of the special taxes; and

WHEREAS, the special tax is levied without regard to property valuation; and

WHEREAS, the City has prepared and submitted the Annual Special Tax Report ("Report") for fiscal year ("FY") 2014/15, which fully sets forth all information concerning the District and identifies the calculation of the applied annual special tax rate, in an amount not to exceed the maximum special tax; and

WHEREAS, the Report is on file in the office of the City Treasurer/Chief Financial Officer ("CFO") and is incorporated herein by this reference; and

WHEREAS, the submission of the annual special taxes shall be given to the Riverside County Auditor-Controller's Office, to be levied on parcels subject to the special tax.NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

- 1. That the above recitals are all true and correct.
- 2. The FY 2014/15 the maximum special tax is set at \$0.009384 per square foot of land area.
- 3. The FY 2014/15 the applied special tax is set at \$0.005863 per square foot of land area.
- 4. That the Report for FY 2014/15, as on file in the office of the CFO, is hereby received and filed.
- 5. That this legislative body hereby authorizes the CFO to make changes to the levy of the special taxes based on any parcel changes between the Council date and the submittal of the fixed charges to the County, provided the applied rate does not exceed the maximum special tax rate, is in compliance with the RMA, and is consistent with the approved budget.

APPROVED AND ADOPTED this 8<sup>th</sup> day of July, 2014.

	Mayor of the City of Moreno Valley
ATTEST:	
City Clerk	
APPROVED AS TO FORM:	
City Attorney	

# **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
certify that Resolution No. 2014-	erk of the City of Moreno Valley, California, do hereby 40 was duly and regularly adopted by the City Counci regular meeting thereof held on the 8 <sup>th</sup> day of July, 2014
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Council Members, Mayor	Pro Tem and Mayor)
CITY CLERK	
(SEAL)	

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### RESOLUTION NO. 2014-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE CALCULATION OF THE MAXIMUM SPECIAL TAX RATE AND SETTING THE APPLIED TAX RATE FOR MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 5 FOR FISCAL YEAR 2014/15

WHEREAS, the CITY COUNCIL of the CITY OF MORENO VALLEY, CALIFORNIA, did form Community Facilities District No. 5 of the City of Moreno Valley ("CFD No. 5" or "District") pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California; and

WHEREAS, following approval by the qualified electors of the District, the legislative body did adopt Ordinance No. 701 ("Ordinance") to authorize a levy of a special tax within CFD No. 5; and

WHEREAS, on May 31, 2007, the City of Moreno Valley issued the Community Facilities District No. 5, 2007 Special Tax Bonds in the amount of \$5,870,000; and

WHEREAS, the Ordinance authorizes the legislative body, by resolution, to annually determine the special tax to be levied in the District; provided, however, the special tax to be levied shall not exceed the maximum special tax rate authorized to be levied pursuant to the Rate and Method of Apportionment ("RMA"); and

WHEREAS, the Riverside County Auditor-Controller's Office requires the adoption of a resolution for submission with the annual special taxes for placement on the Riverside County property tax bills; and

WHEREAS, the maximum annual special tax for developed and undeveloped property has been established by the RMA at \$10,652.00 per acre for fiscal year ("FY") 2006/07. Per the RMA, the maximum annual special tax shall be increased by an amount equal to two percent (2%) each fiscal year in order to meet the annual special tax requirement; and

WHEREAS, the annual special tax requirement shall be applied first to developed properties based on the maximum special tax rate; and

WHEREAS, if additional monies are required to fund the annual special tax requirement, then the special tax shall be applied proportionately to all undeveloped properties; and

WHEREAS, the calculation of the special tax is in compliance with laws pertaining to the levy of the special taxes; and

WHEREAS, the special tax is levied without regard to property valuation; and

WHEREAS, Government Code §53410 requires that on or after January 1, 2001, any bond measure that is subject to voter approval that would provide for the sale of bonds by a local agency shall provide accountability measures; and

WHEREAS, Government Code §54311 requires the chief fiscal officer of the issuing local agency to file an Annual Bond Accountability Report with its governing body no later than January 1, 2002, and at least once a year thereafter; and

WHEREAS, the City has prepared the Annual Special Tax and Bond Accountability Report ("Report") for FY 2014/15, which identifies the calculation of the maximum and applied special tax rates; and

WHEREAS, the Report is on file in the office of the City Treasurer/Chief Financial Officer ("CFO") and is incorporated herein by this reference as if fully set forth; and

WHEREAS, the annual special taxes shall be submitted to the Riverside County Auditor-Controller's Office, to be levied on the property tax bills that are subject to the special tax.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

- 1. That the above recitals are all true and correct.
- 2. The FY 2014/15 maximum special tax for developed properties is set at \$12,480.48 per acre.
- 3. The FY 2014/15 applied special tax for developed properties is set at \$12,480.48 per acre.

- 4. The FY 2014/15 maximum special tax for undeveloped properties is set at \$12,480.48 per acre.
- 5. The FY 2014/15 applied special tax for undeveloped properties is set at \$11,501.14 per acre.
- 6. That the Report for FY 2014/15, as on file with the CFO, is hereby received and filed.
- 7. That this legislative body hereby submits the Report in compliance with the above mentioned Government Code Sections, and that the Report shall remain on file with the CFO for review by the public upon request.
- 8. That this legislative body hereby authorizes the CFO to make changes to the levy of the special taxes based on any parcel changes between the Council date and the submittal of the fixed charges to the County, provided the applied rate does not exceed the maximum special tax rate, is in compliance with the RMA, and is consistent with the approved budget.

APPROVED AND ADOPTED this 8<sup>th</sup> day of July, 2014.

	Mayor of the City of Moreno Valley
ATTEST:	
City Clerk	
APPROVED AS TO FORM:	
City Attorney	

# **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
certify that Resolution No. 2014-4	erk of the City of Moreno Valley, California, do hereby 41 was duly and regularly adopted by the City Counc regular meeting thereof held on the 8 <sup>th</sup> day of July, 2014
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Council Members, Mayor	Pro Tem and Mayor)
CITY CLERK	
(SEAL)	

### RESOLUTION NO. 2014-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE CALCULATION OF THE MAXIMUM SPECIAL TAX RATE FOR COMMUNITY FACILITIES DISTRICT NO. 87-1 (TOWNGATE) FOR FISCAL YEAR 2014/15

WHEREAS, the CITY COUNCIL of the CITY OF MORENO VALLEY, CALIFORNIA, formed Community Facilities District No. 87-1 (Towngate) ("CFD No. 87-1" or "District") pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California; and

WHEREAS, following approval by the qualified electors of the District, the legislative body did adopt Resolution No. 88-13 establishing the terms and conditions pertaining to the issuance of the \$9,000,000 CFD No. 87-1 Special Tax Bonds, Series "A" ("1988 Bonds"); and, adopted Resolution No. 91-90 establishing the terms and conditions pertaining to the issuance of the \$12,000,000 CFD No. 87-1 Special Tax Bonds, Series "B" ("1991 Bonds"); and

WHEREAS, the District, did previously adopt Resolution No. 94-28, which established the terms and conditions pertaining to the issuance of the CFD No. 87-1 \$14,170,000 Special Tax Refunding Bonds, Series A ("1994 Series A Bonds") and \$8,530,000 Special Tax Refunding Bonds, Series B ("1994 Series B Bond") (collectively, the "Prior Bonds"); and

WHEREAS, the legislative body of the District determined that it would be prudent in the management of the fiscal affairs of the District to proceed with issuing bonds for the purpose of refunding the Prior Bonds; and

WHEREAS, this legislative body, approved Resolution No. 2007-119 to authorize issuance of the 2007 Special Tax Refunding Bonds for CFD No. 87-1, which were sold on November 29, 2007, at \$10,665,000; and

WHEREAS, this legislative body approved the Bond Indenture to establish the terms and conditions pertaining to the issuance of the 2007 Special Tax Refunding Bonds; and

WHEREAS Ordinance No. 151 authorizes the City Council, by resolution, to annually determine the special tax to be levied in the District; provided, however the special tax to be levied shall not exceed the authorized maximum special tax to be levied pursuant to the Rate and Method of Apportionment ("RMA"); and

WHEREAS, the maximum special tax of \$11,500 per net acre is to be applied uniformly first to the developed property then, if any, to the undeveloped property at the same maximum rate of \$11,500 per net acre. There is no escalator clause for the CFD No. 87-1 special tax rate; and

WHEREAS, the former Community Redevelopment Agency (RDA) ("Agency") entered into an agreement with the City on behalf of CFD 87-1 entitled "Agency Towngate Agreement" (the "Agreement") under which the Agency agreed to make payments to CFD No. 87-1 from tax increment ("TI") revenues from the Project Area; and

WHEREAS, per the Official Statement, the Agency anticipated that the TI amounts as stated in the Agreement would be sufficient to defray scheduled debt service payments on the Bonds for CFD No. 87-1 and pay the estimated administrative expenses of the District for each year that the Bonds remain outstanding; and

WHEREAS, given the dissolution of the Agency in June of 2011 through California State Legislative trailer bills AB 1x 26 and AB 1x 27, and the process to discharge the obligation of the Agency, the City, as Successor Agency to the former RDA Agency, submits every six months to the California State Department of Finance ("DOF") a Recognized Obligation Payment Schedule ("ROPS"), which identifies the amount of available tax increment payable toward CFD 87-1 special tax; and

WHEREAS, the DOF has approved the first half of the TI through December 2014 in the amount of \$593,119; and

WHEREAS, the Successor Agency will submit to the DOF a request for the second half of the TI in the amount of \$593,119 and in the event the DOF does not approve payment of TI after December 2014, there are funds in the Reserve Account, which are held in trust to cover the balance of the special tax obligation for FY 2014/15; and

WHEREAS, the calculation of the special tax is in compliance with the laws pertaining to the levy of the special tax; and

WHEREAS, the Riverside County Auditor-Controller's Office requires the adoption of a resolution for submission with the annual special taxes for placement on the Riverside County property tax bills; and

WHEREAS, California Government §53410 requires that on or after January 1, 2001, any local bond measure that is subject to voter approval that would provide for the sale of bonds by a local agency shall provide accountability measures; and

WHEREAS, California Government §53411 requires the chief fiscal officer of the issuing local agency file a report with its governing body no later than January 1, 2002, and at least once a year thereafter, and

WHEREAS, the City has prepared and submitted the Annual Special Tax Report ("Report") for fiscal year ("FY") 2014/15, which fully sets forth all information concerning the District and identifies the calculation of the applied annual special tax rate in an amount not to exceed the maximum special tax; and

WHEREAS, the Report is on file in the office of the City Treasurer/Chief Financial Officer ("CFO") and is incorporated herein by this reference; and

WHEREAS, the submission of the annual special taxes shall be given to the Riverside County Auditor-Controller's Office to be levied on parcels subject to the special tax.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

- 1. That the above recitals are all true and correct.
- 2. The FY 2014/15 maximum special tax for developed and undeveloped property is \$11,500 per net acre.
- 3. The FY 2014/15 the special tax shall be funded with TI to accommodate the annual debt service and administrative expenses for FY 2014/15.
- 4. That the Report for FY 2014/15, on file in the Office of the City CFO, is hereby received and filed.
- 5. That this legislative body hereby submits the Report in compliance with the above mentioned Government Code Sections, and that the Report shall remain on file in the office of the CFO for review by the public upon request.
- 6. That this legislative body hereby authorizes the CFO to make changes to the levy of the special taxes based on any parcel changes between the Council date and the submittal of the fixed charges to the County, provided the applied rate does not exceed the maximum special tax rate, is in compliance with the RMA, and is consistent with the approved budget.

# ATTEST: City Clerk APPROVED AS TO FORM: City Attorney

APPROVED AND ADOPTED this 8<sup>th</sup> day of July, 2014.

# **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
certify that Resolution No. 2014-	erk of the City of Moreno Valley, California, do hereby 42 was duly and regularly adopted by the City Counci regular meeting thereof held on the 8 <sup>th</sup> day of July, 2014
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Council Members, Mayor	Pro Tem and Mayor)
CITY CLERK	
(SEAL)	
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### RESOLUTION NO. 2014-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE CALCULATION OF THE MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 87-1 (TOWNGATE) IMPROVEMENT AREA NO. 1 MAXIMUM SPECIAL TAX RATE AND SETTING THE APPLIED RATE FOR FISCAL YEAR 2014/15

WHEREAS, the CITY COUNCIL of the CITY OF MORENO VALLEY, CALIFORNIA, formed the City of Moreno Valley Community Facilities District No. 87-1 (Towngate) Improvement Area No. 1 ("CFD No. 87-1 IA 1" or "District") pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California; and

WHEREAS, following approval by the qualified electors of the District, the legislative body did adopt Resolution No. 93-16 approving the Bond Indenture terms and conditions pertaining to the issuance of the \$5,000,000 CFD No. 87-1 IA 1 Special Tax Bonds ("Original Bonds"); and

WHEREAS, the legislative body of the District determined that it would be prudent in the management of the fiscal affairs of the District to issue bonds for the purpose of refunding the Original Bonds; and

WHEREAS, on October 27, 2007, the legislative body adopted Resolution No. 2007-120, which authorized the issuance of Special Tax Refunding Bonds for the District to accomplish a net reduction in the debt service requirement, and approved the Bond Indenture terms and conditions pertaining to the issuance of \$4,075,000 for CFD No. 87-1 IA 1; and

WHEREAS, Ordinance No. 392 authorizes the City Council, by resolution, to annually determine the special tax to be levied in the District; provided, however the special tax to be levied shall not exceed the authorized maximum special tax to be levied pursuant to the Rate and Method of Apportionment ("RMA"); and

WHEREAS, the approved Rate and Method of Apportionment (RMA) for CFD No. 87-1 IA 1 provides that the maximum special tax rate for CFD No. 87-1 IA 1 shall be uniformly applied to the property in an amount not to exceed \$4,450 per net acre for Tax Rate Area 1 and in an amount not to exceed \$3,850 per net acre for Tax Rate Area 2. There is no escalator clause for the special tax rates; and

WHEREAS, the former Community Redevelopment Agency (RDA) ("Agency") entered into an agreement with the City on behalf of CFD 87-1 and CFD 87-1

Improvement Area No.1 entitled "Agency Improvement Area Agreement; and

WHEREAS, the Agency agreed to annually determine whether or not Tax Increment ("TI") revenue would be available to offset or reduce the maximum special tax; and

WHEREAS, given the dissolution of the Agency in June of 2011 through California State Legislative trailer bills AB 1x 26 and AB 1x 27, in the process to discharge the obligation of the Agency, the City, as Successor Agency to the former RDA Agency, submits every six months to the California State Department of Finance ("DOF") a Recognized Obligation Payment Schedule ("ROPS"), which identities the amount of available tax increment payable toward CFD 87-1 IA 1 special tax; and

WHEREAS, the DOF has approved the first half of the TI through December 2014 in the amount of \$138,948; and

WHEREAS, the Successor Agency will submit to the DOF a request for the second half of the TI in the amount of \$138,948 and in the event the DOF does not approve payment of TI after December 2014, there are funds in the Reserve Account, which are held in trust, to cover the balance of the special tax obligation for FY 2014/15; and

WHEREAS, the calculation of the special tax is in compliance with the laws pertaining to the levy of the special tax; and

WHEREAS, the Riverside County Auditor-Controller's Office requires the adoption of a resolution for submission with the annual special taxes for placement on the Riverside County property tax bills; and

WHEREAS, California Government §53410 requires that on or after January 1, 2001, any local bond measure that is subject to voter approval that would provide for the sale of bonds by a local agency shall provide accountability measures; and

WHEREAS, California Government §53411 requires that the chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002, and at least once a year thereafter, and

WHEREAS, the City has prepared and submitted the Annual Special Tax Report ("Report") for fiscal year ("FY") 2014/15, which fully sets forth all information concerning the District and identifies the calculation of the applied annual special tax rate in an amount not to exceed the maximum special tax rate and

WHEREAS, the Report is on file in the office of the Chief Financial Officer and is incorporated herein by this reference; and

Resolution No. 2014-43

WHEREAS, the submission of the annual special taxes shall be given to the Riverside County Auditor-Controller's Office to be levied on parcels subject to the special tax..

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

- 1. That the above recitals are all true and correct.
- 2. The FY 2014/15 maximum special tax for properties located within Tax Rate Area 1 is set at \$4,450.00 per taxable acre for parcels within Tax Rate Area 1.
- 3. The FY 2014/15 applied special tax for properties located within Tax Rate Area 1 is set at \$843.71 per taxable acre for parcels within Tax Rate Area 1.
- 4. The FY 2014/15 maximum special tax for properties located within Tax Rate Area 2 is set at \$3,850.00 per taxable acre for parcels within Tax Rate Area 2.
- 5. The FY 2014/15 applied special tax for properties located within Tax Rate Area 2 is set at \$743.20 per taxable acre for parcels within Tax Rate Area 2.
- 6. That the Report for FY 2014/15, on file in the Office of the City CFO, is hereby received and filed.
- 7. That this legislative body hereby submits the Report in compliance with the above mentioned Government Code Sections, and that the Report shall remain on file in the office of the CFO for review by the public upon request.
- 8. That this legislative body hereby authorizes the CFO to make changes to the levy of the special taxes based on any parcel changes between the Council date and the submittal of the fixed charges to the County, provided the applied rate does not exceed the maximum special tax rate, is in compliance with the RMA, and is consistent with the approved budget.

# ATTEST: City Clerk APPROVED AS TO FORM: City Attorney

APPROVED AND ADOPTED this 8<sup>th</sup> day of July, 2014.

# **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
certify that Resolution No. 2014-	erk of the City of Moreno Valley, California, do hereby 43 was duly and regularly adopted by the City Counci regular meeting thereof held on the 8 <sup>th</sup> day of July, 2014
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Council Members, Mayor	Pro Tem and Mayor)
CITY CLERK	
(SEAL)	
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### RESOLUTION NO. CSD 2014-11

A RESOLUTION OF THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING THE CALCULATION OF THE MORENO VALLEY COMMUNITY FACILITIES DISTRICT NO. 1 MAXIMUM SPECIAL TAX RATE AND SETTING THE APPLIED TAX RATE FOR FISCAL YEAR 2014/15

WHEREAS, the CITY COUNCIL for the CITY OF MORENO VALLEY, CALIFORNIA, acting in its capacity as the President and Members of the Board of Directors of the Moreno Valley Community Services District ("CSD Board"), did form Moreno Valley Community Facilities District No. 1 ("CFD No. 1" or "District") pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California; and

WHEREAS, following approval by the qualified electors of the District, the CSD Board, acting as the legislative body, did introduce and adopt Ordinance No. CSD-40 (Urgency Ordinance) and CSD-41 (an Ordinance to authorize the levy of a special tax within CFD No. 1); and

WHEREAS, Ordinance No. CSD-41 authorizes the CSD Board, by resolution, to annually determine the special tax to be levied in the District; provided, however, the special tax to be levied shall not exceed the maximum special tax authorized to be levied pursuant to the rates and method of apportionment of special tax ("RMA"); and

WHEREAS, the CSD Board adopted Resolution No. CSD 2003-26 authorizing annexation of Territory in the future to CFD No. 1; and

WHEREAS, annexations to CFD No. 1 have been conducted by the Community Services District following formation of the District; and

WHEREAS, the County of Riverside requires the adoption of a resolution for submission with the annual special taxes for placement on the Riverside County property tax bills; and

WHEREAS, the maximum annual special tax for developed and undeveloped property has been established by the RMA at \$115.00 per parcel/dwelling unit for fiscal year ("FY") 2003/04. Per the RMA, beginning in FY 2004/05 and for each subsequent FY, the maximum annual special tax shall be increased by the percentage increase in the Consumer Price Index (All Items) for Los Angeles-Riverside-Orange County, or by two percent (2%), whichever is greater; and

WHEREAS, the calculation of the special tax is in compliance with laws pertaining to the levy of the special taxes; and

WHEREAS, the special tax is levied without regard to property valuation; and

WHEREAS, the City has prepared the Annual Special Tax Report ("Report") for FY 2014/15; which identifies the calculation of the maximum and applied special taxes; and

WHEREAS, the Report is on file in the office of the City Treasurer/Chief Financial Officer ("CFO") and is incorporated herein by this reference as if fully set forth; and

WHEREAS, the annual special taxes shall be submitted to the Riverside County Auditor-Controller's Office, to be levied on the property tax bills that are subject to the special tax.

NOW, THEREFORE, THE MORENO VALLEY COMMUNITY SERVICES DISTRICT OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY **RESOLVE AS FOLLOWS:** 

- 1. That the above recitals are all true and correct.
- 2. The FY 2014/15 maximum special tax per parcel/dwelling unit is set at \$155.33.
- 3. The FY 2014/15 applied special tax per parcel/dwelling unit is set at \$122.40.
- 4. That the Report for FY 2014/15, as on file with the CFO, is hereby received and filed.
- 5. That this legislative body hereby authorizes the CFO to make changes to the levy of the special taxes based on any parcel changes between the Council date and the submittal of the fixed charges to the County, provided the applied rate does not exceed the maximum special tax rate, is in compliance with the RMA, and is consistent with the approved budget.

# APPROVED AND ADOPTED this 8<sup>th</sup> day of July, 2014.

Mayor of the City of Moreno Valley,
Acting in the capacity of President of the
Moreno Valley Community Services District

ATTEST:

City Clerk, acting in the capacity of Secretary of the Moreno Valley Community Services District

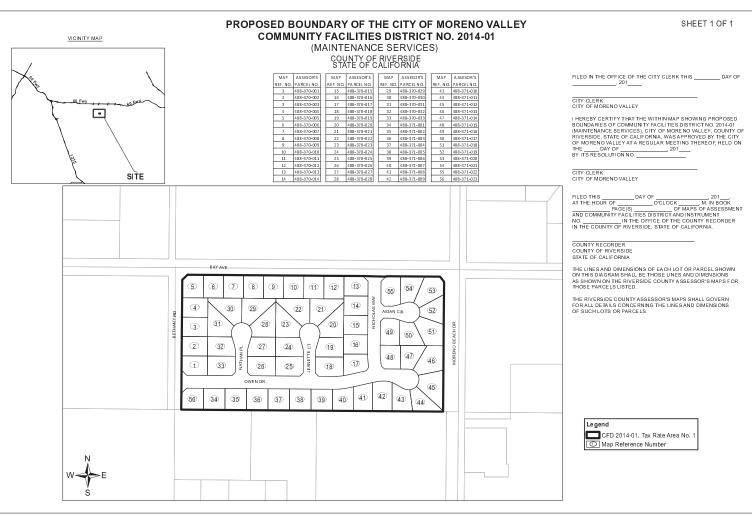
APPROVED AS TO FORM:

City Attorney, acting in the capacity of General Counsel of the Moreno Valley Community Services District

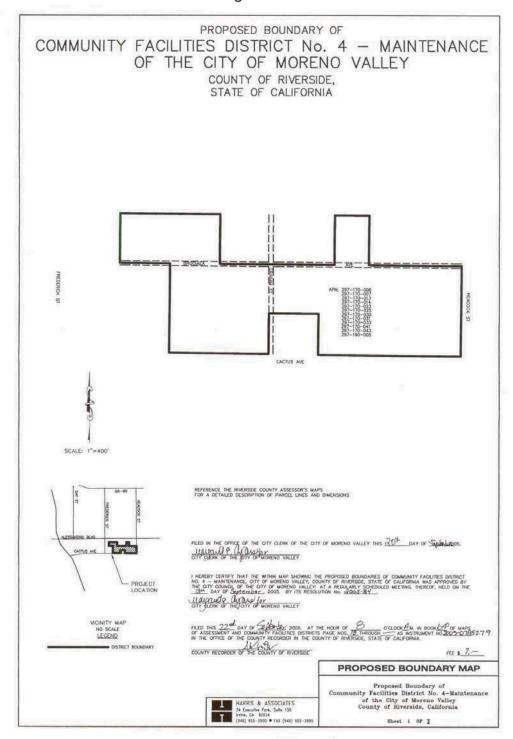
## **RESOLUTION JURAT**

STATE OF CALIFORNIA	)
COUNTY OF RIVERSIDE	) ss.
CITY OF MORENO VALLEY	)
I, Jane Halstead, Sec	retary of the Moreno Valley Community Services District
Moreno Valley, California do	hereby certify that Resolution No. CSD 2014-11 was duly
and regularly adopted by the	ne Board of Directors of the Moreno Valley Community
Services District at a regular	meeting held on the 8 <sup>th</sup> day of July, 2014, by the following
vote:	
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
(Boardmembers, Vice-	President and President)
SECRETARY	
(SEAL)	

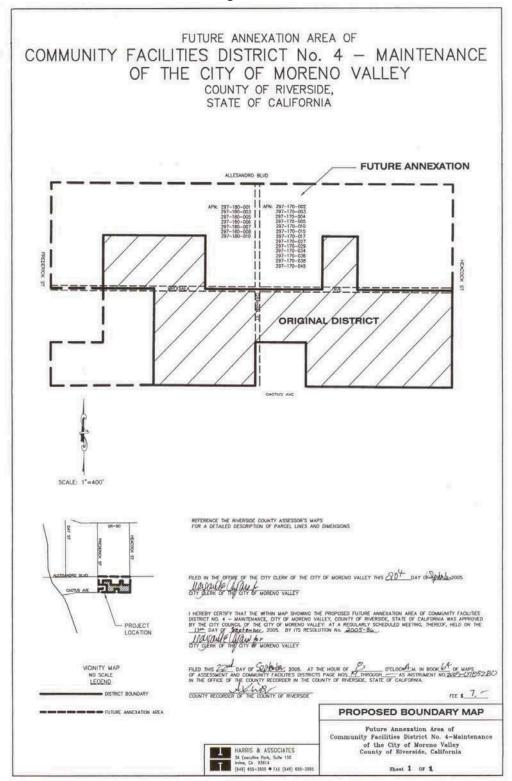
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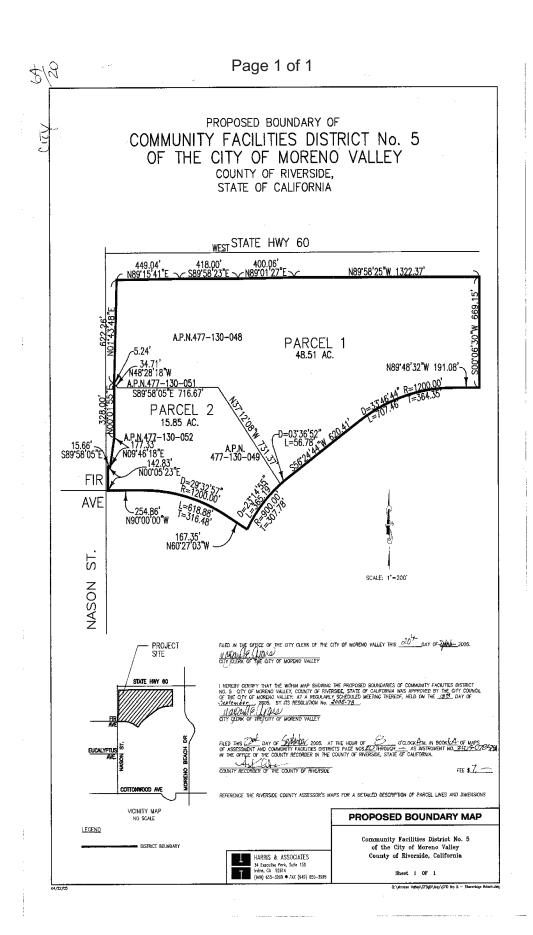


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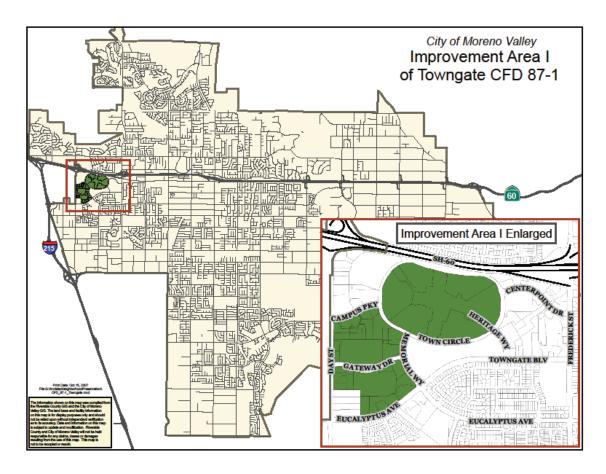


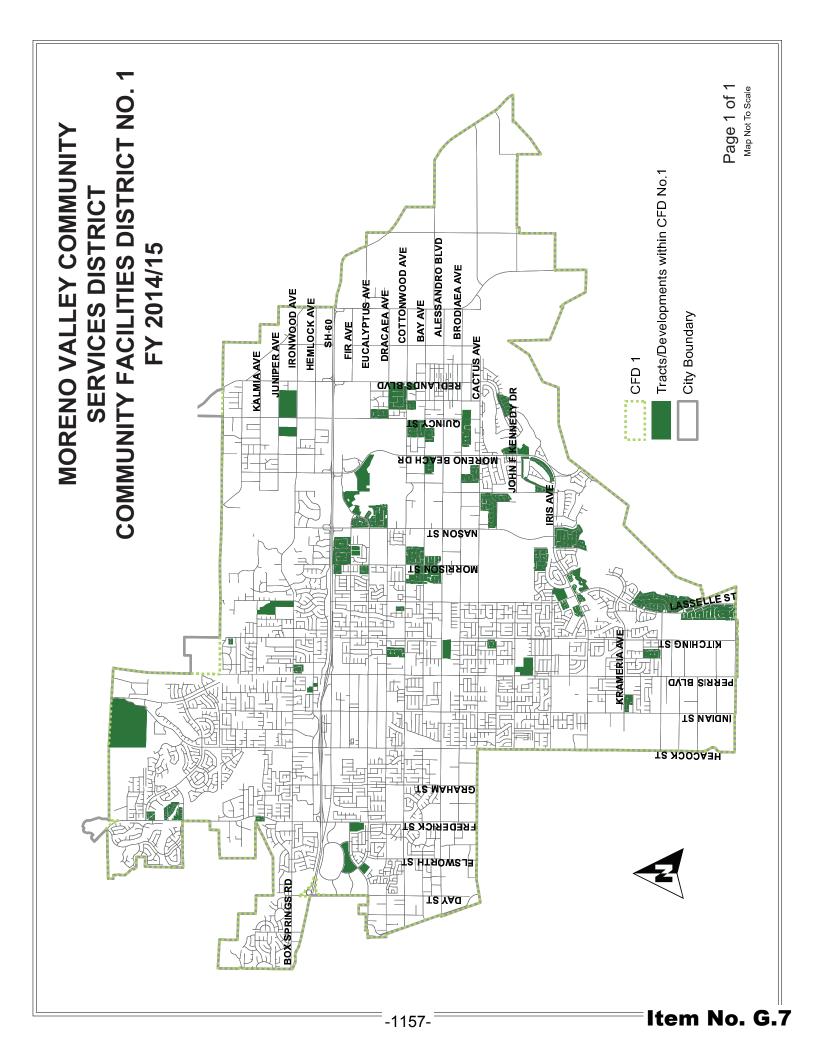


City of Moreno Valley
Towngate CFD 87-1 Area

Page 1 of 1 Boundary Map

Page 1 of 1 Boundary Map





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## Recommendation

- Approve Applied Special Tax Rates for CFDs
  - CFD No. 2014-01 Full Amount
  - CFD No. 4M 37.5% Less than Maximum
  - CFD No. 5
    - Developed Full Amount
    - Undeveloped 7.8% Less than Maximum
  - CFD No. 87-1 100% Less than Maximum
  - CFD No. 87-1 IA1 81% Less than Maximum
  - CFD No. 1 21% Less than Maximum

# Financing Tool

- Condition of Approvals for Development
  - Construction of Public Improvements
  - Provide Funding for Ongoing Maintenance
  - Provide Funding for Increases to Service Levels

# Financing Tool

- Developer Elects to Form Community Facilities District (Mello Roos Act, 1982)
  - Issue Debt or Finance Ongoing Costs
  - Geographic Boundary
  - Property Owner Approval for Special Tax 2/3rds approval
  - Rate and Method of Apportionment (RMA)
    - Predetermined Calculation of Annual Special Tax
  - Special Tax is security of any bonded indebtedness
  - Not an obligation of the General Fund
  - Applied Special Tax can be Less than Maximum Special Tax
  - Levied on Property Tax Bills

## Annual Process

- Six Active CFDs
  - 3 Bonded
  - 3 Maintenance
- Adopt Resolutions
  - County Requirement to Levy Special Tax on Annual Property Tax Bill
  - Establish Maximum Special Tax Rate
  - Establish Applied Special Tax Rate
  - Bond Accountability Report

## Bonded CFDs

- CFD No. 5 Stoneridge Towne Centre
  - Commercial Properties within Stoneridge Shopping Center
    - Excluding Target and Kohls
- RMA predetermined calculation
  - 2% annual increase
- Applied Special Tax
  - Undeveloped 7.8% Less than Maximum Special Tax
  - Developed Full Amount

## Bonded CFDs

- CFD No. 87-1 Towngate
  - Commercial/Multifamily Properties
- RMA predetermined calculation
- Applied Special Tax
  - Tax Increment offsets special tax
  - Applied Special Tax \$0

## Bonded CFDs

- CFD No. 87-1, Improvement Area 1 Towngate
  - Subset of CFD 87-1
  - Commercial properties
- RMA predetermined calculation
- Tax Increment partially funds
- Applied Special Tax
  - 81% Less than Maximum Special Tax

## Service or Maintenance CFDs

- CFD 2014-01 Maintenance Services
  - Public Landscaping and Operation of St. Lts.
  - Residential Housing Tract 31618 55 Residential Parcels
- 1st Year Build Reserves for this CFD
- Applied Special Tax Full Amount

## Service or Maintenance CFDs

- CFD No. 4-M Centerpointe Business Park
  - Industrial Properties
  - Stormwater and Detention Basin Maintenance
- RMA predetermined calculation
  - Building Cost Index (0.85%)
- Applied Special Tax
  - 37.5% Less than Maximum Special Tax

## Service or Maintenance CFDs

- CFD No. 1 Park Maintenance
  - 8,131 Residential Dwelling Units
  - Flat since FY 08/09 (\$120/du)
- Maintenance of Park Facilities Accepted after 2003
- RMA predetermined calculation
  - greater of CPI or 2%
- Applied Special Tax
  - \$2.40/du increase
  - 21% Less than Maximum Special Tax
  - \$19,514.40 additional revenue

## Recommendation

- Adopt Attached Resolutions
  - Establish Maximum Special Tax
  - Establish Applied Special Tax
  - Bond Accountability Report Filed
- Deadline to Submit to County
  - August 13, 2014



APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

### Report to City Council

**TO:** Mayor and City Council

**FROM:** Jane Halstead, City Clerk, CMC

**AGENDA DATE:** JULY 8, 2014

**TITLE:** APPOINTMENTS TO THE EMERGING LEADERS COUNCIL (ELC)

### RECOMMENDED ACTION

#### Recommendations:

1. Appoint those applicants as recommended by Council Member Dr. Yxstian Gutierrez and Mayor Jesse L. Molina:

Two terms expiring May, 31, 2015: Jacqueline Lucha and Gisselle Tapia

One Alternate Member: Jessica Grace Reza

2. If vacancies are not filled by a majority vote of the City Council, authorize the City Clerk to re-advertise the positions as vacant.

### SUMMARY/DISCUSSION

Applications were accepted by the City Clerk's Department to fill the newly established Emerging Leaders Council (ELC) positions. Applications were submitted to the City Clerk's Department by the following persons: Cassandra Gonzalez, Jacqueline Lucha, Jessica Grace Reza, and Gisselle Tapia.

Interviews were conducted by Council Member Dr. Gutierrez and Mayor Molina on June 30, 2014 at 6:00 p.m. Jacqueline Lucha and Gisselle Tapia were recommended to fill the two terms expiring May, 31, 2015. Jessica Grace Reza was recommended to fill the alternate term.

As provided in the City's Municipal Code, the appointees will serve without compensation for designated terms.

Pursuant to City of Moreno Valley Resolution No. 2014-30, the Emerging Leaders Council (ELC) shall consist of seven-members and two alternates appointed by the City Council to staggered two-year terms. The terms shall be for two years from June 1 to May 31. All ELC members shall be college students aged 18-25 who reside in Moreno Valley. On June 10, 2014, the City Council appointed four members with terms expiring May 31, 2016 and one member with at term expiring May 31, 2015.

The purpose of an Emerging Leaders Council (ELC) is to identify students with the desire and potential to become community leaders, educate those students in local and regional government policies and activities, and focus their efforts on service in the Moreno Valley community.

The Emerging Leaders Council (ELC) shall have the following power and duties: Increase young adult involvement within the community; Educate members and their peers on the responsibilities and importance of local government; Create opportunities for public discussion of issues of importance to the community's youth through meetings and workshops; Explore and identify issues and concerns of special importance to teens and young adults and communicate those issues to the City Council; Make recommendations to the City Council regarding youth-related programs, services, legislation, etc.; Encourage youth participation in community service programs and projects; Attend and participate in City-wide special events; Additional goals identified by the members of the Emerging Leaders Council; Solicit funds from private contributions, grants, sponsorships or participate in other fundraising opportunities; and Submit periodic status reports to the Mayor and City Council.

The Emerging Leaders Council (ELC) shall meet in regular session once per month on the 4<sup>th</sup> Monday of the month at 6:00 p.m.

### **CITY COUNCIL GOALS**

Members of the Council appointed boards, commissions, and councils serve in an advisory capacity to the City Council. Choosing to fill the positions on the Emerging Leaders Council (ELC) will result in increased participation of Moreno Valley residents which is consistent with the City Council goal of creating a positive environment for the development of Moreno Valley's future. Therefore, staff recommends that the City Council make the recommended appointments.

### **NOTIFICATION**

- Posting of Notices of Openings
- 2. Publication of the agenda
- 3. Report and agenda mailed to applicants

### **ATTACHMENTS**

None

Prepared By: Ewa Lopez Deputy City Clerk, CMC Department Head Approval: Jane Halstead City Clerk, CMC This page intentionally left blank.



APPROVALS	
BUDGET OFFICER	me
CITY ATTORNEY	8MB
CITY MANAGER	D

### Report to City Council

**TO:** Mayor and City Council

**FROM:** Chris Paxton, Administrative Services Director

**AGENDA DATE:** July 8, 2014

TITLE: MONTHLY REPORT: MORENO VALLEY ANIMAL SHELTER

ADOPTION RATE

### **RECOMMENDED ACTION**

Recommendations: That the City Council:

 Receive and file the Monthly Report: Moreno Valley Animal Adoption Rate for the period of May 1 to May 31, 2014.

### **SUMMARY**

The City Council has challenged staff to increase adoptions and decrease the euthanasia rate at the Moreno Valley Animal Shelter. Ongoing evaluation of programs and services, along with increasing public awareness will remain key elements to our success in increasing adoptions of homeless pets from our shelter.

#### DISCUSSION

As a follow up to the December 18, 2012 City Council Study Session on Animal Shelter operations, Mayor Owings asked that monthly staff reports be prepared to keep the public informed of the City's progress and the ongoing need to increase pet adoptions and other programs to reduce the number of homeless animals euthanized.

The May 2014 report reveals a Placement (Return to Owners, Transfers and Adoptions) Rate of 60%, representing an increase over last year's Placement Rate by 19%. Other factors which are noteworthy include:

- The number of dogs taken in at the Shelter during May 2014 declined by 16% as compared to May 2013;
- The placement rate for dogs (adoptions, return to owners & transfers) during May 2014 increased by 18% as compared to May 2013;
- The number of dog adoptions during May 2014 experienced an increase of 12% as compared to May 2013;
- The number of dogs euthanized decreased in May 2014 by 52% when compared to May 2013;
- The number of cats taken in at the Shelter during May 2014 decreased slightly by 10% as compared to May 2013;
- The number of cat adoptions increased in May 2014 by 533% as compared to May 2013;
- The placement rate for cats (adoptions, return to owners & transfers) during May 2014 increased by 21% as compared to May 2013;
- The number of cats euthanized had a significant decrease in May 2014 by 33% as compared to May 2013;
- Other live animal species received in May 2014 included 15 birds (2 pigeons, 6 crows, 1 chicken, 3 hawks, 1 falcon, 1 dove, and 1 hummingbird), 4 opossums, 3 rabbits, 1 lizard, 1 snake, and 1 squirrel.

### **Upcoming Events**

- Lassalle Place Apartments Pet Adoption Event Saturday June 28<sup>th</sup>, 9:00 a.m. 1:00 p.m.
- "Paws to Read" Summer Reading Program & Pet Adoption Event Moreno Valley Public Library, 10:00 a.m. – 2:00 p.m.

### CITY COUNCIL GOALS

<u>Positive Environment.</u> Create a positive environment for the development of Moreno Valley's future.

### <u>ATTACHMENTS</u>

Attachment 1 – Moreno Valley Animal Shelter Intake / Disposition Report – May 2014 Attachment 2 – Moreno Valley Animal Shelter – May 2014 – Euthanasia Statistics Attachment 3 – Moreno Valley Animal Shelter Power Point

Prepared By: Steve Fries Animal Services Division Manager Department Head Approval: Chris Paxton Administrative Services Director

# Moreno Valley Animal Shelter Intake / Disposition Report –May 2014 Report Date 6/1/2014

Intake	Dogs	Cats	Other	Total
Owner Surrender	53	13	0	66
Live Stray	370	264	25	659
Confiscated (Cruelty/Neglect/Aggressive)	8	3	0	11
Returns	9	1	0	10
Quarantine	1	1	0	2
DOAs	53	39	14	106
On-Hand at Shelter 5/1/14	199	65	0	264
Total	693	386	39	1,118

Disposition	Dogs	Cats	Other	Total
On – Hand At Shelter 6/1/14	187	99	2	288
Escaped/Stolen	0	1	0	1
DOAs	53	39	14	106
Died in Kennel	1	1	0	2
Died at Vet	0	0	0	0
Foster	3	20	0	23
Euthanized	97	166	16	279*
Transfer	6	3	6	15**
Return to Owners	82	0	0	82**
Adopted	264	57	1	322**
Total	693	386	39	1,118

**Summary Statistics:** 

The statistics below reflect outcomes on the number of pets placed vs. those which could not be adopted. Figures are based upon the total number of pets available for placement, and does not reflect the number of animals which remained on-hand, or those which were deceased upon arrival and/or while under care. These categories are marked with \* above. For the month of May 2014, the number of pets upon which statistics are calculated totaled: 698

\*Euthanasia Rates:

40% (279) See Detailed Report

Unadopted: 1% (1)
Contagious Disease 19% (55)
Medical/Behavioral/Other: 80% (223)

•\*Placement Rate:

60% (419) Reflects Return to Owners, Transfer, Adopted

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## **Moreno Valley Animal Shelter**

### May 2014 – Euthanasia Statistics

Outcome Sub-Type	Dogs	Cats	Others	Total
Medical/Vet Rec.	23	17	9	49
Owner Requested	16	3	0	19
Contagious Disease	37	18	0	55
Feral	0	58	2	60
Aggressive Behavior	19	0	0	19
Observed				
Not Adopted*	1	0	0	1
Other**	1	70	5	76
Total	97	166	16	279

<sup>\*</sup>Not Adopted: euthanized for considerations such as placement potential, time in shelter, humane considerations.

<sup>\*\*</sup> Other-Cats/Dogs/Others: too young/newborns-impounded w/o their mothers per Food & Agricultural Code 17006.

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## **ASPCA \$100K Challenge Pet Adoption Results** June 1st - 7th

**Adoptions (Family & Rescue):** 98

**Returned to Owners:** 21

**Transfers to Adoption Centers:** 







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Cats and kittens \$25 Includes spay/neuter surgery, vaccines, and HomeAgain Microchip. Pets adopted that have not been altered, will stay for surgery and be available to go home on the afternoon of the day surgery is scheduled

## **Animal Shelter Upcoming Events**

## **Upcoming Events June and July 2014**

- Lasselle Place Apts. Pet Adoption Event Saturday, June 28th
- "Paws to Read" Summer Reading Program Moreno Valley Public Library
  - Pet Adoption Event Saturday, July 19<sup>th</sup>
  - Animal Control Officer Loraas Service Dog Demonstration
     Tuesday, July 15<sup>th</sup>





