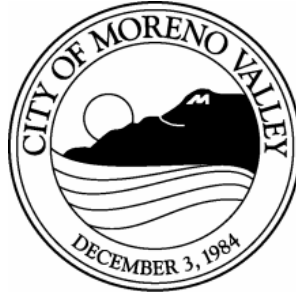

PLANNING COMMISSIONERS

BRIAN LOWELL
Chair

JEFFREY BARNES
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY SIMS
Commissioner

CARLOS RAMIREZ
Commissioner

PATRICIA KORZEC
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, September 8, 2016 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of Agenda

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and all will be enacted by one roll call vote. There will be no discussion of these items unless Members of the Planning Commission request specific items be removed from the Consent Calendar for separate action.

APPROVAL OF MINUTES

None

PUBLIC COMMENTS PROCEDURE

Any person wishing to address the Commission on any matter, either under the Public Comments section of the Agenda or scheduled items or public hearings, must fill out a "Request to Speak" form available at the door. The completed form must be submitted to the Secretary prior to the Agenda item being called by the Chairperson. In speaking to the Commission, member of the public may be limited to three minutes per person, except for the applicant for entitlement. The Commission may establish an overall time limit for comments on a particular Agenda item. Members of the public must direct their questions to the Chairperson of the Commission and not to other members of the Commission, the applicant, the Staff, or the audience.

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 Guy Pegan, ADA Coordinator, at 951.413.3120 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

None

PUBLIC HEARING ITEMS

- 1. Case: PA16-0013 Tentative Parcel Map
Applicant: LGS Engineering, Inc.
Owner: Catherine Kormos
Representative: Loren Sandberg
Location: Northeast corner of Jeranella Court and Alessandro Boulevard
Case Planner: Gabriel Diaz
Council District: 3

Proposal: PA16-0013 Tentative Parcel Map 37104

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

- 1. **APPROVE** a continuance of the Public Hearing to the Planning Commission meeting of October 27, 2016.

- 2. Case: PA16-0010 Conditional Use Permit
Applicant: Options For Youth – San Bernardino, Inc.
Owner: 23080 Alessandro Blvd Partners, LLC
Representative: Dusty Barbee
Location: Northeast corner of Frederick Street and Alessandro Boulevard at 23080 Alessandro Blvd, Suites 214-218
Case Planner: Summer Looy
Council District: 5

Proposal: CUP Options For Youth

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2016-17, and thereby:

1. **CERTIFY** that this item is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301 for Existing Facilities; and
2. **APPROVE** Conditional Use Permit PA16-0010, based on the findings contained in the resolution, and with the conditions of approval included as Exhibit A
3. Case: PA15-0046 - Plot Plan
P16-083 - Variance

Applicant: Rocas Grandes, LLC c/o La Jolla Development Group, Inc.

Owner: Granite Capital, LLC and 26th Corporation, tenants in common

Representative: Pasco, Laret, Suiter & Associates

Location: Southwest corner of Alessandro Blvd. and Darwin Dr.

Case Planner: Jeff Bradshaw

Council District: 3

Proposal: The project proposes to develop 426 multi-family residential units (Rocas Grandes Apartments) on 18 acres of a 27.41 acre site in the R30 and open space zones. A variance application is also proposed to make findings for a reduced landscape setback along the site's Brodiaea Avenue frontage due to site constraints.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. **ADOPT** a Mitigated Negative Declaration for Plot Plan PA15-0046 and Variance P16-083, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and

2. **APPROVE** the Mitigation Monitoring and Reporting Program prepared for Plot Plan PA15-0046 pursuant to the California Environmental Quality Act (CEQA) Guidelines, included as Exhibit A; and
3. **APPROVE** Resolution No. 2016-22 and thereby **APPROVE** Variance application P16-083.
4. **APPROVE** Resolution No. 2016-21 and thereby **APPROVE** Plot Plan PA15-0046, subject to the attached conditions of approval included as Exhibit B to Resolution 2016-21.

4. Case: PA16-0025 (Smoke Shop Ordinance)

Applicant: City of Moreno Valley

Owner: N/A

Representative: N/A

Location: Citywide

Case Planner: Mark Gross

Council District: All Districts

Proposal: Continued item - Ordinance regulating smoke shop uses citywide

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2016-18, and thereby:

1. **CERTIFY** that the proposed Ordinance [(amendment to the Municipal Code (PA16-0025)] qualifies as an exception in accordance with Section 15061 of the California Environmental Quality Act (CEQA) Guidelines, and
2. **RECOMMEND APPROVAL** of PA16-0025 to the City Council for the amendment of the City of Moreno Valley Municipal Code to modify Titles 5 and 9, including modification in the Permitted Uses Table attached as Exhibit A, related to the citywide regulation of Smoke Shop uses.

OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Next Meeting: Planning Commission Regular Meeting, September 22, 2016 at 7:00 P.M., City of Moreno Valley, City Hall Council Chambers, 14177 Frederick Street, Moreno Valley, CA 92552

Erica Tadeo

From: Gabriel Diaz
Sent: Wednesday, August 31, 2016 8:44 AM
To: Richard Sandzimier; Chris Ormsby
Cc: Erica Tadeo
Subject: FW: TPM37104- Planning Case PA16-0013

Good morning Rick and Chris,

I received this email from Loren the applicant for the PC continued item. He is working on obtaining the requested information from the Planning Commission and does not have the information at this time to meet the September 8th PC meeting.

Thank you,

Gabriel

Gabriel Diaz

Associate Planner
 Community Development
 City of Moreno Valley

p: 951.413.3226 | e: gabriel@moval.org w: www.moval.org

14177 Frederick St., Moreno Valley, CA 92553

From: lgseng [<mailto:lgseng@sbcglobal.net>]
Sent: Wednesday, August 31, 2016 6:44 AM
To: Gabriel Diaz
Subject: TPM37104

Gabriel,

I have not gotten information relative to the septic systems and would need time to process it and get it on a plan. I don't believe that will happen by tomorrow's deadline for the meeting on the 8th. As soon as I do have a time frame to get you the requested information I will let you know. We can determine the appropriate meeting date based on when the information will be available.

Sincerely,

Loren Sandberg, P.E., P.L.S.

LGS Engineering, Inc.

628 N. Eckhoff Street

Orange, CA 92868

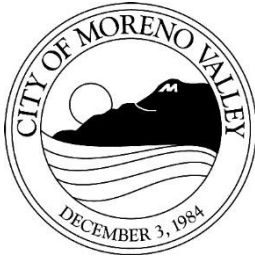
Tel: 714.385.0017

Fax: 714.385.0019

lgseng@sbcglobal.net

www.LGSEngineering.com

Attachment: Applicant Email for Continuance (2261 : PA16-0013 Tentative Parcel Map 37104)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: September 8, 2016

CUP OPTIONS FOR YOUTH

Case: PA16-0010 Conditional Use Permit

Applicant: Options For Youth – San Bernardino, Inc.

Owner: 23080 Alessandro Blvd Partners, LLC

Representative: Dusty Barbee

Location: Northeast corner of Frederick Street and Alessandro Boulevard at 23080 Alessandro Blvd, Suites 214-218

Case Planner: Summer Looy

Council District: 5

SUMMARY

The Conditional Use Permit (CUP) application is a proposal to establish a public charter school for an independent study program for students in grades 7 through 12 at 23080 Alessandro Blvd, Suites 214-218. The proposed school is a conditionally permitted use within the Neighborhood Commercial zone when located within 300 feet of a residential district or use.

PROJECT DESCRIPTION

The non-profit organization, Options for Youth (OFY), is proposing to establish a school at 23080 Alessandro Boulevard, Suites 214-218. Options for Youth operates non-profit public charter schools registered with the California Department of Education. The school is accredited by the Western Association of Schools and Colleges.

The proposed school will occupy 6,256 square feet of space within an existing commercial center. Enrolled students will attend school twice a week for one and

a half hours sessions. During these sessions, students will receive their curriculum from the teachers, attend small group instruction classes, take tests, meet with college advisors and receive additional instruction from a tutor when needed. Each teacher will instruct up to eight students. Students are required to complete 4-6 hours of independent coursework each day at home. The school proposes to enroll a maximum of 50 students, with six teachers and three support staff members.

The students attending the charter school will enroll by choice. Students are required to sign a contract stating their commitment to the program including: attendance, work production, test performance, on-site rules and regulations and graduation. Students enrolled will complete their education and graduate with a high school diploma or transfer back to their traditional school.

The proposed school will be open Monday through Friday from 8:00 a.m. to 5:00 p.m. The school is also open on four Saturdays per calendar year for college test preparation and test administrations from 9:00 a.m. to 12:00 p.m. Students will be dropped off by a parent or guardian or will utilize public transportation.

Site

The site within an existing commercial center is located on a five acre parcel with a variety of commercial uses including medical and dental offices, other service related uses and restaurants and retail use. The site is located within the Neighborhood Commercial (NC) zone, which is intended for uses that satisfy daily shopping needs and limited retail commercial services which are compatible with the surrounding residential uses. A Residential 20 (R20) zoning district is located directly north of the project site. The proposed school use requires a conditional use permit within the Neighborhood Commercial zone when it is within 300 feet of any residential district or use.

Surrounding Area

Existing multi-family residential development is located to the north, east and west of project site. The property across the street to the south is undeveloped property with a zoning of Community Commercial.

Access/Parking

The proposed school is located within an existing commercial center. No changes to the access or parking at the commercial center are required. A parking analysis was prepared for the project and identified adequate parking is available for all existing and proposed uses in compliance with City of Moreno Valley Municipal Code 9.11.040.

REVIEW PROCESS

The application was submitted on February 8, 2016. An incompleteness letter was prepared requesting the parking analysis and revisions to the floor plan to comply with the 2013 California Building Code. On March 28, 2016, the parking analysis and revised floorplans were provided and the project was routed to Building and Safety and Fire Prevention for review. The project was processed through a Director's hearing and

received approval. Subsequently it was noted that based on the City's Municipal Code, the project requires a Conditional Use Permit subject to review and approval by the Planning Commission because it is located within 300 feet of a residential zone.

ENVIRONMENTAL

The proposed school is located within an existing commercial building. Based on the proposed use and operation of the school, the impacts associated with the proposed use are not expected to be significant. Therefore the project qualifies as a Class 1 Categorical Exemption under CEQA Guidelines Section 15301(c) (Existing Facilities).

NOTIFICATION

In accordance with Section 9.02.200 of the Municipal Code, public notification was sent to all property owners of record within 300 feet of the proposed project site on August 26, 2016 (Attachment 1). In addition, the Planning Commission hearing notice for this project was posted on the project site on August 26, 2016, and published in the Press Enterprise newspaper on August 26, 2016.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2016-17, and thereby:

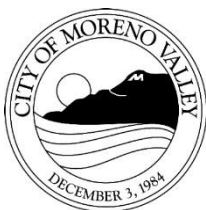
1. **CERTIFY** that this item is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301 for Existing Facilities; and
2. **APPROVE** Conditional Use Permit PA16-0010, based on the findings contained in the resolution, and with the conditions of approval included as Exhibit A

Prepared by:
Summer Looy
Permit Technician

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. PC Notice
2. PC Final COAs
3. PC Resolution 2016-17
4. Site Plan



This may affect your property

Notice of PUBLIC HEARING

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

Project: PA16-0010 (Conditional Use Permit)

Applicant: Options For Youth – San Bernardino, Inc.

Owner: 23080 Alessandro Partners, LLC

Representative: Dusty Barbee

A.P.N: 296-200-009

Location: Northeast corner of Frederick Street and Alessandro Boulevard at 23080 Alessandro Blvd, Suites 214-218

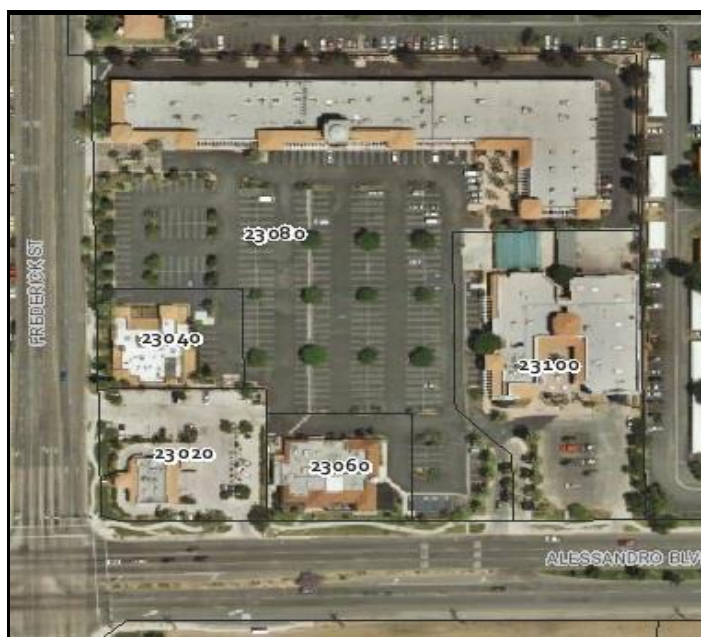
Proposal: Conditional Use Permit to establish a public charter school for an independent study program (Grades 7 through 12). The proposed school will occupy 6,256 square feet of tenant space within an existing commercial center. Enrolled students will attend school twice a week for one and a half hour sessions. The school proposes to enroll a maximum of 50 students with six teachers and three support staff members.

Council District: 5

The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines and it was determined that the project will not have a significant effect on the environment. Therefore, a recommendation to find the project exempt from the provisions of the CEQA as a Class 1 Categorical Exemption, CEQA Guidelines, Section 15301 for Existing Facilities, is being carried forward with the project, in that the impacts associated with the operation of the charter school are expected to be similar to the impacts associated with other permitted uses that could occupy the same tenant space. Further, the lease of the retail space for a charter school will not result in expansion of the existing building.

A public hearing before the Planning Commission has been scheduled for the proposed project. Any person interested in commenting on the proposal and recommended environmental determination may speak at the hearing or provide written testimony at or prior to the hearing. The project application, supporting plans and environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, 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 4:30 p.m., Friday), or you may telephone (951) 413-3206 for further information.

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



LOCATION N ↑

PLANNING COMMISSION HEARING

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

DATE AND TIME: September 8, 2016 at 7:00 PM

CONTACT PLANNER: Summer Looy

PHONE: (951) 413-3231

Upon request and 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 Guy Pegan, ADA Coordinator, at 951.413.3120 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.

Attachment: PC Notice (2258 : CUP Options For Youth)

**EXHIBIT A
CITY OF MORENO VALLEY
PLANNING DIVISION
CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (PA16-0010) FOR
A CHARTER SCHOOL
ASSESSOR'S PARCEL NUMBER: 296-200-009**

APPROVAL DATE: September 8, 2016
EXPIRATION DATE: September 8, 2019

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

- P1. This approval is an Existing Structure Conditional Use Permit, PA16-0010, to establish an independent study public charter school for grades 7th through 12th in an existing shopping center located at 23080 Alessandro Boulevard. The approval includes tenant improvements as shown on the floor plan.
- P2. The hours of operation for the school are Monday through Friday 8:00 a.m. to 5:00 p.m. The school will be open four Saturdays per calendar year for college test preparation and test administrations from 9:00 a.m. to 12:00 p.m.
- P3. The school will provide an independent study program for a maximum of 50 students, with six teachers and three support staff members. Each teacher will serve 7-8 students for one and a half hour sessions twice a week.
- P4. The school will utilize a maximum of 12 parking spaces during regular business hours for teachers and support staff members. The majority of students will be dropped off and picked up, or utilize public transportation for the individual sessions with their teachers.
- P5. All school activities will be conducted indoors. The space will be improved consistent with the tenant improvements identified on the approved floor plan (requires separate building permit). No outdoor activities are permitted.
- P6. Students shall not be allowed to loiter before or after scheduled class sessions.
- P7. This approved land use shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
- P8. (BP) Prior to issuance of building permits, the applicant shall obtain a Land Use Clearance stamp from the Community Development Department – Planning Division on the final plan check set.

BUILDING and SAFETY DIVISION

- B1. The above project shall comply with the current 2013 California Codes (CBC,

**PLANNING DIVISION
CONDITIONS OF APPROVAL FOR PA16-0010
CONDITIONAL USE PERMIT
PAGE 2**

CEC, CMC and the CPC) as well as city ordinances. Plans shall be submitted to the Building and Safety Division as a separate submittal.

FIRE PREVENTION BUREAU

- 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 effect at the time of building plan submittal.
- F2. Address numbers and/or suite numbers shall be provided and maintained for the building and suite in a visible location from the emergency access road or driveway. Suite letters or numbers shall be visible on the front and rear doors of units.
- F3. A fire department key box (Knox Box) shall be provided for the business if one is not already provided. Knox boxes shall be mounted on the structure adjacent to the front door at a height of 6 feet. The keys to gain access into the building shall be provided to the Fire Department and maintained inside of the Knox box.
- F4. Fire protection systems such as automatic fire sprinkler systems and fire alarm systems shall be maintained operational. Periodic inspection, testing and maintenance is required for such systems. Reports of inspections and tests shall be made available to the Fire Department upon request.
- F5. The existing fire sprinkler system may need to be modified. Plans for the fire sprinkler system modification shall be submitted to the Fire Prevention Bureau for review and approval prior to modification.
- F6. A manual and automatic fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system shall be installed in E occupancies with an occupant load of 50 or more persons or containing more than one classroom. (CFC 907.2.3)

RESOLUTION NO. 2016-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PA16-0010 A CONDITIONAL USE PERMIT FOR A PUBLIC CHARTER SCHOOL LOCATED AT 23080 ALESSANDRO BOULEVARD, SUITES 214-218 (APN: 296-200-009)

WHEREAS, Options for Youth – San Bernardino, Inc. has filed an application for the approval of PA16-0010, a Conditional Use Permit for an independent study public charter school to be located in the existing commercial center at the northeast corner of Alessandro Boulevard and Frederick Street as described in the title of this Resolution; and

WHEREAS, the application has been evaluated in accordance with established City of Moreno Valley procedures, and with consideration of the General Plan, Municipal Code, and other applicable regulations, and

WHEREAS, upon completion of a thorough development review process the project was appropriately agendized and noticed for a public hearing before the Planning Commission, and

WHEREAS, on September 8, 2016, the Planning Commission of the City of Moreno Valley held a meeting to consider the application; and

WHEREAS, the Planning Commission made a determination that the project is exempt from the California Environmental Quality Act (CEQA) as a Class 1 exemption under CEQA Guideline Section 15301 Existing Facilities, and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; 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, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission of the City of Moreno Valley as follows:

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

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on September 8, 2016, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

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

FACT: As described in the General Plan, the purpose of the Commercial “C” Land Use District is to provide property for business purposes, which may include retail stores, professional offices, personal services, and other compatible noncommercial uses as identified in the City’s zoning regulations. The use is also consistent with General Plan Policy 2.5 and Objective 2.15 ensuring that all Moreno Valley residents have access to high-quality educational facilities, regardless of their socioeconomic status or location within the City. Therefore, the proposed use does not conflict with any of the goals, objectives, policies, and programs of the General Plan.

2. **Conformance with Zoning Regulations** – The proposed use complies with all applicable zoning and other regulations.

FACT: A public charter school is considered a conditionally permitted use in the Neighborhood Commercial (NC) zoning district if located within 300 feet or less from a residential zone. The primary purpose of the zone is to satisfy the daily shopping needs of residents by providing limited retail commercial services. Since the intensity of commercial uses permitted within the Neighborhood Commercial zoning is limited, the charter school would be compatible with both existing and future commercial uses within the commercial center. As designed and conditioned, the proposed use will comply with all the applicable Municipal Code provisions and will not negatively impact the surrounding commercial center and neighborhood.

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 proposed Conditional Use Permit will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity. The project is exempt

from the requirements of the California Environmental Quality Act (CEQA) Guidelines as provided for in Section 15301 (Existing Facilities). The establishment of the proposed charter school will not result in the expansion of the existing building.

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 location, design and operation of the proposed use are compatible with existing and planned land uses in the vicinity, and would not negatively impact surrounding properties. The public charter school is becoming more common in urbanized areas. This use has been determined to be similar in intensity to other uses conditionally permitted in the Neighborhood Commercial (NC) zone.

C. FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. FEES

Impact, mitigation and other fees are due and payable under currently applicable ordinances and resolutions. These fees may include but are not limited to: Development Impact Fee, Transportation Uniform Mitigation Fee (TUMF), Multi-species Habitat Conservation Plan (MSHCP) Mitigation Fee, Stephens Kangaroo Habitat Conservation fee, Underground Utilities in lieu Fee, Area Drainage Plan fee, Bridge and Thoroughfare Mitigation fee (Future) and Traffic Signal Mitigation fee. The final amount of fees payable is dependent upon information provided by the applicant and will be determined at the time the fees become due and payable.

Unless otherwise provided for by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 3.32 of the City of Moreno Valley Municipal Code or as so provided in the applicable ordinances and resolutions. The City expressly reserves the right to amend the fees and the fee calculations consistent with applicable law.

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PA16-0010, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

The City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law.

Pursuant to Government Code Section 66020(d)(1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project and it does not apply to any fees, dedication, reservations, or other exactions of which a notice has been given similar to this, nor does it revive challenges to any fees for which the Statute of Limitations has previously expired.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2016-17 approving PA16-0010 an administrative existing structure Conditional Use Permit.

APPROVED this 8th day of September, 2016.

Chair, Planning Commission

ATTEST:

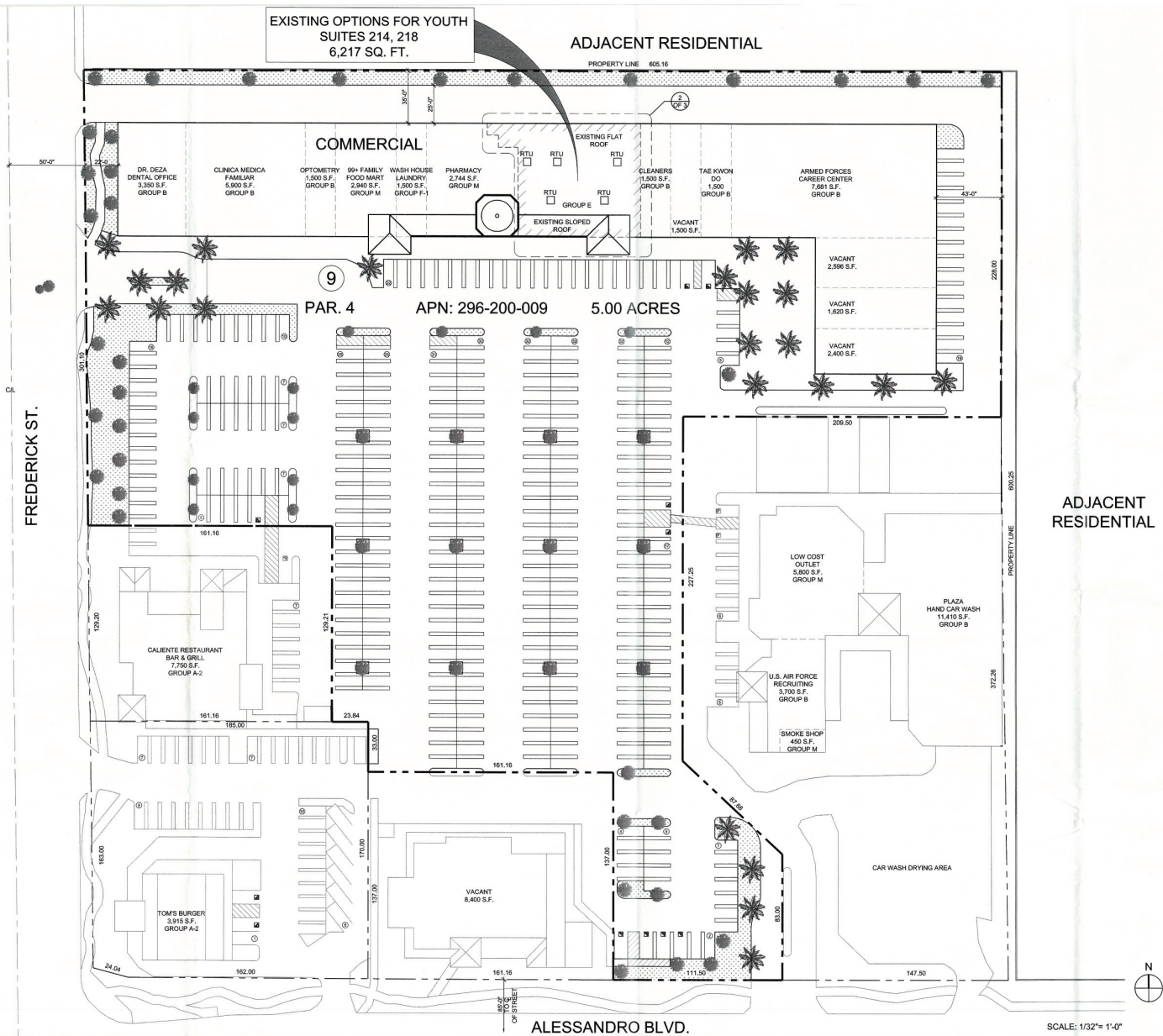
Richard J. Sandzimier, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Attached: Conditions of Approval

Attachment: PC Resolution 2016-17 [Revision 1] (2258 : CUP Options For Youth)



EXISTING OPTIONS FOR YOUTH
SUITES 214, 218
6,217 SQ. FT.

ADJACENT RESIDENTIAL

COMMERCIAL

PAR. 4 APN: 296-200-009 5.00 ACRES

ADJACENT RESIDENTIAL

ALESSANDRO BLVD.

SCALE: 1/32" = 1'-0"

PROJECT DESCRIPTION

OPTIONS FOR YOUTH (OFY), A PUBLIC CHARTER SCHOOL PROGRAM AT 2380 ALESSANDRO BLVD., MORENO VALLEY, CA 92555 TO BE USED AS AN INDEPENDENT STUDY LEARNING CENTER, THE OFY PROGRAM IS A PUBLICLY FUNDED CHARTER SCHOOL, COMPLIANT WITH STATE ADA REGULATIONS TO SERVE NON AMBULATORY STUDENTS IN GRADES 7-12.

AS A REGISTERED ACTIVE CHARTER SCHOOL WITH THE CALIFORNIA DEPARTMENT OF EDUCATION (CDE), OPTIONS FOR YOUTH IS ACCREDITED BY THE WESTERN ASSOCIATION OF SCHOOLS AND COLLEGES (WASC). STUDENTS WHO ATTEND OFY EARN COURSE CREDITS AND ARE ENROLLED AT OFY UNTIL EITHER THEY TRANSFER BACK TO A TRADITIONAL SCHOOL OR GRADUATE FROM OFY WITH A HIGH SCHOOL DIPLOMA.

OFY STUDENTS ATTEND SCHOOL FOR TWO 1.5 HOUR APPOINTMENTS PER WEEK, DURING THESE APPOINTMENTS STUDENTS RECEIVE THEIR CURRICULUM FROM THEIR TEACHERS. ADDITIONALLY, STUDENTS ARE ABLE TO ATTEND SMALL GROUP INSTRUCTION CLASSES, TAKE TESTS, MEET WITH COLLEGE ADVISORS AND IF NEEDED, RECEIVE ADDITIONAL INSTRUCTION FROM A TUTOR. STUDENTS ARE REQUIRED TO STUDY AND COMPLETE COURSEWORK INDEPENDENTLY FOR 48 HOURS EACH DAY, DUE TO THE INDEPENDENT STUDY MODEL, OFY DOES NOT PROVIDE TRANSPORTATION, FOOD SERVICE, GYMNASIUM, OR PLAYGROUND FACILITIES TO STUDENTS AT EACH LEARNING CENTER. ADDITIONALLY, A MAJORITY OF THE STUDENTS UTILIZE PUBLIC TRANSPORTATION TO COMMUTE TO AND FROM THE CENTER. THE GREATLY REDUCES THE PARKING LOAD REQUIRED FOR EACH CENTER. CURRENTLY, MANY CENTERS THROUGHOUT SOUTHERN CALIFORNIA OPERATE WITH MINIMAL PARKING WITHOUT ANY ADVERSE EFFECTS TO ATTENDANCE OR THE SURROUNDING AREA.

OFY CENTERS ARE OPEN MONDAY - FRIDAY FROM 8AM - 6PM, CLOSED FOR LUNCH FROM 12PM - 1PM, AND CLOSED MOST SATURDAYS AND ALL SUNDAYS. ADDITIONALLY, OFY OFFERS SATURDAY SCHOOL 4 TIMES A YEAR FOR SAT AND CASSE PREP TESTING FROM 9AM - 12PM.

OFY CURRENTLY OPERATES SEVERAL LEARNING CENTERS IN THE SAN BERNARDINO, LOS ANGELES AND SACRAMENTO COUNTIES OF CALIFORNIA, THE VAST MAJORITY OF WHICH ARE IN LOS ANGELES COUNTY. GRADUATING STUDENTS WILL RECEIVE AN ACCREDITED DIPLOMA, WHICH WOULD BE ELIGIBLE FOR ATTENDANCE AT COMMUNITY COLLEGE, TECHNICAL SCHOOL, AND 4 YEAR UNIVERSITIES. OFY SCHOOLS HAVE DEMONSTRATED HIGH LEVELS OF SUCCESS WITH ITS STUDENT POPULATION, CREATING EDUCATED AND RESPECTFUL MEMBERS OF THE GREATER COMMUNITY.

PROJECT DATA

TENANT: OPTIONS FOR YOUTH	ARCHITECT: AMOR ARCHITECTURAL CORPORATION 10300 4TH STREET, SUITE 100 RANCHO CUCAMONGA, CA 91730
ANDREA LOPEZ, PROJECT COORDINATOR LUPINE CONSTRUCTION & DEVELOPMENT 325 N HALSTEAD SUITE 150 PASADENA, CA 91107 PHONE: (826) 710-2879 EMAIL: ANDREA.LOPEZ@LUPINEPROPERTIES.COM	BILL BEEBE, DIR. OF BUSINESS DEVELOPMENT PHONE: (800) 259-9973 EMAIL: BEEBEBE@AMORARCH.COM

BUILDING INFORMATION

APN:	296-200-009
USE:	COMMERCIAL
LOT ACRES:	5.00 ACRES
LOT SQ. FT.:	217,800 SQ. FT.
TENANT FLOOR AREA:	APPROXIMATELY 6,217 SQ. FT.
TOTAL BUILDING AREA:	APPROXIMATELY 43,000 SQ. FT.

PARKING SUMMARY

EXISTING:
STANDARD PARKING: 499 PARKING SPACES
ADA PARKING: 14 PARKING SPACES

PARKING TO REMAIN AS IS, NO NEW PARKING ADDED OR SUBTRACTED.

THE CURRENT USE IS RETAIL WHICH REQUIRES MORE PARKING SPACES THAN AN EDUCATIONAL USE, SO THE REQUIRED AMOUNT OF PARKING SPACE FOR THIS EDUCATION USE IS SUFFICIENT.

PLUMBING COUNT

PLUMBING FIXTURE OCCUPANT LOAD
PER 2013 CPC CHAPTER 4 - TABLE 422.1 & TABLE A

4384 S.F. (net useable) / 50 per occupant = 88 OCCUPANTS
(excluding the cabinet area not included)

	88 / 2 = 44	44 MALE	44 FEMALE
FIXTURE TYPE	REQUIRED	PROVIDED	REQUIRED PROVIDED
WATER CLOSET	1 PER 50	1	1 PER 30 2
URINALS	1 PER 100	1	
LAVATORIES	1 PER 40	2	1 PER 40 2
DRINKING FOUNTAIN	1 PER 150	0	
SERVICE SINK	1	1	
UNI-SEX (STAFF RESTROOM)	0	1	

SHEET INDEX

SHEET 1 OF 5 - SITE PLAN	<p>PLANNING APPROVAL</p> <p>City Council</p> <p>By: [Signature]</p> <p>Date: 6/11/16</p>
SHEET 2 OF 5 - FLOOR PLAN	
SHEET 3 OF 5 - EXTERIOR ELEVATIONS	

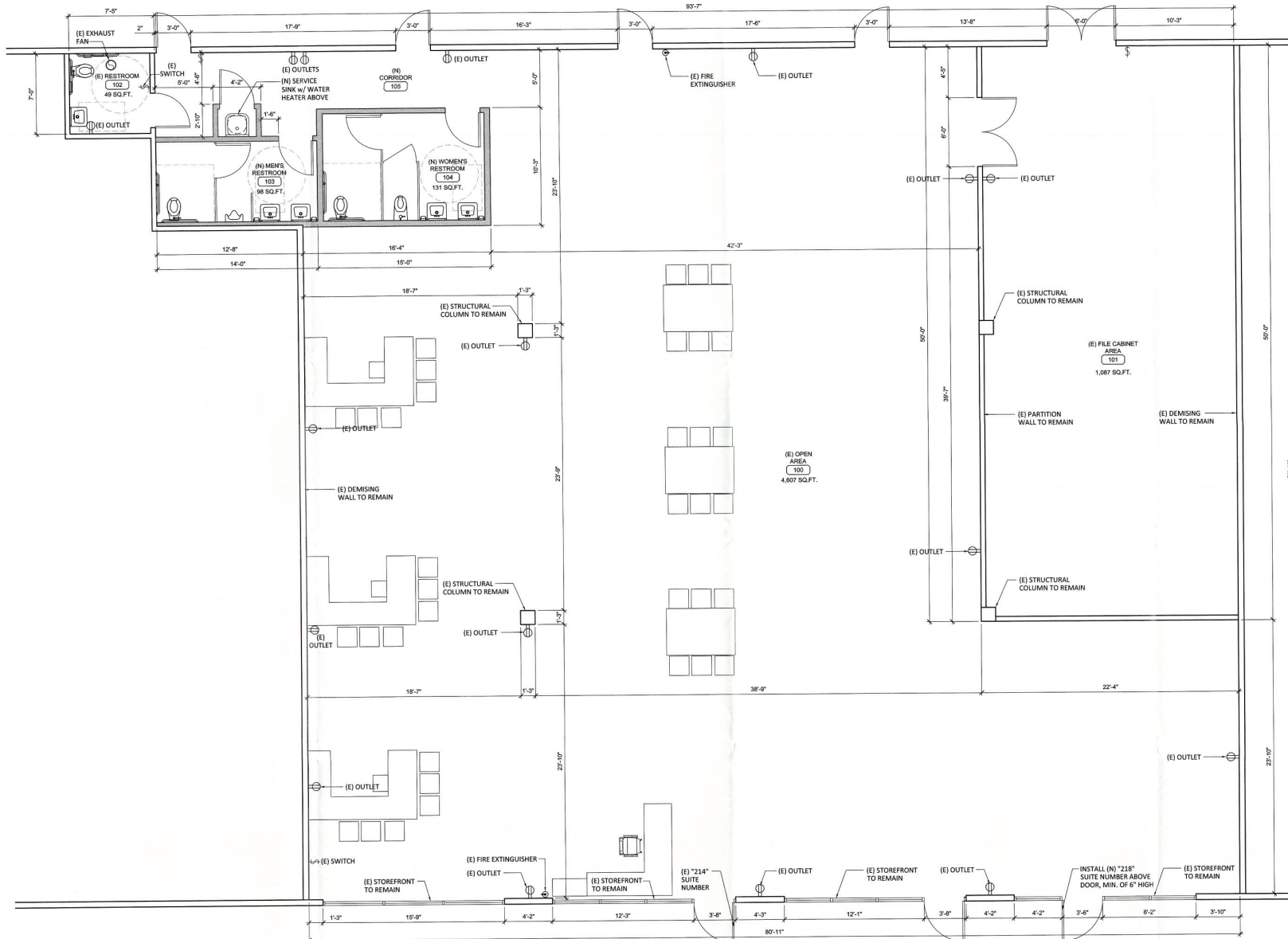
SHEET 1 OF 3

Options For Youth
Public Charter Schools
320 N. HALSTEAD ST.
PASADENA, CA 91107

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SITE PLAN
OPTIONS FOR YOUTH - MORENO VALLEY
23080 ALESSANDRO BLVD., SUITE 214-218, MORENO VALLEY, CA 92553
03.14.2016

10300 4TH STREET, SUITE 100
RANCHO CUCAMONGA, CA 91730
909.259.9971 TEL.
909.944.8409 FAX.
www.AmorArch.com
Amor Architectural Corporation



LEGEND	
	(E) WALL / PARTITION TO REMAIN
	(E) STOREFRONT WINDOW SYSTEM TO REMAIN
	(E) DOOR TO REMAIN

PLANNING APPROVAL
 Director Hearing
 Administrative
 Planning Commission
 City Council
 Case No. PA16-010
 By: [Signature]
 Date: 6/14/16

SCALE: 1/4" = 1'-0"

SHEET 2 OF 3

Options For Youth
 Public Center located
 320 N. HALSTEAD ST.
 PASADENA, CA 91107

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AS-BUILT FLOOR PLAN
OPTIONS FOR YOUTH - MORENO VALLEY
 23080 ALESSANDRO BLVD. SUITE 214-218, MORENO VALLEY, CA 92553

03.14.2016

10300 4TH STREET, SUITE 100
 RANCHO CUCAMONGA, CA 91730
 909.259.9971 TEL.
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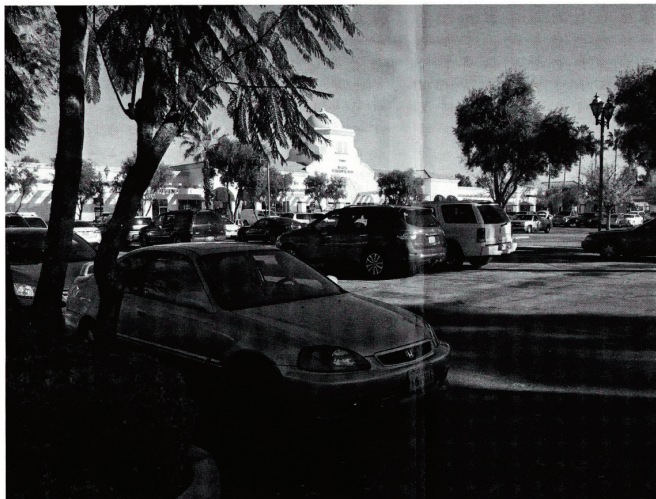


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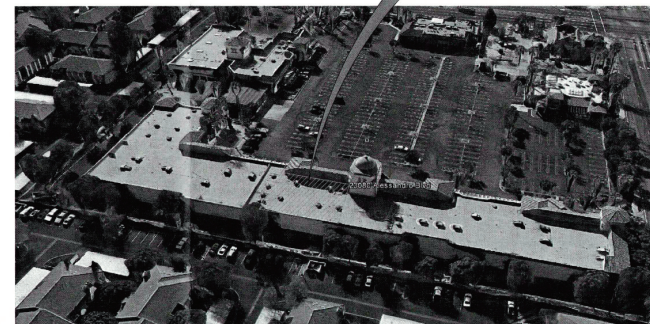
OPTIONS FOR YOUTH



OPTIONS FOR YOUTH



OPTIONS FOR YOUTH



EXISTING ROOF TOP UNITS
(SCREENED FROM VIEW)

PLANNING APPROVAL	
Director Hearing	<input checked="" type="checkbox"/>
Administrative	<input checked="" type="checkbox"/>
Planning Commission	<input type="checkbox"/>
City Council	<input type="checkbox"/>
Case No.	1416-0010
By	[Signature]
Date	6/14/16

NOTE: EXTERIOR COLOR TO REMAIN THE SAME


SHEET 3 OF 3

ELEVATIONS & PHOTOS

OPTIONS FOR YOUTH - MORENO VALLEY

23080 ALESSANDRO BLVD, SUITE 214-218, MORENO VALLEY, CA 92553

03.14.2016



 Options For Youth

 Public & Private Schools

 (www.optionsforyouth.com)

 320 N. HALSTEAD ST.

 PASADENA, CA 91107

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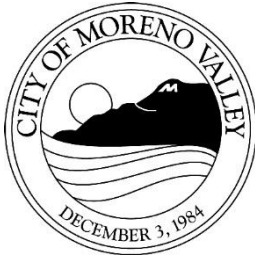
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PLANNING COMMISSION

STAFF REPORT

Meeting Date: September 8, 2016

THE PROJECT PROPOSES TO DEVELOP 426 MULTI-FAMILY RESIDENTIAL UNITS (ROCAS GRANDES APARTMENTS) ON 18 ACRES OF A 27.41 ACRE SITE IN THE R30 AND OPEN SPACE ZONES. A VARIANCE APPLICATION IS ALSO PROPOSED TO MAKE FINDINGS FOR A REDUCED LANDSCAPE SETBACK ALONG THE SITE'S BRODIAEA AVENUE FRONTAGE DUE TO SITE CONSTRAINTS.

Case: PA15-0046 - Plot Plan
P16-083 - Variance

Applicant: Rocas Grandes, LLC c/o La Jolla Development Group, Inc.

Owner: Granite Capital, LLC and 26th Corporation, tenants in common

Representative: Pasco, Laret, Suiter & Associates

Location: Southwest corner of Alessandro Blvd. and Darwin Dr.

Case Planner: Jeff Bradshaw

Council District: 3

SUMMARY

La Jolla Development Group, Inc., serving as the applicant, proposes to develop a 426-unit multifamily apartment project, to be known as The Rocas Grandes Apartments, on an 18 acre portion of a 27.41 acre site located at the southwest corner of Alessandro Boulevard and Darwin Drive. The site is zoned Residential 30 (R30) (maximum 30 dwelling units per acre) and Open Space (OS). No housing development will occur within the OS portion of the site. A portion of the public improvements associated with the Brodiaea Avenue road improvements will traverse the OS zoning immediately east of Lasselle Street.

Due to site constraints, a variance application is also proposed for a reduced landscape setback along the project southern boundary along the future Brodiaea Avenue frontage.

The project, as designed and conditioned, conforms to all development standards of the R30 zone and the design guidelines for multifamily residential uses as prescribed within the City's Municipal Code and City Landscape Standards.

PROJECT DESCRIPTION

Plot Plan application PA15-0046

The Plot Plan proposes a 426-unit apartment project on approximately 18 acres of a 27.41 acre site. The project will include a mix of one bedroom, two bedroom and three bedroom units in thirteen 2-story buildings and two 4-story buildings. Amenities proposed include a clubhouse with kitchen, swimming pool, fitness room, and common rooms for activities for adults and children, and a leasing office. The apartment project is proposed as an open non-gated development.

Variance application P16-083

The applicant has requested a variance to allow for a reduced landscape setback of seven (7) feet along the project's Brodiaea Avenue frontage. The standard setback would otherwise be 20 feet. The reduced setback design allows for a seven foot landscape planter plus five feet of additional right-of-way behind the sidewalk for a total parkway depth of 12 feet. The overall parkway is proposed to include screening shrubs and trees. A Condition of Approval (P25) has been included to ensure an enhanced landscaping treatment is achieved within this landscape setback area.

Staff has evaluated the variance requested and has found that unique features and constraints associated with the project site including sensitive OS land, irregular size and shape, and significant utility easement limitations in the developable area (18 acres of the 27.41 acre site) present challenges for designing a quality project that meets required density, setbacks, building separation, building height and parking requirements. Strict or literal interpretation and enforcement of the 20 foot Brodiaea Avenue street side setback would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity. Allowing for the seven foot setback enables the applicant to achieve a mutually desirable high quality project.

Site

The project site is zoned R30 and OS and is located at the southwest corner of Alessandro Boulevard and Darwin Drive. Darwin Drive does not currently exist on the project site but has been constructed on the north side of Alessandro Boulevard. The

total project site is 27.41 acres and includes topography that varies from level and slightly rolling areas within the R30 zone, to a steeply sloping hill with scattered boulders and rock outcroppings within the OS zone. The proposed developable area of the site totals approximately 18 acres and is located outside of the OS zoned areas of the total site.

There is no sensitive habitat or riparian area within the project site. There are mapped and known cultural resource (i.e. milling) sites within the project boundaries that have been appropriately evaluated as part of the environmental assessment of the project.

The site is bisected by two gas line easements. An existing natural gas line is located within the Brodiaea Avenue right-of-way. The second gas line crosses the project site mid-way between Alessandro Boulevard and Brodiaea Avenue. Future construction of Brodiaea Avenue will require coordination with Southern California Gas Company to safely relocate the gas line. No structures will be placed within the easement of the second gas line.

Surrounding Area

The project site is bounded by vacant R30 designated land to the east, and vacant portions of the Aquabella Specific Plan to the south which calls for age restricted High Density Residential and Low/Medium Residential. There are existing tract homes located southwest of the project site within RS-10 and R5 zones. Vista Del Lago High School is located approximately $\frac{3}{4}$ mile to the south on Lasselle Street.

To the north of the project site there is vacant R5 zoned land and existing tract homes in an R5 zone located to the northeast. Just west of the project site at the Alessandro Boulevard and Lasselle Street intersection is vacant commercial land at the northwest, northeast, and southwest corners. The southeast corner is entitled for the Boulder Ridge affordable housing project, which is also expected to have a senior housing component.

Overall, the proposed multifamily Rocas Grandes residential development has been found to be compatible with objectives outlined in the City's General Plan as well as with existing and planned land uses in the project area.

Access/Parking

Primary vehicular access and the main entrance to the development is proposed along Darwin Drive. Secondary principal access drives are also planned on Darwin Drive and Brodiaea Avenue. One additional driveway, for emergency ingress and egress only, is proposed on Alessandro Boulevard.

The project is conditioned (Condition of Approval LD67) to install a raised landscaped median along the site's Alessandro Boulevard frontage and to modify the existing median on Alessandro Boulevard east of Darwin Drive to allow for a westbound left turn onto Darwin Drive (Condition of Approval LD68). The medians are conditioned to be

built consistent with established City Standards. The project is also conditioned (Mitigation Measure TRA-1, Condition of Approval P41) to install a traffic signal at the intersection of Alessandro Boulevard and Darwin Drive.

The project as designed provides a total of 778 parking spaces including 198 garages, 280 carports, 284 open parking spaces for residents and guests, and 16 accessible parking spaces. Municipal Code Section 9.11 requires a total of 766 parking spaces for the project. The project as designed satisfies all parking requirements of the City's Municipal Code including ADA accessible parking. Requirements for alternative fuel vehicle parking (aka EVCS) shall be addressed subsequently through building plan check which is typical prior to issuance of building permits.

The driveways and interior drive aisles within the site have been reviewed and approved by the Fire Prevention Bureau for fire truck access. The site design has been evaluated to ensure for adequate truck maneuvering and turnaround for delivery trucks and trash pick-up.

Design/Landscaping

The proposed project includes six two story 10-plex apartment buildings, nine two story 12-plex buildings and two 4-story 35 unit apartment buildings for a total of 426 apartments. The apartments will include a mix of 1-bedroom, 2-bedroom and 3-bedroom units. Amenities include a leasing office, pool, clubhouse with kitchen, fitness room, and common rooms for activities for adults and children.

The architectural design of the apartments includes stucco exteriors with many horizontal and vertical features to break up massing of the buildings. These detail features include wainscoting, bays windows, window boxes, tile roofs, tower elements, window surrounds, chimneys, lattice porch covers, decorative metal railings, metal window bars, exposed wood beams and posts, clay pipes, metal awnings, arched entrances, articulated roof overhangs, and arch details at the stair enclosures and private patios. Variation among the buildings is created with other distinctions such as exposed rafter tails, louvers, medallions and light fixtures.

The recreation building design is consistent with the overall project architecture theme incorporating the color palette, varied materials and level of detail provided throughout the project.

All walls on the site will be constructed with decorative block. The walls and enclosures for this project are conditioned (Condition of Approval P16) to be consistent with the City's Municipal Code standards for placement, height and materials.

The project achieves required private space through the patio and balcony design features. Required public common open space is achieved throughout the project in courtyards and other gathering areas.

The project has been conditioned (Conditions of Approval P25) to provide perimeter parkway landscape, parking lot landscape and landscape around the buildings. All project landscaping will be consistent with the City's requirements for drought tolerant/water efficient plantings.

This project, as designed and conditioned, conforms to all development standards of the R30 zone and the design guidelines for multifamily residential developments as required within the City's Municipal Code and City Landscape Standards.

REVIEW PROCESS

An initial pre-application for this project was submitted June 29, 2015 and the pre-application review was completed in late August 2015. The subsequent Plot Plan application was submitted in December 2015. This type of project warrants a comprehensive review, therefore, the plans were routed through Public Works, Fire Department, Public Safety, Building, and Planning for the first plan review. The project application was also routed for review to various outside agencies including, but not limited to, March JPA, Airport Land Use Commission, Moreno Valley Unified School District, Eastern Municipal Water District, Riverside Transit Agency, gas and electric utilities, and various Indian Tribes for their review.

Upon completion of the initial plan review, the project was reviewed by the Project Review Staff Committee (PRSC) in January 2016. Modifications were requested to the plot plan and preliminary grading plans to address building setbacks, parking, density, and a variety of site design considerations. Written comments were provided to the applicant.

Revised plans were submitted by the applicant in April 2016, and they progressed through the second and subsequent reviews to work through various site design options between June and August 2016. A particular design challenge for the project has been the development of Brodiaea Avenue which required consideration of the Aqua Bella Specific Plan, coordination with an adjacent proposed residential development south of the project, an assessment of conflicts and challenges with the natural gas line in the Brodiaea Avenue alignment right of way, and potential cultural resource impacts also in the vicinity of the Brodiaea Avenue right-of-way and connection to Lassalle Street. During this process the need for a variance for the reduced setback along the southern project boundary was identified as a means to achieve the desired design. The applicant submitted the Variance application on August 10, 2016 as a component of the full actions being requested of the Planning Commission.

Upon resolution of all outstanding site, building, preliminary grading and environmental review issues, the Initial Study / Mitigated Negative Declaration document was completed and final conditions of approval were drafted in August so that the project could be scheduled for the Planning Commission public hearing on September 8, 2016.

ENVIRONMENTAL

An Initial Study was prepared by HELIX Environmental Planning for compliance with California Environmental Quality Act (CEQA) Guidelines. The Initial Study examined the potential of the proposed project to have an impact on the environment. The Initial Study provides information in support of the findings for a Mitigated Negative Declaration. The proposed project will not have a significant effect on the environment with the implementation of mitigation measures. Studies prepared for this project included a traffic study, an air quality study/greenhouse gas analysis, a cultural resource assessment, a preliminary hydrology study, a geotechnical study, a general biological assessment and burrowing owl study and a Preliminary Water Quality Management Plan.

Public notice of the availability of the Initial Study / Mitigated Negative Declaration was published in the newspaper 20 days in advance of the Planning Commission public hearing.

Mitigation measures are recommended for the project in the following areas: cultural resources, paleontological resources, and direct and cumulative traffic impacts.

Cultural Resources

A Historical/Archaeological Resources Survey was prepared for the project by the consultant, CRM Tech on November 13, 2015. The report has been reviewed and approved by staff.

The survey concluded that there is existing cultural resource sites located within the boundaries of the project site. However, these resources do not qualify as “historical resources” under CEQA provisions due to the lack of potential to yield important archaeological data for the study of regional prehistory.

This project was routed to all participating local tribal agencies under the requirements of State Assembly Bill 52. At the request of the Pechanga Band of Luiseno Mission Indians, City staff participated in consultation with Pechanga tribal representatives to discuss potential impacts to existing cultural resources on the site.

Although the Historical/Archaeological Resources Survey determined that there were no impacts to cultural resources, to ensure compliance with City General Plan policies, City staff, the developer and Pechanga representatives have successfully coordinated in the drafting of mitigation measures for the project that address interests raised by Pechanga Tribal representatives.

Mitigation Measure CUL-1: Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a professional archaeological monitor has been retained by the Applicant to conduct monitoring of all mass grading and trenching activities and that the monitor has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project archaeologist, with input from the appropriate Tribe, shall prepare a Cultural Resources

Monitoring Plan (CRMP) to document protocols for inadvertent finds, to address the relocation of CA-RIV-3341, to determine potential protection measures from further damage and destruction for any identified archaeological resource(s)/ tribal cultural resources (TCRs), outline the process for monitoring and for completion of the final Phase IV Monitoring Report. If any archaeological and/or TCRs are identified during monitoring, these will also be documented and addressed per standard archaeological protocols in the Phase IV report, with the exception of human remains which will be addressed per CUL-5. The Project Archaeologist shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.

Mitigation Measure CUL-2: At least 30 days prior to the issuance of a grading permit, the Applicant shall contact the appropriate Luiseño tribe to develop a Cultural Resources Treatment Agreement and shall provide evidence to the City of Moreno Valley that the professionally qualified Luiseño Native American monitor(s) has been secured from the interested tribe(s), and that the shall be allowed to monitor all mass grading and trenching activities. The Tribal representative(s) shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.

Mitigation Measure CUL-3: If, during mass grading and trenching activities, the Archaeologist or Tribal representatives suspect that an archaeological resource and/or TCR may have been unearthed, the monitor identifying the potential resources, in consultation with the other monitor as appropriate, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. The Native American monitor(s) or appropriate representative(s) and the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. The archaeological monitor and tribal monitor(s) or appropriate representative(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.

Mitigation Measure CUL-4: Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:

"If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal representatives to the site to assess the significance of the find."

Mitigation Measure CUL-5: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left

in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98.

Mitigation Measure CUL-6: At least 20 business days prior to any earthmoving activities near CA-RIV-3341, the Applicant/representative shall meet and confer with the Pechanga Tribe and the Project archaeologist in order to assess the suitability for relocation of the features in to a permanent open space area. The Pechanga Tribe shall work with the Project Archaeologist, Project Applicant and the General Contractor or appropriate personnel to determine whether the features can be relocated safely and will discuss the most appropriate methods for relocation. Before construction activities may resume in the affected area, any visible artifacts shall be recovered and the features recorded using professional archaeological methods. The current Department of Parks and Recreation (DPR) Forms shall be updated, detailing which features were relocated, the process taken and updated maps provided documentation of the features’ new location. The site record should clearly indicate that the features are not in their original location and why they were relocated. The Applicant/representative, Project archaeologist and the Tribe shall also develop an appropriate controlled grading plan. The purpose of the controlled grading at and around this portion of the site is to determine whether any subsurface resources are associated with CA-RIV-3341, and if so, to determine the best method of avoidance, preservation and/or mitigation for any discovered resources. All controlled grading shall be monitored by the Pechanga Tribe according to the provisions in Mitigation Measure CUL-1 and Mitigation Measure CUL-2, and the Agreement required in Mitigation Measure CUL-2.

Mitigation Measure CUL-7: Prior to building permit issuance, all graffiti and graffiti-covering attempts shall be removed from the designated Open Space area. Methods should include but are not limited to using environmentally friendly soaps and/or cleaners, steam cleaning or pressure washing. The Applicant, the City and the Pechanga Tribe shall consult on the method of cleaning to ensure that cultural resources will not be impacted at least 30 days prior to beginning the removals.

Mitigation Measure CUL-8: Prior to building permit issuance, the Project archaeologist shall prepare a final Phase IV Monitoring Report as outlined in the CRMP, which shall be submitted to the City Planning Division, the appropriate Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. The report shall document project impacts to CA-RIV-857, CA-RIV-3159 and CA-RIV-3341, including the relocation area and protection measures taken for CA-RIV-3341. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated, as determined by the treatment plan,

according to the current professional repository standards and may include the Pechanga Bands curatorial facility.

Mitigation Measure CUL-9: Prior to building permit issuance, the Project Applicant and the Pechanga Tribe shall prepare a Preservation and Maintenance Plan for the long-term care and maintenance of CA-RIV-857, CA-RIV-3159 and the relocated features from CA-RIV-3341 and, if any, all new features identified during mass grading activities. The Plan shall indicate, at a minimum, the specific areas to be included in and excluded from long-term maintenance; prohibited activities; methods of preservation to be employed (fencing, vegetative deterrence, etc.); the entity(s) responsible for the long-term maintenance; maintenance scheduling and notification; appropriate avoidance protocols; monitoring by the Tribe and compensation for services if applicable; and necessary emergency protocols. The Project Applicant/Landowner shall submit a fully executed copy of the Preservation and Maintenance Plan to the City to ensure compliance with this mitigation measure.

Paleontology and Traffic

Based upon the results of the technical studies required for this project and completion of the Initial Study checklist, the only checklist categories that required mitigation to reduce potential impacts to a less than significant level were paleontological resources and traffic.

Paleontological Resources

The project's geotechnical investigation (using Southern California Soil & Testing, Inc. 2016) determined the site's subsurface conditions consist of very old alluvial fan deposits (typically from the middle to early Quaternary period) and tonalite. According to the geotechnical investigation, the very old alluvial fan deposits are located on the eastern portion of the project site, which makes up the majority of the area to be developed and excavated. The project site is identified on the City's General Plan FEIR Figure 5.10-3 as having a "Low Potential" to contain unique paleontological resources.

Project construction may involve excavation to a depth of 14 feet below the surface. Therefore, there is a potential to uncover fossils that may be buried beneath the surface of the site and impacts could be potentially significant.

Mitigation Measure CUL-10 has been included to reduce the potential for impacts to paleontological resources to less than significant.

Mitigation Measure CUL-10: Prior to construction involving excavation four feet or more below existing surface grade, the construction contractor shall provide evidence that a qualified paleontologist has been retained, and that the paleontologist(s) shall be present during all grading and other significant ground-disturbing activities that reach four feet or more below existing surface grade. In the event fossiliferous deposits are encountered, the following measures shall be implemented:

- Monitoring shall be conducted by qualified paleontological monitor(s) of excavation in areas identified as likely to contain paleontological resources, including very old alluvial fan deposits. Paleontological monitors shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially fossiliferous units are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.
- Paleontological monitoring of any earthmoving will be conducted by a monitor, under direct guidance of a qualified paleontologist. Earthmoving in areas of the parcel where previously undisturbed sediments are buried, but not otherwise disturbed, will not be monitored.
- If too few fossil remains are found after 50 percent of the planned-for earthmoving has been completed, monitoring can be reduced or discontinued in those areas at the Project paleontologist's direction.
- Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates.
- Identification and curation of specimens into a professional, fully accredited museum repository with permanent retrievable storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities.
- Preparation of a report of findings with and appended itemized inventory of specimens. The report and inventory, when submitted to the city along with confirmation of the curation of recovered of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources.

Traffic

A Traffic Impact Analysis dated August 17, 2016 was prepared for the project by TJW Engineering, Inc. The report has been reviewed and approved by City staff.

Direct Impacts

The City of Moreno Valley's traffic study guidelines identify a significant traffic impact under CEQA when the addition of projected project traffic as defined by the Existing Plus Project scenario causes an intersection or roadway that operates at an acceptable level of service under existing conditions to operate at an unacceptable level of service in the Existing Plus Project condition.

Based upon the Traffic Impact Analysis, it has been determined that project construction could result in a direct impact to the level of service at the intersection of Alessandro Boulevard and Darwin Drive. Mitigation Measure TRA-1 has been included to reduce the potential for impact to a less than significant level.

Mitigation Measure TRA-1: Prior to issuance of the first building permit, the Project Applicant shall install a traffic signal at the Darwin Drive/Alessandro Boulevard intersection, to the satisfaction of the City Engineer.

Cumulative Impacts

A potentially significant cumulative impact is identified when a roadway segment or intersection is projected to operate at an unacceptable level of service due to cumulative future traffic generated by both the project and other known future developments.

Analysis of the year 2020 cumulative traffic plus project traffic conditions demonstrated potential for cumulative impacts to the Perris Boulevard/Alessandro Boulevard intersection during the PM peak hour, and to the Lasselle Street/Alessandro Boulevard intersection during both the AM and PM peak hour conditions. Mitigation Measure TRA-2 has been included with this project to reduce these potential traffic impacts to a less than significant level.

Mitigation Measure TRA-2: Prior to issuance of the first building permit, the Project Applicant shall make a fair-share contribution in the funding of off-site improvements to the Perris Boulevard/Alessandro Boulevard and the Lasselle Street/Alessandro Boulevard intersections that are needed to serve acceptable cumulative traffic operations through the payment of the required Transportation Uniform Mitigation Fee (TUMF) fees in addition to the City of Moreno Valley Development Impact Fee (DIF). The fees shall be collected by the Western Riverside Council of Governments (WRCOG) for the TUMF and by the City of Moreno Valley for the DIF. For the Perris Boulevard/Alessandro Boulevard intersection, the improvements shall include widening the northbound and southbound approaches on Perris Boulevard from two to three through lanes. For the Lasselle Street/Alessandro Boulevard intersection, the improvements shall include: widening the northbound approach on Lasselle Street from one to two through lanes; widening the southbound approach on Lasselle Street from one shared through/right-turn lane to a dedicated through lane and a shared through/right-turn lane; and widening the westbound Alessandro Boulevard approach from one to two through lanes.

Mitigation Monitoring

A mitigation monitoring program has been prepared and is incorporated with the recommended project environmental documents to ensure implementation of the mitigation measures (see Attachment 4).

NOTIFICATION

The public hearing notice for this project was published in the local newspaper on August 19, 2016. Public notice was sent to all property owners of record within 300 feet of the project site on August 25, 2016. The public hearing notice for this project was also posted on the project site on August 29, 2016.

As of the date of report preparation, staff had received no phone calls or correspondence in response to the noticing for this project.

REVIEW AGENCY COMMENTS

Staff received the following responses to the Project Review Staff Committee transmittal; which was sent to all potentially affected reviewing agencies.

<u>Agency</u>	<u>Response Date</u>	<u>Comments</u>
Moreno Valley Utility	December 23, 2015	Will serve notice
Riverside County Flood Control	February 1, 2016	Approved storm water plan
Airport Land Use Commission	January 5, 2016	No comments

The City complied with the requirements of State Assembly Bill 52 requiring notice and consultation to Native American tribal groups. The City coordinated with all participating Native American tribal groups requesting consultation for this project, and incorporated conditions of approval and mitigation measures as requested. A copy of the Mitigated Negative Declaration was provided to the Pechanga Band of Luiseno Mission Indians.

Staff has coordinated with the agencies listed above and where applicable, conditions of approval have been included to address concerns from the responding agencies.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. **ADOPT** a Mitigated Negative Declaration for Plot Plan PA15-0046 and Variance P16-083, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** the Mitigation Monitoring and Reporting Program prepared for Plot Plan PA15-0046 pursuant to the California Environmental Quality Act (CEQA) Guidelines, included as Exhibit A; and
3. **APPROVE** Resolution No. 2016-22 and thereby **APPROVE** Variance application P16-083.

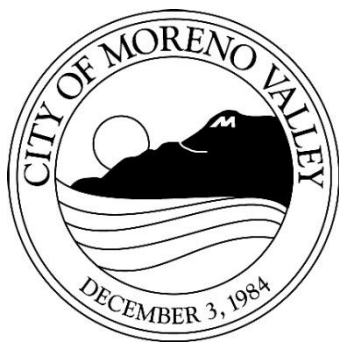
4. **APPROVE** Resolution No. 2016-21 and thereby **APPROVE** Plot Plan PA15-0046, subject to the attached conditions of approval included as Exhibit B to Resolution 2016-21; and

Prepared by:
Jeffrey Bradshaw
Associate Planner

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. ATT 1 - Public Hearing Notice
2. ATT 2 - Planning Commission Resolution 2016-21
3. Exhibit A to ATT 2 - Mitigation Monitoring and Reporting Program
4. Exhibit B to ATT 2 - Conditions of Approval
5. ATT 3 - Planning Commission Resolution 2016-22
6. ATT 4 - Mitigated Negative Declaration/Initial Study/Mitigation Monitoring Program
7. ATT 5 - Aerial Photograph
8. ATT 6 - Architectural Plans
9. ATT 7 - Preliminary Grading Plan



This may affect your property

Notice of PUBLIC HEARING

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

Project: PA15-0046 (Plot Plan) / P16-083 (Variance)
Applicant: Rocas Grandes, LLC c/o La Jolla Development Group, Inc.
Owner: Granite Capital, LLC and 26th Corporation, tenants in common
Representative: Pasco, Laret, Suiter & Associates
A.P. No: 486-280-043
Location: Southwest corner of Alessandro Boulevard and Darwin Drive
Proposal: Plot Plan for development of a 426 unit apartment project on approximately 18 acres of a 27.41 acre site. The project proposes a mix of 1 bedroom, 2 bedroom and 3 bedroom units in thirteen 2-story buildings and two 4-story buildings. Amenities include a club house/leasing office with pool. A total of 774 parking spaces are provided including 296 surface parking spaces, 198 garages, and 280 carports. The site is zoned R30 and Open Space. No development will occur within the Open Space portion of the site. A variance application is also proposed to allow for a reduced landscape setback along the site's Brodiaea Avenue frontage due to site constraints.

Council District: 3

The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines and it was determined that the project will not have a significant effect on the environment with the incorporation of mitigation measures. A Mitigated Negative Declaration is recommended. Mitigation measures have been required of the project that will reduce potential impacts to a less than significant level.

A public hearing before the Planning Commission has been scheduled for the proposed project. Any person interested in commenting on the proposal and recommended environmental determination may speak at the hearing or provide written testimony at or prior to the hearing. The project application, supporting plans and environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, 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 4:30 p.m., Friday), or you may telephone (951) 413-3206 for further information.

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



LOCATION N ↑

PLANNING COMMISSION HEARING

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

DATE AND TIME: September 8, 2016, 7:00 p.m.
CONTACT PLANNER: Jeff Bradshaw
PHONE: (951) 413-3224

Upon request and 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 Guy Pegan, ADA Coordinator, at 951.413.3120 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.

PLANNING COMMISSION RESOLUTION NO. 2016-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PLOT PLAN APPLICATION PA15-0046 FOR DEVELOPMENT OF A 426 UNIT APARTMENT PROJECT ON APPROXIMATELY 18 ACRES OF A 27.41 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF ALESSANDRO BOULEVARD AND DARWIN DRIVE (ASSESSOR'S PARCEL NUMBER 486-280-043).

Section 1:

WHEREAS, Pasco, Laret, Suiter & Associates, on behalf of Rocas Grandes, LLC c/o La Jolla Development Group, Inc., has filed an application for the approval of Plot Plan PA15-0046 for development of a 426 unit apartment project located at the southwest corner of Alessandro Boulevard and Darwin Drive as described in the title above; and

WHEREAS, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the General Plan and other applicable regulations; and

WHEREAS, the City has prepared an Initial Study and Mitigated Negative Declaration consistent with the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts; and

WHEREAS, upon completion of a thorough development review process the project was appropriately agendized and noticed for a public hearing before the Planning Commission of the City of Moreno Valley (Planning Commission); and

WHEREAS, the public hearing notice for this project was published in the local newspaper on August 19, 2016. Public notice was sent to all property owners of record within 300 feet of the project site on August 25, 2016. The public hearing notice for this project was also posted on the project site on August 29, 2016;

WHEREAS, on September 8, 2016, the Planning Commission held a public hearing to consider the application; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; 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, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission as follows:

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

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on September 8, 2016, including written and oral staff reports, public testimony and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

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

FACT: The project proposes development of a 426 unit apartment project on approximately 18 acres of 27.41 acre site. The General Plan land use designations for the project site are R30 and Open Space. No development will occur within the Open Space portion of the site except for construction of public improvements within the Brodiaea Avenue right-of-way. All development related to the apartments will occur within the R30 portion of the property.

The project is consistent with General Plan policies and objectives. General Plan Policy 2.2.11 states that the primary purpose of areas designated Residential 30 is to provide a range of high density multi-family housing types in an urban setting. Developments within Residential 30 areas shall also provide amenities, such as common open spaces and recreational facilities. The maximum density shall be 30 dwelling units per acre.

General Plan Policy 2.7.1 states that the primary purpose of areas designated Open Space is to provide areas that are substantially unimproved, including, but not limited to areas for outdoor recreation, the preservation of natural resources, the grazing of livestock and the production of crops.

The project as designed and conditioned meets the stated General Plan policies for R30 and Open Space development.

The project as proposed is consistent with General Plan Goal 2.4 which identifies the need for a supply of housing in sufficient numbers suitable to meet the diverse needs of future residents and to support healthy economic development without creating an oversupply of any particular type of housing. The project is also consistent with General Plan Objective 2.2 which states that the City will provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups.

The project as designed and conditioned is consistent with General Plan Objective 2.7 which encourages open space preservation through

appropriate land use policies that recognize the valuable natural resources and areas required for protection of public safety that exist in the City.

The project as designed and conditioned will achieve the objectives of the City of Moreno Valley's General Plan. The proposed project is consistent with the General Plan and does not conflict with the goals, objectives, policies, and programs established within the Plan.

- 2. Conformance with Zoning Regulations** – The proposed use complies with all applicable zoning and other regulations.

FACT: The project site is currently zoned R30 and Open Space (OS). The project is designed in accordance with the provisions of Section 9.03 Residential Districts, Section 9.06 Open Space and Section 9.16.130 Design Guidelines of the City's Municipal Code. The project as designed and conditioned would comply with all applicable zoning and other regulations.

- 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 proposed multi-family project as designed and conditioned will provide acceptable levels of protection from natural and man-made hazards to life, health, and property consistent with General Goal 9.6.1. The project site is located within approximately one mile of Fire Station No. 99. Therefore, adequate emergency services can be provided to the site consistent with General Plan Goal 9.6.2.

An Initial Study and Mitigated Negative Declaration with a Mitigation Monitoring Program were prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts. Planning staff reviewed the document and worked with the consultant to ensure a comprehensive environmental document consistent with CEQA requirements. The Mitigated Negative Declaration represents the City's independent judgment and analysis.

The proposed project as designed and conditioned will result in a development that will minimize the potential for loss of life and protect residents and visitors to the City from physical injury and property damage due to seismic ground shaking and flooding as provided for in General Plan Objective 6.1 and General Plan Objective 6.2. The project as designed and conditioned will be consistent with the City's Municipal Code Section 9.03 Residential Districts and Section 9.06 Open Space addressing light and noise.

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 project is in close proximity to other sites designated for multi-family residential land use. The project site is bounded by vacant R30 designated land to the east, portions of the Aquabella Specific Plan to the south with land zoned for High Density Residential and Low/Medium Residential, and existing tract homes to the south and southwest in the RS-10 and R5 zones. In addition, an already approved multi-family project, which is zoned R30 and Open Space, is located westerly of the project at the southeast corner of Alessandro Boulevard and Lasselle Street.

The site is also in proximity to future commercial sites that will serve the needs of residents. Vacant commercial land at the northwest, northeast, and southwest corners of Alessandro Boulevard and Lasselle Street School facilities will be able to adequately serve the project. Vista Del Lago High School is located approximately $\frac{3}{4}$ mile to the south on Lasselle Street.

The project is in close proximity to regional transportation corridors. State Route 60 is located approximately one-half mile to the north on Day Street and the I-215 freeway is located approximately one-half mile to the west on Eucalyptus Avenue. Other land uses in the vicinity include the Moreno Valley Mall to the northeast.

As designed and conditioned and with the implementation of required mitigation measures, the proposed apartment project is compatible with existing and proposed land uses in the vicinity.

Section 2:

FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. FEES

Impact, mitigation and other fees are due and payable under currently applicable ordinances and resolutions. These fees may include but are not limited to: Development Impact Fee, Transportation Uniform Mitigation Fee (TUMF), Multi-species Habitat Conservation Plan (MSHCP) Mitigation Fee, Stephens Kangaroo Habitat Conservation fee, Underground Utilities in lieu Fee, Area Drainage Plan fee, Bridge and Thoroughfare Mitigation fee (Future) and Traffic Signal Mitigation fee. The final amount of fees payable is dependent upon information provided by the applicant and will be determined at the time the fees become due and payable.

Unless otherwise provided for by this Resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 3.32 of the City of Moreno Valley Municipal Code or as so provided in the applicable ordinances and resolutions. The City expressly reserves the right to amend the fees and the fee calculations consistent with applicable law.

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PA15-0046, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

The City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law.

Pursuant to Government Code Section 66020(d)(1), NOTICE IS FURTHER GIVEN that the 90 day period to protest the imposition of any impact fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution and any such protest must be in a manner that complies with Section 66020(a) and failure to timely follow this procedure will bar any subsequent legal action to attack, review, set aside, void or annul imposition.

The right to protest the fees, dedications, reservations, or other exactions does not apply to planning, zoning, grading, or other similar application processing fees or service fees in connection with this project and it does not apply to any fees, dedication, reservations, or other exactions of which a notice has been given similar to this, nor does it revive challenges to any fees for which the applicable statute of limitations has previously expired.

Section 3:

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2016-21, and thereby:

1. **ADOPT** a Mitigated Negative Declaration for Plot Plan PA15-0046, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** the Mitigation Monitoring and Reporting Program prepared for Plot Plan PA15-0046 pursuant to the California Environmental Quality Act (CEQA) Guidelines, included as Exhibit A; and
3. **APPROVE** Plot Plan PA15-0046 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit B.

APPROVED this 8th day of September, 2016.

Brian Lowell
Chair, Planning Commission

ATTEST:

Richard J. Sandzimier, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Exhibit A

Attachment: ATT 2 - Planning Commission Resolution 2016-21 (2262 : Rocas Grandes Apartment Project)

PA15-046 and P16-083 (Rocas Grandes Project)

Mitigation Monitoring and Reporting Program

Introduction

This Mitigation Monitoring and Reporting Program has been prepared for the use in implementing mitigation for the Mitigated Negative Declaration (MND) for the Rocas Grandes Project, PA15-046 and P16-083. The program has been prepared in compliance with State law and the MND prepared for the project.

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resources Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

1. The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
2. A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3. The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures are records will be developed and incorporated into the program.

Mitigation Monitoring and Responsibilities

As the Lead Agency, the City of Moreno Valley is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project. In this regards, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

Mitigation Monitoring and Reporting Program Checklist

Project: Rocas Grandes (PA15-046 and P16-083)

Applicant: La Jolla Pacific Development Group, Inc., 3555 Fifth Avenue, Suite 100, San Diego, CA 92103

Date: August 19, 2016

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
<p>CUL-1 Archaeologist Retained/CRMP Prepared: Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a professional archaeological monitor has been retained by the Applicant to conduct monitoring of all mass grading and trenching activities and that the monitor has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project archaeologist, with input from the appropriate Tribe, shall prepare a Cultural Resources Monitoring Plan (CRMP) to document protocols for inadvertent finds, to address the relocation of CA-RIV-3341, to determine potential protection measures from further damage and destruction for any identified archaeological resource(s)/ tribal</p>	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Attachment: Exhibit A to ATT 2 - Mitigation Monitoring and Reporting Program (2262 : Rocas Grandes

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
cultural resources (TCRs), outline the process for monitoring and for completion of the final Phase IV Monitoring Report. If any archaeological and/or TCRs are identified during monitoring, these will also be documented and addressed per standard archaeological protocols in the Phase IV report, with the exception of human remains which will be addressed per CUL-5. The Project Archaeologist shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.						
CUL-2 Tribal Monitor Retained: At least 30 days prior to the issuance of a grading permit, the Applicant shall contact the appropriate Luiseño tribe to develop a Cultural Resources Treatment Agreement and shall provide evidence to the City of Moreno Valley that the professionally qualified Luiseño Native American monitor(s) has been secured from the interested tribe(s), and that the shall be allowed to monitor all mass grading and trenching activities. The Tribal representative(s) shall attend the pre-grading meeting with the City and contractors to explain and	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
coordinate the requirements of the monitoring program.						
CUL-3 Inadvertent Finds: If, during mass grading and trenching activities, the Archaeologist or Tribal representatives suspect that an archaeological resource and/or TCR may have been unearthed, the monitor identifying the potential resources, in consultation with the other monitor as appropriate, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. The Native American monitor(s) or appropriate representative(s) and the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. The archaeological monitor and tribal monitor(s) or appropriate representative(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). All sacred sites, should they be encountered within the Project area, shall be avoided and	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
preserved as the preferred mitigation, if feasible.						
<p>CUL-4 Grading Plans: Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:</p> <p>"If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal representatives to the site to assess the significance of the find."</p>	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy
<p>CUL-5 Human Remains State Law: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in</p>	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98.						
CUL-6 CA-RIV-3341: At least 20 business days prior to any earthmoving activities near CA-RIV-3341, the Applicant/representative shall meet and confer with the Pechanga Tribe and the Project archaeologist in order to assess the suitability for relocation of the features in to a permanent open space area. The Pechanga Tribe shall work with the Project Archaeologist, Project Applicant and the Grading Contractor or appropriate personnel to determine	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
<p>whether the features can be relocated safely and will discuss the most appropriate methods for relocation. Before construction activities may resume in the affected area, any visible artifacts shall be recovered and the features recorded using professional archaeological methods. The current Department of Parks and Recreation (DPR) Forms shall be updated, detailing which features were relocated, the process taken and updated maps provided documentation of the features' new location. The site record should clearly indicate that the features are not in their original location and why they were relocated. The Applicant/representative, Project archaeologist and the Tribe shall also develop an appropriate controlled grading plan. The purpose of the controlled grading at and around this portion of the site is to determine whether any subsurface resources are associated with CA-RIV-3341, and if so, to determine the best method of avoidance, preservation and/or mitigation for any discovered resources. All controlled grading shall be monitored by the Pechanga Tribe according to the provisions in Mitigation Measure CUL-1 and</p>						

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
Mitigation Measure CUL-2, and the Agreement required in Mitigation Measure CUL-2.						
CUL-7 Graffiti Removal: Prior to building permit issuance, all graffiti and graffiti-covering attempts shall be removed from the designated Open Space area. Methods should include but are not limited to using environmentally friendly soaps and/or cleaners, steam cleaning or pressure washing. The Applicant, the City and the Pechanga Tribe shall consult on the method of cleaning to ensure that cultural resources will not be impacted at least 30 days prior to beginning the removals.	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy
CUL-8 Final Phase IV Report: Prior to building permit issuance, the Project archaeologist shall prepare a final Phase IV Monitoring Report as outlined in the CRMP, which shall be submitted to the City Planning Division, the appropriate Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. The report shall document project impacts to CA-RIV-857, CA-RIV-3159 and CA-RIV-3341, including the relocation area and protection	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
measures taken for CA-RIV-3341. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated, as determined by the treatment plan, according to the current professional repository standards and may include the Pechanga Bands curatorial facility.						
CUL-9 Preservation Plan: Prior to building permit issuance, the Project Applicant and the Pechanga Tribe shall prepare a Preservation and Maintenance Plan for the long-term care and maintenance of CA-RIV-857, CA-RIV-3159 and the relocated features from CA-RIV-3341 and, if any, all new features identified during mass grading activities. The Plan shall indicate, at a minimum, the specific areas to be included in and excluded from long-term maintenance; prohibited activities; methods of preservation to be employed (fencing, vegetative deterrence, etc.); the entity(s) responsible for the long-term maintenance; maintenance scheduling and notification; appropriate avoidance protocols;	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
monitoring by the Tribe and compensation for services if applicable; and necessary emergency protocols. The Project Applicant/Landowner shall submit a fully executed copy of the Preservation and Maintenance Plan to the City to ensure compliance with this mitigation measure.						
<p>CUL-10: Prior to construction involving excavation four feet or more below existing surface grade, the construction contractor shall provide evidence that a qualified paleontologist has been retained, and that the paleontologist(s) shall be present during all grading and other significant ground-disturbing activities that reach four feet or more below existing surface grade. In the event fossiliferous deposits are encountered, the following measures shall be implemented:</p> <p>Monitoring shall be conducted by qualified paleontological monitor(s) of excavation in areas identified as likely to contain paleontological resources, including very old alluvial fan deposits. Paleontological monitors shall be equipped to salvage fossils as they are unearthed, to avoid construction</p>	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
<p>delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially fossiliferous units are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.</p> <ul style="list-style-type: none"> • Paleontological monitoring of any earthmoving will be conducted by a monitor, under direct guidance of a qualified paleontologist. Earthmoving in areas of the parcel where previously undisturbed sediments are buried, but not otherwise disturbed, will not be monitored. • If too few fossil remains are found after 50 percent of the planned-for earthmoving has been completed, monitoring can be reduced or discontinued in those areas at the Project paleontologist's direction. 						

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
<ul style="list-style-type: none"> • Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. • Identification and curation of specimens into a professional, fully accredited museum repository with permanent retrievable storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. • Preparation of a report of findings with and appended itemized inventory of specimens. The report and inventory, when submitted to the city along with confirmation of the curation of recovered of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources. 						

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Traffic/Transportation						
TRA-1: Prior to issuance of the first building permit, the Project Applicant shall install a traffic signal at the Darwin Drive/Alessandro Boulevard intersection, to the satisfaction of the City Engineer.	City of Moreno Valley Transportation Engineering Division, Engineering and Planning Division	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy
TRA-2: Prior to issuance of the first building permit, the Project Applicant shall make a fair-share contribution in the funding of off-site improvements to the Perris Boulevard/Alessandro Boulevard and the Lasselle Street/Alessandro Boulevard intersections that are needed to serve acceptable cumulative traffic operations through the payment of the required Transportation Uniform Mitigation Fee (TUMF) fees in addition to the City of Moreno Valley Development Impact Fee (DIF). The fees shall be collected by the Western Riverside Council of Governments (WRCOG) for the TUMF and by the City of Moreno Valley for the DIF. For the Perris Boulevard/Alessandro Boulevard intersection, the improvements shall include widening the northbound and southbound approaches on Perris Boulevard from two to three through lanes. For the Lasselle	City of Moreno Valley Transportation Engineering Division, Engineering and Planning Division	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Traffic/Transportation						
Street/Alessandro Boulevard intersection, the improvements shall include: widening the northbound approach on Lasselle Street from one to two through lanes; widening the southbound approach on Lasselle Street from one shared through/right-turn lane to a dedicated through lane and a shared through/right-turn lane; and widening the westbound Alessandro Boulevard approach from one to two through lanes.						

CITY OF MORENO VALLEY
DRAFT CONDITIONS OF APPROVAL
PLOT PLAN PA15-0046
426 UNIT APARTMENT PROJECT
ASSESSOR'S PARCEL NUMBER: 486-280-043

Approval Date:
Expiration Date:

The following conditions are attached for the following departments:

- X Planning (P), including School District (S), Post Office (PO), Building (B)
- X Fire Prevention Bureau (F)
- X Public Works Department – Land Development Division (LD)
- X Public Works Department – Special Districts Division (SD)
- X Public Works Department – Transportation Engineering Division (TE)
- X Moreno Valley Utility (MVU)
- X Parks & Community Services (PCS)

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

For questions regarding any Planning condition of approval, please contact the Planning Division at (951) 413-3206.

P1. Plot Plan PA15-0046 has been approved for the development of an apartment project to include six two story 10-plex apartment buildings, nine two story 12-plex buildings and two 4-story 35 unit apartment buildings for a total of 426 apartments. The apartments will include a mix of 1-bedroom, 2-bedroom and 3-bedroom units. Amenities will include a club house/leasing office with pool, courtyards and common open space.

The project as designed provides a total of 778 parking spaces including 198 garages, 280 carports and 284 open spaces for residents and guests and 16 accessible parking spaces.

P2. No development shall occur within the Open Space zoned portion of the site except for public improvements within the Brodiaea Avenue right-of-way or the related slope easement.

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 | MC - Municipal Code | CEQA - California Environmental Quality Act |
| Ord - Ordinance | DG - Design Guidelines | Ldscp - Landscape Development Guidelines and Specs |
| Res - Resolution | UFC - Uniform Fire Code | UBC - Uniform Building Code |
| | SBM - Subdivision Map Act | |

Attachment: Exhibit B to ATT 2 - Conditions of Approval (2262 : Rocas Grandes Apartment Project)

**DRAFT CONDITIONS OF APPROVAL
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- P3. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
- P4. This plot plan 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)
- P5. The site shall be developed in accordance with the approved plot plan on file in the Community Development Department - Planning Division, the General Plan, the Municipal Code regulations, and the conditions contained herein. (MC 9.14.020)
- P6. All undeveloped portions of the site shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
- P7. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P8. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), proposed for this development shall be designed in conformance with the sign provisions of the Municipal Code or an approved sign program, if applicable, and shall require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
- P9. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
- P10. The design of all swales and basins that are visible from the public right-of-way shall be integrated with the surrounding landscape areas.
- P11. 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)

PRIOR TO GRADING

- P12. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)

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PLOT PLAN PA15-0046
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- P13. (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)
- P14. (GP) Prior to approval of any grading permits, final median enhancement/landscape/irrigation plans shall be submitted to the Planning Division, and Public Works Department – Special Districts Division for review and approval by each division. (GP - Circulation Master Plan) Timing of installation shall be determined by Special Districts.
- P15. (GP) Prior to the issuance of grading permits, the grading plan shall show decorative concrete paving for all driveway ingress/egress locations of the project and across drive aisles throughout the development to connect required paths of travel with the public right-of-way.
- P16. (GP) Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval of any proposed retaining walls. The wall materials shall be decorative in nature, while the combination of retaining and other walls on top shall not exceed the City's height requirement.
- P17. (GP) Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of the Multiple Species Habitat Conservation Plan.
- P18. (GP) Prior to the issuance of grading permits, building permits or building final, mitigation measures contained in the Mitigation Monitoring Program approved with this project and as referenced in the conditions of approval for Master Plot Plan PA15-0046 shall be implemented as provided therein. A mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant within 30 days of project or tentative map approval. No City permit or approval shall be issued until such fee is paid. (CEQA)

PRIOR TO BUILDING PERMITS

- P19. (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, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30, DG)

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- P20. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The trash enclosure, including any roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)
- P21. (BP) Prior to issuance of building permits, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used and shall include style, illumination, location, height and method of shielding. The lighting shall be designed in such a manner so that it does not exceed one-quarter foot-candle minimum maintained lighting measured from within five feet of any property line. The lighting level for all parking lots or structures shall be a minimum coverage of one foot-candle of light with a maximum of eight foot-candles. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG)
- P22. (BP) Prior to issuance of building permits, for multi-family projects that propose phased occupancy, a phasing plan application shall be submitted to the Planning Division for approval.
- P23. (BP) Prior to issuance of building permits, the developer or developer's successor-in-interest 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)
- P24. (BP) Prior to the issuance of building permits, the site plan shall include landscape for trash enclosures to include landscape on three sides, while elevation plans for trash enclosures shall be provided that include decorative enhancements such as an enclosed roof and other decorative features that are consistent with the architecture of the proposed buildings on the site, subject to the approval of the Planning Division.
- P25. (BP) Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved 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 City's Landscape Standards and shall include:
- A. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for

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screening.

- B. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.
 - a. Diamond planters shall be provided every 3 parking stalls for double stacked parking.
 - C. Drought tolerant landscape shall be used. Sod shall be limited to gathering and recreation areas
 - D. Street trees shall be provided every 40 feet on center in the parkway along the Alessandro Boulevard, Darwin Drive and Brodiaea Avenue frontages.
 - E. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
 - F. Enhanced landscaping shall be provided at all driveway entries and street corner locations and along the Brodiaea Avenue frontage
 - G. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
 - H. Landscaping on three sides of any trash enclosure.
 - I. All site perimeter and parking lot landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site or pad in question (master plot plan).
 - J. Bio-retention or other water quality or storm water infrastructure placed in a required landscape planter shall be landscaped per Municipal Code Section 9.17 and the City's Landscape Standards.
- P26. (BP) Prior to the issuance of building permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project and as referenced in the conditions of approval for Master Plot Plan PA15-0046 shall be implemented as provided therein.

PRIOR TO BUILDING FINAL

- P27. (BF) Prior to building final, the required landscaping and irrigation shall be installed. (MC 9.03.040)
- P28. (BF) Prior to 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).
- P29. (BF) Prior to building final, installed landscaping and irrigation shall be inspected by the Planning Division. All on-site and common area landscaping shall be installed in accordance with the City's Landscape Standards and the approved project landscape plans and all site clean-up shall be completed. All site perimeter and parking lot landscape and irrigation shall be installed prior building final for the site or pad in question.
- P30. (BF) Prior to building final, Planning approved/stamped landscape plans shall be

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provided to the Community Development Department – Planning Division on a CD disk.

Mitigation Measures

- P31. **Mitigation Measure CUL-1:** Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a professional archaeological monitor has been retained by the Applicant to conduct monitoring of all mass grading and trenching activities and that the monitor has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project archaeologist, with input from the appropriate Tribe, shall prepare a Cultural Resources Monitoring Plan (CRMP) to document protocols for inadvertent finds, to address the relocation of CA-RIV-3341, to determine potential protection measures from further damage and destruction for any identified archaeological resource(s)/ tribal cultural resources (TCRs), outline the process for monitoring and for completion of the final Phase IV Monitoring Report. If any archaeological and/or TCRs are identified during monitoring, these will also be documented and addressed per standard archaeological protocols in the Phase IV report, with the exception of human remains which will be addressed per CUL-5. The Project Archaeologist shall attend the pregrading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.
- P32. **Mitigation Measure CUL-2:** At least 30 days prior to the issuance of a grading permit, the Applicant shall contact the appropriate Luiseño tribe to develop a Cultural Resources Treatment Agreement and shall provide evidence to the City of Moreno Valley that the professionally qualified Luiseño Native American monitor(s) has been secured from the interested tribe(s), and that the shall be allowed to monitor all mass grading and trenching activities. The Tribal representative(s) shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.
- P33. **Mitigation Measure CUL-3:** If, during mass grading and trenching activities, the Archaeologist or Tribal representatives suspect that an archaeological resource and/or TCR may have been unearthed, the monitor identifying the potential resources, in consultation with the other monitor as appropriate, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. The Native American monitor(s) or appropriate representative(s) and the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. The archaeological monitor and tribal monitor(s) or appropriate representative(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.

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- P34. **Mitigation Measure CUL-4:** Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:

"If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal representatives to the site to assess the significance of the find."

- P35. **Mitigation Measure CUL-5:** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98.
- P36. **Mitigation Measure CUL-6:** At least 20 business days prior to any earthmoving activities near CA-RIV-3341, the Applicant/representative shall meet and confer with the Pechanga Tribe and the Project archaeologist in order to assess the suitability for relocation of the features in to a permanent open space area. The Pechanga Tribe shall work with the Project Archaeologist, Project Applicant and the Grading Contractor or appropriate personnel to determine whether the features can be relocated safely and will discuss the most appropriate methods for relocation. Before construction activities may resume in the affected area, any visible artifacts shall be recovered and the features recorded using professional archaeological methods. The current Department of Parks and Recreation (DPR) Forms shall be updated, detailing which features were relocated, the process taken and updated maps provided documentation of the features' new location. The site record should clearly indicate that the features are not in their original location and why they were relocated. The Applicant/representative, Project archaeologist and the Tribe shall also develop an appropriate controlled grading plan. The purpose of the controlled grading at and around this portion of the site is to determine whether any subsurface resources are associated with CA-RIV-3341, and if so, to determine the best method of avoidance, preservation and/or mitigation for any discovered resources. All controlled grading shall be monitored by the Pechanga Tribe according to the provisions in Mitigation Measure CUL-1 and Mitigation Measure CUL-2, and the Agreement required in Mitigation Measure CUL-2.

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- P37. **Mitigation Measure CUL-7:** Prior to building permit issuance, all graffiti and graffiti-covering attempts shall be removed from the designated Open Space area. Methods should include but are not limited to using environmentally friendly soaps and/or cleaners, steam cleaning or pressure washing. The Applicant, the City and the Pechanga Tribe shall consult on the method of cleaning to ensure that cultural resources will not be impacted at least 30 days prior to beginning the removals.
- P38. **Mitigation Measure CUL-8:** Prior to building permit issuance, the Project archaeologist shall prepare a final Phase IV Monitoring Report as outlined in the CRMP, which shall be submitted to the City Planning Division, the appropriate Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. The report shall document project impacts to CA-RIV-857, CA-RIV-3159 and CA-RIV-3341, including the relocation area and protection measures taken for CA-RIV-3341. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated, as determined by the treatment plan, according to the current professional repository standards and may include the Pechanga Bands curatorial facility.
- P39. **Mitigation Measure CUL-9:** Prior to building permit issuance, the Project Applicant and the Pechanga Tribe shall prepare a Preservation and Maintenance Plan for the long-term care and maintenance of CA-RIV-857, CA-RIV-3159 and the relocated features from CA-RIV-3341 and, if any, all new features identified during mass grading activities. The Plan shall indicate, at a minimum, the specific areas to be included in and excluded from long-term maintenance; prohibited activities; methods of preservation to be employed (fencing, vegetative deterrence, etc.); the entity(s) responsible for the long-term maintenance; maintenance scheduling and notification; appropriate avoidance protocols; monitoring by the Tribe and compensation for services if applicable; and necessary emergency protocols. The Project Applicant/Landowner shall submit a fully executed copy of the Preservation and Maintenance Plan to the City to ensure compliance with this mitigation measure.
- P40. **Mitigation Measure CUL-10:** Prior to construction involving excavation four feet or more below existing surface grade, the construction contractor shall provide evidence that a qualified paleontologist has been retained, and that the paleontologist(s) shall be present during all grading and other significant ground-disturbing activities that reach four feet or more below existing surface grade. In the event fossiliferous deposits are encountered, the following measures shall be implemented:
- Monitoring shall be conducted by qualified paleontological monitor(s) of excavation in areas identified as likely to contain paleontological resources, including very old alluvial fan deposits. Paleontological monitors shall be equipped to salvage fossils as they are unearthed, to avoid construction

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- delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially fossiliferous units are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.
- Paleontological monitoring of any earthmoving will be conducted by a monitor, under direct guidance of a qualified paleontologist. Earthmoving in areas of the parcel where previously undisturbed sediments are buried, but not otherwise disturbed, will not be monitored.
 - If too few fossil remains are found after 50 percent of the planned-for earthmoving has been completed, monitoring can be reduced or discontinued in those areas at the Project paleontologist's direction.
 - Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates.
 - Identification and curation of specimens into a professional, fully accredited museum repository with permanent retrievable storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities.
 - Preparation of a report of findings with and appended itemized inventory of specimens. The report and inventory, when submitted to the city along with confirmation of the curation of recovered of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources.
- P41. **Mitigation Measure TRA-1:** Prior to issuance of the first building permit, the Project Applicant shall install a traffic signal at the Darwin Drive/Alessandro Boulevard intersection, to the satisfaction of the City Engineer.
- P42. **Mitigation Measure TRA-2:** Prior to issuance of the first building permit, the Project Applicant shall make a fair-share contribution in the funding of off-site improvements to the Perris Boulevard/Alessandro Boulevard and the Lasselle Street/Alessandro Boulevard intersections that are needed to serve acceptable cumulative traffic operations through the payment of the required Transportation Uniform Mitigation Fee (TUMF) fees in addition to the City of Moreno Valley Development Impact Fee (DIF). The fees shall be collected by the Western Riverside Council of Governments (WRCOG) for the TUMF and by the City of Moreno Valley for the DIF. For the Perris Boulevard/Alessandro Boulevard intersection, the improvements shall include widening the northbound and southbound approaches on Perris Boulevard from two to three through lanes. For

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the Lasselle Street/Alessandro Boulevard intersection, the improvements shall include: widening the northbound approach on Lasselle Street from one to two through lanes; widening the southbound approach on Lasselle Street from one shared through/right-turn lane to a dedicated through lane and a shared through/right-turn lane; and widening the westbound Alessandro Boulevard approach from one to two through lanes.

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Building and Safety Division

- B1. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc. The current code edition is the 2013 CBC.
- B2. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
- B3. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements of the 2013 California Plumbing Code Table 4-1.
- B4. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
- B5. The proposed residential project (3 or more dwelling units) shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11A for accessibility standards for the disabled including access to the site, exits, kitchens, bathrooms, common spaces, pools/spas, etc.
- B6. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
- B7. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact the water district at 951.928.3777 for specific details.
- B8. Any construction within the city shall only be as follows: Monday through Friday (except for holidays which occur on weekdays), six a.m. to eight p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), seven a.m. to eight p.m., unless written approval is first obtained from the Building Official or City Engineer.

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SCHOOL DISTRICT

- S1. (BP) Prior to issuance of building permits, the developer shall provide to the Community & Economic Development Director 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.

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FIRE PREVENTION BUREAU

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. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering 1500 GPM for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B).
- F2. The 75% reduction in fire flow was granted for the use of fire sprinklers throughout the facility. The reduction shall only apply to fire flow, hydrant spacing shall be per the fire flow requirements listed in CFC Appendix B and C.
- F3. Fire hydrants proposed along Darwin Street will be considered available for this project as shown on revised (proposed) site plan with the following condition: Access to hydrants and structures will remain unimpeded by any walls, fencing or gates obstructing accessibility from hydrant to structure.
- F4. Hydrants shall be placed so that they are within 50 feet of the PIV for the building served. These locations shall be reviewed and finalized with the proposed underground water supply plan submittal.
- F5. 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.
- F6. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
- F7. 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)

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- F8. 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)
- F9. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
- F10. 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)
- F11. The Fire Department emergency vehicular access road shall be (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. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)
- F12. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet for building below 35 feet in height and thirty (30) feet for buildings over 35 feet in height. 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])
- F13. 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)
- F14. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
- F15. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
- F16. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.060, CFC 501.4)
- F17. Prior to construction, "private" driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. Driveway grades shall not exceed 12 percent. (CFC 503 and MVMC 8.36.060, CFC 501.4)

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- F18. Prior to issuance of Certificate of Occupancy or Building Final, all residential 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])
- F19. Prior to issuance of Certificate of Occupancy or Building Final, all multi-family residences shall display the address in accordance with the Riverside County Fire Department Premises Identification Standard 07-01. (CFC 505.1)
- F20. Prior to issuance of a Certificate of Occupancy or Building Final, a directory display monument sign shall be required for apartment, condominium, townhouse or mobile home parks. Each driveway access point shall have an illuminated diagrammatic layout of the complex which indicates the name of the complex, all streets, building identification, unit numbers, and fire hydrant locations within the complex. Location of the sign and design specifications shall be submitted to, and approved by, the Community Development Department – Planning Division and the Fire Prevention Bureau prior to installation. (MVMC 9.12.060 [H,I])
- F21. Prior to issuance of a Certificate of Occupancy or Building Final, a “Knox Box Rapid Entry System” shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
- F22. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
- F23. 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, MVMC 8.36.100[D])
- F24. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire alarm system monitored by an approved Underwriters Laboratory listed central station based on a requirement for monitoring the sprinkler system, occupancy or use. Fire alarm panel shall be accessible from exterior of building in an approved location. Plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9 and MVMC 8.36.100)

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- F25. 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.
- F26. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
- F27. Plans for private water mains supplying fire sprinkler systems and/or private fire hydrants shall be submitted to the Fire Prevention Bureau for approval. (CFC 105 and CFC 3312.1)
- F28. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy 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.

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.

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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 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) The preliminary grading plan/plot plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission may require the map or plans associated with this application to be resubmitted for further consideration. [MC 9.14.040(A)]
- LD3. (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. If unsuccessful, the Developer 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]
- LD4. (G) If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements 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 PIA or issuance of a permit.
- LD5. (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 Land Development Division.

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- 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 during the grading operations.

Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedy as noted in 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.

- LD6. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns (i.e. concentration or diversion of flow, etc.). 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]
- LD7. (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 landfills 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.
- LD8. (G) Prior to any plan approval, a final detailed drainage study (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer. The study shall include existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control devices and storm drain lines. [MC 9.14.110(A.1)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.
- LD9. (G) The final approved conditions of approval (COAs) and any applicable Mitigation Measures issued by the Planning Division shall be photographically or electronically placed on Mylar sheets and included in the grading (rough and precise) and street improvement plans.
- LD10. (G) 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, a slurry mix design shall be submitted for review and approved by the City Engineer. The latex additive shall be Ultra Pave 70 (for anionic) or Ultra Pave 65 K (for cationic) or an approved equal per the geotechnical report. The latex shall be added 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 2½) parts to one-hundred

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(100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.

Prior to Grading Plan Approval

- LD11. (GPA) Grading plans (rough and precise), prepared by a registered/licensed civil engineer, shall be submitted for review and approved by the City Engineer per the current submittal requirements.
- LD12. (GPA) Landscape & Irrigation plans (prepared by a registered/licensed landscape architect) for water quality BMPs shall be submitted for review and approved by the City Engineer per the current submittal requirements, if applicable.
- LD13. (GPA) 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. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
 - d. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) and slope stability analysis shall be submitted to the Land Development Division for review. A digital (pdf) copy of the soils/geotechnical report shall be submitted to the Land Development Division.
- LD14. (GPA) The developer shall select Low Impact Development (LID) Best Management Practices (BMPs) designed per the latest version of the Water Quality Management Plan (WQMP) - a guidance document for the Santa Ana region of Riverside County.
- LD15. (GPA) 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) which shall be noted on the grading plans (rough and precise).

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- LD16. (GPA) Two (2) copies of the final project-specific WQMP shall be submitted for review and approved by the City Engineer, which:
- 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. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
 - d. 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. A digital (pdf) copy of the approved final project-specific WQMP shall be submitted to the Land Development Division.

- LD17. (GPA) A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in conformance with the State's current 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.
- LD18. (GPA) The developer shall comply with the rules and regulations of FEMA and City Municipal Code 8.12 for development within a flood hazard area (defined as Zones A, AE, AH, A0 and A99).
- a. For developments required to submit a CLOMR/LOMR, the following items (prepared by a licensed civil engineer or land surveyor) shall be submitted:
 - i. Prior to plan approval, a Floodplain Development Permit (application available at the City).
 - ii. Prior to plan approval, a Conditional Letter of Map Revision (CLOMR) including Base Flood Elevation (BFE) shall be approved by the City Engineer.
 - iii. Prior to issuance of the first building permit, submittal of Letter of Map Revision (LOMR) package with appropriate fees to FEMA unless otherwise approved by the City Engineer.
 - iv. Prior to issuance of individual certificate of occupancy, a final elevation certificate. Developer acknowledges and agrees to disclose that owners of lots in the flood plain may need to pay flood insurance until such time LOMR is approved.
 - v. Prior to ninety percent reduction of public improvement securities, a LOMR approved by FEMA shall be submitted to the City.

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- LD19. (GPA) The developer shall pay all remaining plan check fees.
- LD20. (GPA) Resolution of all drainage issues shall be as approved by the City Engineer.

Prior to Grading Permit

- LD21. (GP) The developer shall submit recorded slope easements from adjacent property owners 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.
- LD22. (GP) If the project does not involve the subdivision of land and if the developer chooses to construct the project in phases, a Construction Phasing Plan for all on-site public and private improvements shall be submitted for review and approved by the City Engineer. Conditions of approval may be modified or added if a phasing plan is submitted for this development.
- LD23. (GP) A receipt showing payment of the Area Drainage Plan (ADP) fee to Riverside County Flood Control and Water Conservation District shall be submitted. [MC 9.14.100(O)]
- LD24. (GP) Security, in the form of a cash deposit (preferable), or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
- LD25. (GP) Security, in the form of a cash deposit (preferable), or letter of credit shall be submitted as a guarantee of the implementation and maintenance of erosion control measures. At least twenty-five (25) percent of the required security shall be in the form of a cash deposit with the City. [MC 8.21.160(H)]
- LD26. (GP) The developer shall pay all applicable inspection fees.
- LD27. (GP) A digital (pdf) copy of the approved grading plans (rough and precise) shall be submitted to the Land Development Division.
- LD28. (GP) Prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable improvements. If the developer fails to complete this agreement prior to the timing specified above, no credits will be given. The developer shall pay current DIF fees adopted by the City Council. [Ord. 695 § 1.1 (part), 2005] [MC 3.38.030, 040, 050]
- LD29. (BP) Prior to the payment of the Transportation Uniform Mitigation Fee (TUMF), the developer may enter into a TUMF Improvement Credit Agreement to secure credit for the construction of applicable improvements. If the developer fails to complete this agreement by the timing specified above, no credits will be given.

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The developer shall pay current TUMF fees adopted by the City Council. [Ord. 835 § 2.1, 2012] [MC 3.44.060]

Prior to Improvement Plan Approval

- LD30. (IPA) All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements in order to execute the Public Improvement Agreement (PIA).
- LD31. (MA) All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]
- LD32. (IPA) The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
- LD33. (IPA) The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
- LD34. (IPA) The design plan and profile shall be based upon a centerline, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer.
- LD35. (IPA) 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 (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts for trench repairs may be allowed for emergency repairs or as specifically approved by the City Engineer.
- LD36. Prior to precise grading plan approval, all dry and wet utilities shall be shown on the plans and any crossings shall be potholed to determine actual location and elevation. Any conflicts shall be identified and addressed on the plans. The pothole survey data shall be submitted to Land Development with the public improvement plans for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.
- LD37. (IPA) 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, all access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless approved otherwise by the City Engineer.

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- LD38. (IPA) Drainage facilities (i.e. catch basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
- LD39. (IPA) The hydrology study 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 submitted for review and approved of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall 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 City Engineer. [MC 9.14.110 A.2]
- LD40. (IPA) For non-subdivision projects, all street dedications shall be free of encumbrances, 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.

Prior to Encroachment Permit

- LD41. (EP) All work performed within public right of way requires an encroachment permit. Security (in the form of a cash deposit or other approved means) may be required as determined by the City Engineer. For non-subdivision projects, the City Engineer may require the execution of a Public Improvement Agreement (PIA) as a condition of the issuance of a construction or encroachment permit. All inspection fees shall be paid prior to issuance of construction permit. [MC 9.14.100(C.4)]
- LD42. (EP) A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
- LD43. (EP) All applicable inspection fees shall be paid.

Prior to Building Permit

- LD44. (BP) For non-subdivision projects, all street dedications shall be free of encumbrances, 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.
- LD45. (BP) For non-subdivision projects, the developer shall guarantee the completion of all related public improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]

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- LD46. (BP) For non-subdivision projects, 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.
- LD47. (BP) For non-subdivision projects, the developer shall enter into a Cooperative Agreement with the City and Riverside County Flood Control and Water Conservation District 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.
- LD48. (BP) Certification to the line, grade, flow test, and system invert elevations for the water quality control BMPs shall be submitted or review and approved by the City Engineer (excluding models homes).
- LD49. (BP) An engineered-fill certification, rough grade certification and compaction report shall be submitted for review and approved by the City Engineer. A digital (pdf) copy of the approved compaction report shall be submitted to the Land Development Division. All pads shall meet pad elevations per approved grading plans as noted by the setting of “blue-top” markers installed by a registered land surveyor or licensed civil engineer.
- LD50. (BP) For Commercial/Industrial projects, the owner may have to secure coverage under the State’s General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.

Prior to Occupancy

- LD51. (CO) All required as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
- LD52. (CO) The engineered final/precise grade certification shall be submitted for review and approved by the City Engineer.
- LD53. (CO) All outstanding fees shall be paid.
- LD54. (CO) For non-subdivision projects, in compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. 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, this project is subject to the following requirements:
- a. 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,

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remediation and/or replacement, all in accordance with Resolution No. 2002-46.

- i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or
 - ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.
- b. Notify the Special Districts Division of the intent to request building permits 90 days prior to their issuance and the financial option selected. The financial option selected shall be in place prior to the issuance of certificate of occupancy. [California Government Code & Municipal Code]
- LD55. (CO) The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
- 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 all existing and proposed utilities adjacent to and on-site. [MC 9.14.130]
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
- LD56. (CO) For commercial, industrial and multi-family projects, a “Stormwater Treatment Device and Control Measure Access and Maintenance Covenant” shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of the “Stormwater Treatment Device and Control Measure Access and Maintenance Covenant” can be obtained by contacting the Land Development Division.

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- LD57. (CO) The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
 - b. Demonstrate that all structural BMPs described in the approved final project-specific 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 BMP's, including re-grading to approved civil drawings, if necessary.
 - f. Provide City with updated Engineer's Line and Grade Certification.
 - g. Obtain approval and complete installation of the irrigation and landscaping.
- LD58. (CO) 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 WQMP.
 - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.

Special Conditions

- LD59. (GPA) The WQMP shall require the following:
- a. Infiltration tests shall be conducted per the Riverside County Flood Control and Water Conservation District's Design Handbook for Low Impact Development Best Management Practices, dated September 2011;
 - b. The basins shall provide adequate storage for treatment volumes associated with drainage areas tributary to the series of BMPs and shall utilize the methodology and tools provided in the Riverside County Flood Control and Water Conservation District's Design Handbook for Low Impact Development Best Management Practices, dated September 2011;
 - c. Flows in excess of the water quality design rates shall be routed in such a manner that comingling is precluded; and
 - d. Incorporate and adhere to the conditions specified for this project in the Project Specific Preliminary Water Quality Management Plan Review, PA15-0046 Rocas Grandes Apartments, Acceptance Recommendation for

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Entitlement Processing – Subject to Conditions, dated August 30, 2016, by CWE, the City’s P-WQMP review consultant.

- LD60. (GP) 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, unless the study demonstrates that the existing or proposed drainage facilities can accommodate the increased run-off. 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.
- LD61. (GP) Pending the completion of the final drainage study, this project may need permission from the adjacent/downstream property owner(s) to construct the proposed drainage improvements (off-site grading/off-site improvements/downstream off-site drainage). Submit to the Land Development Division (LDD) that this project has informed the adjacent property owner of this project’s proposed development. Written letter(s) of permission and any off-site drainage easements will be required.
- LD62. (GP) Prior to rough grading plan approval, the grading plans shall clearly demonstrate that drainage is properly collected and conveyed. The plans shall show all necessary drainage improvements to properly collect and convey drainage entering, within and leaving the project. This may include, but not be limited to on-site and perimeter drainage improvements to properly convey drainage within and along the project site, and downstream off-site improvements. Drainage improvements shall consist of (but not limited to) six onsite bio-detention basins, grass swales, brow ditches, and drainage inlets and pipes.
- LD63. (IPA) The developer shall provide the appropriate right of way offer of dedications to ensure:
- a. A half-width of 67 feet on the south side of Alessandro Boulevard, per City Standard Plan MVSI-101A-0, Divided Major Arterial.
 - b. A half-width of 33 feet on west side and 18 feet on east side (for total of 51 feet) on Darwin Drive, per City Standard Plan MVSI-106B-0, Collector.
 - c. A half-width of 33 feet on north side on Brodiaea Avenue, per City Standard Plan MVSI-106B-0, Collector.
 - d. A half-width of 50 feet on the east side of Lasselle Street, per City Standard Plan MVSI-104A-0, Arterial.
 - e. All four corner cutbacks at the intersection of Alessandro Boulevard and Darwin Drive, per City Standard Plan MVSI-165-0.

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- LD65. (IPA) The developer shall provide slope easement(s), north of the proposed Brodiaea Avenue right of way, necessary to construct the street and related improvements.
- LD66. (IPA) The developer shall vacate a portion of Brodiaea Avenue right of way, resulting in a southerly half-width of 33 feet, per City Standard Plan MVSI-106B-0, Collector.
- LD67. (IPA) The plans shall provide for the median along the project frontage on Alessandro Boulevard, per City Standard Plan MVSI-101A-0, Divided Major Arterial, allowing for an eastbound left turn onto Darwin Drive.
- LD68. (IPA) The plans shall provide for modification of the existing median on Alessandro Boulevard, east of Darwin Drive, per City Standard Plan MVSI-101A-0, Divided Major Arterial, allowing for a westbound left turn onto Darwin Drive.
- LD69. (IPA) The plans shall provide for the traffic signal at the intersection of Alessandro Boulevard and Darwin Drive per the latest edition of Caltrans Standard Plans.
- LD70. (IPA) The plans shall provide for street lights along the project frontage on Alessandro Boulevard per City Standard Plan MVLT-400B-0, and on Darwin Drive and Brodiaea Avenue per City Standard Plan MVLT-400A-0.
- LD71. (IPA) The plans shall provide for the required eastbound transition on Alessandro Boulevard from Darwin Drive easterly per the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- LD72. (IPA) The plans shall provide for the required transitions on Darwin Drive and Brodiaea Avenue per the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD).
- LD73. (IPA) The plans shall provide for the following streets:
- a. Alessandro Boulevard (134' R/W / 120' C-C) per City Standard Plan MVSI-101A-0, Divided Major Arterial, to half-width of 67 feet plus an additional 21 feet north of centerline, along the project's northerly frontage.
 - b. Darwin Drive (66' R/W / 44' C-C) per City Standard Plan MVSI-106B-0, Collector, to half-width of 33 feet plus an additional 12 feet east of centerline, along the project's easterly frontage.
 - c. Brodiaea Avenue (66' R/W / 44' C-C) per City Standard Plan MVSI-106B-0, Collector, to half-width of 33 feet plus an additional 12 feet south of centerline, along the project's southerly frontage.

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PUBLIC WORKS DEPARTMENT – SPECIAL DISTRICTS DIVISION

Conditions are standard to all or most development projects. Some special conditions, modified conditions or clarification of conditions may be included. Please review conditions as listed and contact the Division at 951.413.3480 for any questions.

Acknowledgement of Conditions

The following items are the Special Districts Division's Conditions of Approval for project PA15-0046; this project shall be completed at no cost to any Government Agency. All questions regarding the following 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 Public Works Department 951.413.3480 or by emailing specialdistricts@moval.org.

General Conditions

- SD1. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone 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.
- SD2. The Moreno Valley Community Services District Zone A (Parks & Community Services) tax is assessed per parcel or per dwelling unit for parcels with more than one dwelling unit. Upon the issuance of building permits, the Zone A tax will be assessed based on 426 dwelling units.
- SD3. Plans for median landscape areas designated in the project's Conditions of Approval for incorporation into a City coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at www.moval.org/sd or from the Special Districts Division (951.413.3480 or specialdistricts@moval.org).
- SD4. The Developer, or the Developer's successors or assignees shall be responsible for all parkway and/or median landscape maintenance for a period of one (1) year commencing from the time all items of work have been completed to the satisfaction of Special Districts staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the District accepts maintenance responsibilities.
- SD5. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.

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- SD6. The removal of existing trees with four-inch or greater trunk diameters (calipers), shall be replaced, at a three to one ratio, with minimum twenty-four (24) inch box size trees of the same species, or a minimum thirty-six (36) inch box for a one to one replacement, where approved. (MC 9.17.030)
- SD7. The ongoing maintenance of any landscaping required to be installed behind the curb on Alessandro Blvd., Darwin Dr., Brodiaea Ave., and Lasselle St. shall be the responsibility of the property owner.
- SD8. Modification of the existing irrigation system for parkway improvements may be required per the direction of, approval by and coordination with the Special Districts Division. Please contact Special Districts Division staff at 951.413.3480 or specialdistricts@moval.org to coordinate the modifications.
- SD9. Plan check fees for review of parkway/median landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)
- SD10. Inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained parkways/medians are due prior to the required pre-construction meeting. (MC 3.32.040)
- SD11. 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. For questions, contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.
- SD12. Median landscape areas maintained as part of the City of Moreno Valley Community Facilities District 2014-01 shall be required to have independent utility systems, including but not limited to water, electric, and telephone services. An independent irrigation controller and pedestal will also be required. Combining utility systems with existing or future landscape areas not associated with the City of Moreno Valley Community Facilities District (CFD) landscaping will not be permitted.

Prior to Building Permit Issuance

- SD13. (BP) This project has been identified to potentially 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 will retain the right to object any eventual assessment that is not equitable should the financial burden of the assessment not be reasonably

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proportionate to the benefit the affected property obtains from the improvements to be installed. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option when submitting an application for the first building permit to determine whether the development will be subjected to this condition. If subject to the condition, the special election requires a 90 day process in compliance with the provisions of Article 13C of the California Constitution. (Street & Highway Code, GP Objective 2.14.2, MC 9.14.100).

- SD14. (BP) This project has been conditioned to provide a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. The Developer shall satisfy this condition with one of the options below.
- a. Participate in a special election for annexation into Community Facilities District No. 1 and pay all associated costs with the special election process and formation, if any; or
 - b. Establish an endowment fund to cover future maintenance costs for new neighborhood parks.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance of its selected financial option. If option a. is selected, the special election will require a 90 day process prior to building permit issuance. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

Annexation to CFD No. 1 shall be completed or proof of payment to establish the endowment fund shall be provided prior to the issuance of the first certificate of occupancy for the project.

- SD15. (BP) 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 property owner shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance to determine the requirement for participation. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the condition applies, the special election will require a minimum of 90 days prior to issuance of the first building permit. This allows adequate time to be in compliance with the provisions of

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Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)

SD16. (BP) This project is conditioned to provide a funding source for the following special financing program(s):

- a. Street Lighting Services for capital improvements, energy charges, and maintenance.
- b. Landscape Maintenance Services for median landscaping on Alessandro Blvd.

The Developer's responsibility is to provide a funding source for the capital improvements and the continued maintenance. The Developer shall satisfy this condition with one of the options below.

- ii. Participate in a special election (mail ballot proceeding) and pay all associated costs of the special election and formation, if any. Financing may be structured through a Community Services District zone, Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or
- iii. Establish a Property Owner's Association (POA) or Home Owner's Association (HOA) which will be responsible for any and all operation and maintenance costs

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option when submitting the application for building permit issuance. The option for participating in a special election requires approximately 90 days to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

The financial option selected shall be in place prior to the issuance of the first certificate of occupancy for the project.

SD17. (BP) This project is conditioned for a proposed district to provide a funding source for the operation and maintenance of public improvements and/or services associated with new development in that territory. The Developer shall satisfy this condition with one of the options outlined below.

- a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured through a Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or

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- b. Establish an endowment fund to cover the future maintenance and/or service costs.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the district has been or is in the process of being formed the Developer must inform the Special Districts Division of its selected financing option (a. or b. above). The option for participating in a special election requires 90 days to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

The financial option selected shall be in place prior to the issuance of the first certificate of occupancy for the project.

SD18. *Commercial* (BP) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide for, but not limited to, stormwater utilities services for the continuous operation, remediation and/or replacement, monitoring, systems evaluations and enhancement of on-site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, a funding source needs to be established. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program when submitting the application for the first building permit issuance (see Land Development's related condition). Participating in a special election the process requires a 90 day period prior to the City's issuance of a building permit. This allows adequate time to be in compliance with the provisions of Article 13D of the California Constitution. (California Health and Safety Code Sections 5473 through 5473.8 (Ord. 708 Section 3.1, 2006) & City of Moreno Valley Municipal Code Title 3, Section 3.50.050.)

SD19. (BP) Prior to the issuance of the first building permit for this project, the Developer shall pay Advanced Energy fees for all applicable Residential and Arterial Street Lights required for this development. Payment shall be made to the City of Moreno Valley and collected by the Land Development Division. Fees are 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 adopted by City Council. The Developer shall provide a copy of the receipt to the Special Districts Division (specialdistricts@moval.org). 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. Questions may be directed to the Special Districts Division at 951.413.3480 or specialdistricts@moval.org.

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SD20. (BP) For those areas to be maintained by the City and prior to the issuance of the first Building Permit, Planning Division (Community Development Department), Special Districts Division (the Public Works Department) and Transportation Division (the Public Works Department) shall review and approve the final median, parkway, slope, and/or open space landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval prior to the issuance of the first Building Permit.

Prior to Certificate of Occupancy

SD21. (CO) Parkway, open space, and/or median landscaping specified in the project's Conditions of Approval shall be constructed in compliance with the City of Moreno Valley Public Works Design Guidelines and completed prior to the issuance of the first Certificate of Occupancy/Building Final for this project.

SD22. (CO) Landscape and irrigation plans for parkway, median, slope, and/or open space landscape areas designated to be maintained by the City shall be placed on compact disk (CD) in pdf format. The CD shall include "As Built" plans, revisions, and changes. The CD will become the property of the City of Moreno Valley and the Moreno Valley Community Services District.

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PUBLIC WORKS DEPARTMENT – TRANSPORTATION ENGINEERING DIVISION

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. Alessandro Boulevard is classified as a Divided Major Arterial at this location (134' RW/110'CC) per City Standard Plan No. MVSI-101A-0. A raised median is required along the project frontage. Citywide Communications Conduit along project frontage is required per City Standard Plan No. MVSI-186-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility.
- TE2. Lasselle Street is classified as an Arterial (100'RW/76'CC) per City Standard Plan No. MVSI-104A-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility.
- TE3. Brodiaea Avenue is classified as a Collector (66'RW/44'CC) per City Standard Plan No. MVSI-106B-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility.
- TE4. Darwin Drive is classified as a Collector (66'RW/44'CC) per City Standard Plan No. MVSI-106B-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility.
- TE5. Driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and shall be designed and constructed per City of Moreno Valley Standard No. MVSI-112C-0. The project driveway on Alessandro Boulevard shall be closed at all times and shall be used as an access for emergency vehicles only.
- TE6. All gated entrances (except emergency-only access) shall be provided with the following:
- a) A storage lane with 60' provided for queuing.
 - b) A second storage lane at the main gate for visitors to utilize a call box (or other device) to receive permission to enter the site.
 - c) Signing and striping for a and b.
 - d) A turnaround outside the gates.
 - e) No Parking signs shall be posted in the turnaround areas.
 - f) A separate pedestrian entry.
 - g) Presence loop detectors (or another device) within 1 to 2 feet of the gates that ensures that the gates remain open while any vehicle is in the queue.

All of these features must be kept in working order. Gated emergency access shall be provided with a storage lane of 60 foot.

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TE7. 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

TE8. Prior to the final approval of the street improvement plans, traffic signal plans shall be prepared by a registered Civil engineer for the intersection of Alessandro Boulevard and Darwin Drive.

TE9. Prior to the final approval of the street improvement plans, a median construction/modification plans shall be prepared for the raised median on Alessandro Boulevard along the project frontage. The plans shall provide median left-turn pockets for both eastbound and westbound traffic at Darwin Drive intersection and modify the existing raised landscaped median, east of Darwin Drive, as necessary.

TE10. Prior to the final approval of the street improvement plans, the plans shall provide all necessary lane reduction transition for the street improvements on Alessandro Boulevard, Darwin Drive and Brodiaea Avenue. The lane transition taper length shall be designed per the latest edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD).

TE11. 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 project- related street improvements.

TE12. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer shall be required for plan approval or as required by the City Traffic Engineer.

TE13. Prior to final approval of the street improvement plans and landscape plans, the project plans shall demonstrate that sight distance at proposed streets and driveways conforms to City Standard Plan No. MVSI-164A, B, C-0.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

TE14. (CO) Prior to issuance of Certificate of Occupancy for the 1st unit, improvements identified in TE1, TE8, TE9, and TE10 shall be completed per the approved plans to the satisfaction of the City Engineer.

TE15. (CO) Prior to issuance of Certificate of Occupancy for the 1st unit, all approved signing and striping shall be installed per current City Standards.

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PRIOR TO ACCEPTANCE OF STREETS INTO THE CITY-MAINTAINED ROAD SYSTEM

TE16. 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.

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MORENO VALLEY UTILITY

Acknowledgement of Conditions

The following items are Moreno Valley Utility's Conditions of Approval for project P15-057; this project shall be completed at no cost to any Government Agency. All questions regarding Moreno Valley Utility's Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from Moreno Valley Utility (the Electric Utility Division) of the Public Works Department 951.413.3500, mvuengineering@moval.org. The applicant is fully responsible for communicating with Moreno Valley Utility staff regarding their conditions.

PRIOR TO ENERGIZING MVU ELECTRIC UTILITY SYSTEM AND CERTIFICATE OF OCCUPANCY

- MVU1. (R) This project requires the installation of electric distribution facilities. A non-exclusive easement shall be provided to Moreno Valley Utility and shall include the rights of ingress and egress for the purpose of operation, maintenance, facility repair, and meter reading.
- MVU2. (BP) City of Moreno Valley Municipal Utility Service – Electrical Distribution: Prior to constructing the MVU Electric Utility System, the developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer shall execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and concurrent with trenching operations and other subdivision improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

The Developer shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City, or the City's designee, all utility infrastructure (including but not limited to conduit, equipment, vaults, ducts, wires, switches, conductors, transformers, and "bring-up" facilities including electrical capacity to serve the identified development and other adjoining/abutting/ or benefiting projects as determined by Moreno Valley Utility) – collectively referred to as "utility system" (to and through the development), along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and /or delivery of any and all "utility services" to each lot and unit within the Tentative Map. For purposes of this condition, "utility services" shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer. "Utility services" shall not include sewer, water, and natural gas services, which are addressed by other conditions of approval.

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The City, or the City's designee, shall utilize dedicated utility facilities to ensure safe, reliable, sustainable and cost effective delivery of utility services and maintain the integrity of streets and other public infrastructure. Developer shall, at developer's sole expense, install or cause the installation of such interconnection facilities as may be necessary to connect the electrical distribution infrastructure within the project to the Moreno Valley Utility owned and controlled electric distribution system.

- MVU3. This project is subject to a Reimbursement Agreement and is responsible for a proportionate share of costs associated with electrical distribution infrastructure previously installed that directly benefits the project. Payment shall be required prior to issuance of building permits.
- MVU4. For all new projects, existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer expense, for any and all costs associated with the relocation of any of Moreno Valley Utility's underground electrical distribution facilities, as determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.

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PARKS AND COMMUNITY SERVICES DEPARTMENT

Acknowledgement of Conditions

The following items are Parks and Community Services Department Conditions of Approval for Case No. PA15-0046; this project shall be completed at no cost to any Government Agency. All questions regarding Parks and Community Services Department Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Parks and Community Services Department 951.413.3280. The applicant is fully responsible for communicating with the Parks and Community Services Department regarding the conditions.

PCS1. This project is required to supply a funding source for the continued maintenance, enhancement, and or retrofit of neighborhood parks, open spaces, linear parks, and/or trails systems. This can be achieved through annexing into Community Facilities District No. 1 (Park Maintenance). Please contact the Special Districts Division at 951.413.3480 or specialdistricts@moval.org to complete the annexation process.

PCS2. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone 'A' charge for operations and capital improvements. Proof of such shall be supplied to Parks and Community Services upon Final Map and at Building Permits.

PCS3. This project is subject to current Development Impact Fees.

PCS4. This project is subject to current Quimby Fees.

PLANNING COMMISSION RESOLUTION NO. 2016-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING VARIANCE APPLICATION P16-083 FOR A REDUCED LANDSCAPE SETBACK FOR A PLOT PLAN FOR A 426 UNIT APARTMENT PROJECT (PA15-0046) ALONG THE PROJECT'S BRODIAEA AVENUE FRONTAGE (ASSESSOR'S PARCEL NUMBER 486-280-043).

Section 1:

WHEREAS, Pasco, Laret, Suiter & Associates, on behalf of Rocas Grandes, LLC c/o La Jolla Development Group, Inc., has filed an application for the approval of Variance application P16-083 for a reduced landscape setback from 20 feet in depth along the project's Brodiaea Avenue frontage to 7 feet in depth; and

WHEREAS, the application has been evaluated in accordance with established City of Moreno Valley (City) procedures, and with consideration of the General Plan and other applicable regulations; and

WHEREAS, the City has prepared an Initial Study and Mitigated Negative Declaration consistent with the California Environmental Quality Act (CEQA) based on a thorough analysis of potential environmental impacts; and

WHEREAS, upon completion of a thorough development review process the project was appropriately agendized and noticed for a public hearing before the Planning Commission of the City of Moreno Valley (Planning Commission); and

WHEREAS, the public hearing notice for this project was published in the local newspaper on August 19, 2016. Public notice was sent to all property owners of record within 300 feet of the project site on August 25, 2016. The public hearing notice for this project was also posted on the project site on August 29, 2016;

WHEREAS, on September 8, 2016, the Planning Commission held a public hearing to consider the application; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; 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, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission as follows:

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

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on September 8, 2016, including written and oral staff reports, public testimony and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity.

FACT: The project site is located within two zoning districts; R30 and Open Space. The district boundaries follow the shape and contours of the rocky hill top that is located within the site. The hilltop and rock outcroppings are located within the Open Space portion. The project design respects the hillside area and rock outcroppings with no development occurring within the hillside area except for public improvements within the right-of-way for Brodiaea Avenue.

The project proposes to develop on an 18 acre portion of the 27.41 acre site. The size and shape of the developable area are irregular and poses challenges when designing a project to meet required density, setbacks, building separation, building height and parking requirements. Strict or literal interpretation and enforcement of the 20 foot street side setback would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification.

FACT: The project proposes to develop on an 18 acre portion of the 27.41 acre site within the R30 zone to avoid impacts in the Open Space portion of the site. The size and shape of the developable area are irregular and pose challenges when designing a project to meet required density, setbacks, building separation, building height and parking requirements. There are exceptional circumstances applicable to the site which do not apply to other properties in the vicinity and under the same zoning classification.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification.

FACT: The project proposes to develop on an 18 acre portion of the 27.41 acre site within the R30 zone to avoid impacts in the Open Space portion of the site. The size and shape of the developable area are irregular and poses challenges when designing a project to meet required density, setbacks, building separation, building height and parking requirements.

Strict enforcement of the required 20 foot street side setback would deprive the applicant of privileges enjoyed by other property owners in the vicinity or under the same zoning classification.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification.

FACT: Approval of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification. There are no other properties in the vicinity of the project or under the same zoning classification which also share the same site constraints (unique parcel shape and topography).

5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and

FACT: The granting of a variance will allow for required parking to encroach 13 feet into the street side setback. Potential visual impacts from the parking spaces can be screened by the landscaped parkway area between the curb and project's perimeter fence and walls. The project as proposed will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

6. That the granting of a variance is consistent with the objectives and policies of the general plan and the intent of this title.

FACT: The granting of the variance is consistent with the objectives and policies of the General Plan and the intent of the Municipal Code. The apartment project has been designed to satisfy the R30 density requirements for the project site. If parking is not allowed to partially encroach into the setback area, this will result in a loss of parking and a corollary reduction in density. The variance will provide for equity in the use of the project site property, and will prevent unnecessary hardships that might result from a strict or literal interpretation and enforcement of certain regulations.

Section 2:

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2016-22, and thereby:

1. **RECOGNIZE** that Variance application P16-083 has been included in the project description of the Mitigated Negative Declaration and has therefore been fully analyzed pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** Variance application P16-083 based on the findings contained in this resolution.

APPROVED this 8th day of September, 2016.

Brian Lowell
Chair, Planning Commission

ATTEST:

Richard J. Sandzimier, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

Exhibit A

Rocas Grandes Project

Draft Initial Study/Mitigated Negative Declaration

August 19, 2016

Prepared for:
La Jolla Pacific Development Group, Inc.
3555 Fifth Avenue, Suite 100
San Diego, CA 92103

Prepared by:
HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
La Mesa, CA 91942

MITIGATED NEGATIVE DECLARATION

PROJECT TITLE AND FILE NUMBER: Rocas Grandes; PA15-046 and P16-083

PROJECT APPLICANT: La Jolla Pacific Development Group, Inc.

TELEPHONE NUMBER: (619) 692-9092

PROJECT LOCATION: South of Alessandro Boulevard; east of Lasselle St; north of Brodiaea Avenue; west of Darwin Drive

PROJECT DESCRIPTION: The proposed Rocas Grandes Project (Project) is a 426-unit multi-family residential development located in the city of Moreno Valley (see Figures 1 and 2). The Project site is approximately 27.46 acres in size located on an L-shaped parcel. The developable Project area would occupy approximately 19.31 acres, with the remaining acreage (most of the western half of the Project site) containing open space with a large hill covered in granitic rock outcrops.

The Project would contain 15 residential buildings (see Figures 3a and 3b). Eight of the buildings would be 12-plexes (12 units) and five of the buildings would be 10-plexes, both with a mix of one-, two-, and three bedroom units (see Figures 4 and 5). The remaining two buildings would be 4-stories high and located at the southern end of the Project site; these buildings would contain 140 units each and have a mix of studios and one- and two-bedroom units (see Figure 6).

The Project would extend Darwin Drive from Alessandro Boulevard to Brodiaea Avenue. The Project would also improve Brodiaea Avenue from Lasselle Street to Darwin Drive, the stretch of which is currently a dirt road. Due to site constraints, a variance for a landscape setback along Brodiaea Avenue would be requested.

FINDING

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

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

This determination is based upon an Initial Study. The project file, including the Initial Study and related documents is available for review during normal business hours (7:30 a.m. to 5:30 p.m. Monday through Thursday, and 7:30 a.m. to 4:30 p.m. on Friday) at the City of Moreno Valley, Community & Economic Development Department, Planning Division, 14177 Frederick Street, Moreno Valley, California 92553 Telephone (951) 413-3206.

PREPARED BY: Jeff Bradshaw

DATE: August 19, 2016

NOTICE

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

DATE ADOPTED:

BY: Planning Commission



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

1. Project Title: Rocas Grandes (PA15-046 and P16-083)
2. Lead Agency Name and Address: City of Moreno Valley Community & Economic Development Department, Planning Division, 14177 Frederick Street, Moreno Valley, CA 92552
3. Contact Person and Phone Number: Jeff Bradshaw, Associate Planner (951) 413-3224
4. Project Location: South of Alessandro Boulevard; east of Lasselle St; north of Brodiaea Avenue; west of Darwin Drive
5. Project Sponsor's Name and Address: La Jolla Pacific Development Group, Inc., 3555 Fifth Avenue, Suite 100, San Diego, CA 92103
6. General Plan Designation: Residential: Maximum 30 dwelling units per acre (du/ac) and Open Space
7. Zoning: R30 (Residential 30) and OS (Open Space)
8. Description of the Project: The proposed Rocas Grandes Project (Project) is a 426-unit multi-family residential development located in the city of Moreno Valley (see Figures 1 and 2). The Project site is approximately 27.46 acres in size located on an L-shaped parcel, and would generally span north to south from Alessandro Boulevard to Brodiaea Avenue and from west to east from Lasselle Street to Darwin Drive. The developable Project area would occupy approximately 19.31 acres, with the remaining acreage (most of the western half of the Project site) containing open space with a large hill covered in granitic rock outcrops.

The Project would contain 15 residential buildings (see Figures 3a and 3b). Eight of the buildings would be 12-plexes (12 units) and five of the buildings would be 10-plexes, both with a mix of one-, two-, and three bedroom units (see Figures 4 and 5). The remaining two buildings would be 4-stories high and located at the southern end of the Project site; these buildings would contain 140 units each and have a mix of studios and one- and two-bedroom units (see Figure 6). It is anticipated that the Project would be constructed in two phases, with the 12-plex and 10-plex buildings being constructed in Phase 1 and the two 140-unit buildings being constructed in Phase 2. The Project architecture would be in a Santa Barbara architecture style that would be reflective of the typical housing typology in Moreno Valley.

Project amenities would include a clubhouse, swimming pool, and playground. The clubhouse would contain a leasing office, fitness center, play room, and yoga room.

The Project would widen Alessandro Boulevard between Lasselle Street and Darwin Drive from a two-lane undivided roadway to a three-lane divided roadway by adding a lane in the eastbound direction. The Project would extend Darwin Drive from Alessandro Boulevard to Brodiaea Avenue.

The Project would also improve Brodiaea Avenue from Lasselle Street to Darwin Drive, the stretch of which is currently a dirt road. Due to site constraints, a variance for a landscape setback along Brodiaea Avenue would be requested. Sidewalks (and associated curbs and gutters) would be installed along the Project frontage on Alessandro Boulevard, Darwin Drive, and Brodiaea Avenue.

Project access would be provided from two driveways off the new extension of Darwin Drive and two driveways off the new extension of Brodiaea Avenue. Emergency access via an emergency gate would be provided off Alessandro Boulevard.

The existing large hill designated as open space would remain undeveloped. Open space in the developed Project area would be provided in the form of green spaces between Buildings 11 and 12 and between Buildings 5 and 6.

The portion of the Project site to be built on is relatively flat, with an elevation range from 1,564 feet above mean sea level (amsl) at its southern boundary to 1,594 feet amsl at the property's northern boundary. The rocky hill on the western portion of the Project site is approximately 50 to 100 feet tall, with a peak at 1,683 feet amsl.

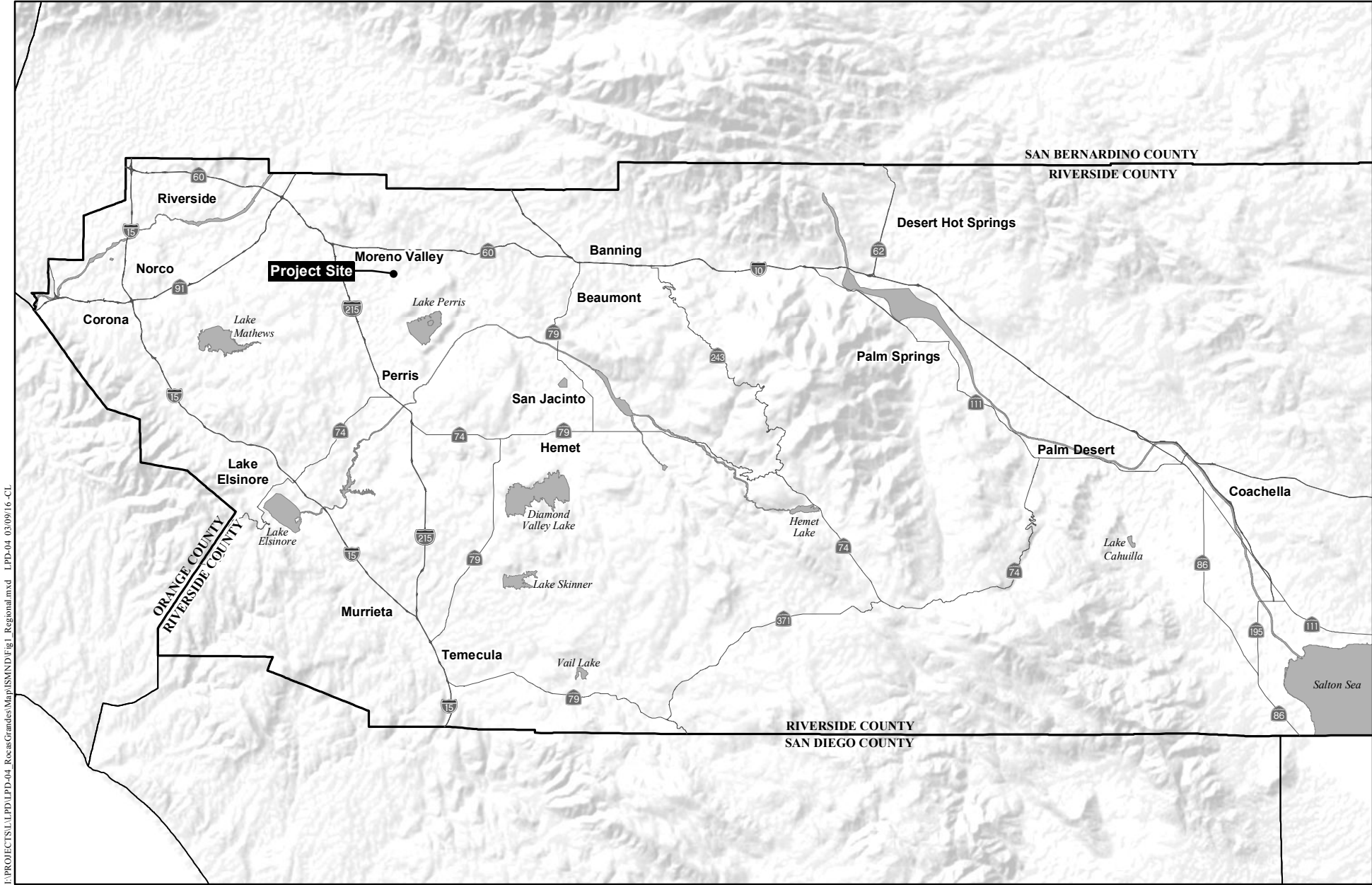
For on-site excavation, the Project would excavate (cut) 18,556 cubic yards of soil and fill 23,298 cubic yards, for a net import of 4,742 cubic yards. The maximum depth of cut on-site would be 14 feet and the maximum depth of fill would be 5 feet. The total disturbed area on-site would be 841,415 square feet.

Utilities include tie-ins to the existing water and sewer systems; a proposed 8-inch water line would be routed through the extensions of Darwin Drive and Brodiaea Avenue.

Retaining walls ranging from 3 feet high to 12 feet high would be included between the Project parking lots and the rocky hill.

The Project site would include six water quality basins. Five of the basins would drain toward the southernmost basin located in the southwestern portion of the Project site (approximately matching the existing drainage), where it would then tie in to a planned off-site storm drain system located across Brodiaea Avenue to the south of the Project site. The off-site storm drain system is not currently constructed, but is planned as improvements associated with a future development project on the parcel immediately to the south of the Project site. If this adjacent future development project is not approved or is not constructed before the Project, the Project would build an interim drainage channel from Brodiaea Avenue southward towards Cactus Avenue. This interim drainage channel would extend southward approximately 870 feet in a generally linear alignment and would have an approximately two-foot wide earthen channel bottom with rip rap at each end. The interim channel would connect to the Project's southernmost basin via a storm drain pipeline underneath Brodiaea Avenue.

9. Surrounding Land Uses and Setting: Vacant land is adjacent to the north, south and east; and single-family residential land uses and vacant land are located across Lasselle Street to the west. Farther to the east is the Riverside County Regional Medical Center; farther to the north and west are single-family residential land uses; and farther to the south is Vista Del Lago High School. In between the western side of the rocky hill and the Lasselle Street and Alessandro Boulevard intersection is the approved, but currently not constructed, 141-unit Boulder Ridge apartment complex.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): N/A

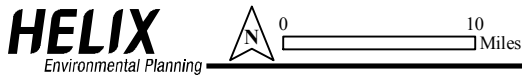


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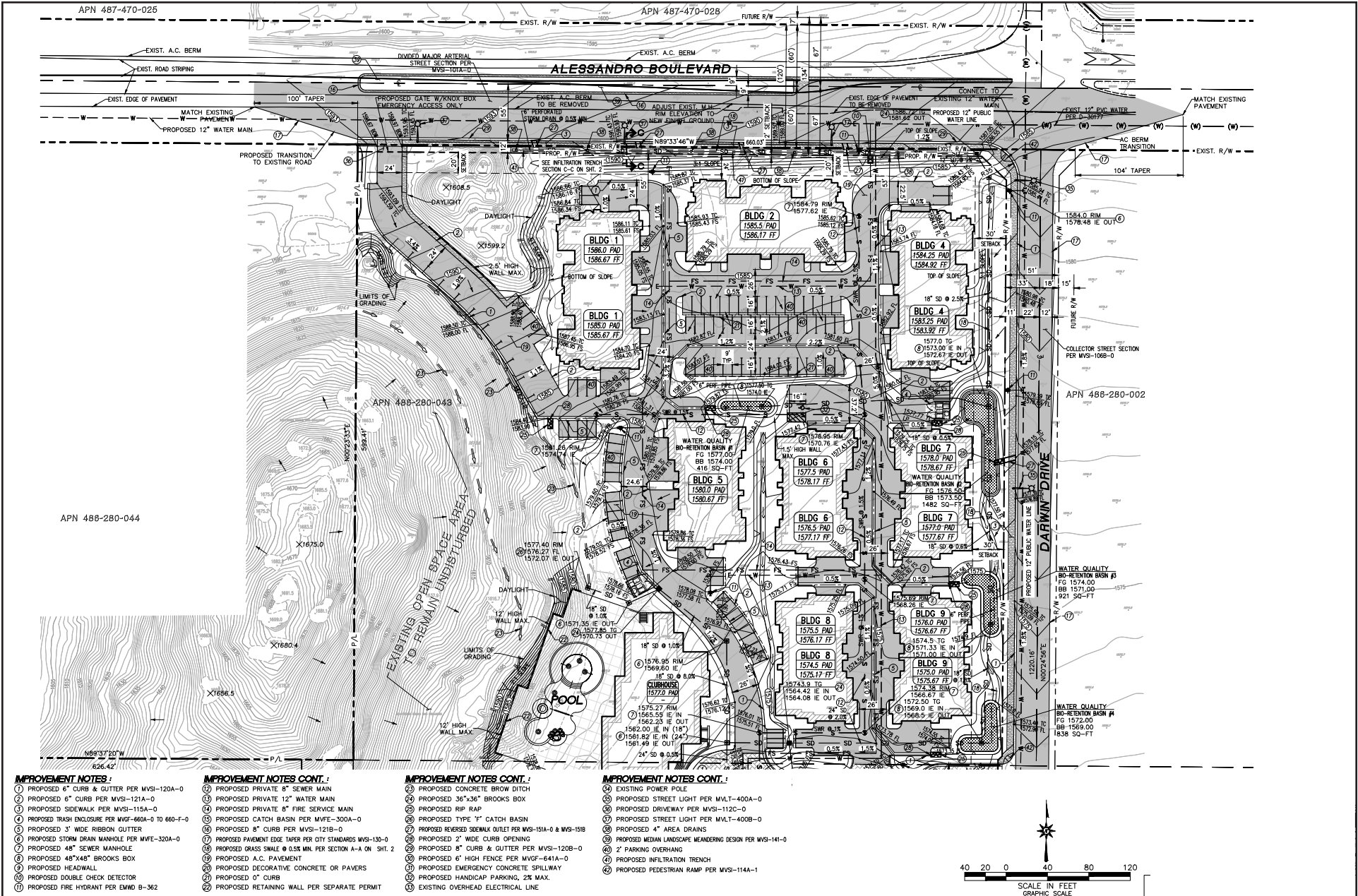
Regional Location

ROCAS GRANDES PROJECT

Figure 1



Attachment: ATT 4 - Mitigated Negative Declaration/Initial Study/Mitigation Monitoring Program (2262 :



IMPROVEMENT NOTES :

- ① PROPOSED 6" CURB & GUTTER PER MVS1-120A-0
- ② PROPOSED 6" CURB PER MVS1-121A-0
- ③ PROPOSED SIDEWALK PER MVS1-115A-0
- ④ PROPOSED TRASH ENCLOSURE PER MVGF-660A-0 TO 660-F-0
- ⑤ PROPOSED 3" WIDE RIBBON GUTTER
- ⑥ PROPOSED STORM DRAIN MANHOLE PER MWF-320A-0
- ⑦ PROPOSED 48" SEWER MANHOLE
- ⑧ PROPOSED 48"x48" BROOKS BOX
- ⑨ PROPOSED HEADWALL
- ⑩ PROPOSED DOUBLE CHECK DETECTOR
- ⑪ PROPOSED FIRE HYDRANT PER EMD 8-362

IMPROVEMENT NOTES CONT. :

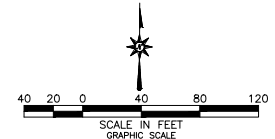
- ⑫ PROPOSED PRIVATE 8" SEWER MAIN
- ⑬ PROPOSED PRIVATE 12" WATER MAIN
- ⑭ PROPOSED PRIVATE 8" FIRE SERVICE MAIN
- ⑮ PROPOSED CATCH BASIN PER MWF-300A-0
- ⑯ PROPOSED 8" CURB PER MVS1-121B-0
- ⑰ PROPOSED STORM DRAIN MANHOLE PER MWF-320A-0
- ⑱ PROPOSED GRASS SWALE @ 0.5% MIN. PER SECTION A-A ON SHT. 2
- ⑲ PROPOSED A.C. PAVEMENT
- ⑳ PROPOSED DECORATIVE CONCRETE OR PAVERS
- ㉑ PROPOSED 0" CURB
- ㉒ PROPOSED RETAINING WALL PER SEPARATE PERMIT

IMPROVEMENT NOTES CONT. :

- ㉓ PROPOSED CONCRETE BROW DITCH
- ㉔ PROPOSED 36"x36" BROOKS BOX
- ㉕ PROPOSED RIP RAP
- ㉖ PROPOSED TYPE "1" CATCH BASIN
- ㉗ PROPOSED REVERSED SIDEWALK OUTLET PER MVS-151A-0 & MVS-151B
- ㉘ PROPOSED 2" WIDE CURB OPENING
- ㉙ PROPOSED 8" CURB & GUTTER PER MVS1-120B-0
- ㉚ PROPOSED 6" HIGH FENCE PER MVGF-641A-0
- ㉛ PROPOSED EMERGENCY CONCRETE SPILLWAY
- ㉜ PROPOSED HANDICAP PARKING, 2% MAX.
- ㉝ EXISTING OVERHEAD ELECTRICAL LINE

IMPROVEMENT NOTES CONT. :

- ㉞ EXISTING POWER POLE
- ㉟ PROPOSED STREET LIGHT PER MLT-400A-0
- ㊱ PROPOSED DRIVEWAY PER MVS1-112C-0
- ㊲ PROPOSED STREET LIGHT PER MLT-400B-0
- ㊳ PROPOSED 4" AREA DRAINS
- ㊴ PROPOSED MEDIAN LANDSCAPE MEANDERING DESIGN PER MVS-141-0
- ㊵ 2' PARKING OVERHANG
- ㊶ PROPOSED INFILTRATION TRENCH
- ㊷ PROPOSED PEDESTRIAN RAMP PER MVS1-114A-1



Source: Pasco Laret Suiter & Associates, 2016

Site Plan

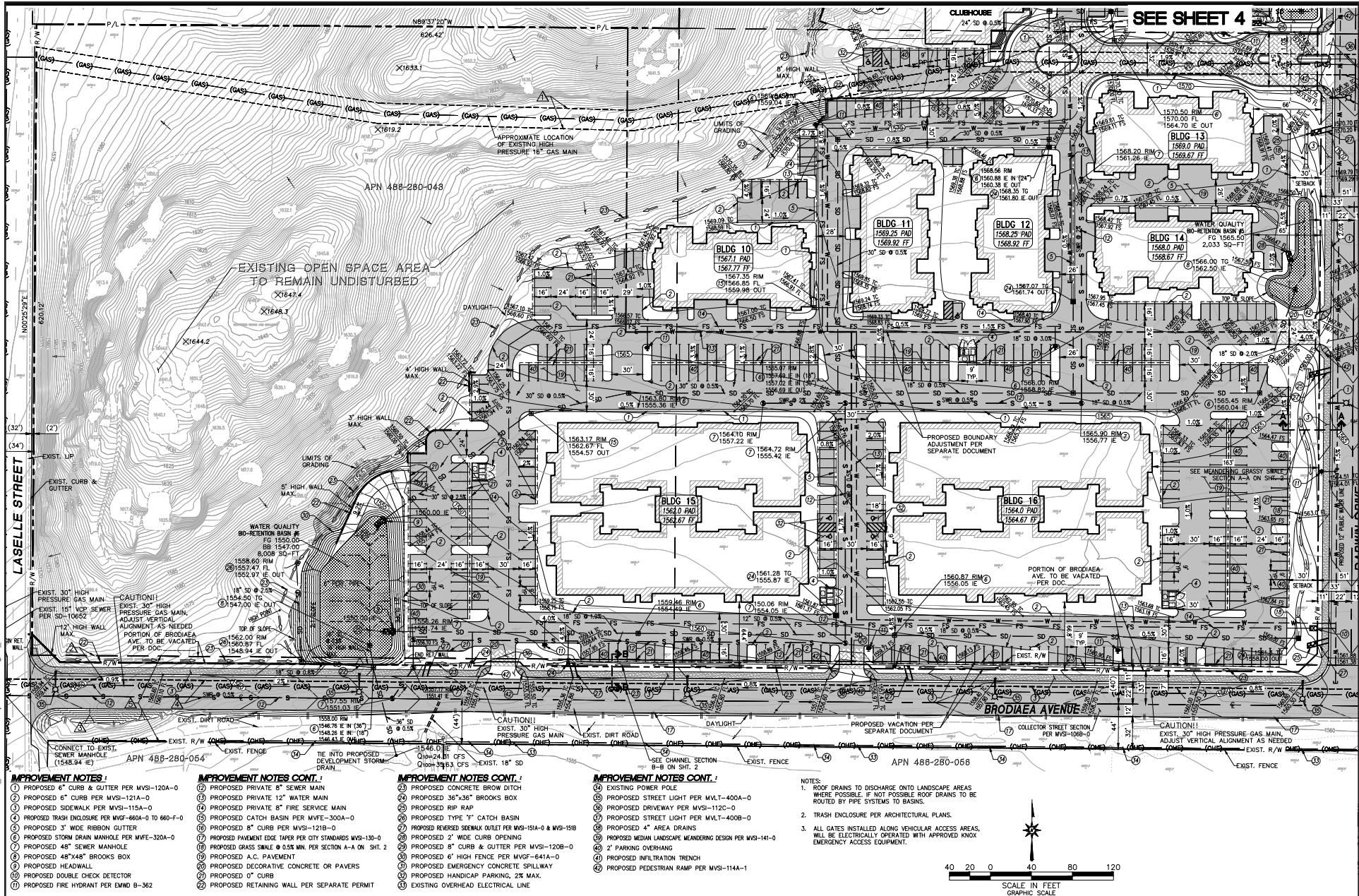
ROCAS GRANDES PROJECT

Figure 3a



Attachment: ATT 4 - Mitigated Negative Declaration/Initial Study/Mitigation Monitoring Program (2262 :

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Source: Pasco Laret Suiter & Associates, 2016

Site Plan

ROCAS GRANDES PROJECT

Figure 3b



Attachment: ATT 4 - Mitigated Negative Declaration/Initial Study/Mitigation Monitoring Program (2262 :

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10-PLEX - FRONT ELEVATION

SCALE: 3/16" = 1'-0" (ON 36"X24" SHEET)



10-Plex Building Elevation

ROCAS GRANDES PROJECT

Figure 4

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12-Plex Building Elevation

ROCAS GRANDES PROJECT

Figure 5



E-URBAN - FRONT ELEVATION
 SCALE: 1/8" = 1'-0" (ON 36"X24" SHEET)
 0' 8' 16' 32'



E-URBAN - LEFT ELEVATION
 SCALE: 1/8" = 1'-0" (ON 36"X24" SHEET)
 0' 8' 16' 32'

Urban Building Elevation

ROCAS GRANDES PROJECT

Figure 6

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Attachment: ATT 4 - Mitigated Negative Declaration/Initial Study/Mitigation Monitoring Program (2262 :

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” or “Less than Significant With Mitigation Incorporated” as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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


 Signature _____ Date 08/18/16
 Jeff Bradshaw
 Printed Name _____ For _____

Attachment: ATT 4 - Mitigated Negative Declaration/Initial Study/Mitigation Monitoring Program (2262 : Rocas Grandes Apartment Project)

EVALUATION OF ENVIRONMENTAL IMPACTS

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

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista?				■
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Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan (Figure 7-2, Major Scenic Resources)

The Project site is located within Moreno Valley which lies within a relatively flat valley floor surrounded by rugged hills and mountains. Topographic features of Moreno Valley that provide vistas include the Box Springs Mountains and Reche Canyon to the north, Moreno Peak in the middle of the city, the Badlands to the east and the Mount Russell area to the south. According to General Plan Figure 7-2, the Project site is not located within a view corridor for the Box Springs Mountains, Reche Canyon, Moreno Peak, the Badlands, or Mount Russell (City 2006a). Accordingly, implementation of the proposed Project would not have a substantial effect on a scenic vista. Thus, no impact would occur and no further analysis is required on this subject.

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 (California Department of Transportation [Caltrans] Mapping System); City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan (Figure 7-2, Major Scenic Resources)

The Project site contains one rock outcropping; the granitic rock hill composes most of the western half of the site. As part of the extension of Brodiaea Avenue from Lasselle Street to Darwin Drive, a portion of the southern end of the rock hill would be removed. However, there are no State-designated or eligible scenic highways within the city. The Project site is located approximately 11 miles north of Highway 74, which is the only facility within the Project vicinity that is designated as a State-eligible scenic highway. The Project site is located approximately 1.5 miles south of State Route 60 and 1.8 miles west of Moreno Beach Drive, which the City of Moreno Valley General Plan Figure 7-2 identifies as “Scenic Routes.” Due to the distance and intervening topography and development, the Project would not be visible from State Highway 74, State Route 60, or Moreno Beach Drive. Accordingly, implementation of the proposed Project would not have a substantial effect on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor. Therefore, a less than significant impact would occur.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?			■	
---	--	--	---	--

Implementation of the proposed Project would convert land that was previously vacant and undeveloped to a multi-family residential development with 15 residential buildings and associated infrastructure, a clubhouse, parking lot, landscaping, exterior lighting, signage, water quality/detention basins, and public street improvements. The Project site is located in a portion of the city that has been mostly developed as a residential area, with some vacant land remaining in the area.

The Project would incorporate architectural features that would be compatible with the surrounding area through the Santa Barbara-style architecture. This includes design features common in southern California, such as red-tiled roofing and a white stone veneer. Most of the immediate surrounding development consists of single-family residences; the Project’s two- to four-story buildings would add bulk and size in a vacant lot, relative to the adjacent developments. Similar multi-family buildings exist within a few blocks, however, and large commercial developments, such as the nearby Riverside County Regional Medical Center, are within 0.5 miles of the Project site. In addition, Project signage would be consistent with City of Moreno Valley Municipal Code requirements. Therefore, although the Project would add bulk and density in a vacant lot near existing single-family residences, through Project architecture and compatibility with development in the local area, the Project would not substantially degrade the existing visual character or quality of the site or its surroundings. Impacts would be less than significant.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

■

Source: City of Moreno Valley Municipal Code Chapter 9.08.100

The Project site does not contain any artificial light sources or sources of glare under existing conditions. The proposed Project would include exterior lighting. The proposed Project would be required to adhere to the lighting requirements as set forth in the City of Moreno Municipal Code. Municipal Code Chapter 9.08.100 specifies that all outdoor lighting associated with multi-family residential uses shall be fully shielded and directed away from surrounding residential uses to reduce glare and light trespass and shall not exceed one-quarter-foot-candle minimum maintained lighting, measured from within five feet of any property line. Furthermore, the City’s Municipal Code also specifies that exterior lighting shall not blink, flash, or oscillate or be of unusually high intensity or brightness. The Project would be required to demonstrate compliance with these requirements to the City of Moreno Valley prior to issuance of building permits. Project compliance with the lighting requirements of the City of Moreno Valley Municipal Code would ensure that the proposed Project would not produce a new source of substantial light or glare from artificial lighting sources that would adversely affect day or nighttime views in the area. Therefore, impacts from lighting and glare would be less than significant.

II. **AGRICULTURE RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?

a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?

■

Source: City of Moreno Valley General Plan Final Environmental Impact Report [FEIR] (Figure 5.8-1, Important Farmlands); California Department of Conservation, “Riverside County Important Farmland,” Phase I Environmental Site Assessment [Bryant Geoenvironmental Inc. 2014]

According to City of Moreno Valley General Plan FEIR Figure 5.8-1, Important Farmlands, and mapping available from the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), the majority of the Project site contains lands classified as “Other Land” while the southeastern portion of the site contains “Farmland of Local Importance.” The Project site does not contain any lands mapped by the State Department of Conservation as Farmland, Unique Farmland, or Farmland of Statewide Importance. According to historical records and arials researched for the Project’s Phase I Environmental Site Assessment (ESA), the Project site has not been used for agricultural purposes. As such, the Project would not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance and no impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

■

Source: City of Moreno Valley General Plan FEIR; Moreno Valley Map Viewer

No land within the City of Moreno Valley, including the Project site, is currently under a Williamson contract (City of Moreno Valley 2006b, pp. 5.8-6). The Project site is zoned R30 and surrounding land uses are residential (City 2011). Accordingly, because the Project site is not located on or adjacent to land zoned for agricultural use and is also not subject to a Williamson Act contract, the proposed Project has no potential to conflict with existing zoning for agricultural use or a Williamson Act contract. Therefore, no impact would occur.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

■

(Source: City of Moreno Valley General Plan FEIR Figure 5.8-1, Important Farmlands; California Department of Conservation, “Riverside County Important Farmland.”; Phase I Environmental Site Assessment)

As previously discussed under Item II(a), the Project site is classified as “Farmland of Local Importance” by the California Department of Conservation. However, the Project site is undeveloped and, according to the Project’s Phase I ESA analysis of

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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historical records and aerials, has always been vacant and not used for agricultural activities. Although agricultural operations previously existed adjacent to the Project site, no such operations currently exist. Therefore, no impacts would occur from the conversion of Farmland to non-agricultural use.

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?			■	
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Source: South Coast Air Quality Management District (SCAQMD) Air 2012 Air Quality Management Plan

The Project is located in Riverside County, in the South Coast Air Basin (SCAB), where the SCAQMD is the agency principally responsible for comprehensive air pollution control. A regional agency, the SCAQMD works directly with the Southern California Association of Governments (SCAG), County transportation commissions, and local governments, and cooperates actively with all federal and State government agencies. The SCAQMD develops rules and regulations; establishes permitting requirements for stationary sources; inspects emissions sources; and enforces such measures through educational programs or fines, when necessary.

The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a sequence of Air Quality Management Plans (AQMPs). An AQMP establishes a program of rules and regulations directed at attaining the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS). The regional plan applicable to the proposed Project is the SCAQMD's AQMP. On December 7, 2012, the SCAQMD adopted the 2012 AQMP, which is a regional and multi-agency effort (SCAQMD, California Air Resources Board [CARB], SCAG, and United States Environmental Protection Agency [USEPA]). The 2012 AQMP incorporates the latest scientific and technical information and planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS); updated emission inventory methodologies for various source categories; and SCAG's latest growth forecasts (SCAQMD 2013a).

The main purpose of an AQMP is to bring an area into compliance with the requirements of federal and State air quality standards. For a project to be consistent with the AQMP, the pollutants emitted from the project should not (1) exceed the SCAQMD CEQA air quality significance thresholds or (2) conflict with or exceed the assumptions in the AQMP. As shown below under Item III(b), pollutant emissions from the proposed Project would be less than the SCAQMD thresholds and would not result in a significant impact. Further, as the proposed Project would be consistent with the site's land use and zoning designations, it would not result in development that may not have been anticipated in the AQMP. No conflict with the 2012 AQMP would occur with the proposed Project.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.			■	
--	--	--	---	--

Sources: SCAQMD Air Quality Significance Thresholds; SCAQMD Air 2012 Air Quality Management Plan; California Emission Estimator Model [CalEEMod].

The SCAQMD establishes significance thresholds to assess the regional impact of project-related air pollutant emissions in the SCAQMD. Table 1, *SCAQMD Criteria Pollutant Significant Mass Emissions Significance Thresholds*, summarizes the SCAQMD's mass emissions thresholds, which are presented for both long-term operational and short-term construction emissions. A project with emissions rates below these thresholds is considered to have a less than significant effect on air quality.

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

Table 1
SCAQMD CRITERIA POLLUTANT SIGNIFICANT MASS EMISSIONS
SIGNIFICANCE THRESHOLDS (LBS/DAY*)

Criteria Pollutant	Construction	Operation
Volatile Organic Compounds (VOC)	75	55
Oxides of Nitrogen (NO _x)	100	55
Carbon Monoxide (CO)	550	550
Oxides of Sulfur (SO _x)	150	150
Particulate Matter (PM ₁₀)	150	150
Particulate Matter (PM _{2.5})	55	55

Source: SCAQMD 2015

* LBS/DAY = pounds per day

Regional Construction Impacts

The proposed Project would result in construction emissions during site preparation, grading, building construction, paving, and architectural coating activities. These emissions would be limited and short term. Construction emissions include those associated with the transport of construction materials and equipment to the site, and emissions associated with equipment operation and soil movement at the site. Other construction-related emissions would occur as a result of workers' vehicles traveling to and from the Project site for construction activities. Criteria pollutant and ozone precursor emissions from Project construction are assessed using the CalEEMod, Version 2013.2.2. CalEEMod is a computer model developed by SCAQMD with the input of several air quality management and pollution control districts to estimate criteria air pollutant emissions from various urban land uses. CalEEMod has the ability to calculate both mobile (i.e., vehicular) and area or stationary source emissions (SCAQMD 2013b). Dust control by watering was assumed, consistent with the requirements of SCAQMD Rule 403 (SCAQMD 1976). A complete listing of the assumptions used in the analysis and model output is provided in Appendix A.

Maximum daily emissions during the peak work day are shown in Table 2, *Maximum Regional Daily Construction Emissions*. As shown in Table 2, all criteria pollutant emissions would not exceed the respective screening thresholds. In addition, actual emissions could be less than those forecasted due to the conservative nature of the assumptions incorporated into the CalEEMod program regarding phasing. If construction is delayed or occurs over a longer time period, emissions could be reduced because of (1) a more modern and cleaner-burning construction equipment fleet mix and/or (2) a less intensive buildout schedule (i.e., fewer daily emissions occurring over a longer time interval). Therefore, construction-related air quality impacts would be less than significant.

Table 2
MAXIMUM REGIONAL DAILY CONSTRUCTION EMISSIONS

Phase	Pollutant Emissions (pounds per day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Site Preparation	5	52	40	<0.5	11	7
Grading	7	78	53	<0.5	8	5
Building Construction	4	31	36	<0.5	6	3
Paving	2	17	15	<0.5	1	1
Architectural Coating	58	2	4	<0.5	1	<0.5
Maximum Daily Emissions	58	78	53	<0.5	11	7
<i>SCAQMD Regional Thresholds</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
Significant Impact?	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: CalEEMod (output data is provided in Appendix A).

Issues and Supporting Information

Potentially
Significant
ImpactLess than
Significant
With
Mitigation
IncorporatedLess Than
Significant
Impact

No Impact

Localized Construction Impacts

The localized effects from the on-site portion of daily emissions were evaluated at sensitive receptor locations potentially impacted by the Project according to the SCAQMD's localized significance threshold (LST) methodology, which utilizes on-site mass emissions rate look up tables and Project-specific modeling, where appropriate. LSTs are applicable to the following criteria pollutants: nitrogen dioxide (NO₂), CO, PM₁₀, and PM_{2.5}¹. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. For PM₁₀ and PM_{2.5}, LSTs were derived based on requirements in SCAQMD Rule 403, Fugitive Dust. The mass rate look-up tables were developed for each source receptor area and can be used to determine whether or not a project may generate significant adverse localized air quality impacts. The SCAQMD provides LST mass rate look-up tables for projects that are less than or equal to 5 acres. For projects that exceed 5 acres, the 5-acre LST look-up values can be used as a screening tool to determine which pollutants require detailed analysis. This approach is conservative as it assumes that all on-site emissions would occur within a 5-acre area and would over predict potential localized impacts (i.e., more pollutant emissions occurring within a smaller area and within closer proximity to potential sensitive receptors).

When quantifying mass emissions for localized analysis, only emissions that occur on-site are considered. Consistent with the SCAQMD's LST methodology guidelines, emissions related to off-site delivery/haul truck activity and employee trips are not considered in the evaluation of localized impacts. The LST thresholds for a 5-acre site located in Source Receptor Area 24, Perris Valley, with receptors at a distance of 200 meters were used; these are the most conservative thresholds. The results of the LST analysis are provided in Table 3, *Maximum Localized Daily Construction Emissions*. As shown in Table 3, localized emissions for all criteria pollutants would be less than their respective SCAQMD LST significance thresholds for all pollutants. Thus, impacts would be less than significant and no mitigation is required.

Table 3
MAXIMUM LOCALIZED DAILY CONSTRUCTION EMISSIONS

Phase	Pollutant Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Site Preparation	52	39	11	7
Grading	70	47	7	5
Building Construction	26	18	2	2
Paving	17	14	1	1
Architectural Coating	2	2	<0.5	<0.5
Maximum Daily Emissions	70	47	11	7
<i>SCAQMD Localized Thresholds¹</i>	<i>270</i>	<i>1,577</i>	<i>13</i>	<i>8</i>
Significant Impact?	No	No	No	No

Source: CalEEMod (output data is provided in Appendix A).

¹ Thresholds based on a 5-acre site with receptors located within 25 meters in State Recreation Area (SRA) 24, Perris Valley.

Toxic Air Contaminants

The greatest potential for toxic air contaminant (TAC) emissions during construction would be related to diesel particulate emissions associated with heavy equipment operations during site grading activities. The SCAQMD does not consider diesel-related cancer risks from construction equipment to be an issue due to the short-term nature of construction activities. Construction activities associated with the proposed Project would be short term (approximately two months). The assessment of cancer risk is typically based on a 70-year exposure period. Because exposure to diesel exhaust would be well below the 70-year exposure period, construction of the proposed Project is not anticipated to result in an elevated cancer risk to exposed persons due to the short-term nature of construction. As such, Project-related toxic emission impacts during construction would be less than significant and no mitigation is required.

¹ NO₂ impacts are addressed by evaluating NO_x emissions.

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

Operational Impacts

Project operational emissions of criteria pollutants were calculated for natural gas use, vehicle operations, landscape maintenance equipment, consumer product use, and maintenance of architectural coatings. The results of the CalEEMod calculations for Project operations are shown in Table 4, *Maximum Daily Operational Emissions*.

Phase	Pollutant Emissions (pounds per day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	11	<0.5	36	<0.5	<0.5	<0.5
Energy	<0.5	1	1	<0.5	<0.5	<0.5
Mobile	8	27	89	<0.5	22	6
Total Daily Emissions	19	28	126	<0.5	22	6
<i>SCAQMD Regional Thresholds</i>	55	55	550	150	150	55
Significant Impact?	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: CalEEMod (output data is provided in Appendix A).

As shown in Table 4, maximum daily operational emissions generated by the Project would be below the screening level thresholds for criteria pollutants. Therefore, operational-related air quality 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)?			■	
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Source: SCAQMD Air 2012 AQMP

The SCAQMD’s approach for assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the Federal and State Clean Air Acts. As discussed earlier under Item III(a), the proposed Project would be consistent with the AQMP, which is intended to bring the SCAB into attainment for all criteria pollutants.² In addition, the mass regional emissions calculated for the proposed Project would be lower than the applicable SCAQMD daily significance thresholds that are designed to assist the region in attaining the applicable State and national ambient air quality standards. Therefore, cumulative impacts would be less than significant with mitigation.

d) Expose sensitive receptors to substantial pollutant concentrations?			■	
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Source: Caltrans ITS Transportation Project-level Transportation Carbon Monoxide Protocol; Traffic Impact Assessment (TJW Engineering, Inc. 2016)

Sensitive receptors in the Project vicinity include single-family residences across Lasselle Street and Alessandro Boulevard. As discussed above in Item III(b), the Project would not generate substantial concentrations of criteria pollutants. During construction, diesel exhaust particulate matter would be emitted from heavy equipment used in the construction process during Project demolition and construction. Diesel exhaust particulate matter in California is known to contain carcinogenic compounds. The risks associated with carcinogenic effects are typically evaluated based on a lifetime of exposure (e.g., 70 years). Because emissions of diesel exhaust would be temporary and short-term, construction of the Project would not result in long-term chronic lifetime exposure to diesel exhaust from heavy equipment.

² Section 15064(h)(3) of the State CEQA Guidelines states “A lead agency may determine that a project’s incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program which provides specific requirements that will avoid or substantially lessen the cumulative problem (e.g. water quality control plan, air quality plan, integrated waste management plan) within the geographic area in which the project is located. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency.”

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The SCAQMD recommends that projects with a potential to generate heavy volumes of traffic and which can lead to high levels of CO use modeling to determine the potential to create a CO “hot spot.” A CO “hot spot” is a localized concentration of CO that is above the State or federal 1-hour or 8-hour ambient air standards. A localized high CO level is associated with traffic congestion and idling or slow-moving vehicles, which are conditions resulting from substantial traffic congestion associated with intersections that operate at level of service (LOS) E or F. If a project poses a potential for a CO hotspot, a quantitative analysis is required.

Vehicle exhaust is the primary source of CO. In an urban setting, the highest CO concentrations are generally found within close proximity to congested intersections. Under typical meteorological conditions, CO concentrations tend to decrease as distance from the emissions source (i.e., congested intersection) increase. Project-generated traffic has the potential of contributing to localized “hot spots” of CO off site. Because CO is a byproduct of incomplete combustion, exhaust emissions are worse when fossil-fueled vehicles are operated inefficiently, such as in stop-and-go traffic or through heavily congested intersections, where the LOS is severely degraded.

The Traffic Impact Assessment (TIA) (TJW Engineering, Inc. 2016) evaluated whether there would be a change in the LOS at the intersections affected by the proposed Project. The potential for CO hot spots was evaluated based on the results of the TIA. The Transportation Project-Level Carbon Monoxide Protocol ([CO Protocol] Caltrans 1998) was followed to determine whether a CO hot spot is likely to form due to project-generated traffic. In accordance with the CO Protocol, CO hot spots are typically evaluated when: (a) the LOS of an intersection decreases to an LOS E or worse; (b) signalization and/or channelization is added to an intersection; and, (c) sensitive receptors such as residences, schools, hospitals, etc., are located in the vicinity of the affected intersection or roadway segment.

According to the TIA, three intersections would operate at LOS E or F due to Project traffic: Darwin Drive/Alessandro Boulevard intersection during the morning (AM) peak hour; Perris Boulevard/Alessandro Boulevard intersection during the evening (PM) peak hour; and Lasselle Street/Alessandro Boulevard intersection during both the AM and PM peak hours. Therefore, consistent with the CO Protocol, these findings indicate that further screening is required. Although the SCAQMD does not, various air quality agencies in California have developed conservative screening methods. The screening methods of the Sacramento Metropolitan Air Quality Management District (SMAQMD) are used for this Project because ambient CO concentrations within the SMAQMD jurisdiction are higher than for the Project area, as measured by CARB, resulting in a more conservative analysis. The SMAQMD states that a project would not result in a significant impact to local CO concentrations if it meets all of the below criteria:

- The affected intersection carries less than 31,600 vehicles per hour;
- The project does not contribute traffic to a tunnel, parking garage, bridge underpass, urban street canyon, below-grade roadway, or other location where horizontal or vertical mixing of air would be substantially limited; and
- The affected intersection, which includes a mix of vehicle types, is not anticipated to be substantially different from the County average, as identified by EMFAC or CalEEMod models.

The traffic volumes at the affected intersections are estimated to be the following during the affected peak hours: 1,079 vehicles for Darwin Drive/Alessandro Boulevard intersection during the AM peak hour; 5,771 vehicles for Perris Boulevard/Alessandro Boulevard intersection during the PM peak hour; and 3,046 vehicles during the AM peak hour and 3,314 vehicles during the PM peak hour for Lasselle Street/Alessandro Boulevard intersection.

These intersections are not located in a tunnel, urban canyon, or similar area that would limit the mixing of air, nor is the vehicle mix anticipated to be substantially different than the County average. There would be no potential for a CO hot spot or exceedance of State or Federal CO ambient air quality standard because the maximum traffic volumes would be substantially less than the 31,600 vehicles per hour screening level; because the congested intersections are located where mixing of air would not be limited; and because the vehicle mix would not be uncommon. Therefore, air quality impacts related to the exposure of sensitive receptors to substantial pollutant concentrations would be less than significant.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Create objectionable odors affecting a substantial number of people?			■	
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The Project could produce odors during proposed construction activities resulting from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts. Furthermore, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon the completion of the respective phase of construction. In addition, construction activities on the Project site would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance. Accordingly, the proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant.

During Project operation, the temporary storage of refuse could be a potential source of odor; however, Project-generated refuse is required to be stored in covered containers and removed at regular intervals in compliance with the City’s solid waste regulations, thereby precluding any significant odor impact. Furthermore, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance. As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people.

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?			■	
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Source: General Biological Assessment [RCA Associates, LLC 2015]

A General Biological Assessment was prepared for the proposed Project (RCA Associates, LLC 2015) and is included as Appendix B. The assessment evaluated the existing biological resources on site, including a habitat assessment, a survey for burrowing owl (*Athene cunicularia*), and a Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis.

The Project site has been previously disturbed by past human activities and currently supports minimal native vegetation, mostly in a ruderal community in the southern portion of the site. The narrow endemic species known to occur in the general region tend to occur in vernal pools, which were not present on the Project site. No sensitive plant species were found on site and no impacts to such species would occur.

The survey determined that suitable habitat was present on site for burrowing owl, but no other sensitive animal species. Numerous burrowing owl burrows were observed along the edges of the Project site and within the ruderal community, but not on the site itself. Furthermore, no burrowing owls or signs of owl occupation were observed during the focused surveys for the species. Therefore, the General Biological Assessment determined that the site does not support any populations of burrowing owl nor is the species likely to move onto the site in the near future. A less than significant impact would occur to sensitive animal species.

b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?				■
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Source: General Biological Assessment [RCA Associates, LLC 2015]

See Item IV(a). During the field survey, no riparian habitat or other sensitive natural communities were identified on site or in immediately adjacent areas. No impacts would occur.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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?</p>				■
<p><i>Source: General Biological Assessment [RCA Associates, LLC 2015]</i></p> <p>See Items IV(a) and IV(b). No streams or drainages bisect the site. The field survey found no vernal pools on site. The Project site does not support any stream channels or desert washes that would be considered jurisdictional waters by the U.S. Army Corps of Engineers (USACE). Therefore, the Project would have no impact on federally protected wetlands.</p>				
<p>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?</p>				■
<p><i>Source: General Biological Assessment [RCA Associates, LLC 2015]</i></p> <p>Habitat fragmentation occurs when a proposed action results in a single, unified habitat area being divided into two or more areas such that the division isolates the two new areas from each other; this reduces habitat available to local wildlife populations. Isolation of habitat occurs when wildlife cannot move freely from one portion of a habitat to another or from one habitat type to another. In general, a reduction in available habitat is followed by a reduction in wildlife populations.</p> <p>The Project site is located in an area that has undergone significant disturbance over the past several decades. According to the General Biological Assessment, no wildlife corridors are on the site, and future development of the site is not expected to have an adverse effect on wildlife movement in the immediate area. Therefore, no impacts would occur.</p>				
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>				■
<p><i>Source: General Biological Assessment [RCA Associates, LLC 2015]</i></p> <p>See Items IV(a) and IV(b). As discussed under Item IV(b), above, the Project is a disturbed parcel in a mostly urbanized area of the city. The site does not contain sensitive biological resources or native tree species subject to tree preservation ordinances. Therefore, there would be no impacts.</p>				
<p>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?</p>				■
<p><i>Source: General Biological Assessment [RCA Associates, LLC 2015]</i></p> <p>See Items IV(a) and IV(b). The Project area is located within the Riverside County MSHCP. The proposed Project would not conflict with the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP), MSCHP, or any other known local, regional or state habitat conservations plans as, according to the General Biological Assessment, the Project does not contain sensitive plant or animal species, vernal pools, or sensitive natural communities. In addition, no burrowing owls or any owl sign were noted during the General Biological Assessment's field survey. The Project will be conditioned to pay required SKR mitigation fees and will also be subject to impact fees to support the implementation for the MSHCP as provided for by City ordinance. Therefore, no impacts to the MSCHP would occur.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?				■
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Source: Historical/Archaeological Resources Survey Report [CRM Tech 2015]

An Update to Historical/Archaeological Resources Survey was prepared by CRM Tech to analyze the Project’s potential impacts to cultural resources and is attached as Appendix C (CRM Tech 2015). The site was surveyed in 2013 and 2015 through a record search, historical research, and a field survey.

According to §15064.5 of the State CEQA Guidelines, a substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. Historic maps and aerial photographs were reviewed as part of the analysis and showed no buildings or structures previously or currently existing on the site. Therefore, no impacts to historical resources would occur.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		■		
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Source: Historical/Archaeological Resources Survey Report [CRM Tech 2015]

Native American consultation was conducted on October 7, 2015 by CRM Tech with letters to the Soboba, Pechanga, and Morongo bands of Luiseño and Cahuilla Indians. Also on October 7, the Native American Heritage Commission (NAHC) was contacted regarding a records search for sacred lands; the NAHC indicated that the sacred lands record search did not identify any Native American cultural resources in the area.

A records search at the Eastern Information Center (EIC) at the University of California, Riverside was conducted for the surveys in 2013 and 2015. The search determined that a large-scale survey completed in 1987 covered the Project area and four archaeological sites were recorded within Project boundaries. All of the recorded sites consisted primarily of bedrock milling slicks, which are the most common type of archaeological resource found in western Riverside County.

During the 2015 field survey conducted for the Historical/Archaeological Resources Survey Report, three of the four archaeological sites identified in 1987 were found. These sites are identified as CA-RIV-857, CA-RIV-3159 and CA-RIV-3341. Native American monitors from Pechanga and Soboba attended the survey. The fourth site could not be located in the identified spot and was assumed destroyed in 2011 when some boulders in the area were removed.

The three sites consist of shallow grinding slicks on the surfaces of boulders. According to the Historical/Archaeological Resources Survey Report, these types of bedrock milling features with lightly used slicks and no substantial artifact deposits are virtually ubiquitous in the Riverside County area. These sites may have resulted from a single or a few visits by Native Americans, and usually do not represent long-term habitation. Past investigation on similar sites in southern California have yielded very little information of scientific value as they lack associated artifacts. Based on field observations, the recorded sites on the Project site do not deviate from this pattern. Many of the boulders on these sites were observed to be covered or partially covered in graffiti.

The Project’s extension of Brodiaea Avenue, from Lasselle Street to Darwin Drive, would potentially require the removal of the bedrock milling slicks associated with site CA-RIV-3341. In addition, impacts to the remaining sites or undiscovered cultural resources may also occur from Project construction. Therefore, impacts to cultural resources would be potentially significant.

Mitigation Measures CUL-1 through CUL-9 have been identified to reduce the significance of cultural resource impacts.

Mitigation Measure CUL-1 Archaeologist Retained/CRMP Prepared: Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a professional archaeological monitor has been retained by the Applicant to conduct monitoring of all mass grading and trenching activities and that the monitor has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project archaeologist, with input from the appropriate Tribe, shall prepare a Cultural Resources Monitoring Plan (CRMP) to document protocols for inadvertent finds, to address the relocation of CA-RIV-3341, to determine potential protection measures from further damage and destruction for any identified archaeological resource(s)/ tribal cultural resources (TCRs), outline the process for monitoring and for completion of the final Phase IV Monitoring Report. If any archaeological and/or TCRs are

Attachment: ATT 4 - Mitigated Negative Declaration/Initial Study/Mitigation Monitoring Program (2262 : Rocas Grandes Apartment Project)

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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identified during monitoring, these will also be documented and addressed per standard archaeological protocols in the Phase IV report, with the exception of human remains which will be addressed per CUL-5. The Project Archaeologist shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.

Mitigation Measure CUL-2 Tribal Monitor Retained: At least 30 days prior to the issuance of a grading permit, the Applicant shall contact the appropriate Luiseño tribe to develop a Cultural Resources Treatment Agreement and shall provide evidence to the City of Moreno Valley that the professionally qualified Luiseño Native American monitor(s) has been secured from the interested tribe(s), and that the shall be allowed to monitor all mass grading and trenching activities. The Tribal representative(s) shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.

Mitigation Measure CUL-3 Inadvertent Finds: If, during mass grading and trenching activities, the Archaeologist or Tribal representatives suspect that an archaeological resource and/or TCR may have been unearthed, the monitor identifying the potential resources, in consultation with the other monitor as appropriate, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. The Native American monitor(s) or appropriate representative(s) and the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. The archaeological monitor and tribal monitor(s) or appropriate representative(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.

Mitigation Measure CUL-4 Grading Plans: Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:

“If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal representatives to the site to assess the significance of the find.”

Mitigation Measure CUL-5 Human Remains State Law: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98.

Mitigation Measure CUL-6 CA-RIV-3341: At least 20 business days prior to any earthmoving activities near CA-RIV-3341, the Applicant/representative shall meet and confer with the Pechanga Tribe and the Project archaeologist in order to assess the suitability for relocation of the features in to a permanent open space area. The Pechanga Tribe shall work with the Project Archaeologist, Project Applicant and the Grading Contractor or appropriate personnel to determine whether the features can be relocated safely and will discuss the most appropriate methods for relocation. Before construction activities may resume in the affected area, any visible artifacts shall be recovered and the features recorded using professional archaeological methods. The current Department of Parks and Recreation (DPR) Forms shall be updated, detailing which features were relocated, the process taken and updated maps provided documentation of the features’ new location. The site record should clearly indicate that the features are not in their original location and why they were relocated. The Applicant/representative, Project archaeologist and the Tribe shall also develop an appropriate controlled grading plan. The purpose of the controlled grading at and around this portion of the site is to determine whether any subsurface resources are associated with CA-RIV-3341, and if so, to determine the best method of avoidance, preservation and/or mitigation for any discovered resources. All controlled grading shall be monitored by the Pechanga Tribe according to the provisions in Mitigation Measure CUL-1 and Mitigation Measure CUL-2, and the Agreement required in Mitigation Measure CUL-2.

Mitigation Measure CUL-7 Graffiti Removal: Prior to building permit issuance, all graffiti and graffiti-covering attempts shall be removed from the designated Open Space area. Methods should include but are not limited to using environmentally friendly soaps

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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and/or cleaners, steam cleaning or pressure washing. The Applicant, the City and the Pechanga Tribe shall consult on the method of cleaning to ensure that cultural resources will not be impacted at least 30 days prior to beginning the removals.

Mitigation Measure CUL-8 Final Phase IV Report: Prior to building permit issuance, the Project archaeologist shall prepare a final Phase IV Monitoring Report as outlined in the CRMP, which shall be submitted to the City Planning Division, the appropriate Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. The report shall document project impacts to CA-RIV-857, CA-RIV-3159 and CA-RIV-3341, including the relocation area and protection measures taken for CA-RIV-3341. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated, as determined by the treatment plan, according to the current professional repository standards and may include the Pechanga Bands curatorial facility.

Mitigation Measure CUL-9 Preservation Plan: Prior to building permit issuance, the Project Applicant and the Pechanga Tribe shall prepare a Preservation and Maintenance Plan for the long-term care and maintenance of CA-RIV-857, CA-RIV-3159 and the relocated features from CA-RIV-3341 and, if any, all new features identified during mass grading activities. The Plan shall indicate, at a minimum, the specific areas to be included in and excluded from long-term maintenance; prohibited activities; methods of preservation to be employed (fencing, vegetative deterrence, etc.); the entity(s) responsible for the long-term maintenance; maintenance scheduling and notification; appropriate avoidance protocols; monitoring by the Tribe and compensation for services if applicable; and necessary emergency protocols. The Project Applicant/Landowner shall submit a fully executed copy of the Preservation and Maintenance Plan to the City to ensure compliance with this mitigation measure.

Adherence to Mitigation Measures CUL-1 through CUL-9 would reduce impacts to cultural resources to a less than significant level.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		■		
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Source: City of Moreno Valley General Plan Conservation Element; City of Moreno Valley General Plan FEIR, Chapter 5.10 – Cultural Resources; County of Riverside General Plan; Geotechnical Investigation [Southern California Soil & Testing, Inc. 2016].

The Project site contains a granitic rock hill geologic feature. Through the extension of Brodiaea Avenue, the Project would remove a portion of the southern end of the hill. This would be a small portion of the hill, and would remove rocks associated with the lower elevations of the hill. The prominent features of the geologic feature would remain, and impacts would be less than significant.

The Project’s Geotechnical Investigation (Southern California Soil & Testing, Inc. 2016; attached as Appendix D) determined that the site’s subsurface conditions consisted of very old alluvial fan deposits (typically from the middle to early Quaternary period) and tonalite. According to the Geotechnical Investigation, the very old alluvial fan deposits are located on the eastern portion of the Project site, which makes up the majority of the area to be developed and excavated. Paleontological Resources – County of San Diego (Deméré and Walsh 1993) assigns older Quaternary alluvial fan deposits a moderate paleontological sensitivity. Plutonic rocks such as tonalite are assigned as having no paleontological resource sensitivity, as they are formed by the crystallization of magma several miles below the ground surface and would therefore not be created in the conditions for fossils to form. The Project site is identified by the City’s General Plan FEIR Figure 5.10-3 as having a “Low Potential” to contain unique paleontological resources. However, the County of Riverside General Plan EIR (Figure 4.9.3) identifies the Project site as having a “high” sensitivity to contain paleontological resources, based on the potential for fossils to be encountered at or below 4 feet of depth (County of Riverside 2014). To be conservative, this analysis is based on the conclusion from the County’s General Plan EIR and assumes that the alluvial soils underlying the eastern portion of Project site have a high sensitivity for paleontological resources.

Project construction may involve excavation to a depth of 14 feet below the surface. Therefore, there is a potential to uncover fossils that may be buried beneath the surface of the site and impacts would be potentially significant.

Mitigation Measure CUL-10 has been identified to reduce the significance of paleontological resource impacts.

Mitigation Measure CUL-10: Prior to construction involving excavation four feet or more below existing surface grade, the construction contractor shall provide evidence that a qualified paleontologist has been retained, and that the paleontologist(s) shall

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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be present during all grading and other significant ground-disturbing activities that reach four feet or more below existing surface grade. In the event fossiliferous deposits are encountered, the following measures shall be implemented:

- Monitoring shall be conducted by qualified paleontological monitor(s) of excavation in areas identified as likely to contain paleontological resources, including very old alluvial fan deposits. Paleontological monitors shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially fossiliferous units are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.
- Paleontological monitoring of any earthmoving will be conducted by a monitor, under direct guidance of a qualified paleontologist. Earthmoving in areas of the parcel where previously undisturbed sediments are buried, but not otherwise disturbed, will not be monitored.
- If too few fossil remains are found after 50 percent of the planned-for earthmoving has been completed, monitoring can be reduced or discontinued in those areas at the Project paleontologist’s direction.
- Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates.
- Identification and curation of specimens into a professional, fully accredited museum repository with permanent retrievable storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities.
- Preparation or a report of findings with and appended itemized inventory of specimens. The report and inventory, when submitted to the city along with confirmation of the curation of recovered of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources.

Adherence to Mitigation Measure CUL-10 would reduce impacts to paleontological resources to a less than significant level.

d) Disturb any human remains, including those interred outside of formal cemeteries?		■		
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Source: *Historical/Archaeological Resources Survey Report [CRM Tech 2015]*

The Project site does not contain a known cemetery. While not anticipated, the possibility to encounter human remains could occur, and impacts are assessed as potentially significant. In the unlikely event that human remains are discovered during Project excavation or other ground disturbing activities, the Project would implement Mitigation Measure CUL-5, described above, to reduce impacts to a less than significant level.

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.			■	
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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”*

Although the Project site is located within a seismically active region, no known Alquist-Priolo earthquake faults are located on the Project site (California Department of Conservation 2013), and the nearest mapped fault, the San Jacinto Fault, is located approximately 4 miles east of the Project site as mapped on City of Moreno Valley General Plan FEIR Figure 5.6-2, *Seismic Hazards*. Because there are no faults located on the Project site, the potential that the proposed Project could expose people or structures to substantial adverse effects, including the risk of loss, injury or death involving ground rupture is considered low, and impacts would be less than significant.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(ii) Strong seismic ground shaking?			■	
<i>Source: City of Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils; Geotechnical Investigation [Southern California Soil & Testing, Inc. 2016]</i>				
<p>As discussed above under Item VI(a)(i), the Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground-shaking during the lifetime of the proposed Project. As a mandatory condition of Project approval, the Project would be required to construct the proposed buildings in accordance with the California Building Standards Code (CBSC), also known as California Code of Regulations (CCR), Title 24 (Part 2), and the City of Moreno Valley Building Code, which is based on the CBSC with local amendments. The CBSC and City of Moreno Valley Building Code provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures, and have been specifically tailored for California earthquake conditions. In addition, the Project would incorporate the Project’s Geotechnical Investigation recommendations (Southern California Soil & Testing, Inc. 2016). With mandatory compliance with these standards, the Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking, and impacts would be less than significant.</p>				
(iii) Seismic-related ground failure, including liquefaction?			■	
<i>Source: City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils; Geotechnical Investigation [Southern California Soil & Testing, Inc. 2016]</i>				
<p>Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion and behave as a liquid. According to General Plan FEIR Figure 5.6-2, the Project site is not located in an area with the potential for liquefaction. The Project’s Geotechnical Investigation determined that due to the lack of shallow groundwater, and given the relatively dense nature of the materials beneath the site, the potential for liquefaction is considered low. In addition, as described above in Item VI(a)(ii), the City of Moreno Valley would require that the property be developed in accordance with the latest applicable seismic safety guidelines, including the standard requirements of the CBSC and the City of Moreno Valley Building Code, as well as the Geotechnical Investigation recommendations. Therefore, the Project’s impacts related to exposing people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving seismic-related ground failure, including liquefaction, would be less than significant.</p>				
(iv) Landslides?			■	
<i>(Source: City of Moreno Valley General Plan; City of Moreno Valley General Plan FEIR, Chapter 5.6 – Geology and Soils; County of Riverside General Plan EIR Section 4.12; Geotechnical Investigation [Southern California Soil & Testing, Inc. 2016]</i>				
<p>The City of Moreno Valley General Plan only identifies the Badlands area of the City as having a potential for landslides which is approximately four miles from the Project site. The County of Riverside General Plan EIR states that there are predictable relationships between local geology and mass-wasting processes such as landslides and rockfall; slope stability is dependent on many factors and their interrelationships. Rock type and poor water pressure are possibly the most important factors, followed by slope steepness due to natural or man-made undercutting. The EIR also states that seismically induced landslides and rockfall would be expected throughout Riverside County in the event of a major earthquake, and that because there are several faults capable of generating high peak ground accelerations in Riverside County, there is a high potential for seismically induced rockfall and landslides to occur.</p>				
<p>However, the Project’s Geotechnical Investigation found no evidence of landslides or slope instabilities during a site survey and determined that the site has a low potential for landslides. In addition, the Project would implement standard industry design and construction measures, as well as conformance with applicable recommendations and guidelines (e.g., Geotechnical Investigation, the CBSC. and City of Moreno Valley Building Code). With compliance with these standards and recommendations, impacts from landslides would be less than significant.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(b) Result in substantial soil erosion or the loss of topsoil?			■	
<p><i>(Source: Web Soil Survey, U.S. Department of Agriculture)</i></p> <p>On-site soils include Cieneba sandy loam (ChD2), Ramona sandy loam (RaA and RaB2), Rockland (RtF), and Vista coarse sandy loam (VsD2). Ramona sandy loam dominates most of the Project site to be developed, while most of the rocky hill consists of Rockland. Vista coarse sandy loam is present in a small area between these two zones, while Cieneba sandy loam exists only in a small area on the northern end of the Project. All soils have a “slight” erosion hazard rating, except for Rockland which is not rated. Development would require the movement of on-site soils. Prior to the issuance of grading permits, the Project proponent would be required to prepare and submit detailed grading plans for the Project site, in conformance with applicable standards of the City’s Grading Ordinance.</p> <p>Development of the site would involve more than one acre; therefore, the proposed Project is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. A Storm Water Pollution Prevention Plan (SWPPP) would also be required to address erosion and discharge impacts associated with the proposed on-site grading. In addition to preparation of an SWPPP, new development projects submitted to the City would be required to submit a Project-specific Water Quality Management Plan (WQMP). The WQMP would identify measures to treat and/or limit the entry of contaminants into the storm drain system. The WQMP is required to be incorporated by reference or attached to the Project’s SWPPP as the Post-Construction Management Plan. Because the erosion hazard potential of the soils covering the majority of the Project site is slight, and the Project would be required to adhere to the City’s Grading Ordinance, obtain an NPDES Permit, and prepare an SWPPP, construction and operational, impacts associated with soil erosion hazards would be less than significant.</p>				
(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?			■	
<p><i>Source: Web Soil Survey, U.S. Department of Agriculture; Geotechnical Investigation [Southern California Soil & Testing, Inc. 2016]</i></p> <p>See Items VI(a)(iii), VI(a)(iv), and VI(b). The Project site has a low potential for liquefaction and landslides and the soil on site has a slight potential for erosion. The Geotechnical Investigation found that the site mostly consists of very old alluvial fan deposits; these were determined to be porous and moderately collapsible upon wetting (i.e., hydro-collapse). The report recommended remedial grading to reduce the potential for distress to the proposed Project buildings and improvements. With implementation of the Geotechnical Investigation recommendations, as well as adhering to the CBSC and the City of Moreno Valley Building Code design and engineering standards, impacts would be less than significant.</p>				
(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?			■	
<p>Expansive soils generally have a significant amount of clay particles, which can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The extent of shrink/swell is influenced by the amount and kind of clay in the soil. The occurrence of these soils is often associated with geologic units having marginal stability. The distribution of expansive soils can be widely dispersed, and they can occur in hillside areas as well as low-lying alluvial basins.</p> <p>All of the soil types discussed in Item VI(b) have a low shrink-swell potential. Additionally, development of the proposed Project site would be required to adhere to the Geotechnical Investigation recommendations, CBSC, and the City of Moreno Valley Building Code design and engineering standards. Impacts associated with this issue would be less than significant.</p>				
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				■
<p>Wastewater service is available to the Project area under existing conditions via an existing 15-inch diameter sewer line in Lasselle Street. The proposed Project would not install septic tanks or alternative wastewater disposal systems on site. Therefore, no impact would occur.</p>				

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

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?			■	
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Source: SCAQMD Greenhouse Gas Interim CEQA Significance Thresholds

Global climate change refers to changes in average climatic conditions on Earth as a whole, including temperature, wind patterns, precipitation, and storms. Global temperatures are moderated by naturally occurring atmospheric gases, including water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), ozone, and certain hydro-fluorocarbons. These gases, known as greenhouse gases (GHGs), allow solar radiation (sunlight) into the Earth’s atmosphere, but prevent radiative heat from escaping, thus warming the Earth’s atmosphere. GHGs are emitted by both natural processes and human activities. The accumulation of GHGs in the atmosphere regulates the Earth’s temperature. Emissions of GHGs in excess of natural ambient concentrations are thought to be responsible for the enhancement of the greenhouse effect and contributing to what is termed “global warming,” the trend of warming of the Earth’s climate from anthropogenic activities.

GHGs vary widely in the power of their climatic effects; therefore, climate scientists have established a unit called global warming potential (GWP). The GWP of a gas is a measure of both potency and lifespan in the atmosphere as compared to CO₂. For example, since CH₄ and N₂O are approximately 25 and 298 times more powerful than CO₂, respectively, in their ability to trap heat in the atmosphere, they have GWPs of 25 and 298, respectively (CO₂ has a GWP of 1). Carbon dioxide equivalent (CO₂e) is a quantity that enables all GHG emissions to be considered as a group despite their varying GWP. The GWP of each GHG is multiplied by the prevalence of that gas to produce CO₂e.

The City of Moreno Valley has not implemented specific GHG significance thresholds. The County of Riverside is currently utilizing the SCAQMD’s interim GHG significance threshold of 3,000 metric tons (MT) CO₂e per year of GHG emissions to determine significant impacts (SCAQMD 2008). This threshold is used to determine the significance of Project GHG emissions. Construction GHG emissions are generated by vehicle engine exhaust from construction equipment, on-road truck trips, and worker commuting trips. Construction GHG emissions were calculated by using CalEEMod. The model and construction assumptions are described under Item III, Air Quality, and are provided in Appendix A. The results are output in MT CO₂e. The estimated construction GHG emissions for the Project are shown in Table 5, *Construction GHG Emissions*.

Phase	Emissions (MT CO₂e)
Site Preparation	19
Grading	120
Building Construction	909
Paving	22
Architectural Coating	24
TOTAL EMISSIONS¹	1,094
Amortized Construction Emissions ²	36

Source: CalEEMod (output data is provided in Appendix A).

¹ The total presented is the sum of the unrounded values.

² Construction emissions are amortized over 30 years in accordance with County guidance.

GHG emissions generated from construction activities are finite and for a relatively short-term period of time. Unlike the numerous opportunities available to reduce a project’s long-term GHG emissions through design features, operational restrictions, use of green-building materials, etc., GHG emissions-reduction measures for construction equipment are relatively limited. Therefore, SCAQMD staff recommended that construction emissions be amortized over a 30-year project lifetime, so that GHG reduction measures will address construction GHG emissions as part of the operational GHG reduction strategies. As shown in Table 5, the 30-year amortized construction emissions would be 36 MT CO₂e/yr.

During operations, area and indirect emissions sources associated with the proposed Project would primarily result from electricity and natural gas consumption, water and wastewater transport, and solid waste generation. GHG emissions from electricity consumed on site by the proposed Project would be generated offsite by fuel combustion at the electricity provider. GHG emissions from water and wastewater transport are also indirect emissions resulting from the energy required to transport water from its

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

source, and the energy required to treat wastewater and transport it to its treated discharge point. In addition, the residential uses at the Project site would generate mobile source emissions from motor vehicle trips generated by residents and visitors. The various operational GHG emissions associated with the proposed Project are shown in Table 6, *Annual Operational GHG Emissions*. As shown in the table, the proposed Project’s total annual GHG emissions resulting from operational activities would be 4,645 MT CO₂e per year.

Source	Emissions (MT CO ₂ e)
Area	8
Energy	689
Mobile	3,745
Waste	46
Water	157
TOTAL	4,645

Source: CalEEMod (output data is provided in Appendix A).

To compare Project emissions to screening thresholds, construction emissions are amortized over a 30-year period and added to operational emissions. Per County guidance, screening totals do not include operational mobile source emissions occurring off site (i.e., emissions from off-site traffic Vehicle Miles Traveled [VMTs]), as a lead agency can only address “emissions that are closely related and within the capacity of the project proponent to control and/or influence.” The excluded emission type is not typically within the project proponent’s control. Also, such emissions are already addressed by CARB and USEPA. On-road mobile source totals are, nevertheless, modeled and reported above for informational purposes. The total annual estimated GHG emissions, with consideration of amortized construction emissions, are shown in Table 7, *Estimated Project Annual GHG Emissions*.

Source	Emissions (MT CO ₂ e)
<i>Operational Emissions</i>	
Area	8
Energy	689
Mobile ¹	-
Waste	46
Water	157
<i>Total Operational</i>	<i>899</i>
<i>Amortized Construction</i>	<i>36</i>
Total Project Emissions²	936
Riverside County Threshold	3,000
Significant Impact?	No

Source: CalEEMod (output data is provided in Appendix A).

¹ Per County guidance, screening totals do not include operational mobile source emissions occurring off site.

² The total presented is the sum of the unrounded values.

As shown in Table 7, the total annual estimated GHG emissions eligible for comparison to the County’s threshold for the proposed Project are 936 MT CO₂e per year. This value is less than the County’s threshold of 3,000 MT CO₂e per year for multi-family residential projects that is being applied to this analysis. It is accepted as very unlikely that any individual development project would have GHG emissions of a magnitude to directly impact global climate change; therefore, there would be no direct Project GHG emissions impact and any impact would be considered on a cumulative basis. Because the proposed Project’s GHG emissions would be less than adopted thresholds, the emissions would not be cumulatively considerable. Therefore, the proposed Project’s GHG emissions would result in a less than significant impact.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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Source: SCAQMD Interim Greenhouse Gas CEQA Significance Thresholds

As discussed under Item VII(a), the proposed Project’s GHG emissions from construction and operation would result in a less than significant impact. The proposed Project would not result in emissions that would adversely affect state-wide attainment of GHG emission reduction goals as described in AB 32. Project emissions would therefore have a less than cumulatively considerable contribution to global climate change impacts. Impacts would be less than significant.

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?

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Small amounts of potentially hazardous materials, such as fuel, lubricants, and solvents may be used within the Project site during construction activities. These materials would be present in relatively small quantities for as-needed use in maintenance of construction equipment. The transport, use, and disposal of hazardous materials during construction of the proposed Project would be conducted in accordance with applicable State and federal laws. During Project operation, the use of chemical pesticides and fertilizers required to maintain proposed landscaping would be minimal, and any storage, use, and handling of such substances would comply with applicable regulatory standards. Therefore, a less than significant impact would occur.

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?

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Source: Phase I ESA [Bryant Geoenvironmental Inc. 2014]

A Phase I ESA (Bryant Geoenvironmental Inc. 2014; Appendix E) was conducted to assess the potential for Project activities to release hazardous materials into the environment.

Based on historical research, the ESA determined that the Project site has remained undeveloped from at least the early 1900s to the present day. A narrow dirt road had extended along the southeastern side of the granite hill from the 1930s to the 1980s. No structures were located on the site, according to the historical research, and none currently exist. The ESA determined that the Project site has not been used for agriculture. In addition, the Project site is not listed on any regulatory hazardous waste site list. Given the aforementioned, the report did not identify historical or existing recognized environmental conditions (RECs).

Structures and a water reservoir were previously present on adjacent land to the south, and an orchard to the east; however, these uses have been removed and both fields to the south and east have been fallowed. No suspect conditions were observed on these sites during the Project survey, and Project construction would not disturb the adjacent properties.

During Project construction activities, there is the possibility of accidental release of hazardous substances, such as spilling of hydraulic fluid or diesel fuel associated with construction equipment maintenance. The level of risk associated with the accidental release of these hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials.

Therefore, given that the Project site has not been used for development, agriculture, or other purpose that may have generated RECs, and since the risk of Project construction activities causing an accidental release is low, impacts from the Project causing upset and accident conditions involving the release of hazardous materials into the environment would be less than significant.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>				■
<p><i>Source: Phase I ESA prepared by Bryant Geoenvironmental Inc.</i></p> <p>The Project site is located approximately 0.5 mile southeast of the nearest school, Moreno Valley Christian Preschool. The Project site is also located approximately 0.75 mile to the north of Vista Del Lago High School. Therefore, the Project site is not located within one-quarter mile of an existing school or known proposed school. In addition, as stated above under Items VIII(a) and VIII(b), the Project would not involve the routine use, storage, disposal, and/or transport of hazardous materials, and the potential for the upset and accident conditions involving the release of hazardous materials is considered low. Accordingly, no health and hazard impacts to students and staff of nearby schools would occur.</p>				
<p>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?</p>				■
<p><i>Source: Phase I ESA prepared by Bryant Geoenvironmental Inc.</i></p> <p>The Phase I ESA included regulatory database searches for the Project site and surrounding vicinity to identify federal, State or locally listed sites with known hazardous materials. The Project site was not identified on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.</p> <p>Two sites were listed in EnviroStor at a distance of approximately 0.5 mile and 1.0 mile, respectively, from the Project site. These were identified as the proposed Alessandro Administration building expansion at Alessandro Boulevard and Chara Street, and Mountain View Middle School expansion at 13130 Morrison Avenue. These sites had preliminary endangerment assessments in 2008 and no further remedial action is required for them. Therefore, these sites would not have an adverse impact on the Project site.</p> <p>As the Project site is not included on a list of hazardous material sites, and as nearby hazardous material sites would not have an adverse impact on the Project site, no impacts would occur.</p>				
<p>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?</p>				■
<p><i>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</i></p> <p>The Project site is located approximately 3 miles northeast of the nearest airport, March Air Reserve Base. According to City of Moreno Valley General Plan FEIR Figure 5.5-3, the Project site is not located within an Accident Potential Zone or “Clear Zone” (i.e., high risk areas 3,000 feet from each end of the runway). Thus, because the Project site is not located in an area identified as an Accident Potential Zone or a Clear Zone, implementation of the proposed Project would not result in a safety hazard for people living or working in the Project area, and no impacts would occur.</p>				
<p>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?</p>				■
<p>There are no private airfields or airstrips in the vicinity of the Project site. Therefore, there is no potential for the implementation of the Project to result in a safety hazard for people residing or working in the Project area and no impacts would occur.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			■	
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The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the proposed Project would be required to maintain adequate emergency access for emergency vehicles, as required by the City. Because the proposed Project would not interfere with an adopted emergency response or evacuation plan, impacts would be less than significant and no further analysis of this subject is required.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			■	
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Source: City of Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR Section 5-5

According to City of Moreno Valley General Plan FEIR Figure 5.5-2, the Project site is not located in an area of substantial or high fire risk. The surrounding area has either been developed or has vacant lots mostly devoid of vegetation. No wildlands are located on or adjacent to the Project site. Therefore, implementation of the proposed Project would not be expected to 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. Impacts related to wildland fires would be less than significant.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?			■	
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Source: Hydrology and Hydraulics Report prepared by Pasco Laret Suiter & Associates; City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water Quality

Runoff from the existing Project site drains from the northerly edge of the site to the south, where it is collected by a small dirt ditch and conveyed to the southern adjacent property via a culvert. The Project is ultimately tributary to the Canyon Lake Reservoir, which is approximately 15 miles southwest of the Project location. Post-construction runoff from the developed areas of the Project site would follow a similar drainage pattern, with runoff conveyed from bio-retention basins in the north to the southernmost basin, and from that basin into a planned off-site storm drain system through a storm drain pipeline underneath the dirt road abutting the southern Project site boundary. The off-site storm drain system is not currently constructed, but is planned as improvements associated with a future development project on the parcel immediately to the south of the Project site. If this adjacent future development project is not approved or is not constructed before the Project, the Project would build an interim drainage channel from the dirt road southward towards Cactus Avenue. This interim drainage channel would extend southward approximately 870 feet in a generally linear alignment and would have an approximately two-foot wide earthen channel bottom with rip rap at each end. Runoff from the undeveloped open space (rocky hill) portion of the Project site would be conveyed into a concrete brow ditch where it would bypass the Project’s bioretention basins, as it would be uncontaminated with Project pollutants.

Construction of the Project would involve grading, paving, utility installation, building construction, and landscaping installation, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals paints, and other solvents with the potential to affect water quality. The Project would be constructed and operated consistent with all applicable regulations established by the Santa Ana Regional Water Quality Control Board (RWQCB), which includes compliance with relevant NPDES permitting requirements and adoption and implementation of a SWPPP. Construction Best Management Practices (BMPs) that may be implemented during construction include silt fences, gravel bag barriers, street sweeping, solid waste management, stabilized construction entrance/exit, water conservation practices, and spill prevention and control. Implementation of these or similar BMPs would reduce potentially adverse impacts of storm waters discharged from portions of the site affected by construction activities.

Long-term operation of the Project may also generate water quality pollutants such as sediment, nutrients, heavy metals, organic compounds, trash and debris, oxygen-demanding substances, oils and grease, bacteria and viruses, and pesticides. As required by the City of Moreno Valley, the Project proponent would prepare a WQMP. Post-construction BMPs would include using low-impact development such as the Project’s bio-retention basins, which allow for peak runoff retention and reduction of pollutant loads. Adoption and implementation of the required long term WQMP, which reflect the Project’s commitment to install and maintain appropriate stormwater structural facilities, as well as implement non-structural BMPs, would reduce potential long term water quality impacts related to stormwater discharges to less than significant.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>			■	
<p><i>Source: Hydrology and Hydraulics Report prepared by Pasco Laret Suiter & Associates; City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water Quality.</i></p>				
<p>The proposed Project would not require the use of groundwater. The Project would construct additional impervious surfaces that may direct runoff to the watershed where it would eventually flow to the ocean, which has the potential to reduce groundwater recharge in the area. However, runoff from the proposed impervious surfaces of the Project would flow into proposed on-site bio-retention basins, where it would be eventually conveyed to an area where it could infiltrate into the local groundwater basin. Therefore, the Project would have a less than significant impact on groundwater supply and recharge.</p>				
<p>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?</p>			■	
<p><i>Source: Hydrology and Hydraulics Report prepared by Pasco Laret Suiter & Associates; City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water Quality</i></p>				
<p>As described in IX.a, the runoff pattern from the Project would be similar to the existing drainage of the vacant site, as the runoff would either travel from north to south through bio-retention basins on the developed portion of the site or from north to south through a concrete brow ditch on the undeveloped portion of the site, both eventually draining to the storm drain system and Canyon Lake Reservoir. The potential interim off-site channel on the parcel adjacent to the south may be constructed by the Project, and would also maintain the existing drainage patterns to the south of that undeveloped parcel.</p>				
<p>Project drainage modifications would not be expected to result in substantial erosion or siltation on or off site. The drainage of the rocky hill to the concrete brow ditch would be similar to the existing condition. The Project would create impervious surfaces over most of the developed portion of the site, thereby reducing the effective area that could be eroded. In addition, as demonstrated in the Project’s Hydrology and Hydraulics Report (Pasco Laret Suiter & Associates 2016; attached as Appendix F), the post-construction runoff volumes would be reduced compared to the existing condition through the use of the aforementioned bio-retention basins. This would reduce runoff velocity and volume for a 2-year, 10-year, and 100-year storm, thereby reducing the potential for substantial erosion or siltation on or off site. Drainage erosion or siltation impacts would be less than significant.</p>				
<p>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?</p>			■	
<p><i>Source: Hydrology and Hydraulics Report prepared by Pasco Laret Suiter & Associates; City of Moreno Valley General Plan FEIR, Chapter 5.7 – Hydrology/Water Quality</i></p>				
<p>See IX(c). The Project’s use of bio-retention basins would reduce the existing site’s runoff volumes and would not increase the rate or amount of surface runoff in a manner that would result in flooding on or off site. Flooding impacts would be less than significant.</p>				
<p>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?</p>			■	
<p>See IX(a), IX(c), and IX(d). The Project would reduce runoff volumes compared to the existing site. The Project would introduce potential urban pollutants such as oil and grease. However, through the use of bio-retention basins, runoff would be treated prior to being discharged further into the storm drain system, and the Project’s contribution of polluted runoff would be less than significant.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality?			■	
No additional water quality impacts are anticipated beyond those described above under Items IX(a) through IX(e).				
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?				■
<i>Source: City of Moreno Valley General Plan FEIR Section 5.5 - Hazards; Federal Emergency Management Agency (FEMA) Flood Map Service Center (online)</i>				
According to City of Moreno Valley General Plan FEIR Figure 5.5-2 and FEMA Flood Insurance Rate Map for the area (Panel 0765G), the Project site is not located within a 100-year floodplain. Therefore, the Project would not place housing within a 100-year floodplain, and no associated impact would occur.				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				■
See Item IX.g. The Project would not place structures in a 100-year flood hazard area and no associated impact would occur				
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?				■
<i>Source: City of Moreno Valley General Plan FEIR Section 5.5 – Hazards</i>				
The nearest dam to the Project site is Lake Perris, located approximately 3.7 miles south of the Project site. According to City of Moreno Valley General Plan FEIR Figure 5.5-2, the Project site is not located in an identified dam inundation area. No levees occur in the Project vicinity. Therefore, no impacts from the failure of a levee or dam would occur.				
j) Inundation by seiche, tsunami, or mudflow?			■	
The Pacific Ocean is located more than 40 miles from the Project site, and the lowest point on the Project site is at approximately 1,564 feet amsl; therefore, the potential for tsunamis to impact the Project site would be extremely low. The nearest water body to the Project site is Lake Perris, which is located approximately 3.7 miles south and downstream of the Project site. Due to the distance from Lake Perris to the Project site and the topographic characteristics of the area, a seiche in Lake Perris would have no impact on the Project site.				
Mudflows are shallow, water-saturated landslides that travel rapidly down slopes carrying rocks, brush, and other debris. A mudflow occurs naturally as a result of heavy rainfall on a slope that contains loose soil or debris. The hill located on the western area of the Project site is mostly rocky, with sparse patches of soil. These sparse patches of soil would likely not be capable of contributing enough mud to create a significant flow.				
Therefore, the Project site would not be subject to seiches or tsunamis and would not likely be subject to mudflows; associated Impacts would be less than significant.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?			■	
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The Project site consists of vacant and undeveloped land. The Project site is located in a semi-developed area of the City of Moreno Valley that is designated for residential development. The property is proposed to be developed in accordance with its assigned zoning and land use designations. Development of the Project site as a residential development would not physically disrupt or divide the arrangement of an established community. The Project may assist in connecting the community by extending both Darwin Drive and Brodiaea Avenue. Therefore, no impacts related physical dividing a community 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: City of Moreno Valley General Plan Land Use Map; Moreno Valley Map Viewer

The Project proposes to develop the subject property with a multi-family residential development which would be consistent with the “Residential: Max. 30 du/ac” land use designation and “R30 (Residential 30)” zoning designation, per the City of Moreno Valley General Plan. The development of 426 units over 19.3 acres equates to a density of approximately 22 du/ac; therefore, the Project would be consistent with residential land use and zoning. The portion of the Project site with an “Open Space” land use designation and an “OS” zoning designation would remain as open space.

Due to site constraints along the Brodiaea Avenue extension, a variance for a landscape setback would be requested along the street. With implementation of the variance, the Project would be able to preserve additional open space, cultural resources, and developable site area. The implementation of this variance would not create a significant conflict with an applicable land use plan, policy, or regulation.

Therefore, the Project would have less than significant impacts to applicable land use plan, policy, or regulation.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				■
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Source: General Biological Assessment [RCA Associates, LLC 2015]

As described under the response to Item IV(f), the Project site is subject to the provisions of the Riverside County MSHCP. The proposed Project would not conflict with the Stephens’ Kangaroo Rat (SKR) Habitat Conservation Plan (HCP), MSCHP, or any other known local, regional or state habitat conservations plans as, according to the General Biological Assessment, the Project does not contain sensitive plant or animal species, vernal pools, or sensitive natural communities. In addition, no burrowing owls or any owl sign were noted during the General Biological Assessment’s field survey. The Project will be conditioned to pay required SKR mitigation fees and will also be subject to impact fees to support the implementation for the MSHCP as provided for by City ordinance. Therefore, no impacts to the MSCHP would occur.

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?				■
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Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.14 – Mineral Resources

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 such mineral resources, as disclosed by the City’s General Plan and the associated General Plan FEIR. Therefore, implementation of the proposed 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, and no associated impacts would occur.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?				■
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Source: City of Moreno Valley General Plan Conservation Element, City of Moreno Valley General Plan FEIR, Chapter 5.14 – Mineral Resources

Please refer to the response to Item XI(a), above. No impacts related to mineral resource recovery would occur.

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?			■	
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Source: City of Moreno Valley General Plan FEIR Chapter 5.4 - Noise; Moreno Valley Municipal Code, Chapter 11.80 – Noise Regulation and Chapter 11.20 - Explosives; Roadway Construction Noise Model

Construction Noise Impacts

Construction-noise impacts from general construction activities of the Project could include noise generated from construction equipment involved in minor grading and building of the Project structures. The loudest pieces of equipment from this type of construction would include excavators and dozers. According to the Roadway Construction Noise Model (RCNM; U.S. Department of Transportation [USDOT] 2008), at 130 feet (the approximate distance to the nearest off-site noise sensitive land uses [NSLUs], the single-family residences across Alessandro Boulevard), an excavator would create a noise level of 68.4 A-weighted decibels (dBA) one-hour average sound level (L_{EQ}) and a dozer would create a noise level of 69.4 dBA L_{EQ}. Chapter 11.80 of the Moreno Valley Municipal Code states that any construction within the City shall only be completed between the hours of 7 a.m. to 7 p.m. Monday through Friday, excluding holidays and from 8 a.m. to 4 p.m. on Saturday, unless written approval is obtained from the City building official or City engineer. Construction activities would comply with the applicable hours; therefore, associated construction noise impacts from general construction activities would be less than significant.

The proposed extension of Brodiaea Avenue would require removal of a portion of the rocky hill in the southwestern portion of the site. Construction activities associated with this roadway extension could potentially involve blasting. If blasting is required, it would be conducted in compliance with the requirements in the Moreno Valley Municipal Code (Section 11.20.020). With conformance with the provisions of the Municipal Code, noise impacts associated with blasting would be less than significant.

Operational Noise Impacts to the Project

The City’s noise level goals for multi-family residential uses, as described in General Plan FEIR Section 5.4, are 65 Community Noise Equivalent Level (CNEL) at outdoor usable spaces and 45 CNEL for interior noise. Operational noise impacts to the Project include traffic on nearby roadways. Figure 6-2 of the General Plan shows that General Plan buildout noise levels at the Project site would not exceed 65 CNEL. In addition, the rocky hill on the western portion of the Project site would provide additional noise attenuation from Lasselle Street and Alessandro Boulevard that is not captured in Figure 6-2 of the General Plan. With exterior noise levels below 65 CNEL, standard architectural materials would be expected to attenuate interior noise levels below 45 CNEL, so operational noise impacts to the Project would be less than significant.

Therefore, the Project would not expose persons to noise in excess of general plan or noise ordinance standards, and associated impacts would be less than significant.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			■	
<p>Project operations would be typical of a residential development, and therefore are not expected to generate ground borne vibrations or noise levels. As described in Item XII(a) above, potential effects from general construction noise would be avoided through compliance with the City’s Municipal Code.</p> <p>Blasting may be required for the extension of Brodiaea Avenue through the rocky hill. Blasting may result in noticeable groundborne noise and vibrations on an intermittent and temporary basis. As described in Item XII(a), the Project would conform with the blasting provisions in the City’s Municipal Code, which would restrict blasting construction activities within allowable construction noise hours.</p> <p>With conformance with the City’s Municipal Code, impacts from groundborne vibration and noise would be less than significant.</p>				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			■	
<p>Operational noise impacts from the Project include increased traffic on nearby roadways. As discussed in Item XVI(a), the Project is estimated to generate 2,913 average daily trips (ADT). According to the Project’s TIA, the nearest major roadway, Alessandro Boulevard, currently handles over 9,698 ADT. In general, in order to generate a 3 dBA increase in traffic noise (which is generally considered the human threshold for perception of a noise increase), traffic volumes on a roadway would have to double. The Project’s addition of ADT to Alessandro Boulevard would not double traffic volumes on the street and therefore, would not cause a 3 dBA increase in noise. Impacts from long-term traffic noise generated by the Project would be less than significant. The Project is a residential development that would not include other operational noise sources, such as stationary sources, that typically generate loud nuisance noise at adjacent and nearby residential uses. Therefore, the Project would not result in a substantial increase in ambient noise levels in the Project vicinity.</p>				
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			■	
<p>See Item XII(a) above. The Project would comply with applicable noise regulations. There would be no substantial temporary or periodic increase in ambient noise from Project operation. Therefore, associated impacts would be less than significant.</p>				
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?				■
<p>The closest airport, the March Air Reserve Base, is located approximately 3 miles southwest of the Project site. According to General Plan FEIR Figure 5.4-1, the Project site is located well outside of the 60 dBA CNEL noise contour for the airport and would not be subjected to excessive noise levels due to operations at the March Air Reserve Base. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels associated with a public airport, and no airport noise-related impacts would occur.</p>				
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?				■
<p>The Project site is not located near any private airfields or airstrips. Therefore, the proposed Project has no potential to expose people to excessive noise levels associated with operations at a private airstrip, and no associated impacts would occur.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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)?			■	
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The proposed Project would develop the subject property with a multi-family residential development in accordance with the site’s “Residential: Max 30 du/ac” land use designation and “Residential 30” zoning designation, according to the City of Moreno Valley General Plan. Accordingly, as the proposed Project is consistent with its designated land use and zoning, it would not result in growth that was not already anticipated by the City of Moreno Valley General Plan and evaluated in the City of Moreno Valley General Plan FEIR. Therefore, impacts related to substantial population growth inducement would be less than significant.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				■
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The Project site is vacant and would not displace existing housing. No impacts associated with housing displacement would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				■
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The Project site is vacant and would not displace people. No impacts associated with displacement of people 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?			■	
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Source: City of 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)

The City of Moreno Valley contracts with the Riverside County Fire Department to provide fire protection, fire prevention, and emergency services to its residents. The fire station nearest the Project site is Station No. 99, located at 13400 Morrison Street and opened in 2012, an approximate one-mile driving distance from the Project site. The proposed Project would increase the need for fire protection services within the City of Moreno Valley, but would not require the construction of new fire facilities to maintain acceptable service ratios, response times, or other performance objectives. The Project would be required to adhere to all standards and conditions required by the City of Moreno Valley and the Riverside County Fire Department, including, but not limited to, restrictions on Project design, the imposition of construction standards, and the payment of impact fees. Adherence to these standards would result in a less than significant level of impacts associated with the provision of fire protection.

b) Police protection?			■	
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Source: 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)

The City of Moreno Valley contracts police services from the Riverside County Sheriff’s Department. The Moreno Valley Police Department (MVPD) operates out of the Central Police Station, located at 22850 Calle San Juan de Los Lagos. The proposed Project would increase the need for police protection services within the City. The proposed Project would be required to adhere to all standards and conditions required by the City and the MVPD, including the payment of impact fees. While the proposed Project would increase the need for police protection, it would not require the construction of new facilities to maintain acceptable service ratios, response times, or other performance objectives. Therefore, the proposed Project would result in a less than significant impact associated with the provision of police protection.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Schools?			■	
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Source: California Government Code §65995[h]

The proposed Project site is located within the Moreno Valley Unified School District (MVUSD) and would result in the construction of 426 dwelling units, which may increase school enrollment at MVUSD schools. Per California Government Code (§65995[h]), “The payment or satisfaction of a fee, charge, or other requirement levied or imposed... are hereby deemed to be full and complete mitigation of the impacts... on the provision of adequate school facilities.” For projects such as the proposed Project that fall under the Level II Statutory Fee Schedule, MVUSD requires the payment of \$4.42 per square foot of residential construction. With the payment of required fees, the MVUSD would be able to accommodate the Project’s increase in students and associated impacts would be less than significant.

d) Parks?			■	
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The nearest park to the Project is Woodland Park, located approximately 0.4 mile southwest of the Project site. The Project would increase the demand for park space and could increase usage at existing City parks such as Woodland Park. However, the Project development is consistent with the land use and zoning designations anticipated in the General Plan and would not increase demand for parks beyond what was anticipated in the General Plan EIR. Therefore, impacts to parks would be less than significant.

e) Other public facilities?			■	
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The Project would increase the demand for other public facilities such as libraries and childcare centers. However, the Project development is consistent with the land use and zoning designations anticipated in the General Plan and would not increase demand for other public facilities beyond what was anticipated in the General Plan EIR. Therefore, 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?			■	
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See XIV(d), above. As the Project is consistent with the land use and zoning designations anticipated in the General Plan, it would not increase use of existing parks that would result in a substantial physical deterioration of parks or recreational facilities beyond what was anticipated in the General Plan EIR; associated impacts 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?			■	
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The Project proposes a pool area and clubhouse near the center of the Project site. Impacts associated with Project implementation are incorporated into the analysis contained in this document. As discussed in XV(a) above, the Project would result in less than significant impacts to population-based service ratios for parks and recreational facilities. Impacts associated with the construction or expansion of recreational facilities would be less than significant.

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?		■		
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Source: Traffic Impact Analysis [TJW Engineering, Inc. 2016].

A TIA has been prepared for the proposed Project by TJW Engineering, Inc. (TJW Engineering, Inc. 2016). The study is summarized below, and the complete TIA is included in Appendix G of this document.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Roadway segment and intersection operating conditions are typically described in terms of LOS. LOS is a scale used to indicate the quality of traffic flow on roadway segments and at intersections, with a range from LOS A (free flow, little congestion) to LOS F (forced flow, extreme congestion). Based upon City of Moreno Valley traffic study guidelines, a significant traffic impact under CEQA occurs when the addition of projected Project traffic as defined by the Existing Plus Project scenario causes an intersection or roadway that operates at an acceptable level of service under existing conditions to operate at an unacceptable level of service for Existing Plus Project conditions. Therefore, in this study, Existing Plus Project conditions (correlates to the Existing Plus Ambient Plus Project scenarios discussed herein) are compared to Existing conditions to identify potentially significant, direct, project related traffic impacts according to the following criteria:

- If an intersection operating at an acceptable level of service (LOS D or better) under Existing conditions and the addition of projected Project traffic causes the intersection to operate at an unacceptable level of service (LOS E or F).
- If an intersection is operating at an unacceptable level of service (LOS E or F) under Existing conditions and the addition of projected Project traffic at the intersection is 50 or more peak hour trips.
- If a roadway segment operating at an acceptable level of service (LOS D or better) under Existing conditions and the addition of projected Project traffic causes the roadway to operate an unacceptable level of service (LOS E or F)

A potentially significant cumulative impact is identified when a facility is projected to operate at an unacceptable LOS (LOS E or F) due to cumulative future traffic and Project related traffic. Cumulative traffic impacts are the result of a combination of the proposed Project and other future developments contributing to the overall traffic impact at an intersection.

The TIA study area included the following roadway segments and intersections based upon a scoping agreement between the Project applicant and the City of Moreno Valley:

Roadway Segments

- Alessandro Boulevard between Perris Boulevard and Kitching Street;
- Alessandro Boulevard between Kitching Street and Lasselle Street;
- Alessandro Boulevard between Lasselle Street and Darwin Drive;
- Alessandro Boulevard between Darwin Drive and Morrison Street;
- Alessandro Boulevard between Morrison Street and Nason Street;
- Perris Boulevard between Alessandro Boulevard and Cottonwood Avenue;
- Perris Boulevard between Cottonwood Avenue and Eucalyptus Avenue;
- Perris Boulevard between Eucalyptus Avenue and Sunnymead Boulevard; and
- Lasselle Street between Alessandro Boulevard and Cactus Avenue.

Intersections

- Perris Boulevard (North/South [NS]) at Eucalyptus Avenue (East/West [EW]);
- Perris Boulevard (NS) at Cottonwood Avenue (EW);
- Perris Boulevard (NS) at Alessandro Boulevard (EW);
- Kitching Street (NS) at Alessandro Boulevard (EW);
- Lasselle Street (NS) at Alessandro Boulevard (EW);
- Lasselle Street (NS) at Cactus Avenue (EW);
- Darwin Drive (NS) at Alessandro Boulevard (EW);
- Morrison Street (NS) at Alessandro Boulevard (EW); and
- Nason Street (NS) at Alessandro Boulevard (EW).

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The following scenarios were analyzed in the TIA:

- Existing Conditions;
- Existing Plus Ambient Growth;
- Existing Plus Ambient Growth Plus Project Phase 1;
- Existing Plus Ambient Growth Plus Project Phases 1 and 2;
- Existing Plus Ambient Growth Plus Cumulative Projects;
- Existing Plus Ambient Growth Plus Cumulative Projects Plus Project Phase 1; and
- Existing Plus Ambient Growth Plus Cumulative Projects Plus Project Phases 1 and 2.

According to the TIA, the proposed Project is expected to generate 2,913 ADT, including a total of 224 AM peak-hour trips and 272 PM peak-hour trips.

Roadway segment capacities and corresponding LOS are listed in Table 8, *Roadway Segment Condition s – Phase 1*, for the following scenarios: Existing, Existing Plus Ambient Growth Plus Project Phase 1, Existing Plus Ambient Growth Plus Cumulative Projects; and Existing Plus Ambient Growth Plus Cumulative Projects Plus Project Phase 1. As shown in the table, the study roadway segments are projected to operate at an acceptable LOS for Existing Plus Ambient Growth Plus Project Phase 1 conditions with the exception of Perris Boulevard from Eucalyptus Avenue to Sunnymead Boulevard and from Eucalyptus Avenue to Cottonwood Avenue. While these two roadway segments have a calculated capacity deficiency, the functional operation and capacity of these roadway segments is ultimately controlled by the signalized intersections located at either end of each segment. The LOS of controlling intersections is considered the most appropriate and accurate indicator of the functional LOS of a roadway segment. Because the peak hour analysis indicates that the signalized intersections along Perris Boulevard in the study area would operate at an acceptable LOS (see Table 10, *Intersection Conditions – Phase 1*). On a functional basis, the intervening roadway segments would also be expected to operate at an acceptable LOS. On this basis, the proposed Project would not significantly adversely affect either of these study roadway segments, and no widening or other mitigation has been recommended under these conditions.

To analyze cumulative impacts, 92 cumulative projects in the study area circulation network were identified, including a mix of residential, commercial, and industrial projects (refer to Table 8 of the TIA for more information). The trips from these cumulative projects were added to the studied intersections and roadway segments. As can be seen in Table 8, the combined trips of the Project and cumulative projects (i.e. Existing Plus Ambient Growth Plus Cumulative Plus Project Phase 1) would cause the following four roadway segments to operate at an unacceptable LOS: Alessandro Boulevard from Kitching Street to Lasselle Street; and Perris Boulevard from Eucalyptus Avenue to Sunnymead Boulevard, Cottonwood Avenue to Eucalyptus Avenue, and Alessandro Boulevard to Cottonwood Avenue. While these four roadway segments have a calculated capacity deficiency, the functional operation and capacity of these roadway segments is ultimately controlled by the signalized intersections located at either end of each segment. The LOS of controlling intersections is considered the most appropriate and accurate indicator of the functional LOS of a roadway segment. The peak hour analysis indicates that the signalized intersections along the Perris Boulevard segments in the study area would operate at an acceptable LOS (see Table 10). On a functional basis, the intervening roadway segments would also be expected to operate at an acceptable LOS. On this basis, the proposed Project would not significantly adversely affect the study roadway segments located on Perris Boulevard. However, as indicated in Table 10, the Alessandro Boulevard/Lasselle Street intersection on the end of the Alessandro Boulevard from Kitching Street to Lasselle Street segment would be at an unacceptable LOS. As shown below under Table 13, *Perris Boulevard/Alessandro Boulevard and the Lasselle Street/Alessandro Boulevard Intersection with Mitigation*, with development of the Project and implementation of Mitigation Measure TRA-2, this intersection would operate at an acceptable LOS and therefore the Kitching Street to Lasselle Street segment would also be expected to operate at an acceptable LOS.

Issues and Supporting Information

Potentially Significant Impact

Less than Significant With Mitigation Incorporated

Less Than Significant Impact

No Impact

**Table 8
ROADWAY SEGMENT CONDITIONS – PHASE 1**

Roadway Segment	Existing		Existing Plus Ambient Growth Plus Project Phase 1		Existing Plus Ambient Growth Plus Cumulative		Existing Plus Ambient Growth Plus Cumulative Plus Project Phase 1	
	V/C ¹	LOS ²	V/C	LOS	V/C	LOS	V/C	LOS
Alessandro Boulevard								
Perris Boulevard to Kitching Street	.373	A	.421	A	.473	A	.498	A
Kitching Street to Lasselle Street	.719	C	.816	D	.913	E	.975	E
Lasselle Street to Darwin Drive	.776	C	.407	A	.985	E	.511	A
Darwin Drive to Morrison Street	.329	A	.375	A	.418	A	.449	A
Morrison Street to Nason Street	.638	B	.726	C	.810	D	.868	D
Perris Boulevard								
Eucalyptus Avenue to Sunnymead Boulevard	.864	D	.960	E	1.049	F	1.065	F
Cottonwood Avenue to Eucalyptus Avenue	.838	D	.930	E	1.017	F	1.033	F
Alessandro Boulevard to Cottonwood Avenue	.768	C	.854	D	.933	E	.949	E
Lasselle Street								
Alessandro Boulevard to Cactus Avenue	.431	A	.483	A	.547	A	.566	A

Source: TJW Engineering, Inc. 2016

¹ V/C = Vehicle to Capacity ratio² LOS = Level of Service

Bolded segments operate at an unacceptable LOS (LOS E or F)

Roadway segment capacities and corresponding LOS are listed in Table 9, *Roadway Segment Conditions – Phases 1 and 2*, for the following scenarios: Existing, Existing Plus Ambient Growth Plus Project Phases 1 and 2; Existing Plus Ambient Growth Plus Cumulative Projects; and Existing Plus Ambient Growth Plus Cumulative Projects Plus Project Phases 1 and 2. As shown in the table, the study roadway segments are projected to operate at an acceptable LOS for Existing Plus Ambient Growth Plus Project Phases 1 and 2 conditions with the exception of Perris Boulevard from Eucalyptus Avenue to Sunnymead Boulevard and from Eucalyptus Avenue to Cottonwood Avenue. While these two roadway segments have a calculated capacity deficiency, the functional operation and capacity of these roadway segments is ultimately controlled by the signalized intersections located at either end of each segment. The LOS of controlling intersections is considered the most appropriate and accurate indicator of the functional LOS of a roadway segment. Since the peak hour analysis indicates that the signalized intersections along Perris Boulevard in the study area would operate at an acceptable LOS (see Table 11, *Intersection Conditions – Phases 1 and 2*). On a functional basis, the intervening roadway segments would also be expected to operate at an acceptable LOS. On this basis, the proposed Project would not significantly adversely affect either of these study roadway segments, and no widening or other mitigation has been recommended under these conditions.

Under the cumulative scenarios, as can be seen in Table 9, the combined trips of the Project and cumulative projects (i.e., Existing Plus Ambient Growth Plus Cumulative Plus Project Phases 1 and 2) would cause the following four roadway segments to operate at an unacceptable LOS: Alessandro Boulevard from Kitching Street to Lasselle Street; and Perris Boulevard from Eucalyptus Avenue to Sunnymead Boulevard, Cottonwood Avenue to Eucalyptus Avenue, and Alessandro Boulevard to Cottonwood Avenue. While these four roadway segments have a calculated capacity deficiency, the functional operation and capacity of these roadway segments is ultimately controlled by the signalized intersections located at either end of each segment. The LOS of controlling intersections is considered the most appropriate and accurate indicator of the functional LOS of a roadway segment. The peak hour analysis indicates that the signalized intersections along the Perris Boulevard segments in the study area would operate at an acceptable LOS (see Table 11). On a functional basis, the intervening roadway segments would also be expected to operate at an

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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acceptable LOS. On this basis, the proposed Project would not significantly adversely affect the study roadway segments located on Perris Boulevard. However, as indicated in Table 11, the Alessandro Boulevard/Lasselle Street intersection on the end of the Alessandro Boulevard from Kitching Street to Lasselle Street segment would be at an unacceptable LOS.

As shown below under Table 13, with development of the Project and implementation of Mitigation Measure TRA-2, this intersection would operate at an acceptable LOS and therefore the Kitching Street to Lasselle Street segment would also be expected to operate at an acceptable LOS.

**Table 9
ROADWAY SEGMENT CONDITIONS – PHASES 1 AND 2**

Roadway Segment	Existing		Existing Plus Ambient Growth Plus Project Phases 1 and 2		Existing Plus Ambient Growth Plus Cumulative		Existing Plus Ambient Growth Plus Cumulative Plus Project Phases 1 and 2	
	V/C ¹	LOS ²	V/C	LOS	V/C	LOS	V/C	LOS
Alessandro Boulevard								
Perris Boulevard to Kitching Street	.373	A	.437	A	.473	A	.498	A
Kitching Street to Lasselle Street	.719	C	.856	D	.913	E	.975	E
Lasselle Street to Darwin Drive	.776	C	.454	A	.985	E	.511	A
Darwin Drive to Morrison Street	.329	A	.395	A	.418	A	.449	A
Morrison Street to Nason Street	.638	B	.763	C	.810	D	.868	D
Perris Boulevard								
Eucalyptus Avenue to Sunnymead Boulevard	.864	D	.970	E	1.049	F	1.065	F
Cottonwood Avenue to Eucalyptus Avenue	.838	D	.940	E	1.017	F	1.033	F
Alessandro Boulevard to Cottonwood Avenue	.768	C	.864	D	.933	E	.949	E
Lasselle Street								
Alessandro Boulevard to Cactus Avenue	.431	A	.495	A	.547	A	.566	A

Source: TJW Engineering, Inc. 2016

¹ V/C = Vehicle to Capacity ratio

² LOS = Level of Service

Bolded segments operate at an unacceptable LOS (LOS E or F)

Intersection delays and corresponding LOS for Phase 1 is listed in Table 10. As shown in the table, the additional traffic generated by the Project would not cause the LOS of any intersection to decrease to an unacceptable level in the Existing Plus Ambient Growth Plus Project scenario except for the Darwin Drive/Alessandro Boulevard intersection, which would have a delay of 36.3 seconds for LOS E in the AM peak hour. This would result in a potentially significant impact; Mitigation Measure TRA-1 has been identified to reduce the significant impact to this intersection.

Regarding the cumulative scenarios, the intersections are projected to continue to operate at an acceptable LOS (LOS D or better) during the AM and PM peak hours with the exception of the Perris Boulevard/Alessandro Boulevard intersection during the PM peak hour and the Lasselle Street/Alessandro Boulevard intersection during both the AM and PM peak hours. Therefore, a potentially significant impact would occur from the Project's Phase 1 contribution to cumulative intersection impacts. Mitigation Measure TRA-2 has been identified to reduce the significance of these traffic impacts.

Issues and Supporting Information

Potentially Significant Impact

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Less Than Significant Impact

No Impact

**Table 10
INTERSECTION CONDITIONS – PHASE 1**

Intersection	Existing		Existing Plus Ambient Plus Project Phase 1		Existing Plus Ambient Plus Cumulative		Existing Plus Ambient Plus Cumulative Plus Project Phase 1	
	Delay ¹	LOS ²	Delay	LOS	Delay	LOS	Delay	LOS
AM Peak Hour								
Perris Blvd/Eucalyptus Ave	17.4	B	19.3	B	26.1	C	26.2	C
Perris Blvd/Cottonwood Ave	25.2	C	30.3	C	46.4	D	47.1	D
Perris Blvd/Alessandro Blvd	30.8	C	35.5	D	47.7	D	49.1	D
Kitching St/Alessandro Blvd	25.3	C	28.1	C	31.4	C	31.9	C
Lasselle St/Alessandro Blvd	35.9	D	50.2	D	86.9	F	91.0	F
Lasselle St/Cactus Ave	26.1	C	28.7	C	32.8	C	32.9	C
Darwin Dr/Alessandro Blvd:	0.8	A	36.3	E	1.8	A	9.2	A
Morrison St/Alessandro Blvd	16.6	B	17.1	B	17.6	B	17.8	B
Nason St/Alessandro Blvd	19.0	B	20.0	B	23.9	C	24.1	C
PM Peak Hour								
Perris Blvd/Eucalyptus Ave	18.5	B	20.1	C	35.7	D	35.9	D
Perris Blvd/Cottonwood Ave	21.7	C	24.3	C	34.1	C	34.2	C
Perris Blvd/Alessandro Blvd	40.6	D	51.1	D	71.9	E	73.4	E
Kitching St/Alessandro Blvd	24.2	C	25.6	C	28.9	C	29.0	C
Lasselle St/Alessandro Blvd	31.1	C	40.0	D	69.0	E	68.9	E
Lasselle St/Cactus Ave	26.6	C	30.1	C	33.9	C	34.1	C
Darwin Dr/Alessandro Blvd:	0.7	A	29.3	D	1.0	A	9.7	A
Morrison St/Alessandro Blvd	17.4	B	17.9	B	16.7	B	16.8	B
Nason St/Alessandro Blvd	17.2	B	18.0	B	24.1	C	24.2	C

Source: TJW Engineering, Inc. 2016

¹ Delay = Second per vehicle

² LOS = Level of Service

Bolded intersections operate at an unacceptable LOS (LOS E or F)

Intersection delays and corresponding LOS for Phases 1 and 2 (i.e., Project buildout) are listed in Table 11. Mitigation Measure TRA-1, the installation of a signal at the Darwin Drive/Alessandro Boulevard intersection, was assumed to be implemented for the scenarios that include the proposed Project because of the identified impact that would occur with Phase 1 of the Project. As shown in the table, the additional traffic generated by the Project would not cause the LOS of any intersection to decrease to an unacceptable level in the Existing Plus Ambient Growth Plus Project Phases 1 and 2 scenario.

Regarding the cumulative scenarios, the intersections are projected to continue to operate at an acceptable LOS (LOS D or better) during the AM and PM peak hours with the exception of the Perris Boulevard/Alessandro Boulevard intersection during the PM peak hour and the Lasselle Street/Alessandro Boulevard intersection during both the AM and PM peak hours. Therefore, a potentially significant impact would occur from the Project’s Phase 1 and 2 contributions to cumulative intersection impacts. Implementation of Mitigation Measure TRA-2 would reduce the significance of these traffic impacts.

Issues and Supporting Information

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Table 11
INTERSECTION CONDITIONS – PHASES 1 AND 2

Intersection	Existing		Existing Plus Ambient Plus Project Phases 1 and 2		Existing Plus Ambient Plus Cumulative		Existing Plus Ambient Plus Cumulative Plus Project Phases 1 and 2	
	Delay ¹	LOS ²	Delay	LOS	Delay	LOS	Delay	LOS
AM Peak Hour								
Perris Blvd/Eucalyptus Ave	17.4	B	19.5	B	26.1	C	26.5	C
Perris Blvd/Cottonwood Ave	25.2	C	30.7	C	46.4	D	48.6	D
Perris Blvd/Alessandro Blvd	30.8	C	36.7	D	47.7	D	52.1	D
Kitching St/Alessandro Blvd	25.3	C	29.4	C	31.4	C	33.4	C
Lasselle St/Alessandro Blvd	35.9	D	54.9	D	86.9	F	104.3	F
Lasselle St/Cactus Ave	26.1	C	28.8	C	32.8	C	33.1	C
Darwin Dr/Alessandro Blvd:	0.8	A	12.0	B	1.8	A	12.0	B
Morrison St/Alessandro Blvd	16.6	B	17.3	B	17.6	B	18.0	B
Nason St/Alessandro Blvd	19.0	B	20.4	C	23.9	C	24.6	C
PM Peak Hour								
Perris Blvd/Eucalyptus Ave	18.5	B	20.2	C	35.7	D	36.2	D
Perris Blvd/Cottonwood Ave	21.7	C	24.5	C	34.1	C	34.3	C
Perris Blvd/Alessandro Blvd	40.6	D	53.7	D	71.9	E	76.0	E
Kitching St/Alessandro Blvd	24.2	C	25.9	C	28.9	C	29.4	C
Lasselle St/Alessandro Blvd	31.1	C	43.7	D	69.0	E	69.0	E
Lasselle St/Cactus Ave	26.6	C	30.3	C	33.9	C	34.4	C
Darwin Dr/Alessandro Blvd:	0.7	A	11.1	B	1.0	A	11.1	B
Morrison St/Alessandro Blvd	17.4	B	18.1	B	16.7	B	16.9	B
Nason St/Alessandro Blvd	17.2	B	18.4	B	24.1	C	24.3	C

Source: TJW Engineering, Inc. 2016

¹ Delay = Second per vehicle² LOS = Level of Service

Bolded intersections operate at an unacceptable LOS (LOS E or F)

Mitigation Measure TRA-1: Prior to issuance of the first building permit, the Project Applicant shall install a traffic signal at the Darwin Drive/Alessandro Boulevard intersection, to the satisfaction of the City Engineer. Intersection delays for the Existing Plus Ambient Plus Project Phase 1 scenario with the installation of the signal are shown in Table 12, *Darwin Drive/Alessandro Boulevard Intersection with Mitigation*.

Table 12
DARWIN DRIVE/ALESSANDRO BOULEVARD INTERSECTION WITH MITIGATION

Intersection	Control Type	AM Peak Hour Delay ¹	AM Peak Hour LOS
Darwin Drive/Alessandro Boulevard, no mitigation ²	One- or Two-way Stop Control	36.3	E
Darwin Drive/Alessandro Boulevard, with mitigation ²	Signal	19.3	B

Source: TJW Engineering, Inc. 2016

¹ Delay = Second per vehicle² Results for the Existing Plus Ambient Growth Plus Project Phase 1 scenario

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

Mitigation Measure TRA-2: Prior to issuance of the first building permit, the Project Applicant shall make a fair-share contribution in the funding of off-site improvements to the Perris Boulevard/Alessandro Boulevard and the Lasselle Street/Alessandro Boulevard intersections that are needed to serve acceptable cumulative traffic operations through the payment of the required Transportation Uniform Mitigation Fee (TUMF) fees in addition to the City of Moreno Valley Development Impact Fee (DIF). The fees shall be collected by the Western Riverside Council of Governments (WRCOG) for the TUMF and by the City of Moreno Valley for the DIF. For the Perris Boulevard/Alessandro Boulevard intersection, the improvements shall include widening the northbound and southbound approaches on Perris Boulevard from two to three through lanes. For the Lasselle Street/Alessandro Boulevard intersection, the improvements shall include: widening the northbound approach on Lasselle Street from one to two through lanes; widening the southbound approach on Lasselle Street from one shared through/right-turn lane to a dedicated through lane and a shared through/right-turn lane; and widening the westbound Alessandro Boulevard approach from one to two through lanes. Intersection delays with the intersection improvements are shown in Table 13.

Intersection	Improvements	Delay ¹		LOS	
		AM	PM	AM	PM
Perris Boulevard/ Alessandro Boulevard, no mitigation	N/A	52.1	76.0	D	E
Perris Boulevard/ Alessandro Boulevard, with mitigation	Adding additional through lane to NB and SB Perris Boulevard approaches	41.2	53.4	D	D
Lasselle Street/Alessandro Boulevard, no mitigation	N/A	104.3	69.0	F	E
Lasselle Street/Alessandro Boulevard, with mitigation	Widening NB approach on Lasselle Street from one to two through lanes; widening SB approach on Lasselle Street from one shared through/right-turn lane to a dedicated through lane and a shared through/right-turn lane; widening the westbound Alessandro Boulevard approach from one to two through lanes	38.4	44.2	D	D

Source: TJW Engineering, Inc. 2016

¹ Delay = Second per vehicle

NB = northbound, SB = southbound; N/A = not applicable

With implementation of Mitigation Measures TRA-1 and TRA-2, the Project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, and associated 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?		■		
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Source: TIA prepared by TJW Engineering, Inc.; 2011 Riverside County Congestion Management Program

See Item XVI(a). Since the Project would cause potentially significant impacts to the performance of the circulation system, it would have the potential to impact existing performance of the System of Highways and Principal Arterials governed by the Riverside County Congestion Management Plan (CMP). A segment of Alessandro Boulevard that ends at State Route 215, approximately 5 miles from the Project site, is a Principal Arterial in the CMP. However, implementation of Mitigation Measures

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>TRA-1 and TRA-2 would reduce impacts to the performance of the circulation system, and subsequently would reduce conflicts with the Riverside County CMP to less than significant.</p>				
<p>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?</p>				■
<p>The Project site is located approximately 3.0 miles northeast of the nearest airport, March Air Reserve Base. The Project site is not within the airport influence area for the airport. In addition, the proposed Project would not include aviation components or structures where height would be an aviation concern and, therefore, would not affect air traffic patterns. No associated impacts would occur.</p>				
<p>d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?</p>				■
<p>The Project does not propose a design feature or incompatible uses that could substantially increase hazards. The Project's driveways and extensions of Darwin Drive and Brodiaea Avenue have been designed to allow safe ingress and egress. Therefore, no associated impacts would occur.</p>				
<p>e) Result in inadequate emergency access?</p>				■
<p>Access to the site for emergency vehicles would be provided via the Darwin Drive extension, Project driveways, and the emergency access road off Alessandro Boulevard. The Project would be subject to City review and approval for consistency with design requirements while acquiring building permits to ensure that no impediments to emergency access occur. No impacts would occur.</p>				
<p>f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p>				■
<p><i>Source: City of Moreno Valley General Plan Circulation Element; City of Moreno Valley Bicycle Master Plan</i></p>				
<p>Pedestrian access would be provided via Project-installed sidewalks on Alessandro Boulevard, Darwin Drive, and Brodiaea Avenue. No sidewalks currently exist along the Project frontage; therefore, these Project elements would represent improvements to pedestrian circulation in the area. Class II bike lanes are located on Lasselle Street, and according to the City of Moreno Valley Bicycle Master Plan, future Class II bike lanes are proposed on Alessandro Boulevard in front of the Project (City 2014). The Project would not interfere with existing or future bike lanes. Regarding mass transit, while there is currently no transit service directly to the Project site, Riverside Transit Agency's Bus Route 20 stops just west of the Project site across Lasselle Street on Alessandro Boulevard. The Project does not propose changes to existing bus stops. Implementation of the Project would not conflict or interfere with policies contained in the Circulation Element of the City's General Plan regarding alternative transportation modes. Therefore, no impacts related to these issues would occur.</p>				
<p>XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:</p>				
<p>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p>			■	
<p>The proposed Project would be required to comply with the applicable waste discharge prohibitions and water quality objectives established by the Santa Ana RWQCB. Treatment of wastewater generated by the Project is anticipated to be routine and is not expected to exceed wastewater treatment requirements of the RWQCB. The Eastern Municipal Water District (EMWD) is the wastewater treatment provider for the project. The project would not exceed wastewater treatment capacity of the EMWD's Moreno Water Reclamation Facility. The Project proponent would also be required to satisfy City and EMWD requirements related to the payment of fees and/or the provision of wastewater conveyance features, and installation and maintenance prior to the issuance of building permits. Adherence to these wastewater treatment requirements would result in a less than significant impact.</p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			■	
<p>Domestic water and wastewater services would be provided to the Project site by EMWD. The proposed Project would install connections to water and wastewater conveyance lines that exist beneath abutting public roadways. Except for small encroachments into adjacent public rights of way of paved streets to connect to existing lines and the construction of water and sewer lines on site, no physical disturbance for the installation of water or wastewater facilities would be required to service the proposed Project. In addition, the Project would not substantially increase the demand for wastewater treatment services and would not require the need for new or expanded water or wastewater treatment facilities; the Project meets the existing zoning of the site and would not be adding additional population above what has been planned for by the EMWD. Adequate services are available to serve the Project. Therefore, associated impacts would be less than significant.</p>				
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?			■	
<p>The Project would involve the construction of bio-retention basins, a concrete brow ditch, storm drain pipes, and storm drain outlet structures. In addition, the Project potentially would construct an interim off-site storm drain channel through the parcel adjacent to the south, if planned future development on that parcel is not approved or is not constructed before the Project. The construction of stormwater drainage facilities proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study accordingly. In addition, as discussed under Items IX(a) and IX(c), the development of the bio-retention basins would result in a slight decrease in runoff volumes. As a result, proposed on-site and off-site (if necessary) drainage facilities are expected to be sufficient to convey post-development flows. Therefore, the construction of storm drain infrastructure to serve the proposed Project would result in less than significant environmental impacts.</p>				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			■	
<p><i>Source: EMWD 2010 Urban Water Management Plan</i></p> <p>The proposed Project would result in an increase in potable water demand from the local water purveyor, EMWD. However, the proposed Project is consistent with the assumptions made in EMWD's 2010 Urban Water Management Plan, as the Project site is consistent with the existing land use and zoning designations that are used to calculate population projections. 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. In addition, the proposed Project would not be subject to the provisions of Senate Bill (SB) 610, requiring a Water Supply Assessment, because the proposed Project does not involve "a proposed residential development of more than 500 dwelling units." Therefore, impacts related to water supply would be less than significant.</p>				
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?			■	
<p>Please see Items XVII(a) and XVII(b). The EWMD would be expected to have adequate capacity for the proposed Project. Impacts related to wastewater treatment capacity would be less than significant impact.</p>				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			■	
<p><i>Source: City of Moreno Valley Ordinance No. 706, Recycling and Diversion of Construction Waste: Riverside County Waste Management District (RCWMD) "Countywide Disposal Tonnage Tracking System Disposal Reports"; USEPA "Estimating 2003 Building- Related Construction and Demolition Amounts"; CalRecycle "Facility/site Summary Details"</i></p>				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the proposed Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The Project would be required to comply with City of Moreno Valley Ordinance No. 706, which requires a minimum of 50 percent of all construction waste and debris to be recycled. Additionally, the Project would be required to comply with mandatory waste reduction requirements as described below under Item XVII(g).

Solid waste generated by the proposed Project would be disposed at the Badlands Sanitary Landfill, the Lamb Canyon Sanitary Landfill, and/or the El Sobrante Landfill. Existing capacities at each of these landfills is discussed below.

The Badlands Landfill has a permitted disposal capacity of 4,000 tons per day (CalRecycle 2016a). The Badlands Landfill is estimated to reach capacity, at the earliest, in the year 2024; however, future landfill expansion opportunities exist at this site. During the first quarter of 2015, which is the most recent time period for which reporting data are available, the Badlands Landfill accepted approximately 218,685.05 tons of waste for an average daily amount of 600 tons (RCWMD 2015).

The Lamb Canyon Landfill has a permitted disposal capacity of 5,000 tons per day (CalRecycle 2016b). The landfill is estimated to reach capacity, at the earliest, in the year 2021; however, future landfill expansion opportunities exist at this site. During the first quarter of 2015, which is the most recent time period for which reporting data are available, the Lamb Canyon Landfill accepted approximately 153,524.67 tons of waste for an average daily amount of 420 tons (RCWMD 2015).

The El Sobrante Landfill has a permitted disposal capacity of 16,054 tons per day (CalRecycle 2016c). The landfill is estimated to reach capacity, at the earliest, in the year 2045; however, future landfill expansion opportunities exist at this site. During the first quarter of 2015, which is the most recent time period for which reporting data are available, the El Sobrante Landfill accepted 553,854 tons of waste for an average daily amount of 1,517 tons (RCWMD 2015).

Each of these landfills receive well below their maximum permitted daily disposal volume and have the potential for future expansion, and none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the Project’s construction or operational periods. The landfills have sufficient capacity to accept solid waste generated by the Project’s construction and operational phases, as described below, so, impacts associated with landfill capacity would be less than significant.

Project Construction Waste

Waste would be generated by the construction process, primarily consisting of discarded materials and packaging. Based on the total Project building square footage of 427,984 square feet and the USEPA’s construction waste generation factor of 4.34 pounds per square foot (USEPA 2009), approximately 929 tons of waste would be generated during the construction process.

Non-recyclable construction waste generated by the Project would be disposed at the Badlands Sanitary Landfill, the El Sobrante Landfill, and/or the Lamb Canyon Landfill. These landfills all receive well below their maximum permitted daily disposal volume; thus, construction waste generated by the Project is not anticipated to cause these landfills to exceed their maximum permitted daily disposal volume. Furthermore, none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the Project’s construction period. The Badlands Sanitary Landfill, the El Sobrante Landfill, and Lamb Canyon Landfill would have sufficient daily capacity to accept solid waste generated during the Project’s construction phase; therefore, impacts to landfill capacity associated with the Project’s near-term construction activities would be less than significant.

Project Operational Waste

Based on a daily waste generation factor of 1.42 pounds of waste per 100 square feet of building area obtained from CalRecycle, long-term, on-going operation of the proposed 427,984 square foot multi-family residential development would generate approximately 2 tons of waste per day (CalRecycle 2013). At least 50 percent is required to be recycled pursuant to State law.

Solid waste generated by the proposed Project would be disposed at the El Sobrante Landfill, the Badlands Sanitary Landfill, and/or the Lamb Canyon Sanitary Landfill. Each of these landfills receive well below their maximum permitted daily disposal volume and have the potential for future expansion, and none of these regional landfill facilities are expected to reach their total maximum permitted disposal capacities during the Project’s construction or operational periods. The landfills have sufficient capacity to accept

Attachment: ATT 4 - Mitigated Negative Declaration/Initial Study/Mitigation Monitoring Program (2262 : Rocas Grandes Apartment Project)

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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solid waste generated by the Project’s construction and operational phases; therefore, associated impacts would be less than significant.

g) Comply with federal, state, and local statues and regulations related to solid waste?

■

The Project would be required to comply with the City of Moreno Valley’s waste reduction programs, including recycling and other diversion programs to divert the amount of solid waste deposited in landfills. In addition, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (California Public Resources Code §42911), the proposed Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The implementation of these programs would reduce the amount of solid waste generated by the proposed Project and diverted to landfills, which in turn would aid in the extension of the life of affected disposal sites. The Project would comply with all applicable solid waste statutes and regulations; therefore, solid waste 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?

■

The Project has the potential to degrade the quality of the environment associated with cultural and paleontological resources. Mitigation measures have been incorporated to reduce impacts to less than significant.

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)?

■

The proposed Project, in combination with past, present, and reasonably foreseeable projects, such as the adjacent Boulder Ridge apartment complex, may contribute to cumulative environmental effects for air quality, water quality, noise, and traffic. A significant impact to cumulative traffic was identified under Item XVI(a). With implementation of the proposed mitigation measures, the Project will not result in significant, unavoidable, or adverse cumulative impacts to traffic. Therefore, the Project’s potential impacts are not considered cumulatively considerable.

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

■

As discussed throughout this document, it is not anticipated that Project activities would create conditions that would significantly directly or indirectly impact human beings. In issue areas regarding substantial adverse effects on human beings, impacts are either no impact or less than significant impact. For this reason, environmental effects that would cause substantial adverse effects on human beings would be less than significant.

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PA15-046 and P16-083 (Rocas Grandes Project)

Mitigation Monitoring and Reporting Program

Introduction

This Mitigation Monitoring and Reporting Program has been prepared for the use in implementing mitigation for the Mitigated Negative Declaration (MND) for the Rocas Grandes Project, PA15-046 and P16-083. The program has been prepared in compliance with State law and the MND prepared for the project.

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resources Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

1. The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
2. A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3. The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures are records will be developed and incorporated into the program.

Mitigation Monitoring and Responsibilities

As the Lead Agency, the City of Moreno Valley is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

Mitigation Monitoring and Reporting Program Checklist

Project: Rocas Grandes (PA15-046 and P16-083)

Applicant: La Jolla Pacific Development Group, Inc., 3555 Fifth Avenue, Suite 100, San Diego, CA 92103

Date: August 19, 2016

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
<p>CUL-1 Archaeologist Retained/CRMP Prepared: Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a professional archaeological monitor has been retained by the Applicant to conduct monitoring of all mass grading and trenching activities and that the monitor has the authority to temporarily halt and redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project archaeologist, with input from the appropriate Tribe, shall prepare a Cultural Resources Monitoring Plan (CRMP) to document protocols for inadvertent finds, to address the relocation of CA-RIV-3341, to determine potential protection measures from further damage and destruction for any identified archaeological resource(s)/ tribal</p>	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
cultural resources (TCRs), outline the process for monitoring and for completion of the final Phase IV Monitoring Report. If any archaeological and/or TCRs are identified during monitoring, these will also be documented and addressed per standard archaeological protocols in the Phase IV report, with the exception of human remains which will be addressed per CUL-5. The Project Archaeologist shall attend the pre-grading meeting with the City and contractors to explain and coordinate the requirements of the monitoring program.						
CUL-2 Tribal Monitor Retained: At least 30 days prior to the issuance of a grading permit, the Applicant shall contact the appropriate Luiseño tribe to develop a Cultural Resources Treatment Agreement and shall provide evidence to the City of Moreno Valley that the professionally qualified Luiseño Native American monitor(s) has been secured from the interested tribe(s), and that the shall be allowed to monitor all mass grading and trenching activities. The Tribal representative(s) shall attend the pre-grading meeting with the City and contractors to explain and	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
coordinate the requirements of the monitoring program.						
CUL-3 Inadvertent Finds: If, during mass grading and trenching activities, the Archaeologist or Tribal representatives suspect that an archaeological resource and/or TCR may have been unearthed, the monitor identifying the potential resources, in consultation with the other monitor as appropriate, shall immediately halt and redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. The Native American monitor(s) or appropriate representative(s) and the archaeological monitor shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2. The archaeological monitor and tribal monitor(s) or appropriate representative(s), the Project Applicant, and the City Planning Division shall confer regarding mitigation of the discovered resource(s). All sacred sites, should they be encountered within the Project area, shall be avoided and	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
preserved as the preferred mitigation, if feasible.						
<p>CUL-4 Grading Plans: Prior to grading permit issuance, the City shall verify that the following note is included on the Grading Plan:</p> <p>"If any suspected archaeological resources are discovered during ground-disturbing activities and the archaeological monitor or Tribal representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the project archaeologist and the Tribal representatives to the site to assess the significance of the find."</p>	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy
<p>CUL-5 Human Remains State Law: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in</p>	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
<p>place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be Native American, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code §5097.98.</p>						
<p>CUL-6 CA-RIV-3341: At least 20 business days prior to any earthmoving activities near CA-RIV-3341, the Applicant/representative shall meet and confer with the Pechanga Tribe and the Project archaeologist in order to assess the suitability for relocation of the features in to a permanent open space area. The Pechanga Tribe shall work with the Project Archaeologist, Project Applicant and the Grading Contractor or appropriate personnel to determine</p>	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
<p>whether the features can be relocated safely and will discuss the most appropriate methods for relocation. Before construction activities may resume in the affected area, any visible artifacts shall be recovered and the features recorded using professional archaeological methods. The current Department of Parks and Recreation (DPR) Forms shall be updated, detailing which features were relocated, the process taken and updated maps provided documentation of the features' new location. The site record should clearly indicate that the features are not in their original location and why they were relocated. The Applicant/representative, Project archaeologist and the Tribe shall also develop an appropriate controlled grading plan. The purpose of the controlled grading at and around this portion of the site is to determine whether any subsurface resources are associated with CA-RIV-3341, and if so, to determine the best method of avoidance, preservation and/or mitigation for any discovered resources. All controlled grading shall be monitored by the Pechanga Tribe according to the provisions in Mitigation Measure CUL-1 and</p>						

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
Mitigation Measure CUL-2, and the Agreement required in Mitigation Measure CUL-2.						
CUL-7 Graffiti Removal: Prior to building permit issuance, all graffiti and graffiti-covering attempts shall be removed from the designated Open Space area. Methods should include but are not limited to using environmentally friendly soaps and/or cleaners, steam cleaning or pressure washing. The Applicant, the City and the Pechanga Tribe shall consult on the method of cleaning to ensure that cultural resources will not be impacted at least 30 days prior to beginning the removals.	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy
CUL-8 Final Phase IV Report: Prior to building permit issuance, the Project archaeologist shall prepare a final Phase IV Monitoring Report as outlined in the CRMP, which shall be submitted to the City Planning Division, the appropriate Native American tribe(s), and the Eastern Information Center at the University of California, Riverside. The report shall document project impacts to CA-RIV-857, CA-RIV-3159 and CA-RIV-3341, including the relocation area and protection	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
measures taken for CA-RIV-3341. All cultural material, excluding sacred, ceremonial, grave goods and human remains, collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site shall be curated, as determined by the treatment plan, according to the current professional repository standards and may include the Pechanga Bands curatorial facility.						
CUL-9 Preservation Plan: Prior to building permit issuance, the Project Applicant and the Pechanga Tribe shall prepare a Preservation and Maintenance Plan for the long-term care and maintenance of CA-RIV-857, CA-RIV-3159 and the relocated features from CA-RIV-3341 and, if any, all new features identified during mass grading activities. The Plan shall indicate, at a minimum, the specific areas to be included in and excluded from long-term maintenance; prohibited activities; methods of preservation to be employed (fencing, vegetative deterrence, etc.); the entity(s) responsible for the long-term maintenance; maintenance scheduling and notification; appropriate avoidance protocols;	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
<p>monitoring by the Tribe and compensation for services if applicable; and necessary emergency protocols. The Project Applicant/Landowner shall submit a fully executed copy of the Preservation and Maintenance Plan to the City to ensure compliance with this mitigation measure.</p>						
<p>CUL-10: Prior to construction involving excavation four feet or more below existing surface grade, the construction contractor shall provide evidence that a qualified paleontologist has been retained, and that the paleontologist(s) shall be present during all grading and other significant ground-disturbing activities that reach four feet or more below existing surface grade. In the event fossiliferous deposits are encountered, the following measures shall be implemented:</p> <p>Monitoring shall be conducted by qualified paleontological monitor(s) of excavation in areas identified as likely to contain paleontological resources, including very old alluvial fan deposits. Paleontological monitors shall be equipped to salvage fossils as they are unearthed, to avoid construction</p>	City of Moreno Valley	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

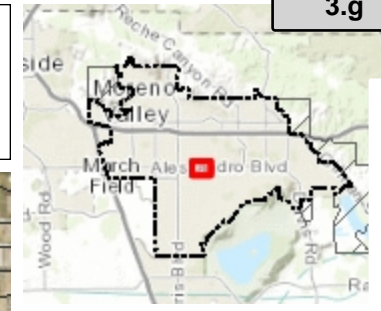
Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
<p>delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially fossiliferous units are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.</p> <ul style="list-style-type: none"> • Paleontological monitoring of any earthmoving will be conducted by a monitor, under direct guidance of a qualified paleontologist. Earthmoving in areas of the parcel where previously undisturbed sediments are buried, but not otherwise disturbed, will not be monitored. • If too few fossil remains are found after 50 percent of the planned-for earthmoving has been completed, monitoring can be reduced or discontinued in those areas at the Project paleontologist's direction. 						

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Cultural Resources						
<ul style="list-style-type: none"> • Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. • Identification and curation of specimens into a professional, fully accredited museum repository with permanent retrievable storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. • Preparation of a report of findings with and appended itemized inventory of specimens. The report and inventory, when submitted to the city along with confirmation of the curation of recovered of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources. 						

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Traffic/Transportation						
TRA-1: Prior to issuance of the first building permit, the Project Applicant shall install a traffic signal at the Darwin Drive/Alessandro Boulevard intersection, to the satisfaction of the City Engineer.	City of Moreno Valley Transportation Engineering Division, Engineering and Planning Division	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy
TRA-2: Prior to issuance of the first building permit, the Project Applicant shall make a fair-share contribution in the funding of off-site improvements to the Perris Boulevard/Alessandro Boulevard and the Lasselle Street/Alessandro Boulevard intersections that are needed to serve acceptable cumulative traffic operations through the payment of the required Transportation Uniform Mitigation Fee (TUMF) fees in addition to the City of Moreno Valley Development Impact Fee (DIF). The fees shall be collected by the Western Riverside Council of Governments (WRCOG) for the TUMF and by the City of Moreno Valley for the DIF. For the Perris Boulevard/Alessandro Boulevard intersection, the improvements shall include widening the northbound and southbound approaches on Perris Boulevard from two to three through lanes. For the Lasselle	City of Moreno Valley Transportation Engineering Division, Engineering and Planning Division	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy

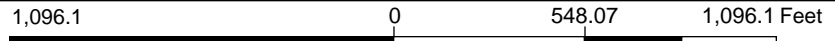
Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Traffic/Transportation						
Street/Alessandro Boulevard intersection, the improvements shall include: widening the northbound approach on Lasselle Street from one to two through lanes; widening the southbound approach on Lasselle Street from one shared through/right-turn lane to a dedicated through lane and a shared through/right-turn lane; and widening the westbound Alessandro Boulevard approach from one to two through lanes.						

Plot Plan PA15-0046



Legend

- Public Facilities
 - Public Facilities
 - ★ Fire Stations
- Parcels
- ⊞ City Boundary
- ⊞ Sphere of Influence



WGS_1984_Web_Mercator_Auxiliary_Sphere

Print Date: 12/16/2015

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.

Notes

APN: 486-280-043

Attachment: ATT 5 - Aerial Photograph (2262 : Rocas Grandes Apartment Project)

ROCAS GRANDES

MORENO VALLEY



Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)

LA JOLLA PACIFIC DEVELOPMENT GROUP

August 2, 2016



HUMPHREYS & PARTNERS ARCHITECTS L.P.

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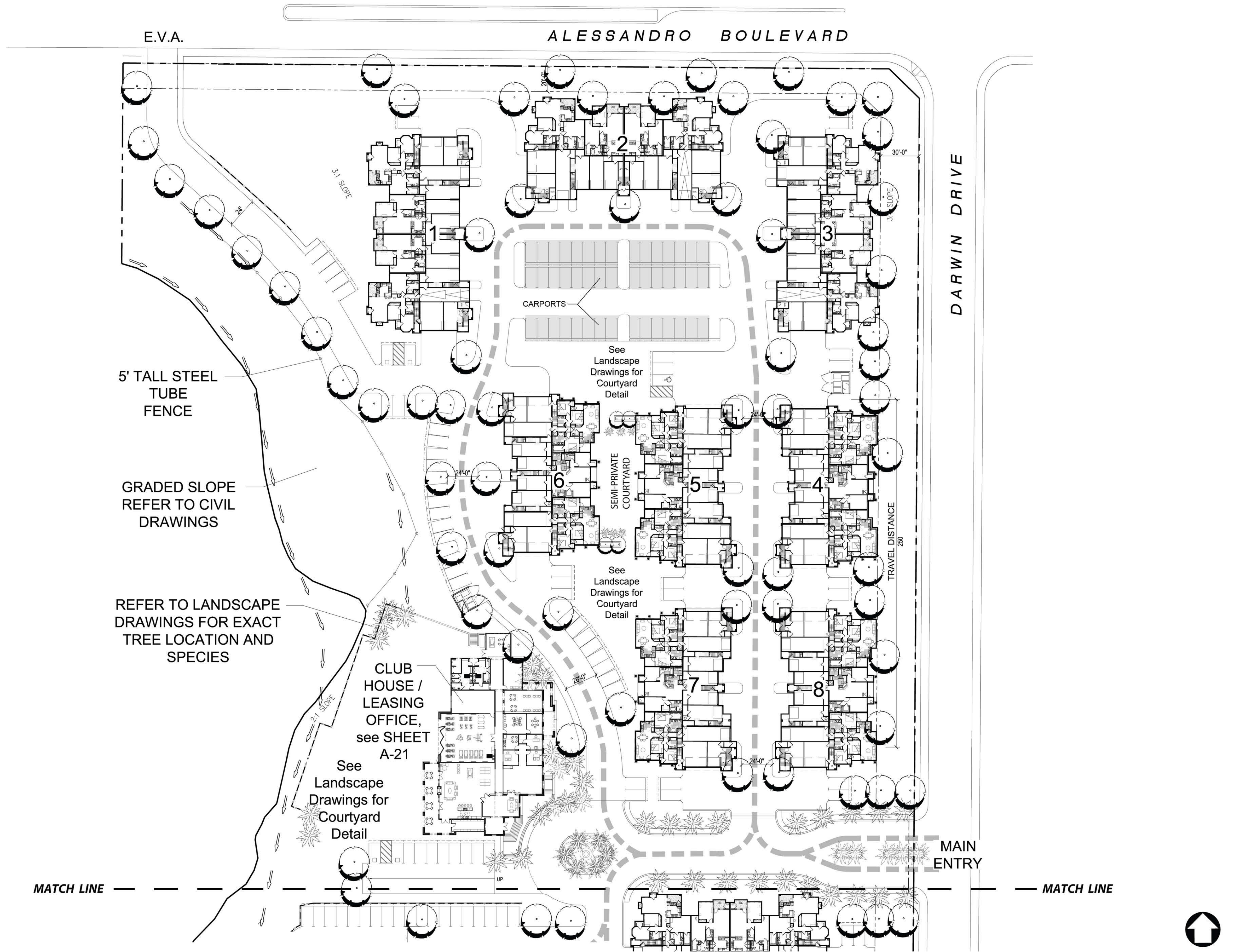
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TORONTO EDMONTON MONTEVIDEO DUBAI HANOI

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ENLARGED SITE PLAN - NORTH
 Scale 1"=40' (on 24"x36" Sheet)

40' 80' 160'

A-2

ROCAS GRANDES
 LA JOLLA PACIFIC DEVELOPMENT GROUP

August 2, 2016 MORENO VALLEY, CA HPA#14644



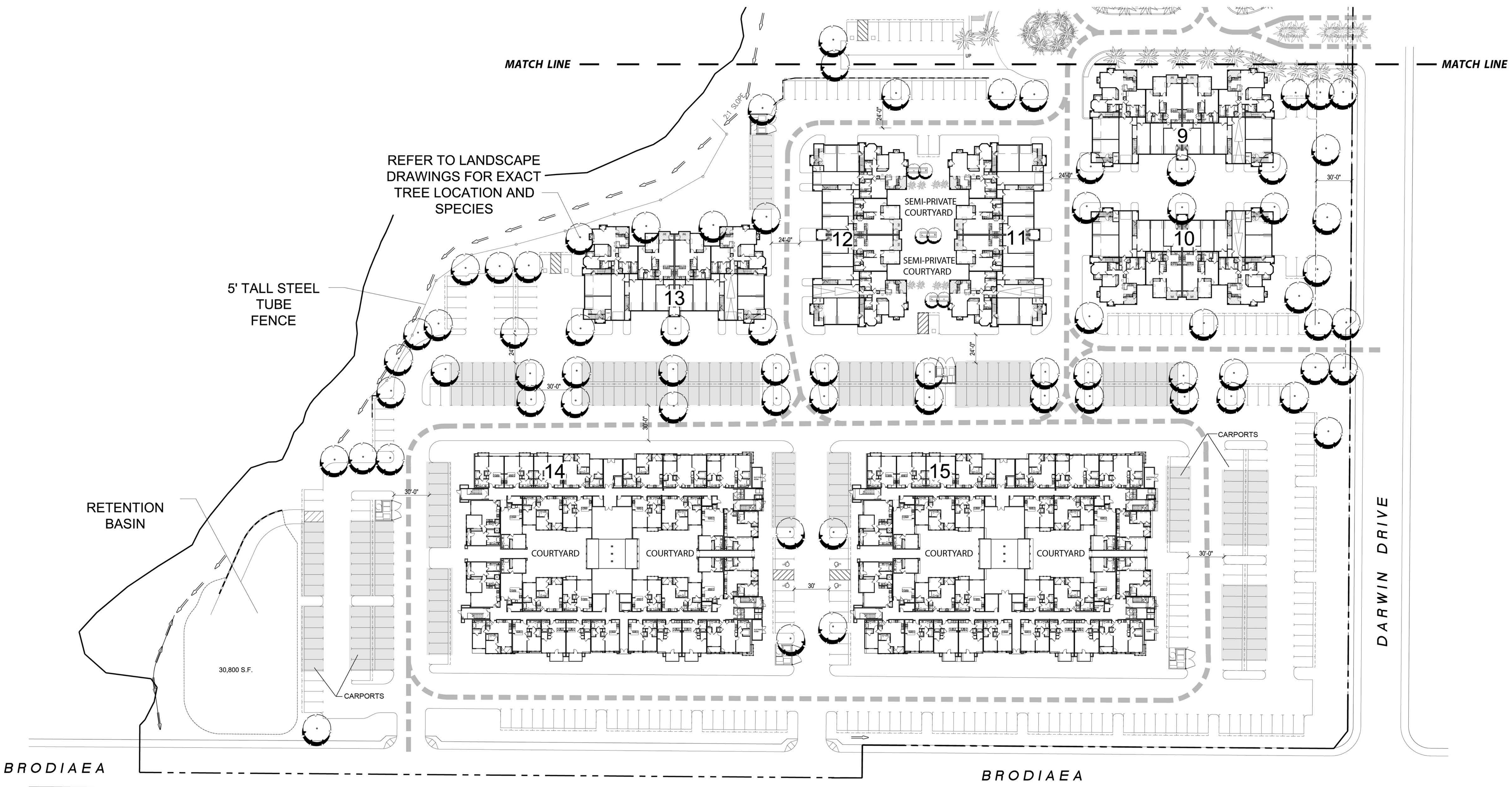
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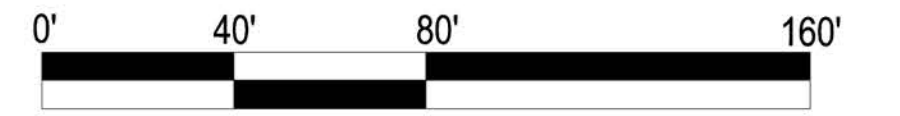


Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)



ENLARGED SITE PLAN - SOUTH

Scale 1"=40' (on 24"x36" Sheet)



A-3

ROCAS GRANDES
LA JOLLA PACIFIC DEVELOPMENT GROUP

August 2, 2016

MORENO VALLEY, CA

HPA#14644



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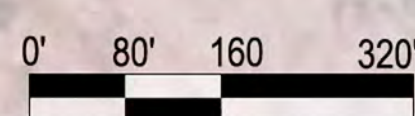
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CONCEPTUAL SITE PLAN
Scale 1"=80' (on 24"x36" Sheet)



ROCAS GRANDES, Moreno Valley		PHASE 1	PHASE 2	AUGUST 2, 2016
USABLE LAND AREA:	18.25 (+/-ACRES)	12 (+/-ACRES)	6.25 (+/-ACRES)	
DENSITY ON USABLE ACREAGE:	23.3 DU/AC			
NUMBER OF BUILDINGS:	15 BUILDINGS	13 BUILDINGS	2 BUILDINGS	
TOTAL UNITS:	426 UNITS	146 UNITS	280 UNITS	

E-URBAN 4-story TWO BUILDINGS											
UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	UNITS/ FLR	QTY. UNITS	%	UNIT MIX FOR ENTIRE PROJECT	TOTAL NET	TOTAL GROSS	REQUIRED PARKING
S-1	STUDIO	599	100	699	4	32	11.4%	Studios	19,168	22,368	1.25 40
A1	1BR/1BA	678	100	778	10	80	48.6%	7.5%	54,240	62,240	1.50 120
A2 *	1BR/1BA	724	15	739	3	24		32	17,376	17,736	1.50 36
A2-A	1BR/1BA	744	15	759	4	32			23,808	24,288	1.50 48
B1	2BR/2BA	1,026	100	1,126	2	16	40.0%	1 Bedrooms	16,416	18,016	2.00 32
B2	2BR/2BA	1,007	100	1,107	3	24		39.2%	24,168	26,568	2.00 48
B3	2BR/2BA	885	100	985	7	56		167	49,560	55,160	2.00 112
B4	2BR/2BA	899	100	999	2	16			14,384	15,984	2.00 32
TOTALS					**	35	280	100.0%	219,120	242,360	

* UNITS A2 OCCUR ON FLOORS 2-4 (4 ON EACH LEVEL). ON THE GROUND FLOOR ARE AMENITIES 1 280
 ** GROUND FLOOR 31 UNITS, UPPER FLOORS 36 UNITS

10-PLEX BIG HOUSE 2-story SIX BUILDINGS											
UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	UNITS/ BLDG	QTY. UNITS	%	2 Bedrooms	TOTAL NET	TOTAL GROSS	REQUIRED PARKING
A1-U	1BR/1BA	586	60	646	2	10	30.0%	43.4%	5,860	6,460	1.50 15
A2-U	1BR/1BA	586	60	646	1	5	50.0%	185	2,930	3,230	1.50 8
B3-U	2BR/2BA	1,092	63	1,155	1	5		5,460	5,775	2.00 10	
B5-L	2BR/2BA	1,113	60	1,173	2	10	20.0%	3 Bedroom	11,130	11,730	2.00 20
B5-U	2BR/2BA	1,095	60	1,155	2	10		9.9%	10,950	11,550	2.00 20
C1-L	3BR/2BA	1,205	65	1,270	1	5	100.0%	42	6,025	6,350	2.50 13
C1-U	3BR/2BA	1,162	65	1,227	1	5		5,810	6,135	2.50 13	
TOTALS						10	50	100.0%	48,165	51,230	

12-PLEX BIG HOUSE 2-story NINE BUILDINGS											
UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	UNITS/ BLDG	QTY. UNITS	%	TOTAL NET	TOTAL GROSS	REQUIRED PARKING	
A1-U	1BR/1BA	883	75	958	2	16	16.7%	14,128	15,328	1.50 24	
B1-L	2BR/2BA	1,060	65	1,125	2	16	50.0%	16,960	18,000	2.00 32	
B1-U	2BR/2BA	1,160	65	1,225	2	16		18,560	19,600	2.00 32	
B2-U	2BR/2BA	1,240	60	1,300	2	16	33.3%	19,840	20,800	2.00 32	
C1-L	3BR/2BA	1,338	65	1,403	2	16		21,408	22,448	2.50 40	
C1-U	3BR/2BA	1,437	65	1,502	2	16	22,992	24,032	2.50 40		
TOTALS						12	96	100.0%	113,888	120,208	

AVERAGE NET UNIT SIZE :	895 S.F.	426	381,173	413,798
AVERAGE GROSS UNIT SIZE :	971 S.F.	UNITS TOTAL		

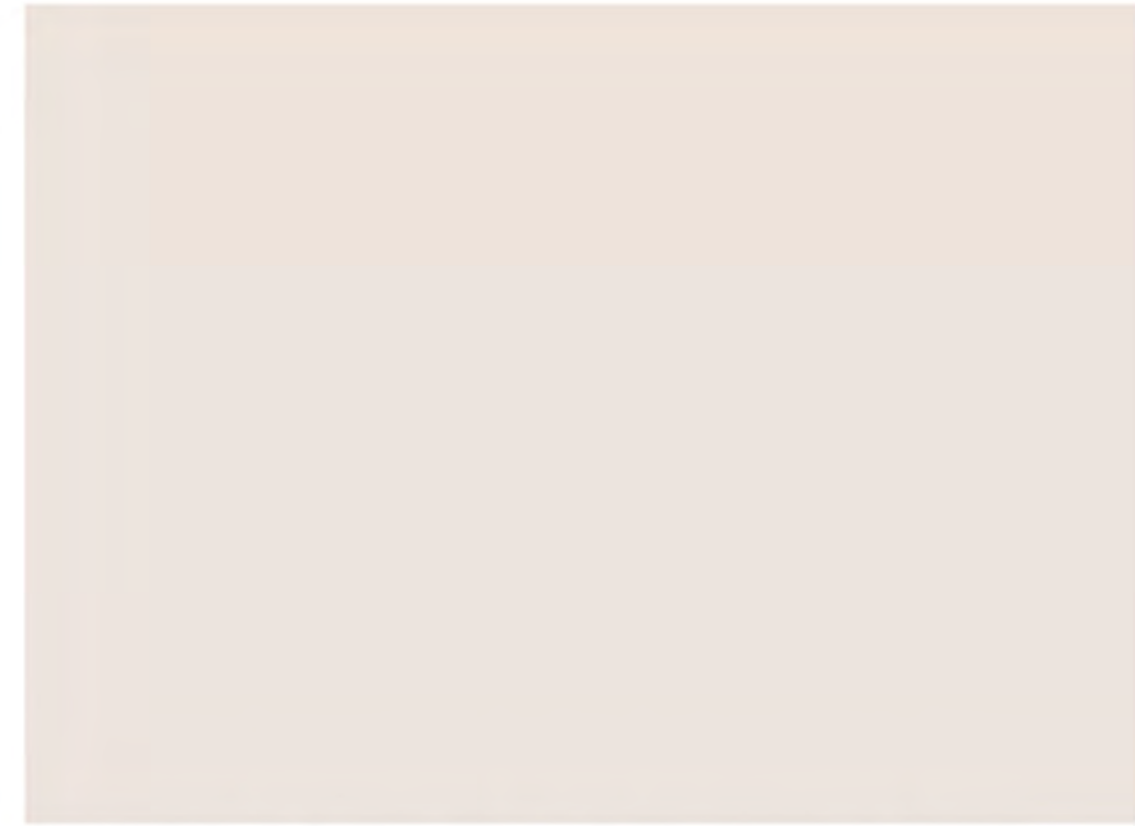
percent of units in 4 story buildings 65.7%

OPEN SPACE				PARKING	
REQUIRED	COMMON OPEN SPACE:	127,800	300 SF/unit	REQUIRED	766
	PRIVATE OPEN SPACE:	50,770	120 SF/unit		
	TOTAL:	178,570			
PROVIDED	COMMON OPEN SPACE 1 (USEABLE GREEN SPACE AND OUTDOOR AMENITIES):	149,000	403 SF/unit	PROVIDED	COVERED (GARAGES) 198
	COMMON OPEN SPACE 2 (GRADED SLOPE WITHIN PROPERTY BOUNDARY):	22,600			COVERED (CARPORTS) 280
	PRIVATE OPEN SPACE 1 (BALCONIES AND PATIOS):	32,726	120 SF/unit		GUEST STALLS 198
	PRIVATE OPEN SPACE 2 (SEMI PRIVATE COURTS):	18,600			UNASSIGNED SURFACE STALLS 86
	TOTAL:	222,926			ACCESSIBLE STALLS 16
					TOTAL PARKING PROVIDED: 778

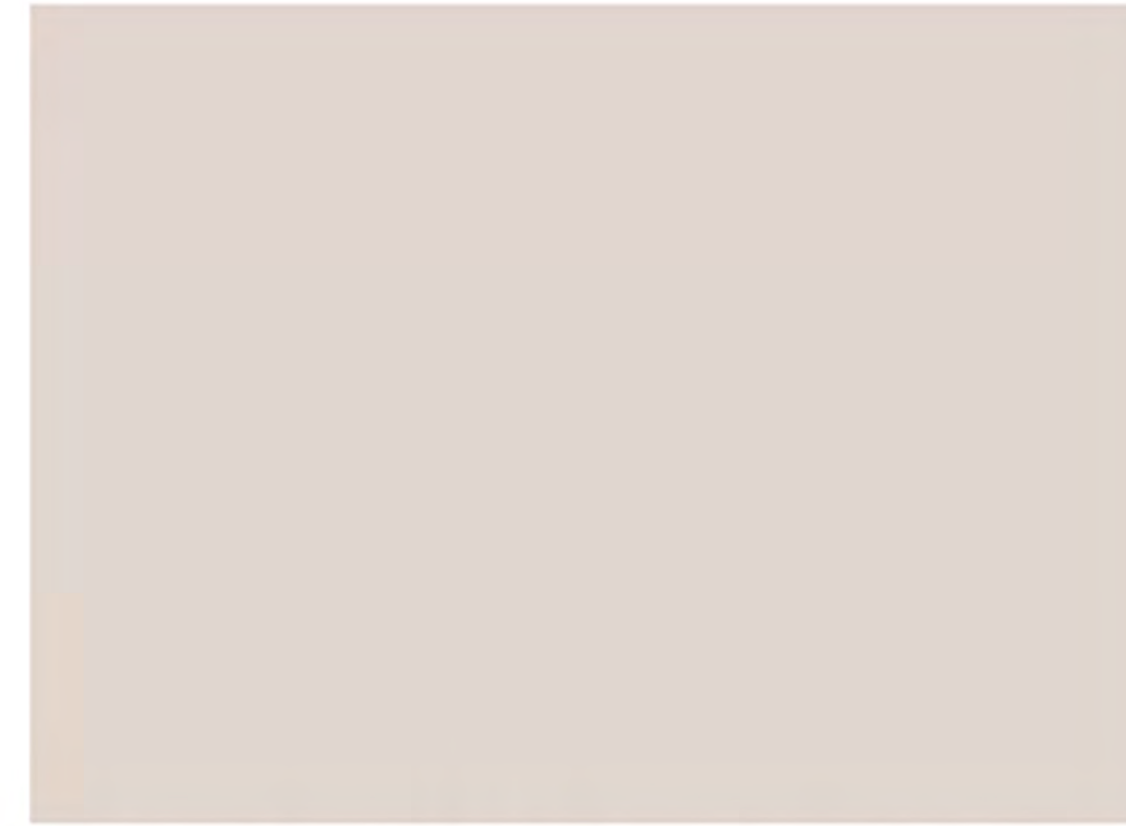




1. EAGLE ROOFING 3815 RED BLUFF BLEND



2. DUNN EDWARDS DEW385 (STUCCO)



3. DUNN EDWARDS DEW395 (STUCCO)



DUNN EDWARDS DE6042 (FOAM TRIM)



DUNN EDWARDS DE6067 (FOAM TRIM)



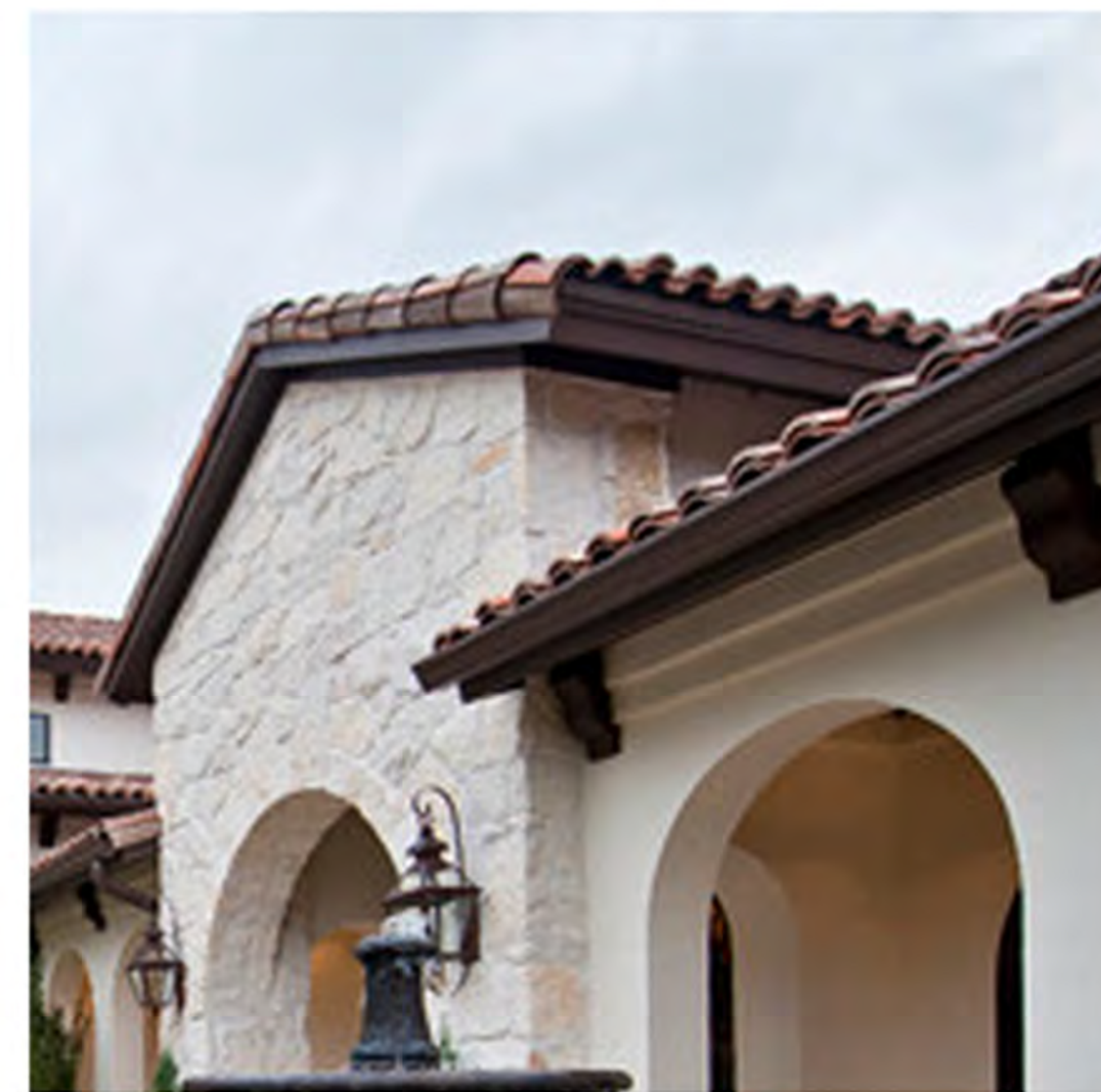
4. NSVI STONE VENEER, SANTA CRUZ



10. DUNN EDWARDS DE5054 (AWNINGS)



6. METAL RAILING
7. FOAM TRIM



8. CLAY PIPE
10. METAL AWNINGS



2-STORY BUILDINGS

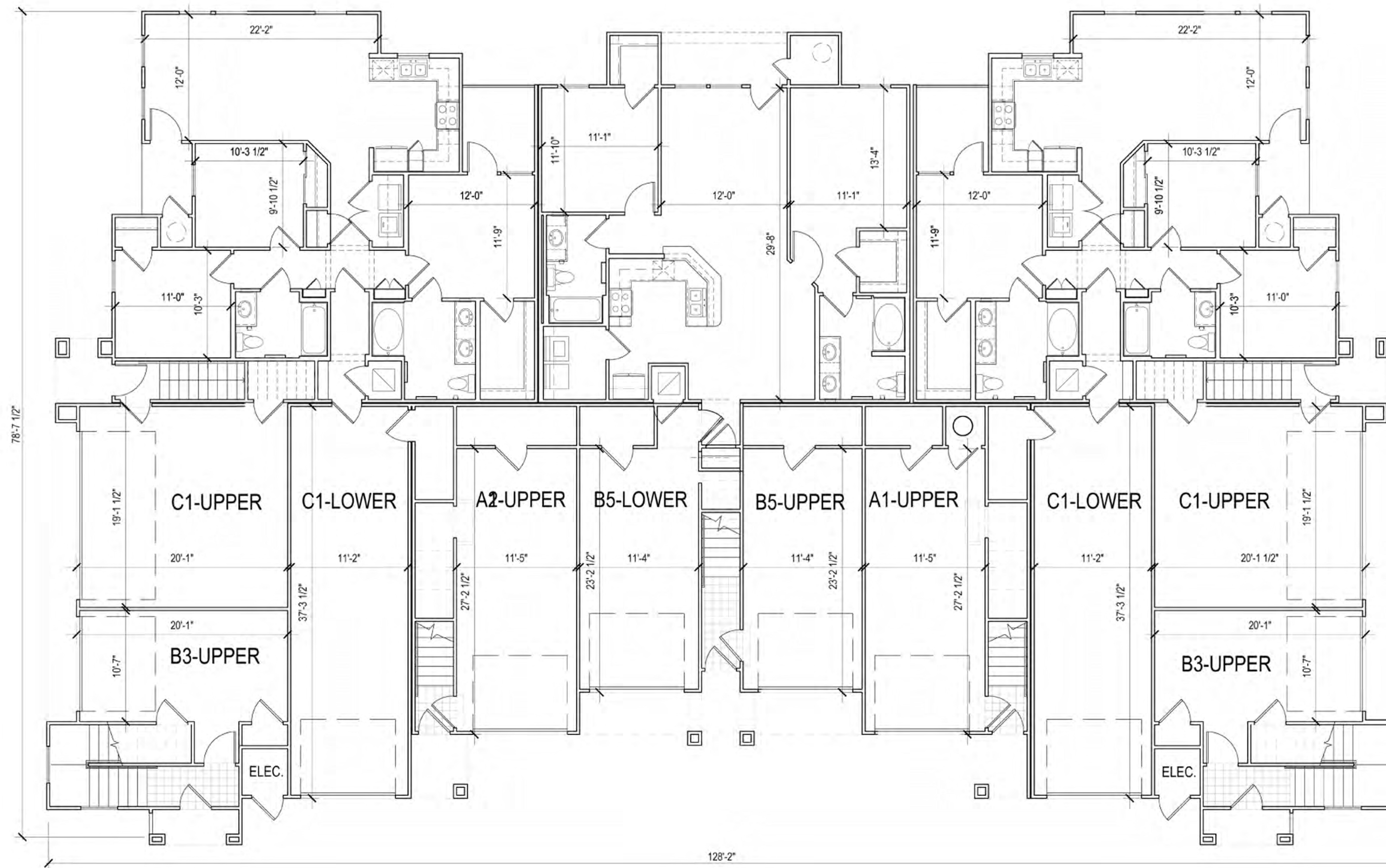


4-STORY BUILDINGS

COLORS AND MATERIALS A-4

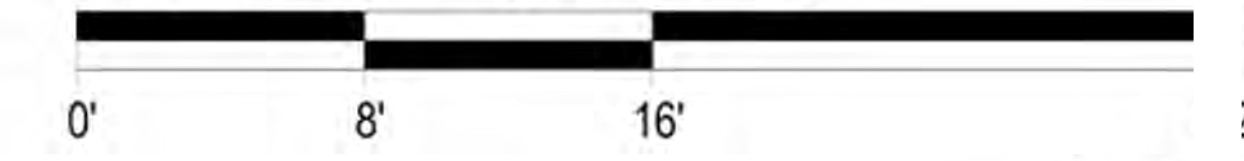
Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)





10-PLEX - LOWER LEVEL PLAN

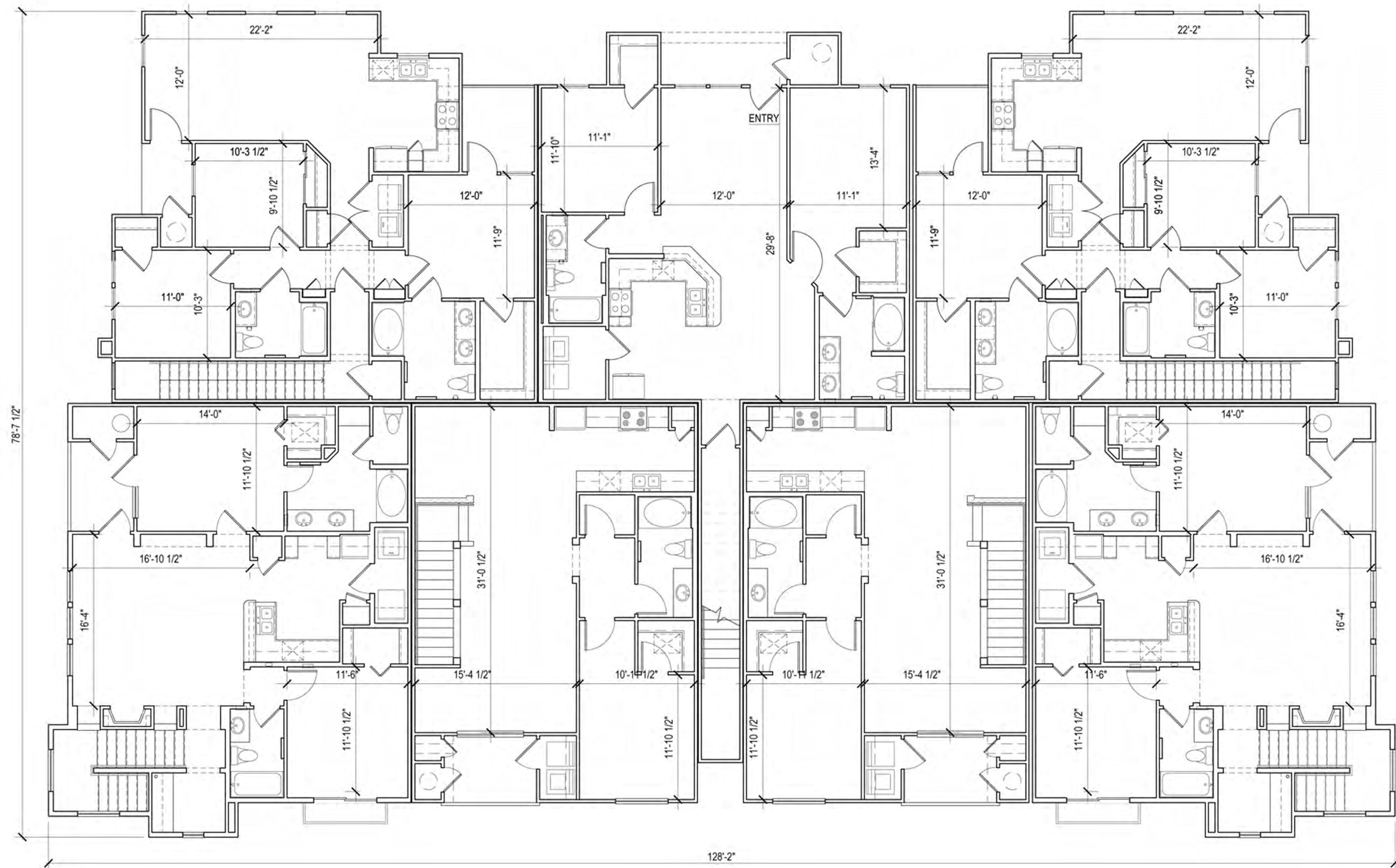
SCALE: 3/16" = 1'-0" (24"x36" SHEET)



A-5

Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)



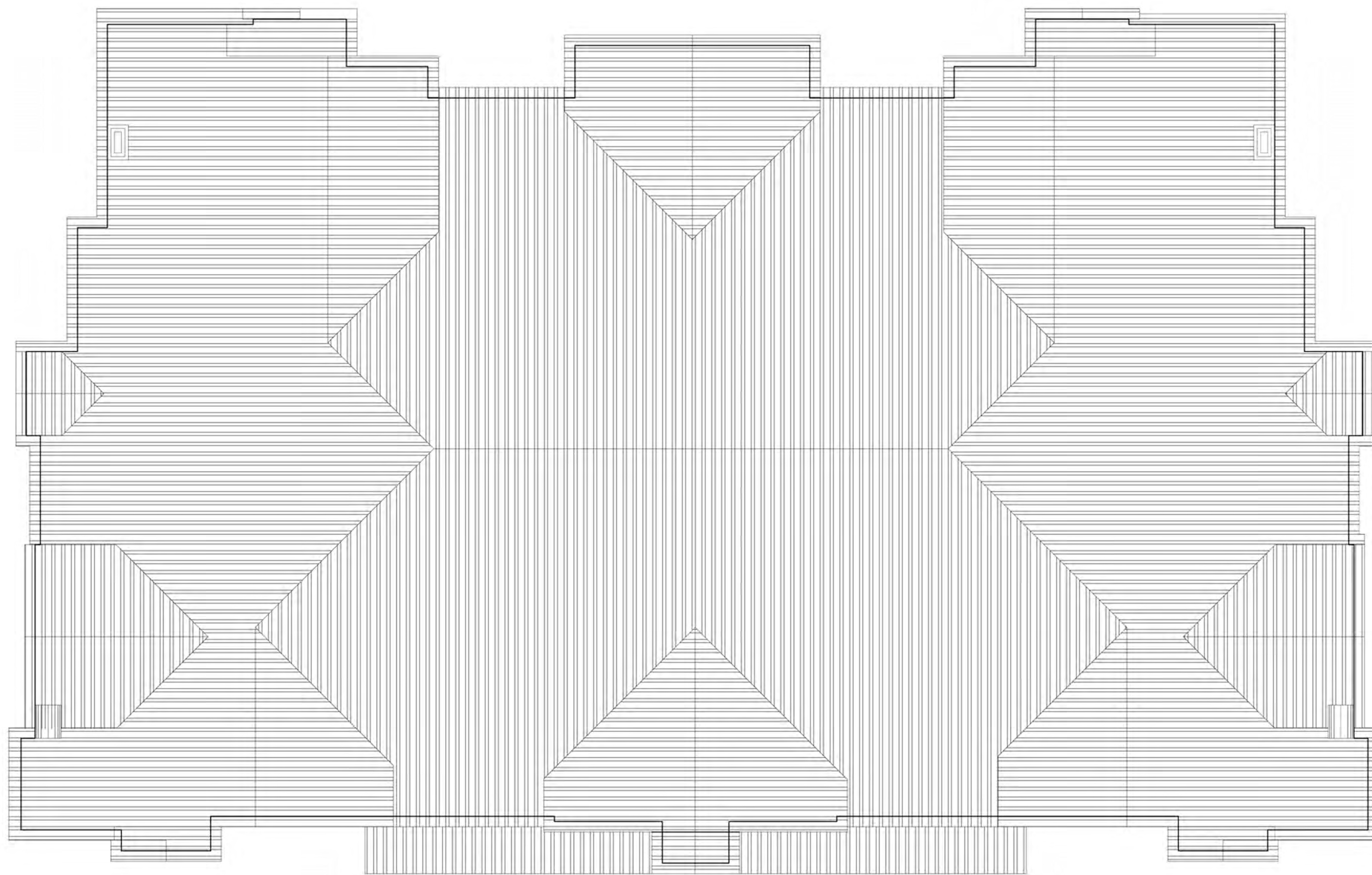


10-PLEX - UPPER LEVEL PLAN
 SCALE: 3/16" = 1'-0" (24"x36" SHEET)

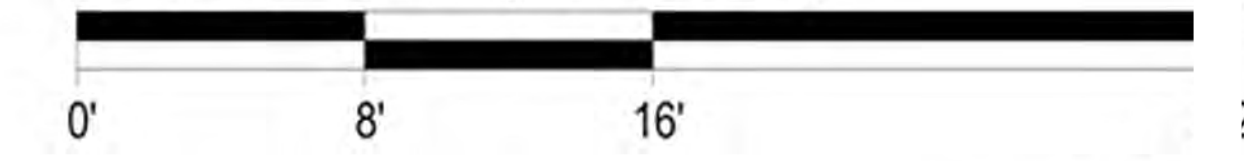
A-6

Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)





10-PLEX - ROOF PLAN
 SCALE: 3/16" = 1'-0" (24"x36" SHEET)



A-7

Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)





10-PLEX - FRONT ELEVATION

SCALE: 3/16" = 1'-0" (ON 36"X24" SHEET)



Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)

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LA JOLLA PACIFIC DEVELOPMENT GROUP
 February 23, 2015 MORENO VALLEY, CA HPA#14644



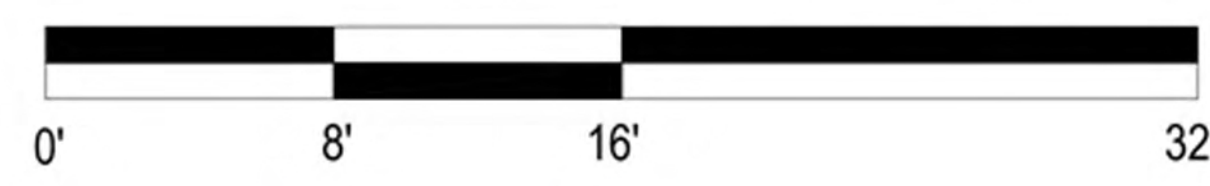
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A-11



10-PLEX - LEFT/RIGHT ELEVATION

SCALE: 3/16" = 1'-0" (ON 36"X24" SHEET)



10-PLEX - REAR ELEVATION

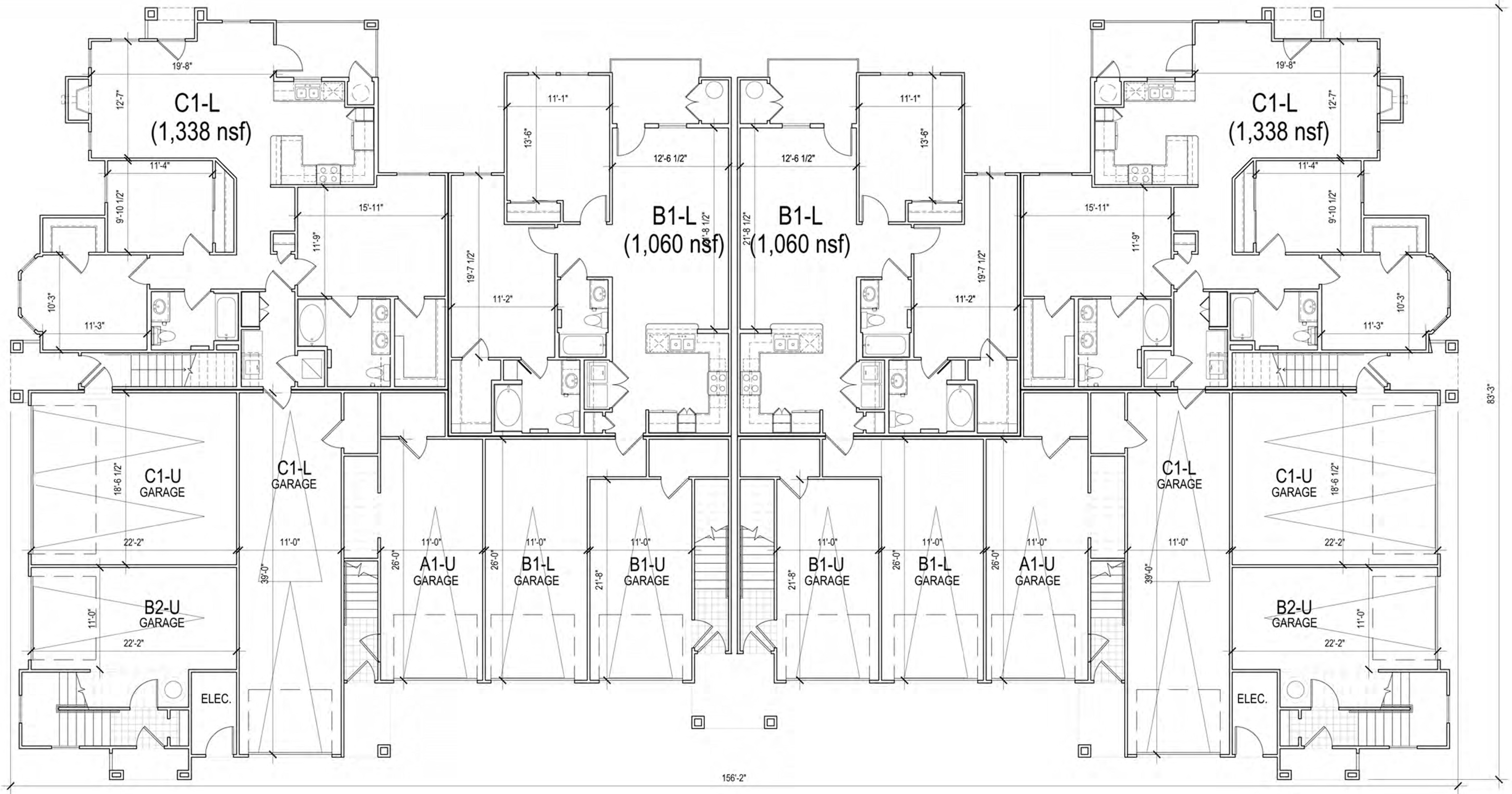
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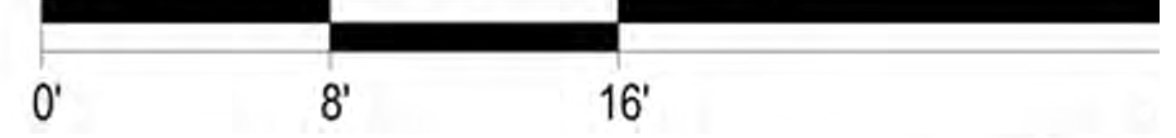
Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)

A-11





12-PLEX - LOWER LEVEL PLAN
 SCALE: 3/16" = 1'-0" (24"x36" SHEET)



A-1)

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 LA JOLLA PACIFIC DEVELOPMENT GROUP

February 23, 2015 MORENO VALLEY, CA HPA#14644



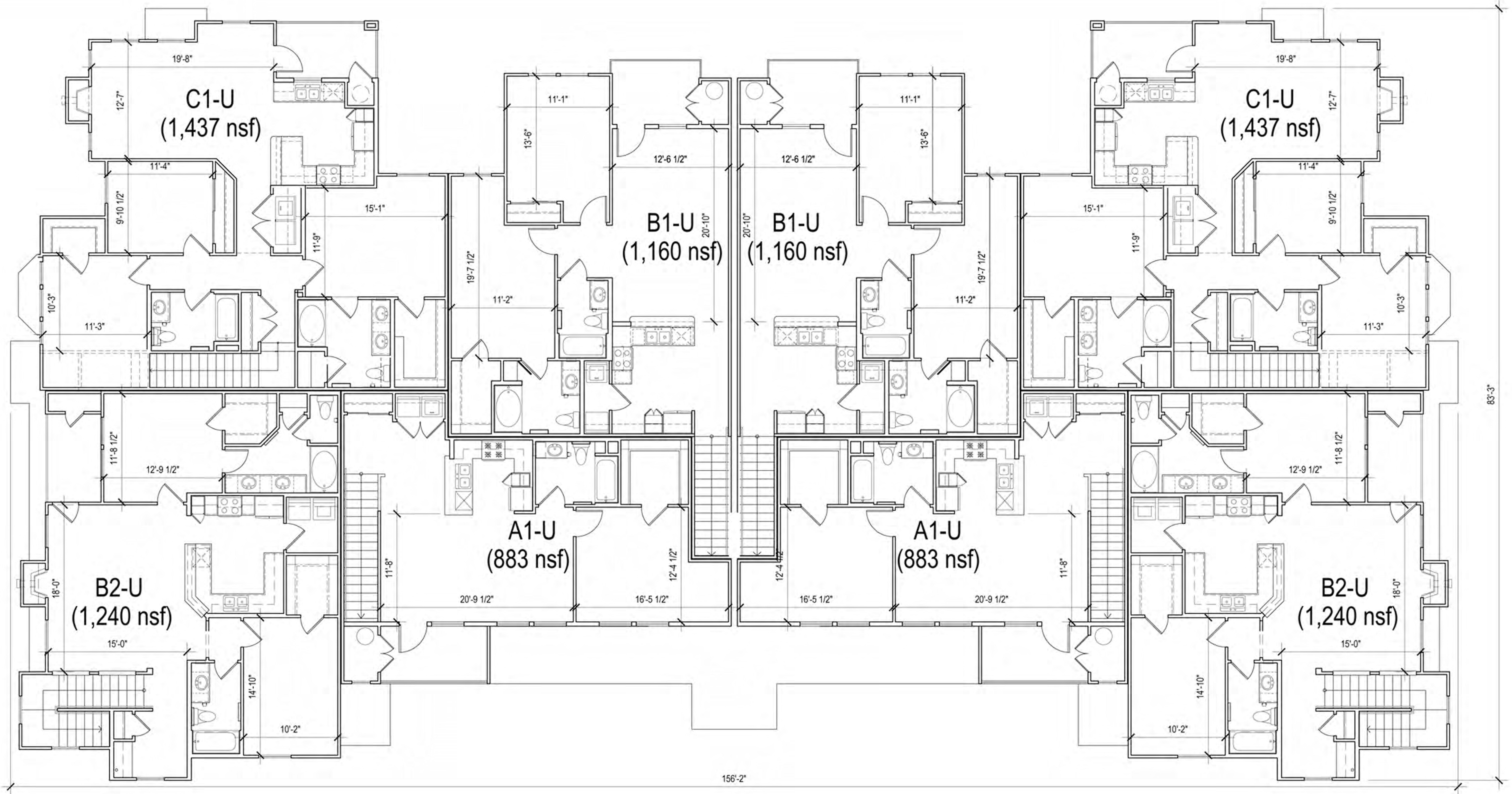
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12-PLEX - LOWER UPPER PLAN
 SCALE: 3/16" = 1'-0" (24"x36" SHEET)



A-1 |

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 LA JOLLA PACIFIC DEVELOPMENT GROUP

February 23, 2015 MORENO VALLEY, CA HPA#14644



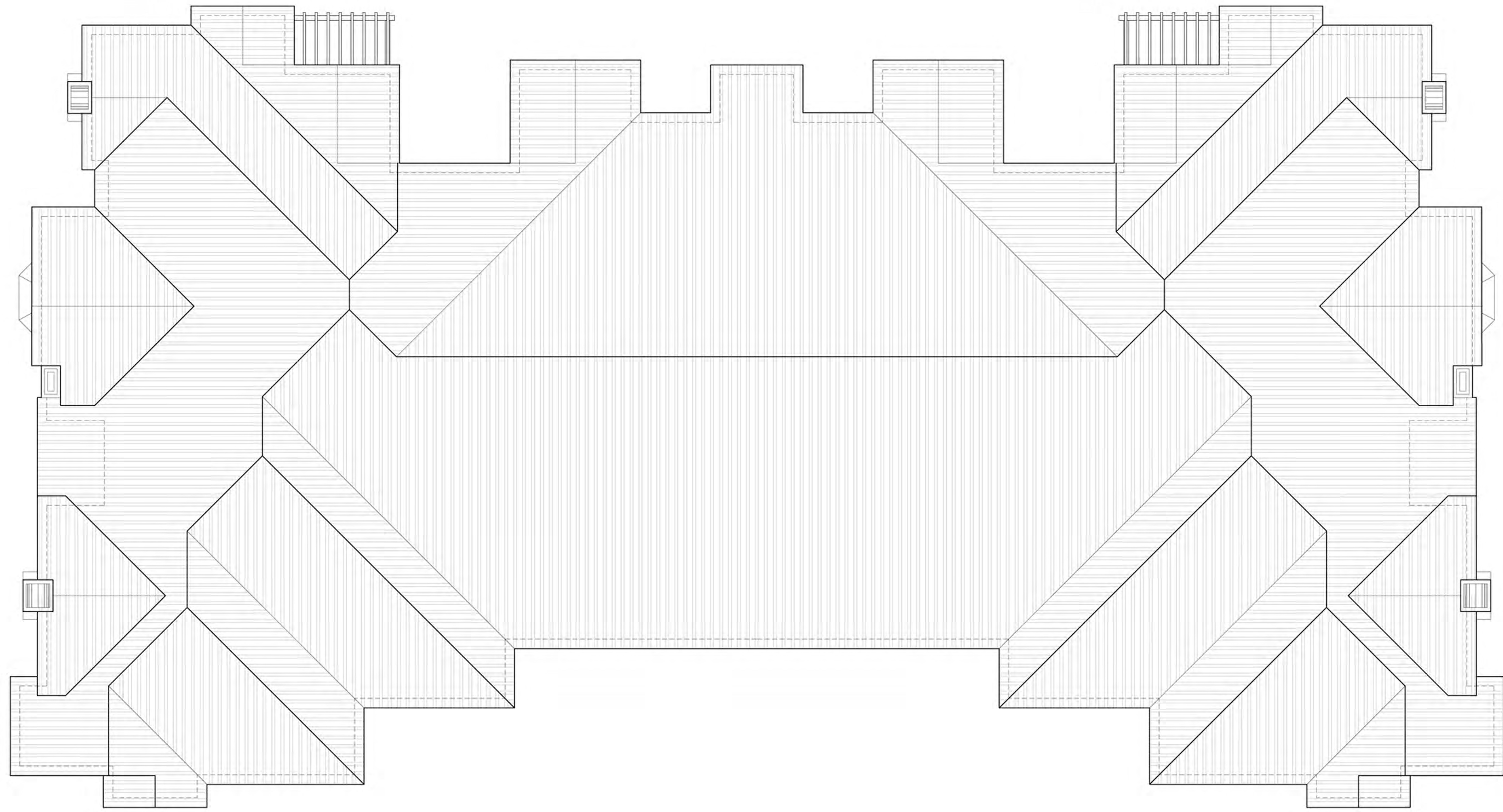
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12-PLEX - ROOF PLAN
 SCALE: 3/16" = 1'-0" (24"x36" SHEET)



A-12

Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)





12-PLEX - FRONT ELEVATION
 SCALE: 3/16" = 1'-0" (ON 36"X24" SHEET)



Attachment: ATT 6 - Architectural Plans (262 : Rocas Grandes Apartment Project)

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12-PLEX - LEFT/RIGHT ELEVATION

SCALE: 3/16" = 1'-0" (ON 36"X24" SHEET)



Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)



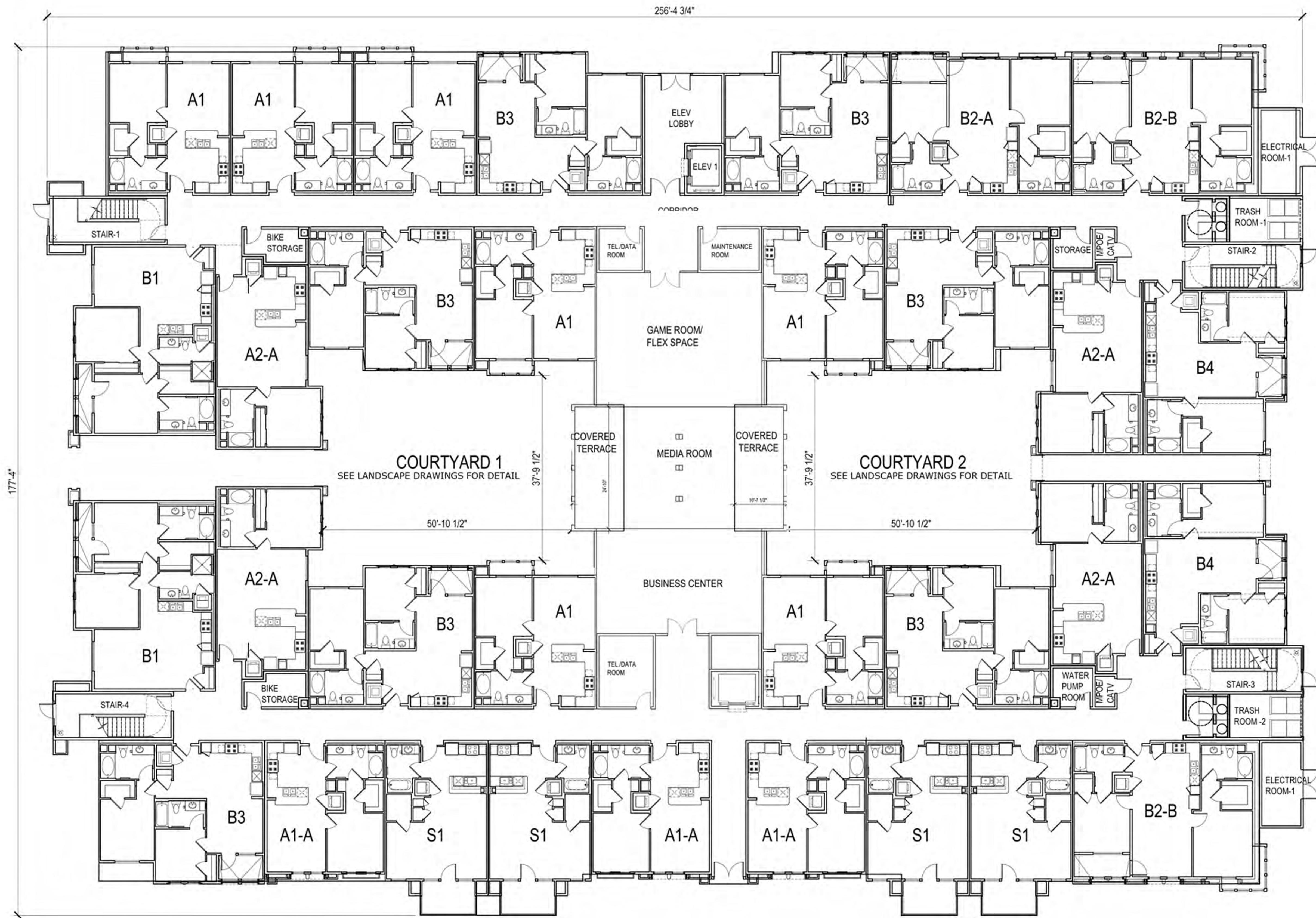
12-PLEX - REAR ELEVATION

SCALE: 3/16" = 1'-0" (ON 36"X24" SHEET)



A-14





E-URBAN - LOWER LEVEL PLAN
 SCALE: 3/32" = 1'-0" (24"x36" SHEET)

A-1

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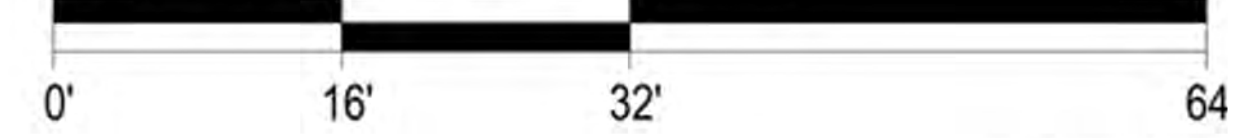
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E-URBAN - UPPER LEVEL PLAN

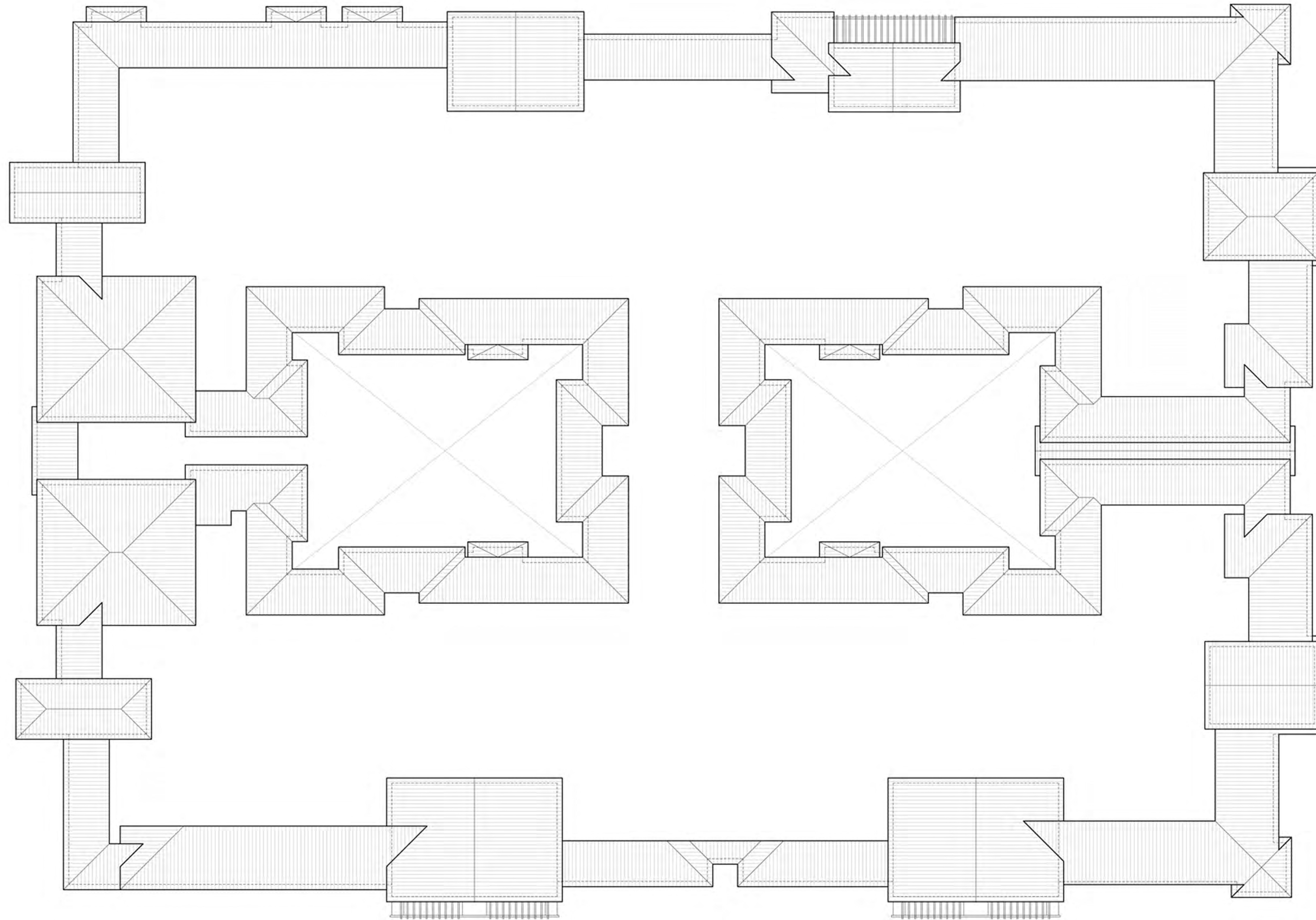
SCALE: 3/32" = 1'-0" (24"x36" SHEET)



A-16

Attachment: ATT 6 - Architectural Plans (262 : Rocas Grandes Apartment Project)





E-URBAN - ROOF PLAN
 SCALE: 3/32" = 1'-0" (24"x36" SHEET)



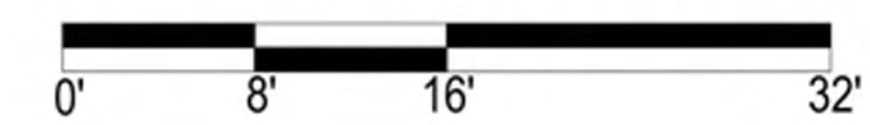
A-1'

Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)





E-URBAN - FRONT ELEVATION
 SCALE: 1/8" = 1'-0" (ON 36"X24" SHEET)



E-URBAN - LEFT ELEVATION
 SCALE: 1/8" = 1'-0" (ON 36"X24" SHEET)



A-18





E-URBAN - REAR ELEVATION
SCALE: 1/8" = 1'-0" (ON 36"X24" SHEET)

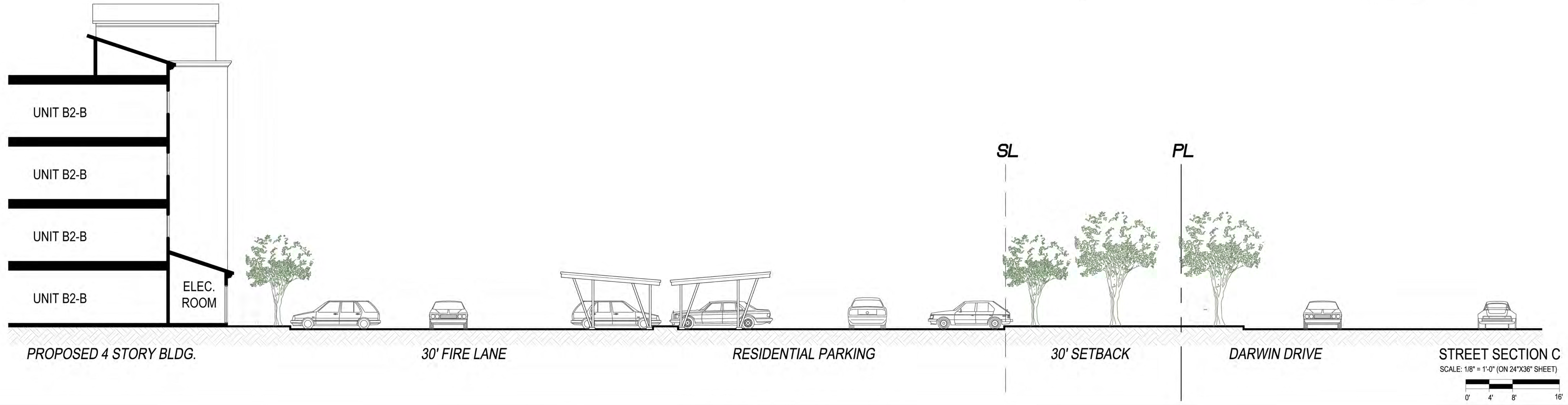
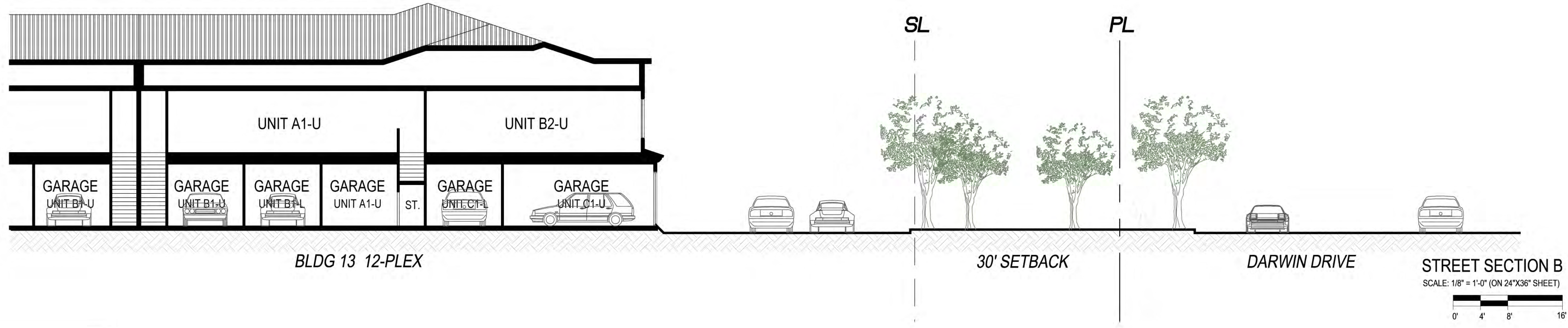
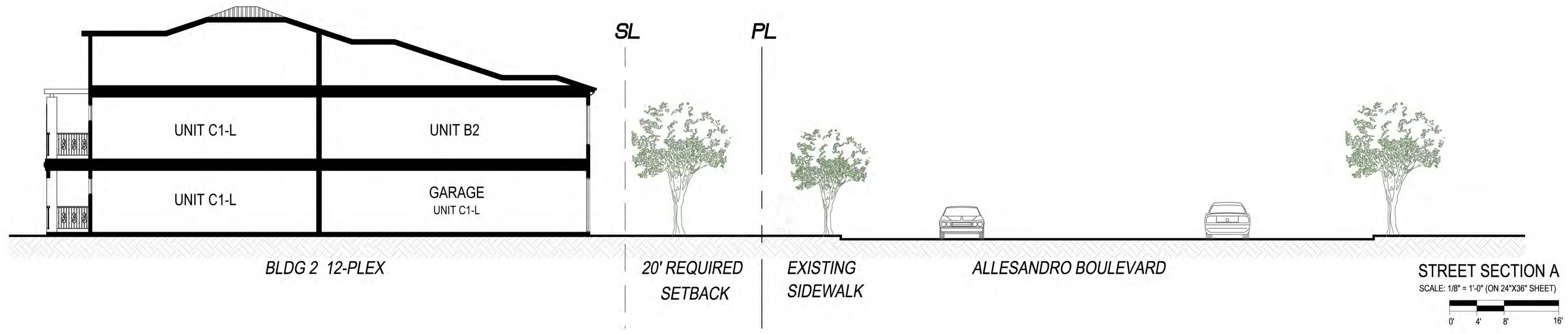


E-URBAN - RIGHT ELEVATION
SCALE: 1/8" = 1'-0" (ON 36"X24" SHEET)



A-19

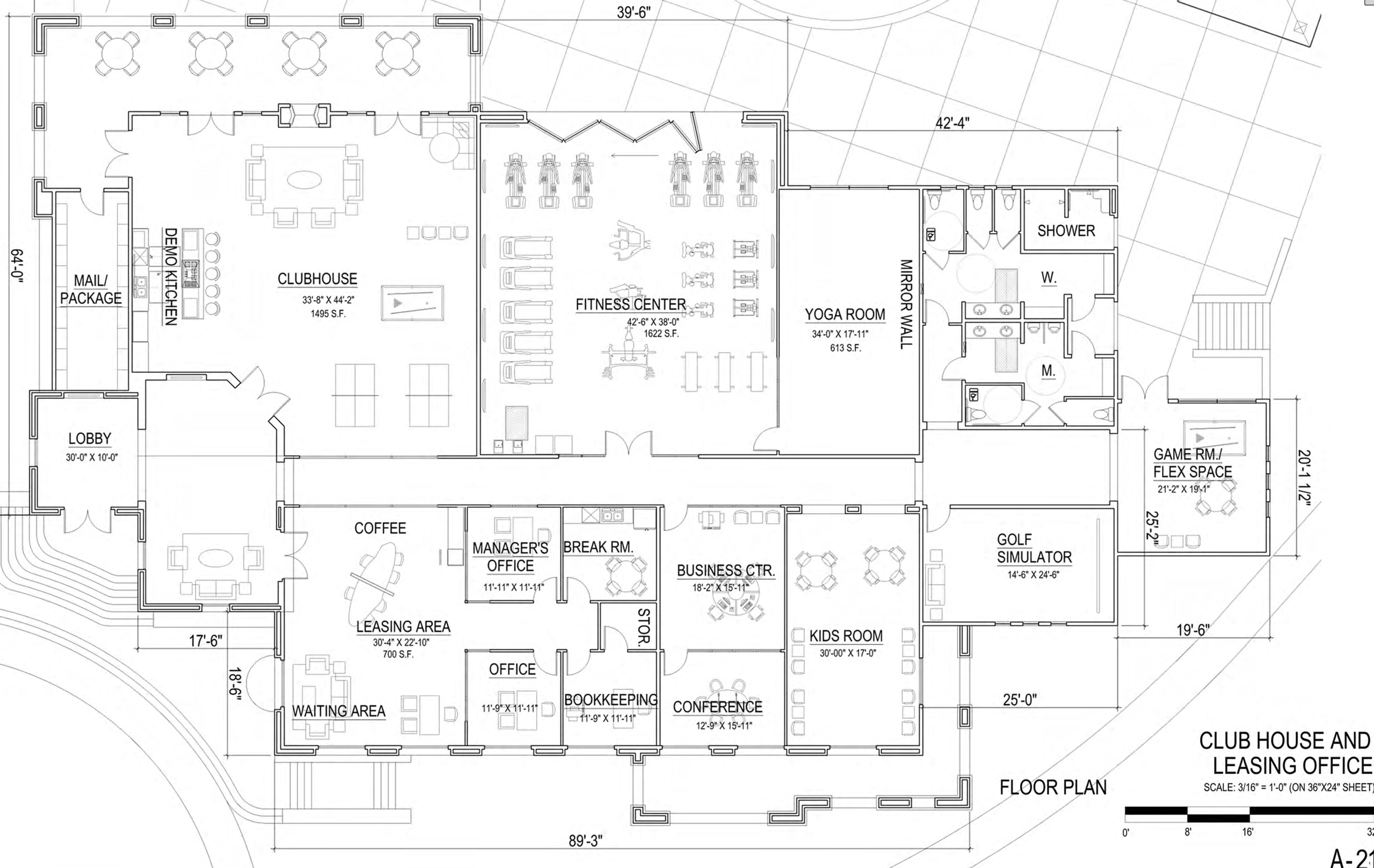




Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)

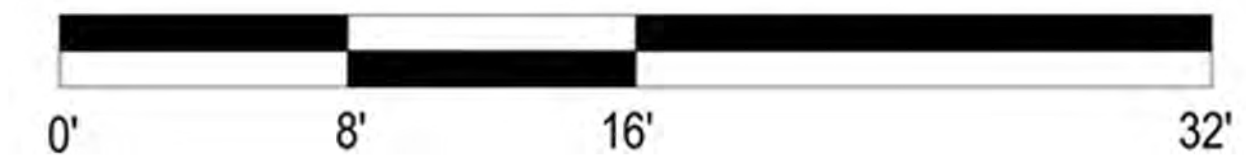
A-2)





FLOOR PLAN

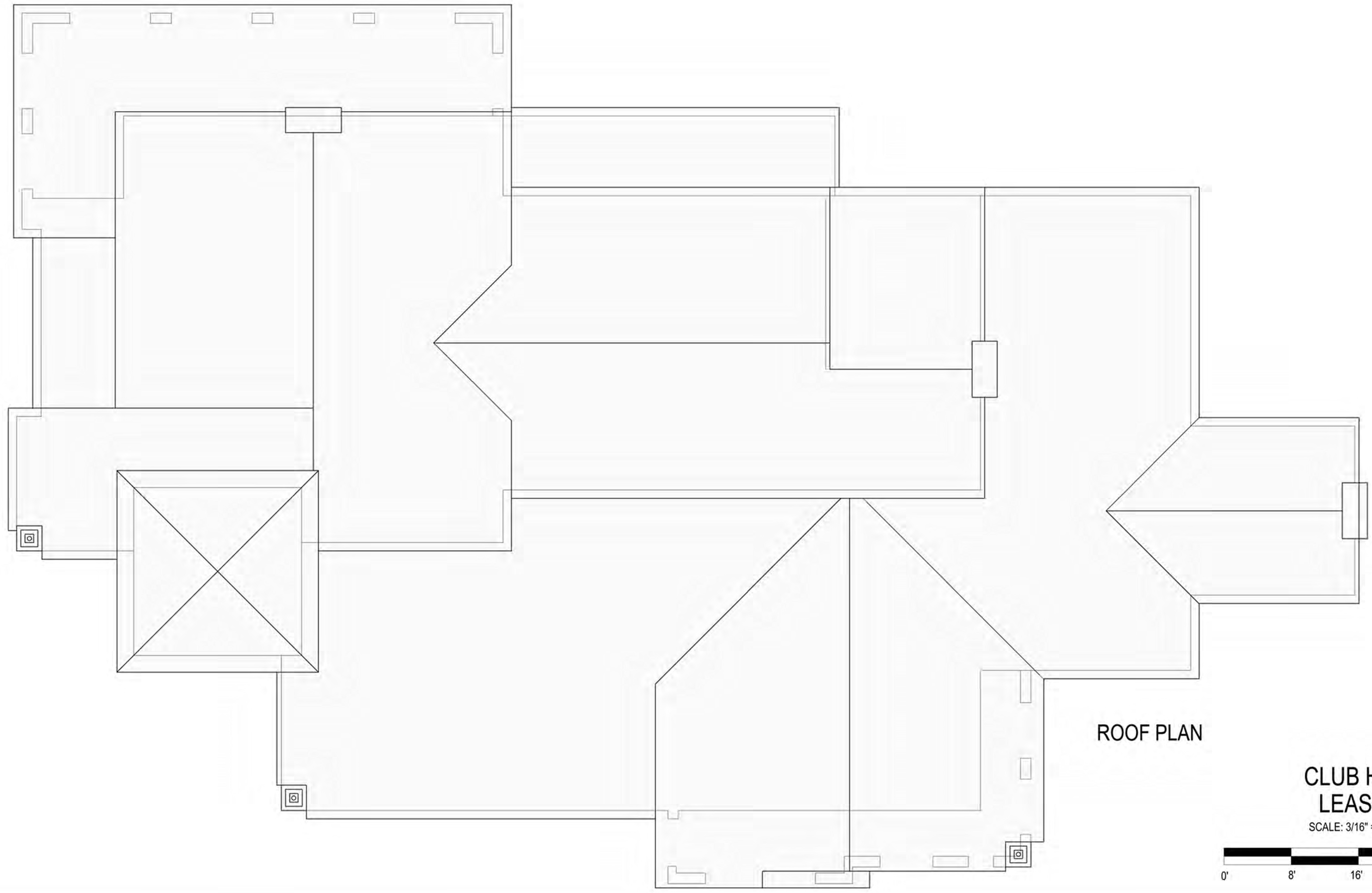
CLUB HOUSE AND LEASING OFFICE
SCALE: 3/16" = 1'-0" (ON 36"X24" SHEET)



A-21

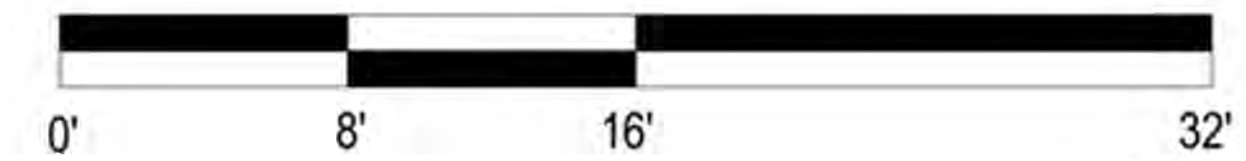
Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)





ROOF PLAN

CLUB HOUSE AND LEASING OFFICE
 SCALE: 3/16" = 1'-0" (ON 36"X24" SHEET)



A-22

Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)



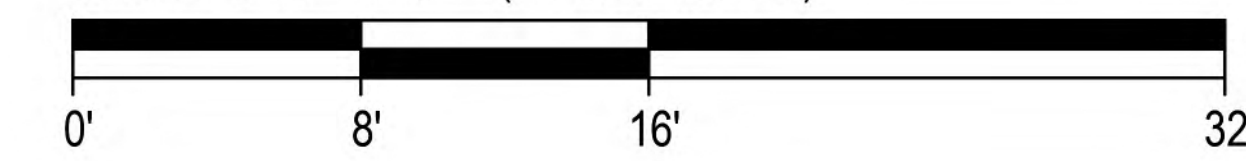


FRONT ELEVATION

Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)

A-23

SCALE: 3/16" = 1'-0" (24"x36" SHEET)



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ROCAS GRANDES
LA JOLLA PACIFIC DEVELOPMENT GROUP
 February 23, 2015 MORENO VALLEY, CA HPA#14644



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RIGHT ELEVATION

Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)

A-24



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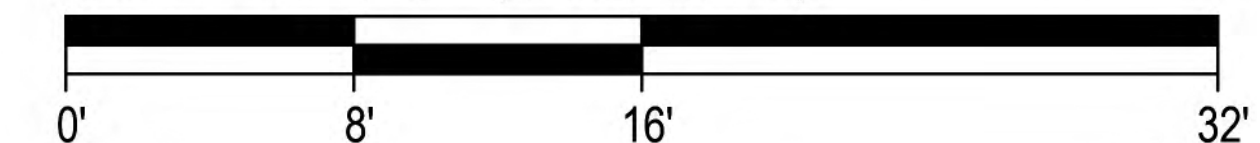


REAR ELEVATION

Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)

A-25

SCALE: 3/16" = 1'-0" (24"x36" SHEET)



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LEFT ELEVATION

Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)

A-26

SCALE: 3/16" = 1'-0" (24"x36" SHEET)



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LANDSCAPE LEGEND

- TREES**
- Washingtonia filifera (Native sp.) 18' HT/
 - California Fan Palm 24" BOX/
 - Parkinsonia x 'Desert Museum' Thornless Mex. Palo Verde (Native Hybrid) 48" BOX/
 - Olea Europaea 24" BOX/
 - Fruitless Olive Tree 36" BOX/
 - Quercus agrifolia (Native sp.) 36" BOX/
 - Coast Live Oak 36" BOX/
 - Prosopis glandulosa torreyana Honey Mesquite (Native sp.) 24" BOX/
 - Chilopsis linearis (Native sp.) Desert Willow 15 GAL/
 - Heteromeles arbutifolia (Native sp.) Toyon (Trained Tree Form) 24" BOX/
 - Prunus Cerasifera Purple Leaf Plum 24" BOX/
 - Pinus Canariensis Canary Island Pine 24" BOX/
- SHRUBS**
- Rhus ovata (Native sp.) 5 gallon/
 - Sugarbush 5 gallon/
 - Ceanothus 'Blue Jeans' (Native sp.) 5 gallon/
 - Blue Jeans California Lilac 5 gallon/
 - Encelia farinosa (Native sp.) 5 gallon/
 - Brittonia 5 gallon/
 - Rhamnus californica (Native sp.) 5 gallon/
 - Leucosiphon 5 gallon/
 - Argemone californica (Native sp.) 5 gallon/
 - California Sycamore 5 gallon/
 - Ribes sanguineum (Native sp.) 5 gallon/
 - Flowering Currant 5 gallon/
 - Myrica californica (Native sp.) 5 gallon/
 - Pacific Wax Myrtle 5 gallon/
 - Salvia pachyphylla (Native sp.) 5 gallon/
 - Rose Sage 5 gallon/
 - Carpenteria californica (Native sp.) 5 gallon/
 - Bush Anemone 5 gallon/
 - Heteromeles arbutifolia (Native sp.) 5 gallon/
 - Toyon 5 gallon/
 - Lonicera subspicata denudata Chaparral Honeysuckle (Native sp.) 5 gallon/
- ACCENT PLANTS/GRAASSES**
- Justicia californica (Native sp.) 5 gallon/
 - Chuparosa 5 gallon/
 - Festuca californica (Native sp.) 5 gallon/
 - California Fescue 5 gallon/
 - Muhlenbergia rigens (Native sp.) 5 gallon/
 - Deer Grass 5 gallon/
 - Leymus condensatus 'Canyon Prince' Canyon Prince Wild Rye (Native sp.) 5 gallon/
 - Eriogonum grande Var. 'Subescens' Red Buckwheat (Native sp.) 5 gallon/
 - Sida pulchra (Native sp.) 5 gallon/
 - Purple Needlegrass 1 gallon, 18" o.c./
 - Iris douglasiana (Native sp.) Douglas Iris 1 gallon, 18" o.c./
- GROUNDCOVERS**
- Eriogonum fasciculatum polifolium Interior Ca. Buckwheat (Native sp.) 1 gallon, 18" o.c./
 - Oenothera californica (Native sp.) 1 gallon, 12" o.c./
 - California Evening Primrose 1 gallon, 18" o.c./
 - Baccharis glauca Pigeon Point Dwarf Coyote Brush (Native sp.) 1 gallon, 18" o.c./
 - Arctostaphylos hookeri 'Franciscana' Franciscan Manzanita (Native sp.) 1 gallon/
 - Campsis radicans Trumpet Vine 1 gallon/
- MATERIALS**
- Native seed mix: 8,000 sq. ft. at 3lbs. per 1,000 sq.ft. for Buffalo Grass and 1lb. per 1,000 sq. ft. for Blue Grama
 - 50% Buffalo Grass (UC Verde)
 - 50% Blue Grama
- Note: Temporary irrigation is needed for a minimum of 60 days for seed to take root and establish. 60 degree soil temperature required for installation. Plant in spring for best results.
- MATERIALS
- 1/2" Screened decomposed granite; 2" thick in all planting beds.
 - Color per owner. Stabilized in detention basin only.

Designed by: _____
 Drawn by: _____
 Architect of Record: _____
 Date Plotted: 02.26.2016
 Issue for Pricing / Bidding: _____
 Issue for Permit Application: _____
 Issue for Construction: _____

Revisions:

#	DATE	COMMENTS

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 ALESSANDRO BLVD & DARWIN DRIVE
 MORENO VALLEY, CA 92551

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SHEET CONTENTS:
 PRELIMINARY
 LANDSCAPE PLAN
 SHEET NO.

L1.3
 HPA # 2014644

LANDSCAPE PLAN 1" = 40'-0"
 0' 10' 20' 40' 80' NORTH



Designed by: _____
 Drawn by: _____
 Architect of Record: _____
 Date Plotted: 02.26.2016
 Issue for Pricing / Bidding: _____
 Issue for Permit Application: _____
 Issue for Construction: _____

Revisions:

#	DATE	COMMENTS

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ROCAS GRANDES
 ALESSANDRO BLVD & DARWIN DRIVE
 MORENO VALLEY, CA 92551

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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 5339 alpha rd suite 300
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SHEET CONTENTS:
 PRELIMINARY
 LANDSCAPE PLAN

SHEET NO.
L2.3
 HPA # 2014644

LANDSCAPE PLAN 1" = 40'-0"
 0' 10' 20' 40' 80' NORTH

- | | | | |
|---|---|--|--|
| <ul style="list-style-type: none"> Washingtonia filifera (Native sp.) 18' HT/ California Fan Palm Parkinsonia x 'Desert Museum' 48" BOX/ Thornless Mex. Palo Verde (Native Hybrid) 24" BOX/ Olea Europaea 36" BOX/ Fruitless Olive Tree Quercus agrifolia (Native sp.) 36" BOX/ Coast Live Oak Prosopis glandulosa torreyana 36" BOX/ Honey Mesquite (Native sp.) Chilopsis linearis (Native sp.) 15 GAL/ Desert Willow Heteromeles arbutifolia (Native sp.) 24" BOX/ Toyon (Trained Tree Form) Prunus Cerasifera 24" BOX/ Purple Leaf Plum Pinus Canariensis 24" BOX/ Canary Island Pine | <ul style="list-style-type: none"> SHRUBS Rhus ovata (Native sp.) 5 gallon/ Ceanothus 'Blue Jeans' (Native sp.) 5 gallon/ Blue Jeans California Lilac 5 gallon/ Encelia farinosa (Native sp.) 5 gallon/ Brittlebush 5 gallon/ Rhamnus californica (Native sp.) 5 gallon/ Leatherleaf Coffeeberry 5 gallon/ Artemisia californica (Native sp.) 5 gallon/ California Sagebrush 5 gallon/ Ribes sanguineum (Native sp.) 5 gallon/ Red Flowering Currant 5 gallon/ Myrica californica (Native sp.) 5 gallon/ Pacific Wax Myrtle 5 gallon/ Salvia pachyphylla (Native sp.) 5 gallon/ Rose Sage 5 gallon/ Carpenteria californica (Native sp.) 5 gallon/ Bush Anemone 5 gallon/ Heteromeles arbutifolia (Native sp.) 5 gallon/ Toyon 5 gallon/ Lonicera subspicata denudata 5 gallon/ Chaparral Honeysuckle (Native sp.) | <ul style="list-style-type: none"> ACCENT PLANTS/GRASSES Justicia californica (Native sp.) 5 gallon/ Chuparosa Festuca californica (Native sp.) 5 gallon/ California Fescue Muhlenbergia rigens (Native sp.) 5 gallon/ Deer Grass Leymus condensatus 'Canyon Prince' 5 gallon/ Canyon Prince Wild Rye (Native sp.) Eriogonum grande Var. 'Rubescens' 5 gallon/ Red Buckwheat (Native sp.) 5 gallon/ Stipa pulchra (Native sp.) 5 gallon/ Purple Needlegrass Iris douglasiana (Native sp.) 1 gallon, 18" o.c./ Douglas Iris | <ul style="list-style-type: none"> GROUNDCOVERS Eriogonum fasciculatum polyfolium 1 gallon, 18" o.c./ Interior Ca. Buckwheat (Native sp.) Oenothera californica (Native sp.) 1 gallon, 12" o.c./ California Evening Primrose Baccharis pilularis 'Pigeon Point' 1 gallon, 18" o.c./ Dwarf Coyote Brush (Native sp.) Arctostaphylos hookeri 'Franciscana' 1 gallon, 18" o.c./ Franciscan Manzanita (Native sp.) Campsis radicans 1 gallon/ Trumpet Vine |
|---|---|--|--|
- Native seed mix: 8,000 sq. ft. at 3lbs. per 1,000 sq.ft.
 50% Buffalo Grass, (UC Verde) for Buffalo Grass and 1lb. per 1,000 sq. ft. for Blue Grama
 50% Blue Grama
 Note: Temporary irrigation is needed for a minimum of 60 days for seed to take root and establish. 60 degree soil temperature required for installation. Plant in spring for best results.
- MATERIALS**
 1/2" Screened decomposed granite; 2" thick in all planting beds.
 Color per owner. Stabilized in detention basin only.

Designed by: _____
 Drawn by: _____
 Architect of Record: _____
 Date Plotted: 12.03.2015
 Issue for Pricing / Bidding: _____
 Issue for Permit Application: _____
 Issue for Construction: _____

Revisions:

#	DATE	COMMENTS

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ROCAS GRANDES
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SHEET CONTENTS:
 PRELIMINARY
 COLORED PLANS
 SHEET NO.

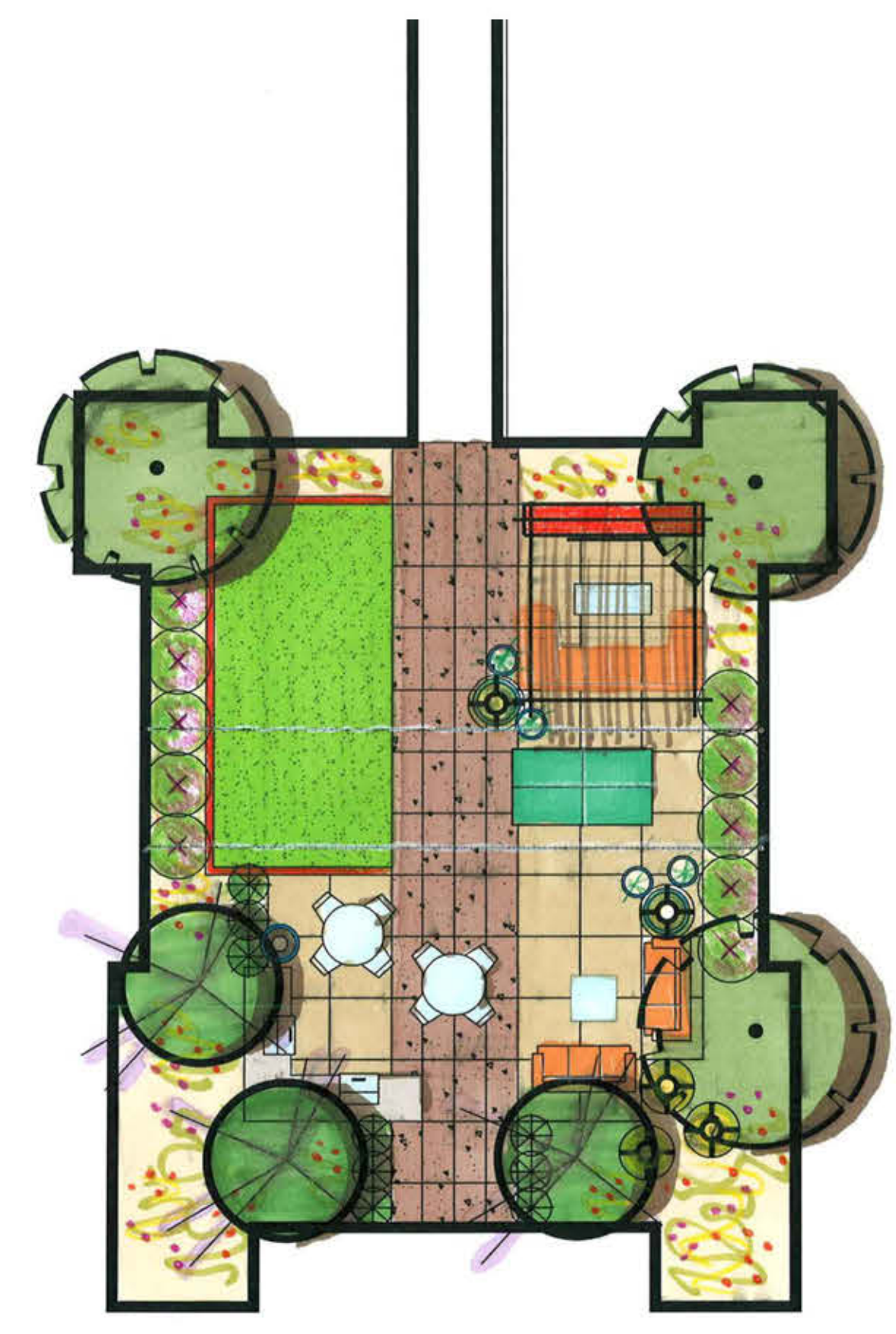
L3.3

HPA # 2014644

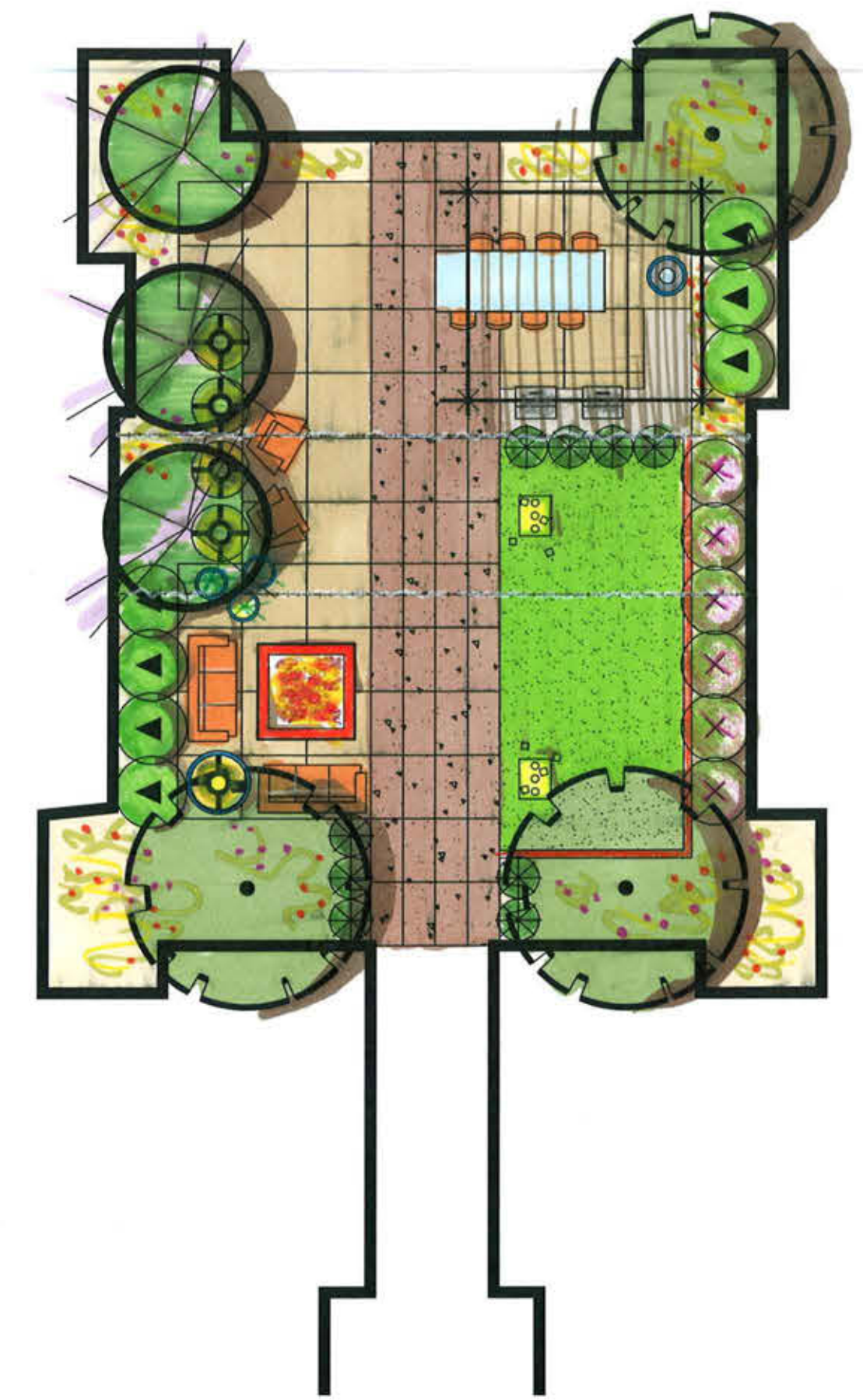
Attachment: ATT 6 - Architectural Plans (2262 : Rocas Grandes Apartment Project)



MAIN AMENITY AREA - CONCEPT 1
 N.T.S



SECONDARY COURT 1 - CONCEPT
 N.T.S



SECONDARY COURT 2 - CONCEPT
 N.T.S

PRELIMINARY GRADING / PLOT PLAN FOR MORENO VALLEY, CA ROCAS GRANDES APARTMENTS PROJECT PA15-0046

LEGAL DESCRIPTION

PARCEL 1: LOT 3 IN BLOCK 120, OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON RECORDED IN BOOK 11, PAGE 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: LOT 5 IN BLOCK 120, OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON RECORDED IN BOOK 11, PAGE 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH THAT PORTIONS OF BRODIEA AVENUE, WITHIN SAID BLOCK, LYING SOUTHERLY AND ADJACENT TO LOT 5.

PARCEL 3: LOT 6 IN BLOCK 120, OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT COMPANY, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON RECORDED IN BOOK 11, PAGE 10, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH THAT PORTIONS OF BRODIEA AVENUE, WITHIN SAID BLOCK, LYING SOUTHERLY AND ADJACENT TO LOT 5.

SITE AREA

TOTAL GROSS AREA = 1,196,158 SF / 27.46 ACRES
 TOTAL NET AREA = 841,415 SF / 19.31 ACRES

DENSITY

ZONE: R30
 MAXIMUM DENSITY: 30 DU/AC
 MINIMUM DENSITY: 24 DU/AC
 PROPOSED DENSITY: 22.06 DU/AC

LAND USE

EXISTING USE
 TOTAL NUMBER OF LOTS: 3
 USE: UN-DEVELOPED LAND

PROPOSED USE
 TOTAL NUMBER OF LOTS: 3
 USE: MULTI-FAMILY APARTMENTS

FEMA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN FEMA FLOODPLAIN

SURVEY NOTES:

TOPOGRAPHIC AND BOUNDARY SURVEY SHOWN HEREON WAS PREPARED BY:
TOPOGRAPHIC SURVEY PHOTO GEODETIC, CORP. 1161 EAST MAIN ST., SUITE 102 EL CAJON, CA 92021
BOUNDARY SURVEY PASCO, LARET, SUITER & ASSOC. 535 N. HIGHWAY 101, STE A SOLANA BEACH, CA 92075
 DATED: 05/27/2015

- THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL(S) SHOWN HEREON ARE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY.
- ELEVATIONS SHOWN HEREON ARE BASED ON POINT
- THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

EARTHWORK

NET EXCAVATION (CUT) = 18,556 CY
 NET EMBANKMENT (FILL) = 23,298 CY
 NET IMPORT = 4,742 CY

TOTAL DISTURBED AREA = 841,415 SF (19.31 AC)
 MAX DEPTH OF CUT = 14' FT
 MAX DEPTH OF FILL = 5' FT
 EARTHWORK ESTIMATES DO NOT INCLUDE VALUES FOR REMEDIAL GRADING. EARTHWORK ESTIMATES ARE BASED ON IN PLACE VOLUMES AND DO NOT ACCOUNT FOR ANY SHRINKAGE OR BULKING OF THE SOIL THAT MAY OCCUR DURING GRADING ACTIVITIES.

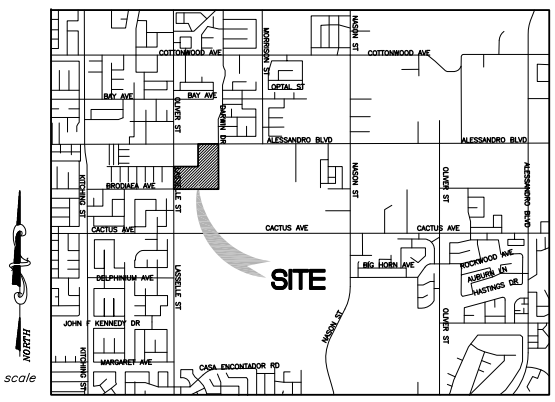
PREPARED BY:



PASCO LARET SUITER & ASSOCIATES
 CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
 535 N Coast Highway 101 Ste A Solana Beach, CA 92075
 ph 858.259.8212 | fx 858.259.4812 | plsengineering.com

PRELIMINARY GRADING / PLOT PLAN PA15-0046

SHEET 1 OF 4



VICINITY MAP

NOT TO SCALE

OWNER:

GRANITE CAPITOL, LLC, & THE 26TH CORPORATION
 23205 SUNNYMEAD BOULEVARD, STE 200
 MORENO VALLEY, CA 92553

APPLICANT:

ROCAS GRANDES, LLC
 3555 FIFTH AVE, STE 100
 SAN DIEGO, CA 92103
 (619) 692-9092

SITE ADDRESS

THE PARCEL IS LOCATED DIRECTLY SOUTHWEST OF THE INTERSECTION OF ALESSANDRO BOULEVARD AND DARWIN DRIVE

APN

486-280-043

UTILITY COMPANIES

EASTERN MUNICIPAL WATER DISTRICT	(951) 928-3777
VERIZON	(951) 929-9412
MORENO VALLEY ELECTRIC UTILITIES (MVU)	(951) 413-3500
SOUTHERN CALIFORNIA GAS COMPANY (SCG)	(951) 335-3919
TIME WARNER (TWC)	(909) 748-6656
RIVERSIDE TRANSIT AGENCY (RTA)	(951) 684-1007
RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT (RCFC & WCD)	(951) 955-7170
MORENO VALLEY UNIFIED SCHOOL DISTRICT	(951) 571-7500

LEGEND

PROJECT BOUNDARY	---
RIGHT-OF-WAY CENTERLINE	---
EXISTING LOTLINE	---
PROPOSED LOTLINE	---
EXISTING CONTOUR	---
EXISTING SEWER LINE	---
EXISTING WATER LINE	---
EXISTING OVERHEAD UTILITIES	---
EXISTING GAS MAIN	---
EXISTING EASEMENT LINE	---
PROPOSED BLDG. SETBACK	---
PROPOSED DAYLIGHT	---
PROPOSED CONTOUR	---
PROPOSED 2:1/3:1 SLOPE	---
PROPOSED PRIVATE SEWER LINE	S
PROPOSED PRIVATE STORM DRAIN	SD
PROPOSED PRIVATE WATER LINE	W
PROPOSED PRIVATE FIRE SERVICE LINE	FS
PROPOSED SEWER MANHOLE	⊙
PROPOSED STORM DRAIN CLEAN OUT	⊙
PROPOSED STORM DRAIN INLET	⊙
PROPOSED STORM DRAIN HEADWALL	⊙
PROPOSED REVERSED SIDEWALK OUTLET PER MVS1-151A	⊙
PROPOSED RIP-RAP ENERGY DISSIPATOR	⊙
PROPOSED BROW DITCH	⊙
PROPOSED GRASS SWALE	⊙
PROPOSED FIRE HYDRANT	⊙
PROPOSED DOUBLE CHECK DETECTOR	⊙
PROPOSED AC PAVEMENT	⊙
PROPOSED DECORATIVE PAVERS	⊙
PROPOSED SIDEWALK	⊙

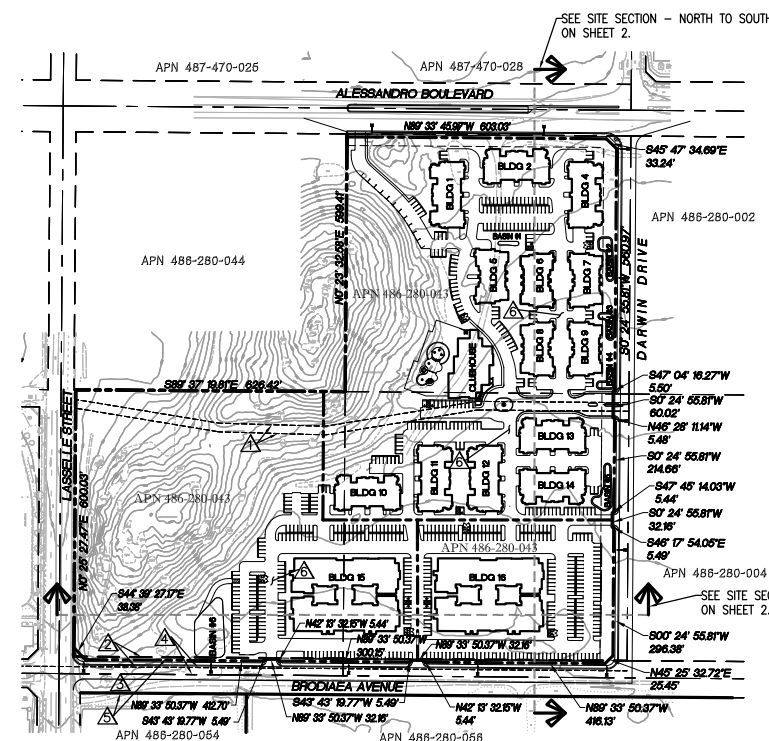
PLOTTED EASEMENTS

FIRST AMERICAN TITLE INSURANCE COMPANY, REPORT, ORDER NO. NCS-690034-SD, DATED JUNE 4, 2015 AND INCLUDES THE FOLLOWING EXCEPTIONS.

- A 20' WIDE EASEMENT FOR PURPOSES THERETO AS SET FORTH IN AN INSTRUMENT. RECORDED IN BOOK 2205, PAGE 147, OF OFFICIAL RECORDS. FOR PUBLIC UTILITIES.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO RECORDED NOVEMBER 3, 1880 ON FILE IN BOOK 11, PAGE 10, OF TRACK MAPS. FOR: TO LAY PIPES AND CONDUITS FOR CONDUCTING WATER, AND THE RIGHT TO ENTER UPON SAID LAND TO REPAIR, REPLACE AND CONTROL THE SAME; AND STREET CARS, STEAM, AND ELECTRIC RAILWAYS, TELEGRAPH AND TELEPHONE LINES, SEWER AND GAS CONDUITS, FLUMES, AND WATERPIPER FOR DOMESTIC USE OR IRRIGATING PURPOSES, AND THE RIGHT TO CONSTRUCT, OPERATE, REPAIR AND MAINTAIN THE SAME OR EITHER OF THEM FOR EVER AND INCIDENTAL PURPOSES.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 10, 1958 IN BOOK 2205, PAGE 147 OF OFFICIAL RECORDS. IN FAVOR OF FOUR CORNERS PIPE LINE COMPANY.
- AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 04, 2007 AS INSTRUMENT NO. 2007-0563296 OF OFFICIAL RECORDS IN FAVOR OF CITY OF MORENO VALLEY.

PROPOSED EASEMENTS

- PROPOSED BLANKET EASEMENT FOR THE PUBLIC UTILITIES PURPOSE.

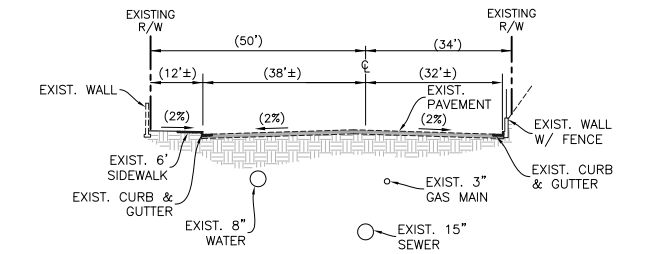


INDEX MAP

SCALE: 1"=200'

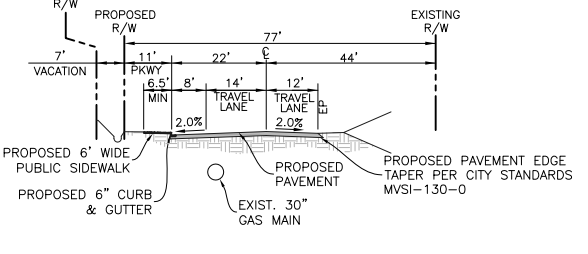
ADA NOTE

I HEREBY DECLARE THAT I HAVE COMPARED THESE PLANS WITH ALL APPLICABLE ADA TITLE II AND TITLE 24 REQUIREMENTS FOR DISABILITY ACCESS FOR THIS PROJECT, AND THESE PLANS ARE IN FULL COMPLIANCE WITH THOSE REQUIREMENTS



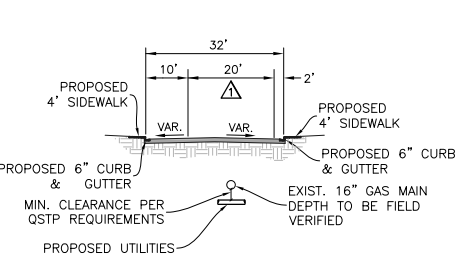
TYPICAL SECTION: EXISTING LASELLE STREET (PUBLIC)

NOT TO SCALE (ARTERIAL PER MVS1-104A-0)



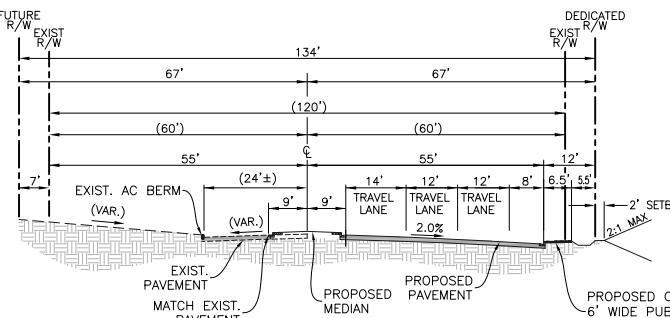
TYPICAL SECTION: BRODIEA AVE. (PUBLIC)

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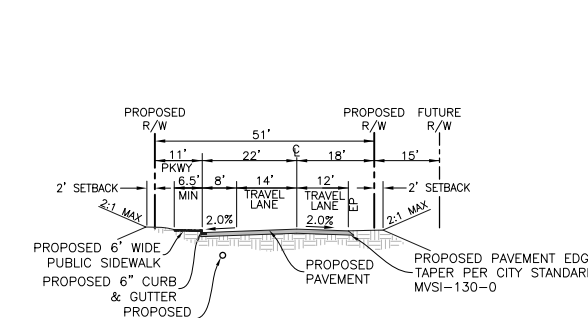
TYPICAL SECTION: EXISTING 20' EASEMENT

NOT TO SCALE



TYPICAL SECTION: ALESSANDRO BOULEVARD (PUBLIC)

NOT TO SCALE (DIVIDED MAJOR ARTERIAL PER MVS1-101A-0)



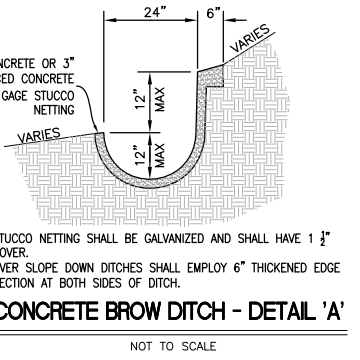
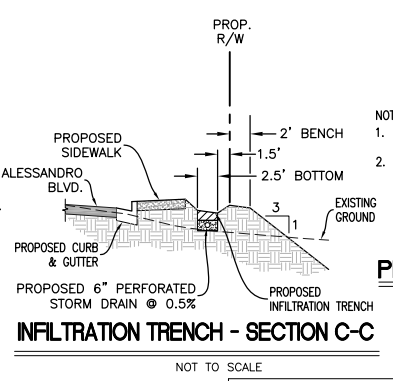
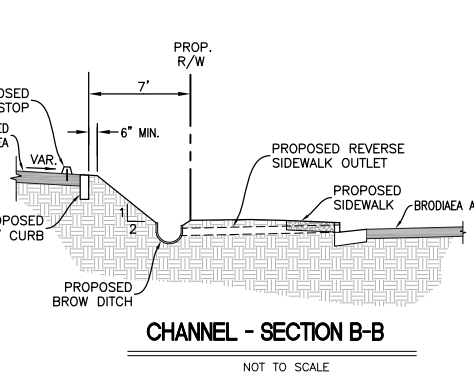
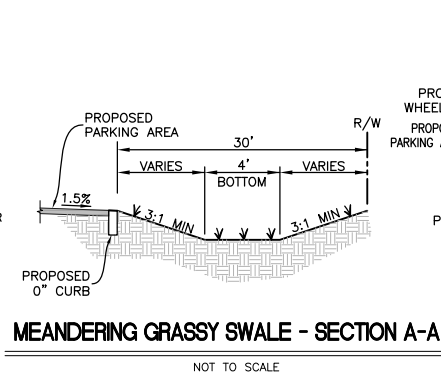
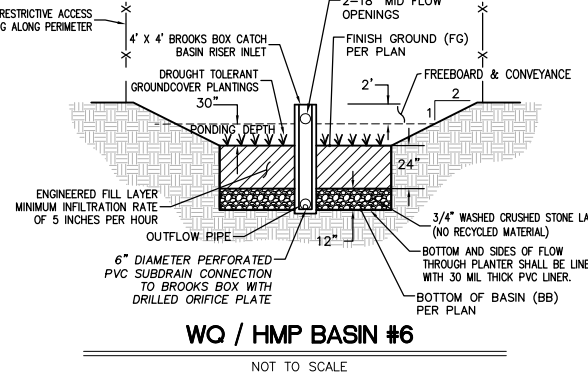
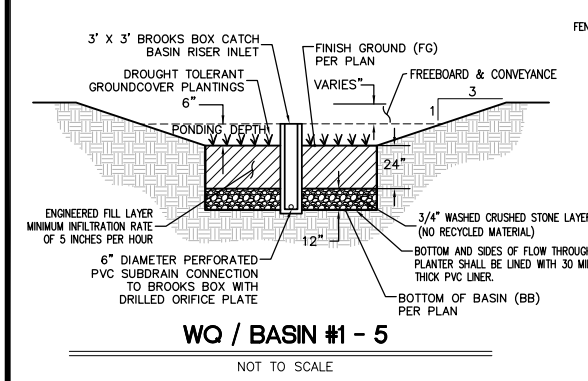
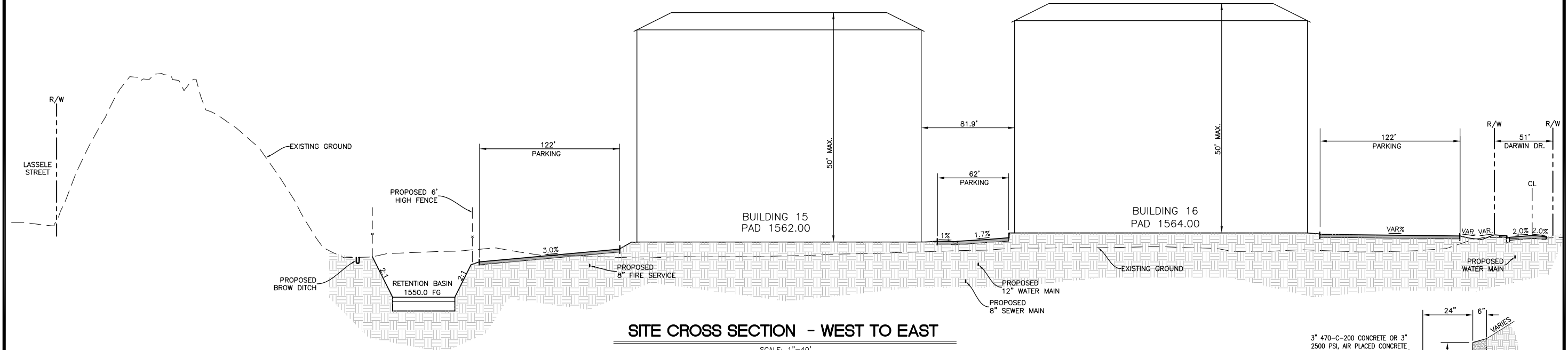
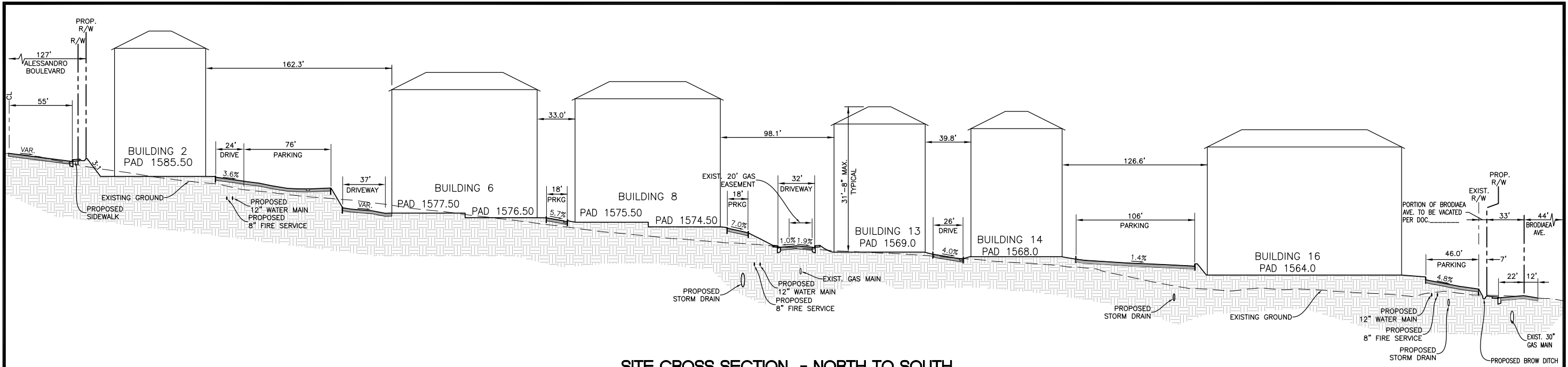
TYPICAL SECTION: DARWIN STREET (PUBLIC)

NOT TO SCALE (COLLECTOR PER MVS1-106B-0)

- NOTES:
- UNINTERRUPTED ACCESS TO THE EXISTING 20' EASEMENT TO BE MAINTAINED AT ALL TIMES.
 - NO PERMANENT STRUCTURES TO BE CONSTRUCTED WITHIN THE EXISTING EASEMENT WITHOUT PRIOR APPROVAL FROM QSTP.

WILLIAM J. SUITER RCE 68964

7/22/2016 DATE

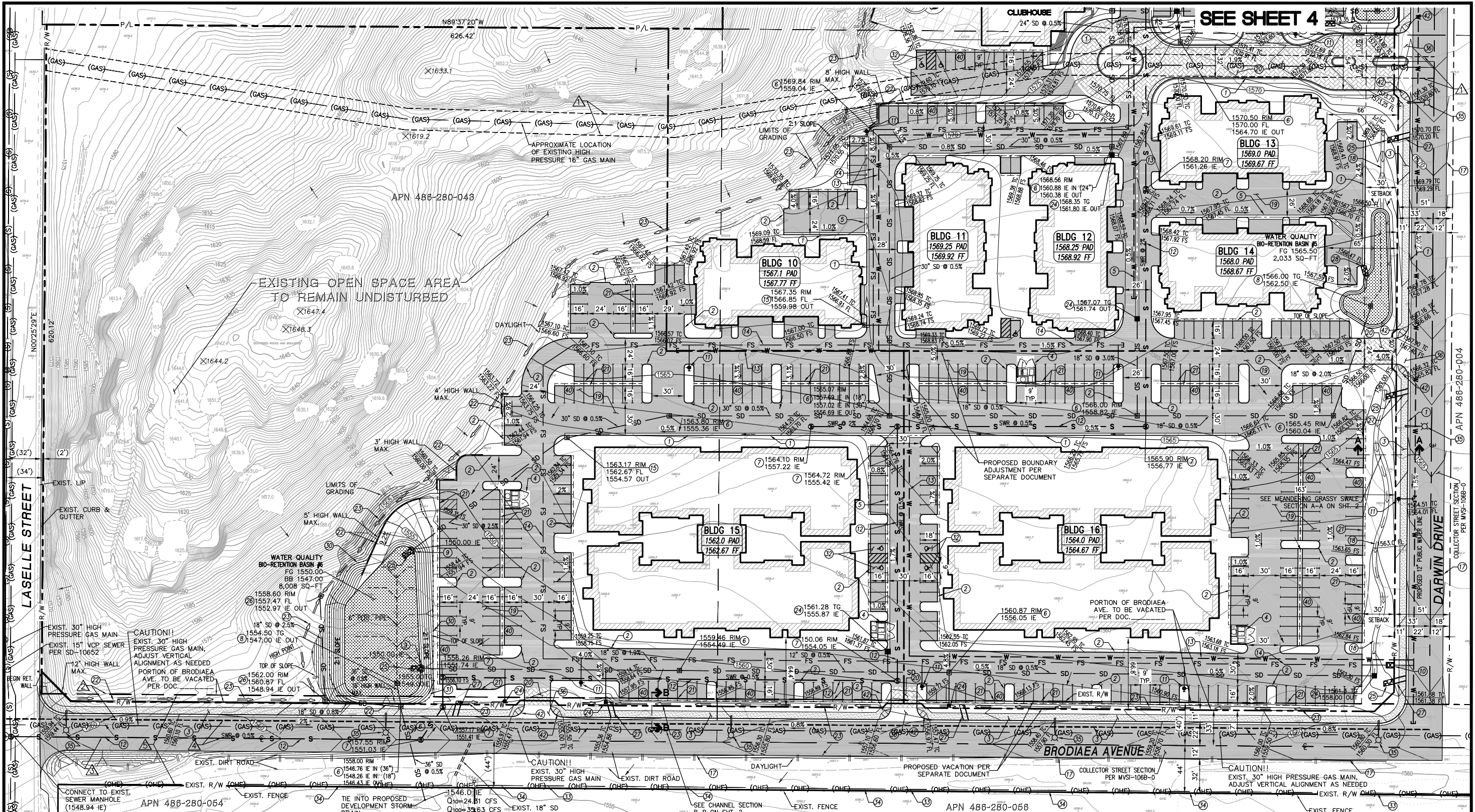


- NOTE:
1. STUCCO NETTING SHALL BE GALVANIZED AND SHALL HAVE 1 1/2" COVER.
 2. OVER SLOPE DOWN DITCHES SHALL EMPLOY 6" THICKENED EDGE SECTION AT BOTH SIDES OF DITCH.

PREPARED BY:
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535 N Coast Highway 101 Ste A Solana Beach, CA 92075
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PRELIMINARY GRADING / PLOT PLAN PA15-0046

SHEET 2 OF 4



- IMPROVEMENT NOTES :**
- 1 PROPOSED 6" CURB & GUTTER PER MVSJ-120A-0
 - 2 PROPOSED 6" CURB PER MVSJ-121A-0
 - 3 PROPOSED SIDEWALK PER MVSJ-115A-0
 - 4 PROPOSED TRASH ENCLOSURE PER MVGF-660A-0 TO 660-F-0
 - 5 PROPOSED 3" WIDE RIBBON GUTTER
 - 6 PROPOSED STORM DRAIN MANHOLE PER MVFE-320A-0
 - 7 PROPOSED 48" SEWER MANHOLE
 - 8 PROPOSED 48"x48" BROOKS BOX
 - 9 PROPOSED HEADWALL
 - 10 PROPOSED DOUBLE CHECK DETECTOR
 - 11 PROPOSED FIRE HYDRANT PER EMDW B-362

- IMPROVEMENT NOTES CONT. :**
- 12 PROPOSED PRIVATE 8" SEWER MAIN
 - 13 PROPOSED PRIVATE 12" WATER MAIN
 - 14 PROPOSED PRIVATE 8" FIRE SERVICE MAIN
 - 15 PROPOSED CATCH BASIN PER MVFE-300A-0
 - 16 PROPOSED 8" CURB PER MVSJ-121B-0
 - 17 PROPOSED PAVEMENT EDGE TAPER PER CITY STANDARDS MVSJ-130-0
 - 18 PROPOSED GRASS SWALE @ 0.5% MIN. PER SECTION A-A ON SHT. 2
 - 19 PROPOSED A.C. PAVEMENT
 - 20 PROPOSED DECORATIVE CONCRETE OR PAVERS
 - 21 PROPOSED 0" CURB
 - 22 PROPOSED RETAINING WALL PER SEPARATE PERMIT

- IMPROVEMENT NOTES CONT. :**
- 23 PROPOSED CONCRETE BROW DITCH
 - 24 PROPOSED 36"x36" BROOKS BOX
 - 25 PROPOSED RIP RAP
 - 26 PROPOSED TYPE 'T' CATCH BASIN
 - 27 PROPOSED REVERSED SIDEWALK OUTLET PER MVSJ-151A-0 & MVSJ-151B
 - 28 PROPOSED 2" WIDE CURB OPENING
 - 29 PROPOSED 8" CURB & GUTTER PER MVSJ-120B-0
 - 30 PROPOSED 6" HIGH FENCE PER MVGF-641A-0
 - 31 PROPOSED 36"x36" EMERGENCY OVERFLOW
 - 32 PROPOSED HANDICAP PARKING, 2% MAX.
 - 33 EXISTING OVERHEAD ELECTRICAL LINE

- IMPROVEMENT NOTES CONT. :**
- 34 EXISTING POWER POLE
 - 35 PROPOSED STREET LIGHT PER MVLV-400A-0
 - 36 PROPOSED DRIVEWAY PER MVSJ-112C-0
 - 37 PROPOSED STREET LIGHT PER MVLV-400B-0
 - 38 PROPOSED 4" AREA DRAINS
 - 39 PROPOSED MEDIAN LANDSCAPE MEANDERING DESIGN PER MVSJ-141-0
 - 40 2' PARKING OVERHANG
 - 41 PROPOSED INFILTRATION TRENCH
 - 42 PROPOSED PEDESTRIAN RAMP PER MVSJ-114A-1

NOTES:

1. ROOF DRAINS TO DISCHARGE ONTO LANDSCAPE AREAS WHERE POSSIBLE. IF NOT POSSIBLE ROOF DRAINS TO BE ROUTED BY PIPE SYSTEMS TO BASINS.
2. TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
3. ALL GATES INSTALLED ALONG VEHICULAR ACCESS AREAS, WILL BE ELECTRICALLY OPERATED WITH APPROVED KNOX EMERGENCY ACCESS EQUIPMENT.

SCALE IN FEET
GRAPHIC SCALE

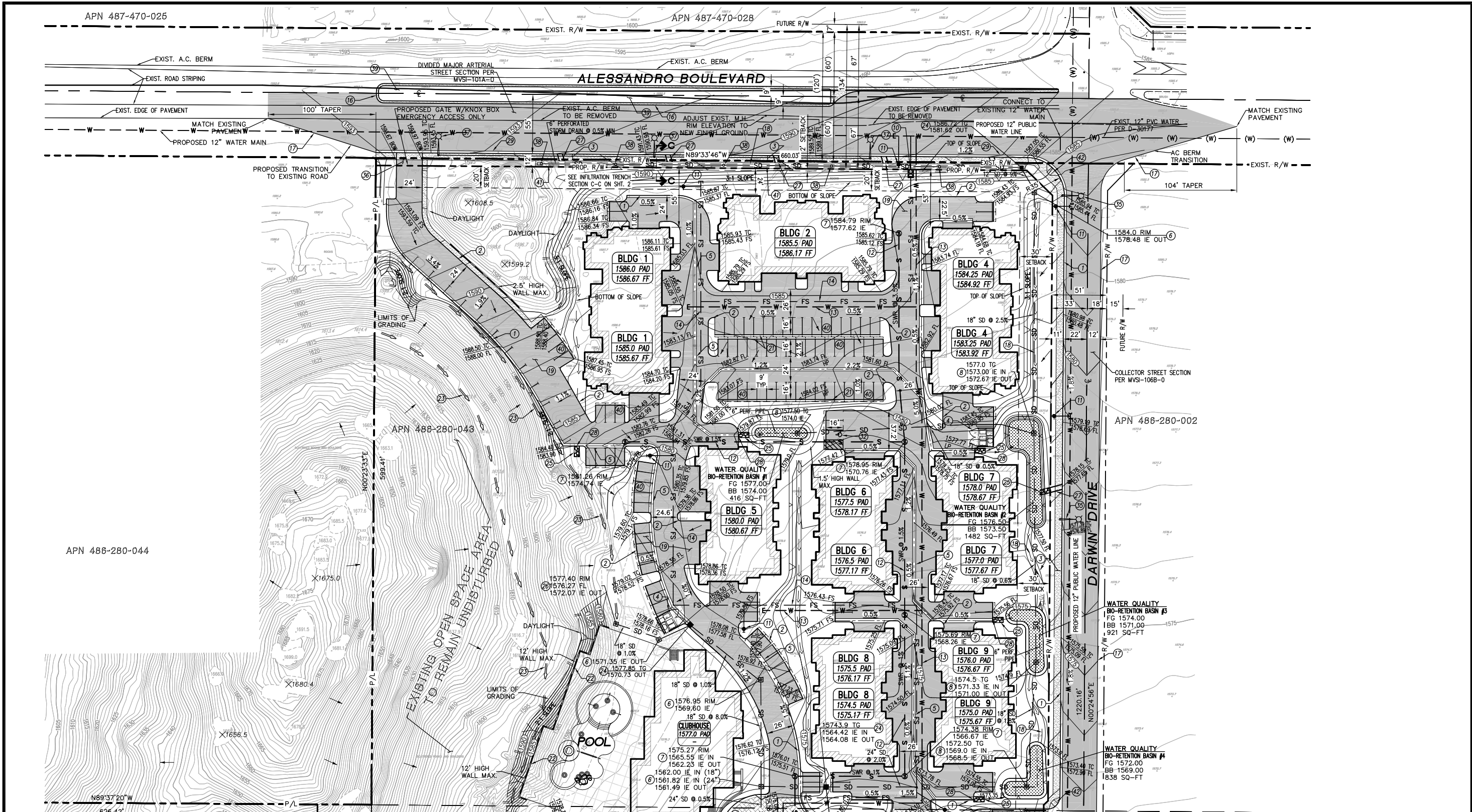
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PRELIMINARY GRADING PLOT PLAN PA15-0046

SHEET 3 OF 4

DATED: JULY 22, 2016 PLSA 2365



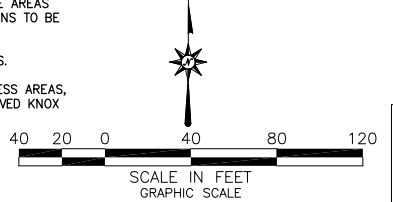
- IMPROVEMENT NOTES :**
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 - ⑤ PROPOSED 3" WIDE RIBBON GUTTER
 - ⑥ PROPOSED STORM DRAIN MANHOLE PER MVFE-320A-0
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 - ⑧ PROPOSED 48"x48" BROOKS BOX
 - ⑨ PROPOSED HEADWALL
 - ⑩ PROPOSED DOUBLE CHECK DETECTOR
 - ⑪ PROPOSED FIRE HYDRANT PER EMDW B-362
- IMPROVEMENT NOTES CONT. :**
- ⑫ PROPOSED PRIVATE 8" SEWER MAIN
 - ⑬ PROPOSED PRIVATE 12" WATER MAIN
 - ⑭ PROPOSED PRIVATE 8" FIRE SERVICE MAIN
 - ⑮ PROPOSED CATCH BASIN PER MVFE-300A-0
 - ⑯ PROPOSED 8" CURB PER MVSJ-121B-0
 - ⑰ PROPOSED PAVEMENT EDGE TAPER PER CITY STANDARDS MVSJ-130-0
 - ⑱ PROPOSED GRASS SWALE @ 0.5% MIN. PER SECTION A-A ON SHT. 2
 - ⑲ PROPOSED A.C. PAVEMENT
 - ⑳ PROPOSED DECORATIVE CONCRETE OR PAVERS
 - ㉑ PROPOSED 0" CURB
 - ㉒ PROPOSED RETAINING WALL PER SEPARATE PERMIT

- IMPROVEMENT NOTES CONT. :**
- ㉓ PROPOSED CONCRETE BROW DITCH
 - ㉔ PROPOSED 36"x36" BROOKS BOX
 - ㉕ PROPOSED RIP RAP
 - ㉖ PROPOSED TYPE "F" CATCH BASIN
 - ㉗ PROPOSED REVERSED SIDEWALK OUTLET PER MVSJ-151A-0 & MVSJ-151B
 - ㉘ PROPOSED 2" WIDE CURB OPENING
 - ㉙ PROPOSED 8" CURB & GUTTER PER MVSJ-120B-0
 - ㉚ PROPOSED 6" HIGH FENCE PER MVGF-641A-0
 - ㉛ PROPOSED 36"x36" EMERGENCY OVERFLOW
 - ㉜ PROPOSED HANDICAP PARKING, 2% MAX.
 - ㉝ EXISTING OVERHEAD ELECTRICAL LINE

- IMPROVEMENT NOTES CONT. :**
- ㉞ EXISTING POWER POLE
 - ㉟ PROPOSED STREET LIGHT PER MVL2-400A-0
 - ㊱ PROPOSED DRIVEWAY PER MVSJ-112C-0
 - ㊲ PROPOSED STREET LIGHT PER MVL2-400B-0
 - ㊳ PROPOSED 4" AREA DRAINS
 - ㊴ PROPOSED MEDIAN LANDSCAPE MEANDERING DESIGN PER MVSJ-141-0
 - ㊵ 2' PARKING OVERHANG
 - ㊶ PROPOSED INFILTRATION TRENCH
 - ㊷ PROPOSED PEDESTRIAN RAMP PER MVSJ-114A-1

SEE SHEET 3

- NOTES:**
1. ROOF DRAINS TO DISCHARGE ONTO LANDSCAPE AREAS WHERE POSSIBLE. IF NOT POSSIBLE ROOF DRAINS TO BE ROUTED BY PIPE SYSTEMS TO BASINS.
 2. TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
 3. ALL GATES INSTALLED ALONG VEHICULAR ACCESS AREAS, WILL BE ELECTRICALLY OPERATED WITH APPROVED KNOX EMERGENCY ACCESS EQUIPMENT.

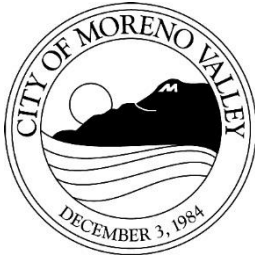


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PRELIMINARY GRADING / PLOT PLAN PA15-0046

SHEET 4 OF 4



PLANNING COMMISSION

STAFF REPORT

Meeting Date: September 8, 2016

CONTINUED ITEM - ORDINANCE REGULATING SMOKE SHOP USES CITYWIDE

Case: PA16-0025 (Smoke Shop Ordinance)

Applicant: City of Moreno Valley

Owner: N/A

Representative: N/A

Location: Citywide

Case Planner: Mark Gross

Council District: All Districts

SUMMARY

The proposed Ordinance would amend Titles 5 and 9 of the Municipal Code relating to the use of “smoke shops” and provide enforcement of regulations to ensure the health safety and welfare of the residents, businesses, visitors and other stakeholders in the City (the “Ordinance”). The Ordinance proposes to accomplish two tasks: 1) declare it grounds for business license and/or tobacco retailer license revocation when any business sells “drug paraphernalia”, as allowed pursuant to Health and Safety Code Section 11364.5, and 2) regulate smoke shops as a land use. The item was continued from the July 28, 2016 Planning Commission (“Commission”) meeting to review and modify specific sections of the proposed Smoke Shop Ordinance.

PROJECT DESCRIPTION

Background

The Ordinance was initiated by the City Council, with guidance from the Public Safety

Subcommittee (PSSC), who requested review and input on how the City can control and restrict the sale of drug paraphernalia and other illegal substances from smoke shops. Although the sale and regulation of drug paraphernalia is regulated by State law (Health and Safety Code Sections 11364-11364.7), there remains concern that such activity has great potential for negative community impacts. With appropriate local land use, regulatory, licensing and enforcement controls, the potential negative effects on the community can be minimized and/or avoided.

The following two strategies were forwarded by the PSSC to the Commission:

- Amend the Moreno Valley Municipal Code to include drug paraphernalia offenses as grounds for business and tobacco retailer license revocation
- Adopt an ordinance adding new zoning restrictions for smoke shops, as defined, including the requirement of a conditional use permit.

Staff is proposing language in Title 5 that would allow the City to revoke a business and/or a tobacco license if violations of drug paraphernalia are found. Amending Moreno Valley Municipal Code Chapter 5.04 to include grounds for license revocation would further strengthen the City's ability to apprehend offenders.

Pursuant to language within the current Moreno Valley Municipal Code, "smoke shops" are permitted as a matter of right in various commercial zones. There are currently twenty-eight (28) smoke shops established within the City.

On July 28, 2016, the Commission reviewed the proposed Smoke Shop Ordinance as suggested by the PSSC and staff. In addition to receiving public comments, Commissioners offered comments and suggested revisions to the Ordinance. To allow additional time for staff to prepare revisions to the Ordinance, the Commission recommended by a unanimous vote of 7-0 that the item be continued to the Commission meeting of September 8, 2016.

Project

1. Amend the Moreno Valley Municipal Code to include drug paraphernalia offenses as grounds for business and tobacco retailer license revocation

In 2007, Moreno Valley adopted its own tobacco retailer licensing law: Ordinance No. 752, which is codified as Moreno Valley Municipal Code Chapter 5.04. Under the City's current Moreno Valley Municipal Code, it is a violation to sell tobacco products and paraphernalia in view of the public or to advertise such products for sale at the location without a valid tobacco retailer's license. A violation of any local, state or federal tobacco-related law is grounds for licensing revocation.

However, the current Moreno Valley Municipal Code language under Chapter 5.04 does not expressly provide for tobacco license revocation if the license holder violates drug paraphernalia laws. Such revocation is permissible pursuant to Health & Safety Code

section 11364.7(d), which provides that a violation of Section 11364.7 (illegal sale of drug paraphernalia by a holder of a city business license) is grounds for revocation of that license if the offense occurred in the course of the licensee's business. Amending Moreno Valley Municipal Code Chapter 5.04 to include these grounds for license revocation would further strengthen the City's ability to stop offenders.

In addition to Chapter 5.04 specifically related to Tobacco Licenses, the proposed Ordinance makes selling drug paraphernalia pursuant to Health and Safety Code Section 11364.5 and 11364.7 grounds for business license revocation for **any** business, not just tobacco retailers, pursuant to Moreno Valley Municipal Code Chapter 5.02

At the July 28, 2106 meeting, the Commission agreed to the proposed ordinance language regarding Title 5, which includes allowances where the City can revoke a business and or a tobacco license if violations of drug paraphernalia are found.

2. Adopt an ordinance adding new zoning restrictions for smoke shops, as defined, including the requirement of a conditional use permit.

The Commission recommended that staff review certain sections of the Ordinance included within Title 9 and provide modifications as warranted. The overall consensus of the Commission at their July 28, 2016 meeting was that the Ordinance as proposed was too restrictive. In summary, the Commission had concerns regarding a) language defining a smoke shop, b) allowing a non-conforming smoke shop to reestablish if closed, c) regulation of smoke shops consistent with alcohol uses, d) the requirement of a Conditional Use Permit (CUP) to establish new smoke shop uses, e) establishing first in-time rights for smoke shops and buffer uses, and f) distancing requirements between smoke shop uses and other sensitive land uses.

The following provides a detailed analysis of the Commission's concerns and the proposed modifications made to the Ordinance under newly established Section 9.09.280 "Smoke Shops" of the Municipal Code, (specific language is included in the attached resolution):

a. Consider modifying the definition of a smoke shop that includes 30% of floor area containing tobacco products

The Commission expressed concerns regarding the proposed definitions of a Smoke Shop. In particular, the concern was that the proposed definition was too broad, as it could have arguably included plant nurseries and/or garden shops of major retailers, housewares sales, or gas stations with small kiosks. In other words, a gas station with a small kiosk could have met the 30% floor area requirement of the proposed definition of Smoke Shop, thereby requiring these kinds of gas stations to obtain a Conditional Use Permit (CUP) to operate the use. This would have been an unintended consequence, and not comport with the intent of the Ordinance. Staff has removed the

percentage of floor space that previously defined a smoke shop use and has modified the definition as follows:

“Smoke Shop” shall mean a retail establishment, commonly known as a smoking shop, smoking lounge, vape shop, hookah bar, cigar bar, cigar shop, or headshop, which provides or sells products intended or designed for use in ingesting, inhaling, or otherwise introducing tobacco into the human body, including but not limited to tobacco products, electronic cigarettes which contain nicotine and emit smoke or vapor, smoking accessories, including but not limited to rolling papers, rolling machines, herb grinders, scales, glass pipes, hookah pipes, bong, bubblers, or other paraphernalia.

b. Allow businesses to sell and reestablish at the same site through ownership changes

Concerns were raised regarding legal non-conforming smoke shop uses not being able to reestablish if a business is closed or ownership is transferred. Accordingly, Staff has eliminated the proposed language. Therefore, the existing Section 9.02.180 regulating nonconforming uses will apply equally to smoke shops. It should be noted, though, that existing Section 9.02.180(D) would still prohibit the re-establishment of non-conforming uses that have been discontinued for one year or more.

Smoke shop uses are currently permitted in a majority of our commercially zoned districts, without a CUP. Land uses such as liquor stores and convenience stores that sell alcohol are a permitted use in the Community Commercial (CC), Neighborhood Commercial (NC), and the Mixed Use Commercial (MUC) zoned districts, unless they are within 300 feet of a residential zone or use in which case they become a conditionally permitted use. Restaurant uses serving alcohol are permitted in all zones included above as well as the Office Commercial (OC), Business Park Mixed Use (BPX), and Village Commercial (VC) zones.

In addition to allowing smoke shop uses in the CC zoning district as was proposed with the original language, the Ordinance has been modified to allow smoke shops as a permitted or conditionally permitted use in the NC, OC and VC zoning districts. The Ordinance has been modified to more closely represent Municipal Code regulations of liquor stores and convenience stores and the retail sale of liquor in restaurants, while also prohibiting smoke shops to establish in mixed use zones where residential uses exist.

d. Smoke Shop regulations should not be overly restrictive by requiring a Conditional Use Permit (CUP) for all uses.

Language within the Ordinance provided at the July 28th Commission meeting limited smoke shop uses to the CC zoning district with the requirement of a Conditional Use

Permit (CUP), regardless of where the use was located or if located in close proximity to an existing residential use or zone. Based on the Commission's concerns that the Ordinance may be too restrictive, staff has provided the following revisions: A CUP for a smoke shop is required if: 1) the smoke shop is located within 300 feet from any residential zone or use, or 2) the smoke shop is located within 600 feet from a public/private school, church, childcare/day care, a public park and non-profit youth facilities. The Ordinance mirrors the Alcohol Beverage Control (ABC) requirements for approval of alcohol licenses, which provides that alcohol licenses can be denied if establishments are located within 600 feet from schools, public playgrounds or non-profit youth facilities.

e. Consider establishing "first in time" rights between existing smoke shop uses and buffer restricted uses that are located within the distance requirements.

Language has been included within the proposed ordinance to provide first in time rights for lawfully operating smoke shops. If any of the more sensitive buffer uses established under newly proposed Section 9.09.280 "Smoke Shops" of the Municipal Code locate within the distance buffers to an existing smoke shop use, the smoke shop will have "first in" rights which will allow the existing business to remain a legal use. The new language reads as follows:

H. First In Time.

Should a land use mentioned in subsection B hereinabove be appropriately approved through established City regulations and locate within the distance requirement of a lawfully operating Smoke Shop, such subsequently located land use will not make the existing Smoke Shop legal nonconforming. Instead, the lawfully operating Smoke Shop will be considered a legal use not subject to Section 9.02.180 of the Moreno Valley Municipal Code.

f. Determine if all Smoke Shop uses are current on their business licenses

Business licenses information was obtained by the City of Moreno Valley Treasury Operations Division. All 28 smoke shop uses are current on their business license applications.

g. Consider reducing distancing requirements to minimize potential non-conformities

Commissioners had concerns that the distance buffer requirements from smoke shops to other uses created too many legal non-conforming smoke shops. In other words, the distance buffer requirements were too restrictive as to smoke shops. Previous language proposed within the Ordinance provided a) 500 foot buffer restrictions between smoke

shop use to smoke shop use and b) 500, 750 and 1000 foot buffer restrictions between a smoke shop and other sensitive land uses such as a residential use/zone, childcare/daycare use or public/private schools. If these distance requirements are used, a majority of the existing smoke shop uses would become legal non-conforming.

Accordingly, the proposed revised Ordinance offers reduced buffer distance criteria of 200, 400 and 600 feet from certain uses. For example, the proposed buffer distance from a smoke shop to another smoke shop has been reduced from 750 feet to 600 feet, a smoke shop use to a college, university and vocation training facility reduced from 750 feet to 400 feet and a smoke shop use to a church without a daycare component reduced from 500 feet to 200 feet. In addition, the 500 foot buffer restriction between a smoke shop use and a residential use or zone has been removed from the proposed Ordinance. That said, the proposed Ordinance now requires that a smoke shop obtain a CUP if it is located within 300 feet of a residential use or zone consistent with alcohol related land uses as discussed previously. With the removal of the 500 foot residential buffer requirement, existing smoke shops would remain a legal use if not located 600 feet from another smoke shop or 200, 400 or 600 feet from other sensitive land uses as provided for in the newly created Section 9.09.280 "Smoke Shops". Based on the revised buffer criteria established between smoke shop uses, approximately 14 of the 28 existing smoke shops would remain as legal land uses.

ENVIRONMENTAL

The proposed Municipal Code Amendment (PA16-0025 – Smoke Shop Amendment) is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. In the case of the proposed Smoke Shop Ordinance and amendments included in the Municipal Code, there is no possibility that the activity would create the potential for a significant impact upon the environment.

NOTIFICATION

Public notice was properly provided for this amendment prior to the meeting of July 28, 2016. A 1/8 page public hearing notice for this code amendment was published in the local newspaper on July 15, 2016. In addition, individual notices were provided to all twenty-eight (28) existing smoke shop tenants on record with an active business license as well as to existing property owners where smoke shop uses have been established.

As the item was continued by the Planning Commission on July 28, 2016 to a date specific timeframe (September 8, 2016 Planning Commission meeting), additional public notification was not warranted.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2016-18, and thereby:

1. **CERTIFY** that the proposed Ordinance [(amendment to the Municipal Code (PA16-0025)] qualifies as an exception in accordance with Section 15061 of the California Environmental Quality Act (CEQA) Guidelines, and
2. **RECOMMEND APPROVAL** of PA16-0025 to the City Council for the amendment of the City of Moreno Valley Municipal Code to modify Titles 5 and 9, including modification in the Permitted Uses Table attached as Exhibit A, related to the citywide regulation of Smoke Shop uses.

Prepared by:
Mark Gross
Senior Planner

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. PC Resolution and Exhibit A
2. Smoke Shop Analysis - 200 ft. Buffer Map
3. Smoke Shop Analysis - 400 ft. Buffer Map
4. Smoke Shop Analysis - 600 ft Buffer Map

RESOLUTION NO. 2016-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING APPROVAL OF PA16-0025 (MUNICIPAL CODE AMENDMENT) TO THE CITY COUNCIL AMENDING THE MORENO VALLEY MUNICIPAL CODE TO AMEND SECTION 5.02.270(A) "SUSPENSION OR REVOCATION"; SECTION 5.04.090(A) "REVOCATION OF LICENSE"; SECTION 9.02.020 "PERMITTED USES"; SECTION 9.15.030 "DEFINITIONS", AND TO ADD SECTION 9.09.280 "SMOKE SHOPS", ALL PERTAINING TO THE CITYWIDE REGULATION OF SMOKE SHOPS

WHEREAS, the City of Moreno Valley ("City") has a responsibility to plan and regulate the use of property within the City; and

WHEREAS, the City desires to maintain the quality of life and character of the City's neighborhoods in order to avoid negative consequences to property, social, and environmental values; and

WHEREAS, this Ordinance proposes to accomplish two tasks: 1) declare it grounds for business and/or license revocation when any business sells drug paraphernalia, as allowed pursuant to Health and Safety Code Section 11364.5, and 2) regulate smoke shops as a land use, as defined in this Ordinance; and

WHEREAS, in 2007, the City adopted Ordinance No. 752, codified as Moreno Valley Municipal Code ("MVMC") Chapter 5.04, "Licensure of Tobacco Retailers", which provides that it is a violation to sell tobacco products or paraphernalia in view of the public or to advertise such products for sale without a valid tobacco retailer's license; and

WHEREAS, a violation of any state drug paraphernalia law is grounds for business license revocation, pursuant to California Health & Safety Code section 11364.7(d); and

WHEREAS, Chapter 5.04 of the MVMC currently does not expressly provide for business license revocation if the license holder violates state drug paraphernalia laws; and

WHEREAS, the amending MVMC Chapter 5.04 to include grounds for business license revocation based on violation of state drug paraphernalia laws will strengthen the City's ability to combat the secondary effects of smoke shops; and

WHEREAS, the City seeks to regulate smoke shops as permitted and conditionally permitted uses to be allowed in the following zoning districts: 1) Community Commercial District, 2) Neighborhood Commercial District, 3) Village

Commercial District, and 4) Office Commercial District; and

WHEREAS, this Ordinance shall also add Section 9.09.280 “Smoke Shops” as a land use to be regulated in order to further define special standards that shall apply to Smoke Shops; and

WHEREAS, this amendment of the MVMC is exempt from further environmental review pursuant to Section 15061 of the California Environmental Quality Act (CEQA) Guidelines, and

WHEREAS, City staff reviewed the proposed Ordinance in accordance with established City procedures, and with consideration of the General Plan and other applicable regulations; and

WHEREAS, upon completion of the proper review process this Ordinance was appropriately agendized, and noticed in the Press Enterprise Newspaper on July 15, 2016, for a public hearing before the Planning Commission on July 28, 2016 ; and

WHEREAS, on July 28, 2016, the City Planning Commission conducted a public hearing to consider this Ordinance; and

WHEREAS, at the conclusion of the public hearing on July 28, 2016, the Planning Commission continued the hearing to the September 8, 2016, Planning Commission meeting; and

WHEREAS, on September 8, 2016, the City Planning Commission resumed and concluded the public hearing to consider this Ordinance; and

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

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

Section 1. Findings

- A. Based upon substantial evidence presented to this Planning Commission during the hearing on this Ordinance, including but not limited to: written and oral City staff reports, testimony presented at the public hearing, and the record from the public hearing, this Planning Commission finds as follows:
1. **Recitals** - This Planning Commission finds that all of the facts set forth above in this Resolution are true and correct

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

FACT: The Ordinance would add language relating to the use of “smoke shops” and provide enforcement of regulations to ensure the health safety and welfare of the residents, businesses, visitors and other stakeholders in the City. The Ordinance would: 1) amend the Municipal Code to include drug paraphernalia offenses as grounds for business and tobacco retailer license revocation, and 2) adopt new zoning restrictions for smoke shops providing language and standards for smoke shop uses including, but not limited to, definition of the use, distance requirements for buffering of the use, and standards to permit smoke shop uses as a permitted or conditionally permitted use in the Community Commercial (CC) District, Neighborhood Commercial (NC) District, Village Commercial (VC) District and Office Commercial (OC) District. The proposed Ordinance is consistent with, and does not conflict with any existing goals, objectives, policies, and programs established within the General Plan.

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

FACT: The sale of drug paraphernalia is prohibited under State law. However, State law allows local jurisdictions to declare it grounds for license revocation for businesses that illegally sell drug paraphernalia. This Ordinance provides grounds for business license revocation of a business and or a tobacco license if violations of drug paraphernalia are found. Providing for the revocation of a business and or a tobacco license if violations of drug paraphernalia are found promotes the general health, safety and welfare of the City.

In addition, this Ordinance specifies the zoning districts and sets development standards related to Smoke Shops. Regulating Smoke Shops will promote the betterment of the City’s health, safety, and welfare.

The proposed Ordinance would not be detrimental to the public health, safety or general welfare of the community. The addition of language relating to the definition and use of “smoke shops”, the establishment of clear and specific zoning regulations, and establishment of development standards that enable proper enforcement of regulations for the use would ensure the health, safety and welfare of the City residents, business, visitors and other stakeholders.

4. **Conformance with Municipal Code Regulations** – The proposed Ordinance is consistent with the purposes and intent of this title.

FACT: The proposed Ordinance is consistent with the purposes and intent of both Title 9 and Title 5 of the City of Moreno Valley Municipal Code. Title 9, currently permits smoke shop uses in all commercial land use zones. The proposed Ordinance sets forth regulations to limit smoke shops as permitted or conditionally permitted uses in the Community Commercial (CC) Neighborhood Commercial (NC), Village Commercial (VC) and Office Commercial (OC) zoning districts. The amended language provides a clear definition of smoke shops, which can enable and ensure proper enforcement of this land use. The addition of Section 9.09.280 “Smoke Shops” establishes clear, specific and proper zoning and development standards that shall apply to smoke shops. Furthermore, Title 5, Chapters 5.02 and 5.04 of the MVMC currently does not expressly provide criteria for business license revocation tied to violations of drug paraphernalia laws. The Ordinance includes grounds for license revocation if the license holder violates drug paraphernalia laws, which strengthens the City’s enforcement powers to combat the potential adverse undesirable community impacts of smoke shops.

Section 2. AMENDMENT TO TITLE 5, CHAPTER 5.02, SECTION 5.02.270(A) “SUSPENSION OR REVOCATION” OF THE MORENO VALLEY MUNICIPAL CODE.

That Section 5.02.270(A) of the City of Moreno Valley Municipal Code (“MVMC”) shall be amended to read as follows:

5.02.270 Suspension or revocation.

A. The business license officer shall have the power to suspend or revoke any business license issued hereunder whenever it appears to the business license officer that the holder of the license:

1. Has violated any provision of this chapter, or any rule or regulation adopted pursuant hereto; or
2. Commits any act or offense which would have constituted grounds hereunder to deny the issuance or renewal of a business license; or
3. Failure to make lawful payment of a fee, tax, charge, penalty or interest due under this chapter.

4. Has been convicted including a plea of “no contest” or its equivalent, of any federal, state, or local drug paraphernalia offense, as “drug paraphernalia” is defined in Health and Safety Code Section 11364.5, and as may be amended.

Section 3. AMENDMENT TO TITLE 5, CHAPTER 5.04, SECTION 5.04.090(A) “REVOCATION OF LICENSE” OF THE MORENO VALLEY MUNICIPAL CODE.

That Section 5.04.090(A) of the MVMC shall be amended to read as follows:

A. Revocation of License for Violation.

1. In addition to any other penalty authorized by law, a tobacco retailer’s license shall be revoked if the City or the county of Riverside hearing officer, if so designated by the city manager, finds, after the licensee is afforded notice and an opportunity to be heard, that the licensee, including his or her agents or employees, has violated any of the requirements, conditions or prohibitions of this chapter, or in a different legal proceeding has pleaded guilty, “no contest” or an equivalent, or admitted to a violation of any law designated in Section 5.04.080(A) (hereinafter “license violation”).

2. For a first or second alleged license violation within any sixty (60) month period, the city or its designee may engage in settlement negotiations in lieu of a hearing and may enter into a settlement agreement with a tobacco retailer alleged to have violated this chapter. Settlements shall not be confidential and shall contain the following minimum terms:

a. After a first alleged violation of this chapter at a location or business within any sixty (60) month period:

- i. An agreement to stop acting as a tobacco retailer for at least one day;
 - ii. A settlement payment of at least one thousand dollars (\$1000.00);
- and
- iii. An admission that the violation occurred and a stipulation that the violation will be counted when considering what penalty will be assessed for any future violations.

b. After a second alleged violation of this chapter at a location or business within any sixty (60) month period:

- i. An agreement to stop acting as a tobacco retailer for at least ten (10) days;
 - ii. A settlement payment of at least five thousand dollars (\$5000.00);
- and
- iii. An admission that the violation occurred and a stipulation that the violation will be counted when considering what penalty will be assessed for any future violations.

3. A tobacco retailer’s license shall be revoked if the City or the county of Riverside hearing officer, if so designated by the city manager, finds, after the

licensee is afforded notice and an opportunity to be heard, that the licensee, including his or her agents or employees, has been convicted, including a plea of “no contest” or its equivalent, of any federal, state, or local drug paraphernalia offense, as “drug paraphernalia” as defined in Health and Safety Code Section 11364.5 as may be amended.

Section 4. AMENDMENT TO TITLE 9, CHAPTER 9.02, SECTION 9.02.020 “PERMITTED USES” OF THE CITY OF MORENO VALLEY MUNICIPAL CODE.

That Section 9.02.020, Table 9.02.020-1 of the MVMC, which is attached hereto as Exhibit “A,” shall be amended to add “Smoke Shops” as a category that shall be permitted or conditionally permitted in the: 1) Community Commercial District; 2) Neighborhood Commercial District; 3) Village Commercial District; and 4) Office Commercial District, subject to Section 9.09.280(B) and (C) of the MVMC.

Section 5. AMENDMENT TO TITLE 9, CHAPTER 9.15, SECTION 9.15.030 “DEFINITIONS” OF THE CITY OF MORENO VALLEY MUNICIPAL CODE.

That Section 9.15.030 “Definitions” of the MVMC shall be amended to add the following definition:

“Smoke Shop” shall mean a retail establishment, commonly known as a smoking shop, smoking lounge, vape shop, hookah bar, cigar bar, cigar shop, or headshop, which provides or sells products intended or designed for use in ingesting, inhaling, or otherwise introducing tobacco into the human body, including but not limited to tobacco products, electronic cigarettes which contain nicotine and emit smoke or vapor, smoking accessories, including but not limited to rolling papers, rolling machines, herb grinders, scales, glass pipes, hookah pipes, bongs, bubblers, or other paraphernalia.

Section 6. AMENDMENT TO TITLE 9, CHAPTER 9.09, ADDING SECTION 9.09.280 “SMOKE SHOPS” TO THE MORENO VALLEY MUNICIPAL CODE.

That Section 9.09.280 shall be added to the MVMC as follows:

9.09.280 Smoke Shops

A. Purpose and Intent. This section is intended to protect the public health, safety and welfare by ensuring that Smoke Shops, as defined in Section 9.15.030 of Chapter 9.15 of this Code, do not create an adverse impact on adjacent properties or surrounding neighborhoods by reason of potential for incompatible secondary effects, insufficient on-site customer and employee parking, traffic generation, visual blight, bright lights, noise, or fumes. The following special

standards shall apply to Smoke Shops.

B. Permitted Use.

Except as provided in subsection 9.28.280(C) below, Smoke Shops are permitted in the: 1) Community Commercial District; 2) Neighborhood Commercial District; 3) Village Commercial District; and 4) Office Commercial District, subject to the following location and distance requirements:

1. No Smoke Shop shall be located within 600 feet of any other Smoke Shop.
2. No Smoke Shop shall be located within 200 feet of any parcel of land that contains one or more of the following specific land uses:
 - a. Churches with no day care component;
 - b. Arcades, bowling alleys, skating rinks, amusement parks, race tracks, or fair grounds.
3. No Smoke Shop shall be located within 400 feet of any parcel of land that contains one or more of the following specific land uses:
 - a. Institutions of higher education, including community or junior colleges, colleges, and universities;
 - b. Vocational training facilities.
4. No Smoke Shop shall be located within 600 feet of any parcel of land that contains one or more of the following specific land uses:
 - a. Adult businesses;
 - b. Emergency shelters;
 - c. Rehabilitation centers;
 - d. Civic Centers/Public Government facilities, including libraries, recreation centers, senior centers, employment resource centers, youth resource centers;
 - e. Residential care facilities operating as sober living facilities.
5. Distance, without regard to intervening structures, shall be:
 - a. A straight line measured from the closest exterior structural wall of any two Smoke Shops; and
 - b. A straight line measured from the closest exterior structural wall of a Smoke Shop to the closest property line of any of the specific land uses listed above.

C. Conditional Use Permit Required.

Smoke Shops that are located within 600 feet of any of the following uses shall require approval of a conditional use permit pursuant to Title 9, Chapter 9.02, Section 9.02.020 of this Code:

- a. Public or Private Schools (K-12);
- b. Churches with a day care component;
- c. Childcare/Daycare facilities, including large family day care facilities;
- d. Public parks;
- e. Nonprofit youth facilities (i.e. The Boys and Girls Club).

Smoke Shops that are located within 300 feet of any of the following uses shall require approval of a conditional use permit pursuant to Title 9, Chapter 9.02, Section 09.02.020 of this Code:

- a. Residential zones or uses, including but not limited to mobile home parks, single-room occupancy facilities (SROs), and orphanages.

D. Parking.

Parking for Smoke Shops shall be the same as the parking requirements and restrictions for off-street parking that pertains to eating and drinking establishments as described in Table 9.11.040B-12 of this Code.

E. Lighting.

All lighting shall comply with the provisions of Section 9.08.100 of this Title.

F. Waste and Storage and Disposal.

Waste, storage, and disposal of all tobacco products shall meet all applicable state and local health regulations.

G. Air Quality.

1. All ventilating equipment shall be directed to top story exhaust vents which face away from adjacent properties.
2. Required exhaust systems shall be equipped with appropriate and reasonably available control technology to minimize or eliminate noxious smoke or pollutants which would otherwise be emitted.

H. First In Time.

Should a land use mentioned in subsection B hereinabove be appropriately approved through established City regulations and locate within the distance requirement of a lawfully operating Smoke Shop, such subsequently located land use will not make the existing Smoke Shop legal nonconforming. Instead, the lawfully operating Smoke Shop will be considered a legal use not subject to

Section 9.02.180 of the Moreno Valley Municipal Code.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2016-18 and hereby:

- 1. **CERTIFIES** that the proposed Ordinance [(amendment to the Municipal Code (PA16-0025)] qualifies as an exception in accordance with Section 15061 of the California Environmental Quality Act (CEQA) Guidelines, and
- 2. **RECOMMENDS APPROVAL** of PA16-0025 to the City Council for the amendment of the City of Moreno Valley Municipal Code to modify Titles 5 and 9, related to the citywide regulation of Smoke Shop uses, including modification of the Permitted Uses Table attached as Exhibit A,

APPROVED this 8th day of September, 2016

Brian Lowell
Chair, Planning Commission

ATTEST:

Richard J. Sandzimier, Planning Official

APPROVED AS TO FORM:

City Attorney

Attachment: Exhibit A – Permitted Uses Table

Attachment: PC Resolution and Exhibit A (2223 : Ordinance Regulating Smoke Shop Uses Citywide (Continued from 7/28))

Permitted Uses Table 9.02.020-1

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	Residential Zones											Mixed Use Overlay			Commercial & Office Zones					Industrial Zones						
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN (9,11)	MUC (9,11)	MUI (8,10,11)	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS
Adult Businesses																A		A	A		A	A	A	A		
Agricultural Uses— Crops Only	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Agricultural (involving structures)																						X				
Aircraft Landing Facilities																C		C	C	C	C	C				
Ambulance Service																♦				♦		X	X	X	X	
Amusement Parks, Fairgrounds																♦						X				
Animal Raising (see Section 9.09.090 of this title)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Appliance and Electronic Repair Shops												X	X	X	X	X						X	X		X	
Arcades, Video Machines															♦	X	♦									
Athletic Clubs, Gymnasiums and Spas												X	X	X	X	X		X				X	X	X	X	
Auction Houses																X									X	
Auditoriums												♦	♦	♦		♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
Auto Electronic Accessories and Installation																X						X	X		X	
Automobile Fleet Storage																						X	X			

Permitted Uses Table 9.02.020-1

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	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN (9,11)	MUC (9,11)	MUI (8,10,11)	NC	CC	VC	OC	O	P	I	LI	

Cabinet Shop																						X	X	X	X		
Caretakers Residence ¹															◆	◆	C	◆	◆	◆	◆	◆	◆	◆	◆	◆	
Car Wash															X	X						X					
Accessory to auto related use															◆	◆						X					
Catering Service												X	X	X	X	X	X								X	X	
Cemetery (Human or Pet) With or Without Accessory Mortuary and Cremation Services (Minimum 10-acre site required)	C	C	C	C	C	C	C	C	C	C	C	C															
Churches ²	C	C	C	C	C	C	C	C	C	C	C	◆	◆	◆	◆	◆	C	◆	◆	◆	◆	◆	◆	◆	◆	◆	
Clubs								◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆						C
Commercial Radio or Television Stations																											
With on-site antenna																	◆						◆	◆	◆	◆	
Without on-site antenna																X						X	X	X	X		
Communications Facilities (See Section 9.09.040 of this title)																											
Computer Sales and Repairs												X	X	X	X	X			X			X	X	X	X		
Contractors Storage Yard																						X					
Convalescent Homes/Assisted Living							C	C	C	C	C	C	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆					

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Convenience Stores																											
With drive-through													X	X	X	X	X										
Without drive-through													X	X	X	X	X										
With alcohol sales													♦	♦	♦	♦	♦										
Convention Hall, Trade Show, Exhibit Building with Incidental Food Services															C		♦		♦		♦				♦	♦	
Copy Shops													X	X	X	X	X	X	X	X			X	X	X	X	
Country Club	C	C	C	C	C	C	C	C	C	C	C	C															
Dancing, Art, Music and Similar Schools													X	X	X	X	X	X	X				X	X	X		
Day Care Centers	C	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	C
Delicatessens													X	X	X	X	X	X					X	X	X		
Diaper Supply Service																						X					
Laundry with fleet storage																						X					
Disposal company																						X					
Drapery Shops													X	X	X	X	X	X									
Dressmaking Shops													X	X	X	X	X	X									
Driving School													X	X	X	X	X		X	X			X	X	X		
Drug Stores													X	X	X	X	X	X									
Dry Cleaning or Laundry																											
a. Dry Cleaning													X	X	X	X	X	X	X							X	
b. Laundromat													X	X	X	X	X	X	X								
c. Laundry Commercial																						X	X				
Emergency Shelters ¹⁴																	C		C	C	X	C				C	

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Equestrian Centers, Riding Academies, Commercial Stables (including incidental sales of feed and tack)	C	C	C	C													♦										C
Exterminators																	C						X	X	X	X	
Farm Worker Housing									X	X	X	X															
Feed and Grain Stores																	X	X	X								
Fire and Police Stations	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Floor Covering Stores (may include incidental repairs with installation service)												X	X	X	X	X						X					
Fraternity/Sorority								C	C	C	C	C															
Frozen Food Locker																						X	X				
Gasoline Dispensing - Non-retail accessory to an auto-related use																	X					X	X	X	X		
Glass Shops and Glass Studios—Stained, etc.																X	X					X	X		X		
Golf Courses or Golf Driving Ranges with Incidental Commercial Uses	C	C	C	C	C	C	C	C	C	C	C	C															♦
Handicapped Housing								X	X	X	X	X	X	X	X												
Heavy Equipment Sales																	X						X	X			

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and Rentals																											
Hospitals														◆		◆		◆	◆						C	C	C
Hotels																											
a. With 20% or less of the units containing kitchens													X	X	X		X		C					X	X	X	
b. With over 20% of the units containing kitchens													C	C	C		C		C					C	C	C	
Ice Cream Stores— Including Yogurt Sales													X	X	X	X	X	X	X						X		
Impound Yards																						X					
Jewelry Stores													X	X	X	X	X	X									
Kennel and Catteries	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		◆	◆	◆	◆	C				
Laboratories (medical and dental)													X	X	X	X	X		X	X		X	X	X	X		
Libraries	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X		
Liquor Stores													◆	◆		◆	◆										
Live/Work Unit (12)													X	X	X												
Locksmith Shops													X	X	X	X	X	X				X	X	X	X		
Lodge Halls and Similar Facilities													◆	◆	◆	◆	◆		◆					◆	◆		
Lumberyards																	X					X					
Mail Order House																	X					X	X	X	X		
Manufacturing and Assembly																											
a. Custom and light manufacturing indoor																						X	X	X	X		

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uses only (50,000 square feet or less), with light truck traffic, on-site and wholesaling of goods produced																										
b. Custom and light manufacturing indoor uses only (more than 50,000 square feet), with light truck traffic, on-site and wholesaling of goods produced																						X	X			
c. General manufacturing with frequent truck traffic and/or outdoor equipment or storage																						X	X			
d. Retail sales of goods produced or warehoused on-site ³																						X	X	X	X	
Medical Clinics/Medical Care																										
Inpatient care													X	X	X	X	X		X	X		X	X	X	X	
Urgent care													X	X	X	X	X		X	X						
Medical device services and sales (retail), including, but not limited to, fittings for and sale of														X	X	X		X								

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prosthetic and orthotic devices																											
Medical equipment supply, including retail sales for in-home medical care, such as wheelchairs, walkers, and respiratory equipment															X	X	X		X								
Mobile Home Parks	C	C	C	C	C	C	C	C	C	C	C	C															
Mobile Home Sales or Rentals (outdoor display)																	C										
Mortuaries																											
With cremation services																								X	X		
No cremation services			C	C	C	C	C	C	C	C	C	C			◆	◆	◆							X	X		
Museums	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Newspaper and Printing Shops													X	X	X	X	X					X	X	X	X		
Nightclubs														C	C		C										
Nursery, (Plant), Wholesale and Distribution	X	X	X	X																		X	X			X	
Offices (administrative and professional)													X	X	X	X	X	X	X	X			X	X	X		
Open Air Theaters																					C						C
Orphanages	C	C	C	C	C	C	C	C	C	C	C	C															

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Painting Contractor																						X	X			
Parcel Delivery Terminals																						X	X	X	X	
Parking Lot															C	C	X	X	C					X		
Parks and Recreation Facilities (public)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Personal Services (e.g., nail salons, spa facilities ¹⁵ , barber and beauty shops, and tattoo parlors)													X	X	X	X	X	X							X	
Pharmacy ⁴													X	X	X	X	X	X							X	
Photo Studios													X	X	X	X	X	X							X	
Plumbing Shops																	X								X	
Plumbing Supply Stores for Contractors																							X	X	X	
Pool Hall														♦		♦	♦									
Postal Services													X	X	X	X	X	X					X	X	X	
Pottery Sales with Outdoor Sales													X	X	X	X	X					X			X	
Public Administration, Buildings and Civic Centers													X	X	X	X	X	X	X	X	X	X	X	X	X	
Public Utility Stations, Yards, Wells and Similar Facilities, Excluding Offices	C	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	♦	♦	♦	♦	X	X	♦	♦	C

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Racetracks																	C					C					
Record Store													X	X	X	X	X	X									
Recording Studio													X	X	X	X	X	X	X	X			X	X	X	X	
Recreational Facilities (Private) such as Tennis Club, Polo Club, with Limited Associated Incidental Uses	C	C	C	C	C	C	C	C	C	C	C	C	♦	♦	♦	♦	♦	♦									
Recycling, Large Collection Facility ⁵																	♦						X	X			
Recycling, Small Collection Facility													X	X	X	X	X	X									
Recycling Processing Centers																							X	X	X	X	
Refreshment Stands													X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Rental Service																											
Within an enclosed structure (furniture, office, party supplies)													X	X	X	X	X	X					X	X	X	X	
With outdoor storage and display (vehicles, equipment, etc.)																	♦	♦					X	X			
Research and Development													X	X	X					X	X		X	X	X	X	
Residential																											
Single-Family	X	X	X	X	X	X	X	X																			
Multiple-Family										X	X	X	X	X	X												

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Manufactured home park (see mobile home parks)																											
Residential Care Facility (for seven or more persons)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X												
Restaurants (Eating and Drinking Establishments)																											
Without entertainment													X	X	X	X	X	X	X							X	
With Limited Live entertainment													X	X	X	X	X	X	X								
With alcoholic beverage sales													X	X	X	X	X	X	X							X	
With outdoor seating ¹³													X	X	X	X	X	X	X							X	
Restaurants (fast-food)																											
With drive-through																◆	◆									◆	
Without drive-through													X	X	X	X	X									X	
Retail Sales													X	X	X	X	X										
Support Retail Sales													X	X	X				X								X
Sandwich Shops ⁶													X	X	X	X	X	X	X	X ⁶							
Schools, Private	C	C	C	C	C	C	C	C	C	C	C	C	◆	◆	◆	◆	◆		◆	◆					◆	◆	
Senior Housing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				X	X							
Shoe Shine Stands													X	X	X	X	X		X	X					X	X	
Shoe Repair Shop													X	X	X	X	X										
Sign Shop													X	X	X	X	X	X					X	X	X	X	

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Single room occupancy (SRO) facility												C	C	C	C		X										
Skating Rinks														X			X										
Smoke Shops ¹⁶																S	S	S	S								
Stationery Stores													X	X	X	X	X	X	X					X	X		
Statue Shop -Outdoor display																	♦					X	X				
Storage Lots and Mini-Warehouses																											
Indoor																	C					X					
Outdoor																	C					X					
Swim Schools/Center with Incidental Commercial Uses	C	C	C	C	C	C	C	C	C	C	C	C					X										
Taxidermist																	X					X	X				
Theaters (excludes open air)													X	X	X	X	X	X									
Tire Recapping																						X					
Trade and Vocational Schools													X	X	X		X		X	X			X	X	X		
Transfer, Moving and Storage Facilities																						X	X				
Truck Wash																						X	X				
Upholstery Shops																	X					X	X		X		
Vehicle Storage Yards																											
Indoor																	X					X	X				
Outdoor																	C					X	X				

Permitted Uses Table 9.02.020-1

X - Indicates stated use is permitted subject to district requirements.
 C - Indicates stated use is allowed with a conditional use permit.
 ◆ - Indicates a use is permitted unless the use is located three hundred (300) feet or less from a residential zone or use, in which case the use is allowed with a conditional use permit. However, the expansion of an existing general manufacturing use is allowed without a conditional use permit regardless of its distance from residential zones or residential uses.
 A - Indicates a use is permitted with an adult business use permit, providing the requirements of Section 9.09.030 of this title are met.
 S - Indicates a use is permitted, providing the requirements of 9.09.280 (Smoke Shops) of this title are met. A conditional use permit is required if dictated by the distance criteria.

	Residential Zones											Mixed Use Overlay			Commercial & Office Zones					Industrial Zones						
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN (9,11)	MUC (9,11)	MUI (8,10,11)	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS

- (3) Retail is limited to fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).
- (4) Permitted in the OC and VOR districts only as a support medical office facility.
- (5) Large collection facilities may be established within an existing building through the “tenant improvement” process if such building or tenant space occupied by the use is not located adjacent to a residential use or zone.
- (6) Sandwich shops shall not have cooking hoods, nor shall they exceed five percent of the gross floor area of the complex where they are located.
- (7) Retail is limited to fifteen (15) percent of gross floor area (see Section 9.05.040 of this title).
- (8) In the MUI district, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are (a) required to on lots at street intersections and within 300 feet in any direction from a street intersection, as measured from the corner formed by the lot’s property lines, and (b) are allowed, but not required on the other lots.
- (9) In the MUC and MUN districts, mixed use (commercial uses on first floor with office uses or residential uses on upper floors) are (a) required to on lots at street intersections and within 150 feet in any direction from a street intersection, as measured from the corner formed by the lot’s property lines, and (b) are allowed, but not required on the other lots.
- (10) See Section 9.07.40 (Medical Use Overlay District)
- (11) See Section 9.09.260 (Mixed Use Development)
- (12) See Section 9.09.250 (Live-Work Development)
- (13) See Section 9.09.270 (Outdoor Dining)
- (14) Use is also permitted in the Moreno Valley Industrial Area Plan (SP 208)
- (15) For Spa Facilities refer to Title 11, Chapter 11.96 of the Municipal Code.
- (16) See Section 9.09.280.C (Smoke Shops) for distance requirements that require a Conditional Use Permit.

Permitted Uses Table 9.02.020-1

- X - Indicates stated use is permitted subject to district requirements.
- C - Indicates stated use is allowed with a conditional use permit.
- ◆ - Indicates a use is permitted unless the use is located three hundred (300) feet or less from a residential zone or use, in which case the use is allowed with a conditional use permit. However, the expansion of an existing general manufacturing use is allowed without a conditional use permit regardless of its distance from residential zones or residential uses.
- A - Indicates a use is permitted with an adult business use permit, providing the requirements of Section 9.09.030 of this title are met.
- S - Indicates a use is permitted, providing the requirements of 9.09.280 (Smoke Shops) of this title are met. A conditional use permit is required if dictated by the distance criteria.

	Residential Zones											Mixed Use Overlay			Commercial & Office Zones					Industrial Zones						
	HR	RR	R1	RA2	R2	R3	R5	RS10	R10	R15	R20	R30	MUN (9,11)	MUC (9,11)	MUI (8,10,11)	NC	CC	VC	OC	O	P	I	LI	BP	BPX	OS

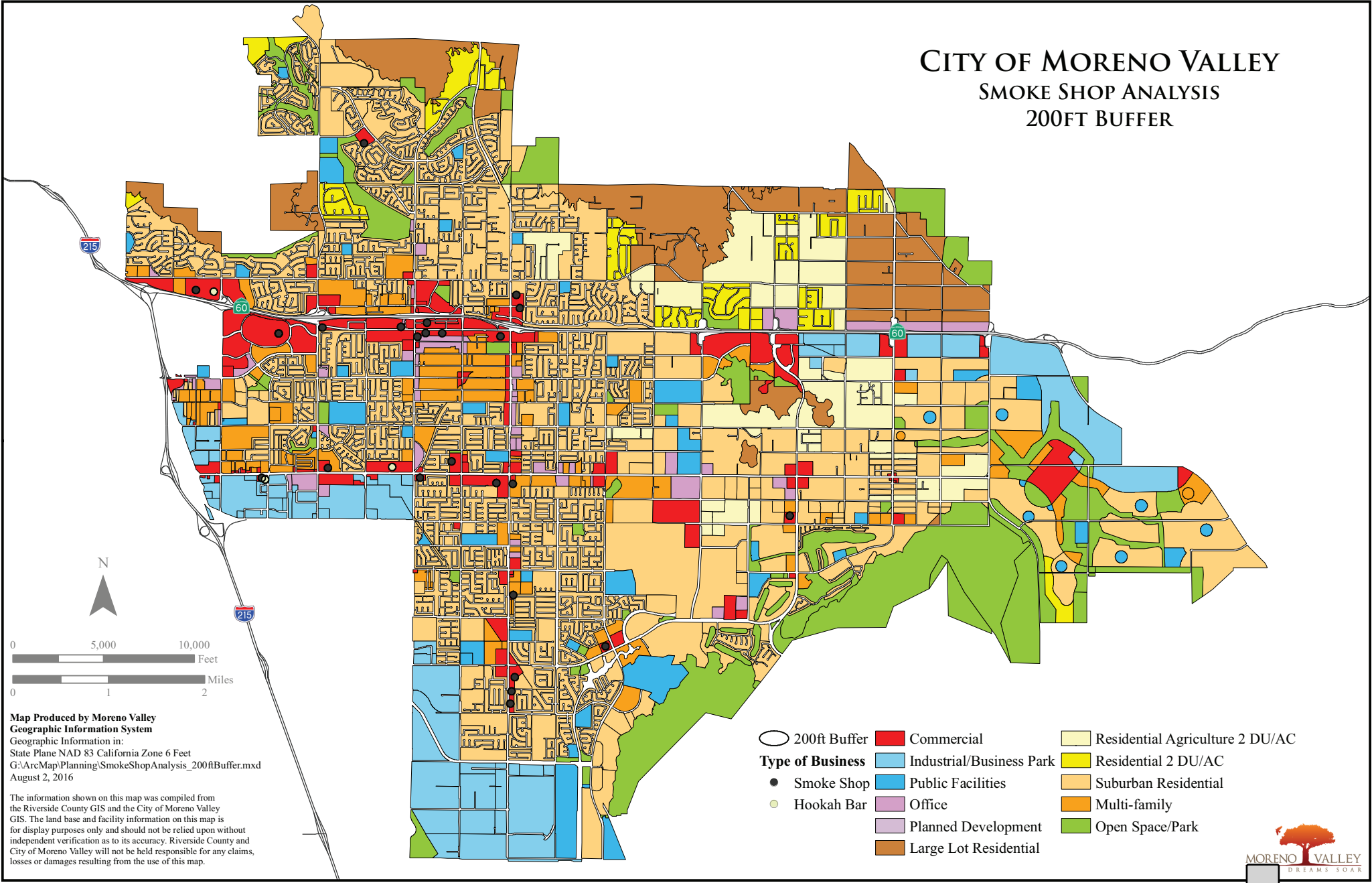
Zoning District Key

HR	Hillside Residential District	MU	Mixed Use Overlay District
RR	Rural Residential District	MUN	Mixed-Use Neighborhood Overlay District
R1	Residential 1 District (40,000 square feet minimum lot size)	MUC	Mixed-Use Community Overlay District
RA2	Residential Agriculture 2 (20,000 square feet minimum lot size)	MUI	Mixed-Use Institutional Anchor Overlay District
R2	Residential 2 District (20,000 square feet minimum lot size)	NC	Neighborhood Commercial District
R3	Residential 3 District (10,000 square feet minimum lot size)	CC	Community Commercial District
R5	Residential 5 District (7,200 square feet minimum lot size)	VC	Village Commercial District
RS10	Residential Single-Family 10 District (4,500 square feet minimum lot size)	OC	Office Commercial District
R10	Residential 10 District (Up to 10 Dwelling Units per net acre)	O	Office District
R15	Residential 15 District (Up to 15 Dwelling Units per net acre)	P	Public District
R20	Residential 20 District (Up to 20 Dwelling Units per net acre)	I	Industrial District
R30	Residential 30 District (Up to 30 Dwelling Units per net acre)	LI	Light Industrial
		BP	Business Park District
		BPX	Business Park-Mixed Use District
		OS	Open Space District

CITY OF MORENO VALLEY

SMOKE SHOP ANALYSIS

200FT BUFFER



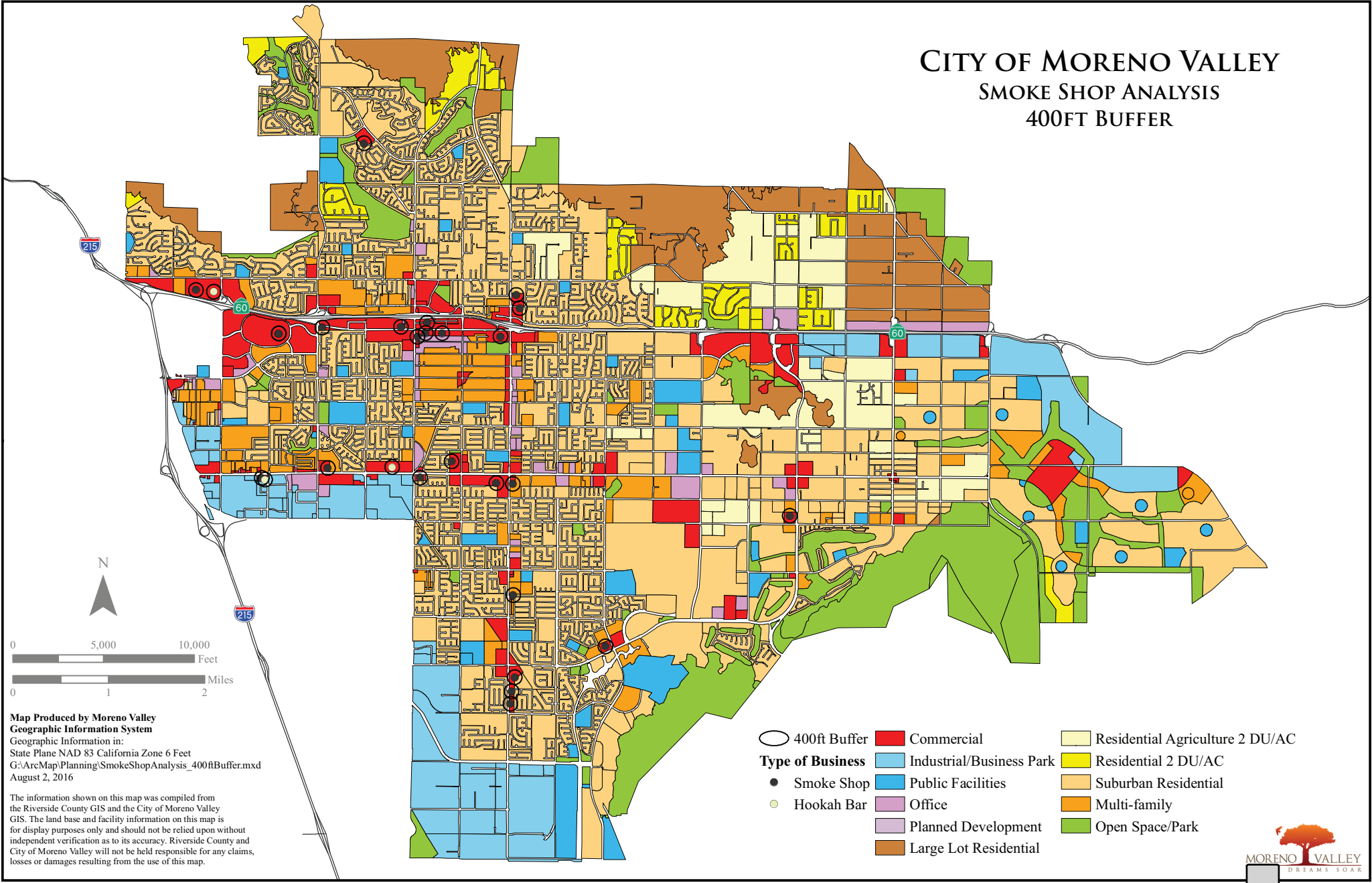
Map Produced by Moreno Valley Geographic Information System
 Geographic Information in:
 State Plane NAD 83 California Zone 6 Feet
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 August 2, 2016

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

- | | | |
|-------------------------|--------------------------|---------------------------------|
| ○ 200ft Buffer | Commercial | Residential Agriculture 2 DU/AC |
| Type of Business | Industrial/Business Park | Residential 2 DU/AC |
| ● Smoke Shop | Public Facilities | Suburban Residential |
| ● Hookah Bar | Office | Multi-family |
| | Planned Development | Open Space/Park |
| | Large Lot Residential | |



CITY OF MORENO VALLEY SMOKE SHOP ANALYSIS 400FT BUFFER



Map Produced by Moreno Valley
Geographic Information System
Geographic Information in:
State Plane NAD 83 California Zone 6 Feet
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August 2, 2016

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

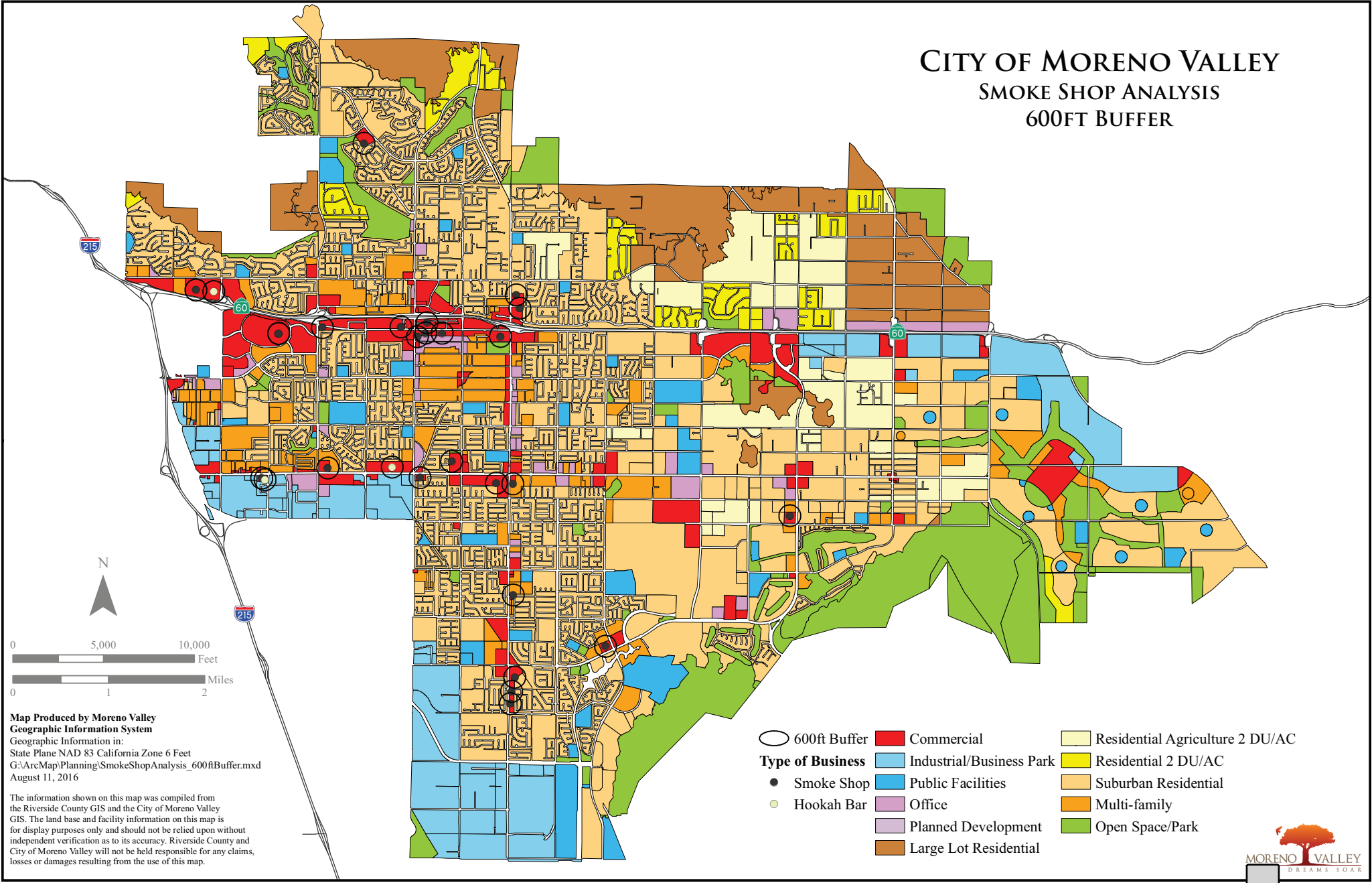
- | | | |
|-------------------------|--------------------------|---------------------------------|
| ○ 400ft Buffer | Commercial | Residential Agriculture 2 DU/AC |
| Type of Business | Industrial/Business Park | Residential 2 DU/AC |
| ● Smoke Shop | Public Facilities | Suburban Residential |
| ● Hookah Bar | Office | Multi-family |
| | Planned Development | Open Space/Park |
| | Large Lot Residential | |



CITY OF MORENO VALLEY

SMOKE SHOP ANALYSIS

600FT BUFFER



Map Produced by Moreno Valley Geographic Information System
 Geographic Information in:
 State Plane NAD 83 California Zone 6 Feet
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 August 11, 2016

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- | | | |
|-------------------------|--------------------------|---------------------------------|
| ○ 600ft Buffer | Commercial | Residential Agriculture 2 DU/AC |
| Type of Business | Industrial/Business Park | Residential 2 DU/AC |
| ● Smoke Shop | Public Facilities | Suburban Residential |
| ○ Hookah Bar | Office | Multi-family |
| | Planned Development | Open Space/Park |
| | Large Lot Residential | |

