
PLANNING COMMISSIONERS

PATRICIA KORZEC
Chairperson

RAY L. BAKER
Vice Chairperson

JEFFREY SIMS
Commissioner



ALVIN DEJOHNETTE
Commissioner

JOANN STEPHAN
Commissioner

ROBERT HARRIS
Commissioner

RAFAEL BRUGUERAS
Commissioner

PLANNING COMMISSION Regular Meeting

Agenda

Thursday, August 13, 2020 at 7:00 PM

**TELECONFERENCED MEETING
[Pursuant to Governor Executive Order N-29-20]**

There Will Not Be a Physical Location for Attending the Meeting

The Public May Observe the Meeting and Offer Public Comment As Follows:

STEP 1

Install the Free Zoom App or Visit the Free Zoom Website at [<https://zoom.us/>](https://zoom.us/)

STEP 2

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STEP 3

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STEP 4

Public Comments May be Made Via Zoom

During the Meeting, the Mayor Will Explain the Process for Submitting Public Comments

ALTERNATIVE

If you do not wish to make public comments, you can view the meeting on Channel MVTV-3, the City's website at www.moval.org or YouTube

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.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS PROCEDURE

During the public comment period for each item, as well as during the public comment period for items not on the agenda, the clerk will call upon each person who is on the Zoom application that has requested to speak. Each member of the public wishing to speak will have a maximum of 3 minutes to speak on any agenda item, 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. Those wishing to speak should follow the teleconference procedures. If you are absent at the time your name is called, you will forfeit the opportunity to speak on the items.

PUBLIC COMMENTS

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.

- 1. Planning Commission Minutes – Regular Meeting – July 23, 2020 7:00 PM

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

- 1. Case: PEN20-0037 Amended Tentative Parcel Map37478
PEN20-0038 Amended Master Plot Plan
- Applicant: Alessandro Industrial, Inc.
- Property Owner Group V San Bernardino
- Representative Golden Management Service, Inc.
- Location: Southeast corner Alessandro Blvd. and Rebecca St.
- Case Planner: Jeff Bradshaw
- Council District: 1

Proposal

A Revised Tentative Parcel Map 37478 and Amended Master Plot Plan to re-configure the approved PAMA Business Park/Alessandro Industrial Center to avoid crossing the California Aqueduct easement. Revisions include reducing the total number of parcels and buildings from seven to six, removing parking and drive aisles from within the easement and re-designing Rebecca Street to end in cul-de-sacs on both the north and south sides of the California Aqueduct.

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

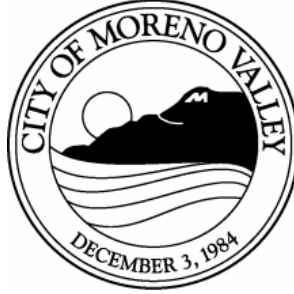
PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, August 27, 2020 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

OFFICIAL MINUTES OF THE
PLANNING COMMISSION
OF THE CITY OF MORENO VALLEY

REGULAR MEETING – 7:00 PM
July 23, 2020



TELECONFERENCED MEETING
[Pursuant to Governor Executive Order N-29-20]

There Will Not Be a Physical Location for Attending the Meeting

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Minutes Acceptance: Minutes of Jul 23, 2020 7:00 PM (CONSENT CALENDAR)

CALL TO ORDER

This Regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 7:00 p.m., by Chairperson Korzec in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Patricia Korzec	Chairperson	Present
	Ray L. Baker	Vice Chairperson	Present
	Robert Harris	Commissioner	Present
	JoAnn Stephan	Commissioner	Present
	Rafael Brugueras	Commissioner	Present
	Jeffrey Sims	Commissioner	Present
	Alvin DeJohnette	Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Harris.

APPROVAL OF AGENDA

Motion to approve the agenda was made by Commissioner Harris and seconded by Commissioner Stephan.

Vote: 7-0

Ayes: Commissioner Harris, Stephan, Brugueras, DeJohnette, Sims, Vice Chairperson Baker and Chairperson Korzec

Action: **Approved**

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Jun 11, 2020 7:00 PM
2. Planning Commission - Regular Meeting - Jun 25, 2020 7:00 PM

Motion to approve the Minutes of June 11, 2020 and June 25, 2020 was made by Vice Chairperson Baker and seconded by Commissioner Brugueras.

Vote: 7-0

Ayes: Vice Chairperson Baker, Commissioner Brugueras, Stephan, Harris, DeJohnette, Sims and Chairperson Korzec

Action: **Approved**

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Conditional Use Permit for a 1,376 square foot retail cannabis dispensary, "Harvest of Moreno Valley" located within the Rolling Ridge Plaza at 24490 Sunnymead Boulevard, Suite 118. (Report of: Planning Commission)
 - A. Staff recommends that the Planning Commission APPROVE Resolution No. 2020-31, and thereby:
 1. CERTIFY that Conditional Use Permit PEN19-0095 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 1 Exemption (Section 15301, Existing Facilities); and
 2. APPROVE Conditional Use Permit PEN19-0095 subject to the attached Conditions of Approval included as Exhibit A to the Resolution.

Public Hearing Opened: 7:20 PM

Kylie Nguyen

Tom Jerel

Public Hearing Closed: 7:27 PM

Motion to approve Resolution Number 2020-31 was made by Commissioner Brugueras and seconded by Commissioner Stephan.

Vote: 7-0

Ayes: Commissioner Brugueras, Stephan, Harris, DeJohnette, Sims, Vice Chairperson Baker and Chairperson Korzec

Action: **Approved**

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

No staff comments.

Minutes Acceptance: Minutes of Jul 23, 2020 7:00 PM (CONSENT CALENDAR)

PLANNING COMMISSIONER COMMENTS

Chairperson Korzec thanked the Media Team for all their hard work to keep our meetings going.

Commissioner Sims expressed his concerns on the homeless tents and encampments along the 60 freeway. He also asked about the city’s main freeway off ramps, to see if there is any funding to take care of them as they are main entries into our city.

Commissioner Stephan clarified for residents that cannabis is an allowed use within the city. The Commission has no say as to the locations so long as it is in an allowable area. She also asked for an update on Yum Yum Donuts.

Commissioner DeJohnette agreed with Commissioners Sims and Stephan.

Commissioner Brugueras said one day with all the guards and lighting Sunnymead Boulevard will be one of the safest streets in the City. He also urged residents to continue to wear their masks so we can continue to do our part to stay safe.

Commissioner Harris agreed with Commissioner Sims and said that our offramps do not look good and hopes that we can find the funds or make an agreement with Caltrans to keep those ramps clean.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson Korzec adjourned the meeting at 7:50 PM.

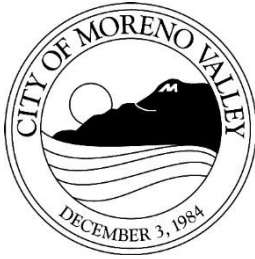
Submitted by:

Approved by:

Ashley Aparicio
Planning Commission Secretary

Patricia Korzec
Chairperson

Minutes Acceptance: Minutes of Jul 23, 2020 7:00 PM (CONSENT CALENDAR)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: August 13, 2020

A REVISED TENTATIVE PARCEL MAP 37478 AND AMENDED MASTER PLOT PLAN TO RE-CONFIGURE THE APPROVED PAMA BUSINESS PARK/ALESSANDRO INDUSTRIAL CENTER TO AVOID CROSSING THE CALIFORNIA AQUEDUCT EASEMENT.

Case: PEN20-0037 Amended Tentative Parcel Map37478
PEN20-0038 Amended Master Plot Plan

Applicant: Alessandro Industrial, Inc.

Property Owner Group V San Bernardino

Representative Golden Management Service, Inc.

Location: Southeast corner Alessandro Blvd. and Rebecca St.

Case Planner: Jeff Bradshaw

Council District: 1

Proposal A Revised Tentative Parcel Map 37478 and Amended Master Plot Plan to re-configure the approved PAMA Business Park/Alessandro Industrial Center to avoid crossing the California Aqueduct easement. Revisions include reducing the total number of parcels and buildings from seven to six, removing parking and drive aisles from within the easement and re-designing Rebecca Street to end in cul-de-sacs on both the north and south sides of the California Aqueduct.

SUMMARY

The applicant, Alessandro Industrial Inc., is requesting approval of a Revised Tentative Parcel Map 37478 and Amended Master Plot Plan to re-design the approved PAMA Business Park/Alessandro Industrial Center to avoid crossing the California Aqueduct. Revisions include reducing the total number of parcels and buildings from seven to six, removing parking and drive aisles from within the easement of the aqueduct and re-designing Rebecca Street to end in cul-de-sacs on both the north and south sides of the California Aqueduct.

PROJECT DESCRIPTION

Background

Tentative Parcel Map 37478 and Master Plot Plan PEN18-0027 were originally approved by the Planning Commission on October 25, 2018 for the construction and operation of seven warehouse/light industrial buildings including office/mezzanine space. The seven buildings comprised a combined total of 280,800 square feet, including 252,800 square feet of warehouse and 28,000 square feet of associated office and mezzanine space. No individual building exceeded 50,000 square feet. Associated improvements to the property included loading docks, surface parking areas (automobile parking and truck trailer parking) and utility infrastructure.

Tentative Parcel Map 37478 proposed to subdivide the site into seven buildable parcels ranging from 62,639 square feet to 109,989 square feet, and one 32,860-square foot lettered lot (Lot A) for a stormwater detention basin. The Tentative Parcel Map also included improvements for the construction of Rebecca Street including construction of the eastern portion of Rebecca Street adjacent to the project property boundary, connecting Alessandro Boulevard to Brodiaea Avenue.

Project

The Applicant is requesting approval of a Revised Tentative Parcel Map 37478 and Amended Master Plot Plan to re-configure the approved PAMA Business Park/Alessandro Industrial Center to avoid crossing the California Aqueduct easement. Revisions include reducing the total number of parcels and buildings from seven to six, removing parking and drive aisles from within the easement and re-designing Rebecca Street to end in cul-de-sacs on both the north and south sides of the California Aqueduct. Staff would note that Parcel 7 of the attached tentative map should be identified as Lot A and will be corrected prior to the recordation of the map.

Buildings in the business park will range from 41,000 square feet to 50,000 square feet for a total of 255,000 square feet of gross building floor area including office and mezzanine areas.

Site

The project site is located south of Alessandro Boulevard, north of Brodiaea Avenue and east of Rebecca Street on a relatively flat, rectangular-shaped site. The proposed

grading will not create any manufactured slopes. The site has been rough graded and has no notable topographic features.

A Department of Water Resources 120-inch water pipeline, a part of the California Aqueduct, is located within a 120-foot easement, which runs northwest to southeast across the southern portion of the site. No buildings, roads, driveways or parking lots can be located on this easement. However, landscaping is permissible.

Surrounding Area

Surrounding uses include an existing neighborhood shopping center north of the Project site across Alessandro Boulevard. The properties located to the south, east and west of the Project site include a combination of vacant land and warehouses both existing and under construction.

Access/Parking

Vehicular access to the proposed Project will be provided via two (2) right-turn in/right-turn out driveways located along Alessandro Boulevard. Only passenger cars will utilize these driveways and no truck access will be allowed along Alessandro Boulevard. Truck access will be provided via two (2) full access driveways located along Rebecca Street and one (1) right-turn in/right-turn out only driveway located along Brodiaea Avenue. Access to the project site from Rebecca Street will be via Alessandro Boulevard from the north and Brodiaea Avenue from the south.

The key difference in project design, is that Rebecca Street will no longer be a through street from Alessandro Boulevard to Brodiaea Avenue. The current policy of the State of California Department of Water Resources (DWR), does not allow construction within the easement for the California Aqueduct. This includes structures, public improvements, driveways, drive aisles and parking.

Therefore, given this restriction, Rebecca Street will be extended southerly from Alessandro Boulevard to end in a cul-de-sac on the north side of the California Aqueduct. Rebecca Street from Brodiaea Avenue north to the California Aqueduct already exists. The restriction from DWR, will result in two segments of Rebecca Street that terminate on the north and south sides of the California Aqueduct. City staff has reviewed the design change to Rebecca Street and determined that the design as proposed is consistent with General Plan circulation requirements.

Also, the existing traffic signal at the intersection of Alessandro Plaza and Alessandro Boulevard will be modified to accommodate Rebecca Street as the fourth leg of the intersection.

The Project will construct public sidewalks per City of Moreno Valley standards along its frontage on Alessandro Boulevard, Rebecca Street, and Brodiaea Avenue. The intersection of Heacock Street at Alessandro Boulevard currently provides crosswalks

along the north, south, west and east legs, which will provide pedestrians, access from the Project site across Alessandro Boulevard and Heacock Street.

The Project developer will dedicate a minimum twelve-foot wide easement along Alessandro Boulevard and will construct a Class I multi-use trail as part of the Juan Bautista De Anza Trail from Rebecca Street on the west to the Project's eastern property line.

The auto parking areas will be designed consistent with City parking standards including landscape planters and lighting. The Project provides 279 automobile parking spaces and 25 truck trailer parking spaces. Designated spaces for low emitting fuel-efficient vehicles and van pool spaces will be provided per the California Building Standards. Bicycle parking will also be provided per the City's Municipal Code requirements.

Design/Landscaping

The proposed architectural theme is consistent with those previously approved by the Planning Commission. Revised building elevations have been submitted due to the changes in the size and shape of the buildings. Consistent with the approved buildings the proposed buildings will feature accent painted concrete tilt-up panels and vertical glazing elements at the office corner entries, capped with an accent metal cornice. Blue glazing is utilized throughout the project and silver metal accent canopies occur at the office entry zones. The canopy color matches the typical aluminum window mullion system. The buildings are designed with clerestory windows, which allow natural light to filter into the industrial warehouse areas. Other exterior wall accents include horizontal reveal patterns and the color palette focuses on a light and medium gray theme. All buildings are integrated with the same exterior elevation architectural theme and the color palette will unify the entire business park into a cohesive master plan along with the landscape palette.

Screen walls and gates consisting of 8-foot high concrete panels with reveal detail and painted to match the buildings will be located at truck court/loading areas to reduce visual impacts from the surrounding streets.

REVIEW PROCESS

The Applicant submitted the Project application on March 24, 2020. The Project was reviewed by the Project Review Staff Committee on April 8, 2020. The applicant has worked with staff, and modified the plans to be consistent with the development standards of Moreno Valley Municipal Code. Based on staff's review, it was determined that the project will be consistent with the General Plan and City requirements, subject to the conditions of approval in the attached Resolution.

ENVIRONMENTAL

City staff has completed an independent review of the updated Initial Study checklist and updated project technical studies and no new impacts were noted and no new mitigation was required or recommended in the analysis.

Therefore, an Addendum to the previously approved Mitigated Negative Declaration for the PAMA project has been prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 as the current proposal does not include changes, which will require major revisions of the previous environmental document due to identification of new or increased significant environmental effects.

NOTIFICATION

Public notice was sent to all property owners of record within 600 feet of the project on July 30, 2020. The public hearing notice for this project was also posted on the project site and published in the local newspaper on July 31, 2020.

REVIEW AGENCY COMMENTS

The project application materials were circulated for review by all appropriate City departments and divisions as well as applicable outside agencies. Throughout the review process, comments and proposed conditions of approval were provided in writing to the Applicant.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. **APPROVE** Resolution No. 2020-37, and thereby:
 - a. **ADOPT** the Addendum to the previously approved Mitigated Negative Declaration for the PAMA project that has been prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 as the current proposal does not include changes which will require major revisions of the previous environmental document due to identification of new or increased significant environmental effects; and
2. **APPROVE** Resolution No. 2020-29, and thereby:
 - a. **APPROVE** Amended Tentative Parcel Map 37478 (Case No. PEN20-0037) subject to the Conditions of Approval, attached hereto as Exhibit A; and
3. **APPROVE** Resolution No. 2020-30, and thereby:
 - a. **APPROVE** Amended Master Plot Plan (Case No. PEN20-0038) subject to the Conditions of Approval, attached hereto as Exhibit A.

Prepared by:
Jeffrey Bradshaw
Associate Planner

Approved by:
Patty Nevins
Planning Official

ATTACHMENTS

1. Resolution 2020-37 - Addendum
2. Exhibit A to Resolution 2020-37 - Addendum
3. Resolution No 2020-29 - Amended TPM 37478
4. Exhibit A to Resolution 2020-29
5. Resolution No 2020-30 - Amended Master Plot Plan
6. Exhibit A to Resolution 2020-30
7. Amended Tentative Parcel Map 37478
8. Location Map
9. Project Plans
10. Zoning Map
11. Radius Map
12. Public Hearing Notice

RESOLUTION NO. 2020-37

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, ADOPTING AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION FOR THE PAMA BUSINESS PARK PROJECT THAT WAS ORIGNALLY APPROVED BY THE PLANNING COMMISSION IN OCTOBER 2018.

WHEREAS, the applicant, Alessandro Industrial, Inc., filed applications for Amended Tentative Parcel Map 37478 (PEN20-0037) and Amended Master Plot Plan PEN20-0038 ("Project"). The Project shall not be approved unless the Addendum to the original Mitigated Negative Declaration for the PAMA Business Park project is adopted; and

WHEREAS, the applications for the Project have 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, an Initial Study, supporting technical studies, and an Addendum to the Mitigated Negative Declaration for the PAMA Business Park project were prepared, consistent with the California Environmental Quality Act (CEQA) CEQA Guidelines Section 15162; and

WHEREAS, the public hearing notice for this project was published in the local newspaper on July 31, 2020. Public notice was sent to all property owners of record within 600 feet of the project site on July 30, 2020. The public hearing notice for this project was also posted on the project site on July 31, 2020; and

WHEREAS, on August 13, 2020, the Planning Commission of the City of Moreno Valley conducted a meeting to consider the applications; and

WHEREAS, the City, in conducting its own independent analysis of the Addendum to the previously adopted Mitigated Negative Declaration, determined that an Addendum is an appropriate environmental determination for the Project as pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, as the current Project does not include changes which will require major revisions of the previous environmental document due to identification of new or increased significant environmental effects; and

WHEREAS, the Mitigation Monitoring and Reporting Program (MMRP) adopted with the original Mitigated Negative Declaration is still required and enforceable for the Project; and

WHEREAS, The City of Moreno Valley, Community Development Department, located at 14177 Frederick Street, Moreno Valley, California 92552 is the custodian of documents and other materials that constitute the record of proceedings upon which the

decision to adopt the Addendum to the Mitigated Negative Declaration for the PAMA Business Park project is based; and

WHEREAS, the Planning Commission of the City of Moreno Valley considered the Project, including all environmental documentation, at a public hearing held on August 13, 2020; and

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

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

A. This Planning Commission 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 August 13, 2020, including written and oral staff reports, and the record from the public hearing, this Planning Commission finds as follows:

1. Independent Judgment and Analysis - City staff worked with RCA Associates, Inc. in the preparation of an Initial Study checklist, updated technical studies and an Addendum to the previously adopted Mitigated Negative Declaration/Initial Study for the PAMA Business Park project. The addendum has been prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 as the current proposal does not include changes which will require major revisions of the previous environmental document due to identification of new or increased significant environmental effects.

The Addendum to the Mitigated Negative Declaration for the PAMA Business Park project as prepared and completed, in accordance with the CEQA Guidelines, reflects the independent judgment and analysis of the City.

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2020-37:

1. **ADOPTING** An Addendum to the previously adopted Mitigated Negative Declaration for the PAMA Business Park project for approval of Amended Tentative Parcel Map 37478 (PEN20-0037) and Amended Master Plot Plan PEN20-0038, incorporated herein by this reference, has been completed in compliance with the California Environmental Quality Act, that the Planning Commission reviewed and considered the information contained in the Addendum and the document reflects the City’s independent judgment and analysis; attached hereto as Exhibit A.

APPROVED AND ADOPTED this 13th day of August, 2020.

AYES:
NOES:
ABSTAIN:

Patricia Korzec
Chair, Planning Commission

ATTEST:

Patty Nevins, Planning Official
Secretary to the Planning Commission

APPROVED AS TO FORM:

City Attorney

ATTACHMENTS:

Exhibit A: Addendum

Attachment: Resolution 2020-37 - Addendum [Revision 2] (4091 : Alessandro Industrial Center)

ADDENDUM

California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration

(This CEQA Initial Study/Mitigated Negative Declaration was previously approved on October 25, 2018 but has been modified due to minor revisions to the site.)

PAMA Business Park

MORENO VALLEY, RIVERSIDE COUNTY, CALIFORNIA

(Township 3 South, Range 4 West, Section 13)

Prepared for the Lead Agency:

City of Moreno Valley
Community Development
14177 Fredrick St.
Moreno Valley, California 92553

Prepared by:

RCA Associates, Inc
15555 Main Street, #D4-235
Hesperia, CA 92345
(760) 596-0017



July 3, 2020

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Appendix

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G	Traffic Impact Analysis
H	Mitigation Monitoring and Reporting Program

List of Acronyms, Abbreviations, and Units of Measure

<u>Acronym</u>	<u>Definition</u>
AB 32	California Assembly Bill 32, Global Warming Solutions Act of 2006
AB 52	Assembly Bill 52
AB 939	Assembly Bill 939
amsl	Above Mean Sea Level
APN	Assessor's Parcel Number
ASTM	American Society for Testing and Materials
AQMP	Air Quality Management Plan
BMP	Best Management Practice
BP	Business Park
CalEEMod™	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
CIWMP	Countywide Integrated Waste Management Plan
CMP	Congestion Management Program
DIF	Development Impact Fee
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
e.g.	"exempli gratia" which means "for example"
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GHG	Greenhouse Gas(es)
Gpd	Gallons per day
HCP	Habitat Conservation Plan

List of Acronyms, Abbreviations, and Units of Measure (Cont'd)

<u>Acronym</u>	<u>Definition</u>
I-215 i.e.	Interstate 215 “id est” which means “that is”
LI	Light Industrial
Mgpd	Million gallons per day
MND	Mitigated Negative Declaration
MSHCP	Multiple Species Habitat Conservation Plan
ND	Negative Declaration
NOP	Notice of Preparation
NPDES	National Pollution Discharge Elimination System
PM _{2.5}	Fine Particulate Matter (less than 2.5 micrometers in diameter)
PM ₁₀	Particulate Matter (between 2.5 and 10 micrometers in diameter)
RCIT	Riverside County Information Technology
RWQCB	Regional Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
s.f.	Square Foot or Square Feet
SKR	Stephens’ Kangaroo Rat
SR-60	State Route 60
UBC	Uniform Building Code
USDA	United States Department of Agriculture
UWMP	Urban Water Management Plan
WQMP	Water Quality Management Plan

1.0 INTRODUCTION

1.1 Purpose and Scope of this CEQA Initial Study

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code Sections (§) §§ 21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

This Initial Study evaluates the potential for the proposed PAMA Business Park project (the "Project") to adversely affect the physical environment. As part of the City of Moreno Valley's discretionary permit review process, the Project is required to undergo an initial environmental review pursuant to CEQA Guidelines § 15063. This Initial Study is a preliminary analysis prepared by the City of Moreno Valley Community Development Department, Planning Division. The City of Moreno Valley is the Lead Agency and responsible for determining the level of environmental review and scope of analysis that will be required for the Project. This Initial Study presents and substantiates the City of Moreno Valley's determination regarding the type of CEQA compliance document that will be prepared for the Project, which could consist of either an environmental impact report (EIR); mitigated negative declaration (MND); negative declaration (ND); addendum to a previously-prepared EIR; or a tiered analysis that relies on the findings and conclusions of a previously-prepared EIR. If this Initial Study concludes, based on substantial evidence in the City's records, that the Project has the *potential* to result in a significant effect on the environment that cannot be avoided, reduced, or mitigated to below-stated thresholds of significance, the City of Moreno Valley is obligated to prepare an EIR.

This Initial Study is an informational document that provides the City of Moreno Valley, other public agencies, interested parties, and the public-at-large with an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

NOTE: The CEQA Initial Study/Mitigated Negative Declaration prepared for the PAMA Business Park in Moreno Valley (PEN18-0028 Plot Plan and PEN18-0027 Tentative Parcel Map TPM 27478) was originally approved on October 24, 2018 by the City of Moreno Valley Planning Commission. However, a few minor changes were made to the site plan after approval of the CEQA IS. Therefore, this Addendum was prepared to address the reduction of the number of buildings from seven to six and the minor modifications of the interior access roads (See Section 2.8 and Environmental Factors Section [Aesthetics, Air Quality, and Transportation/Traffic]). When the original project was approved some infill was placed on the site under a stockpile permit. However, due to the DWR issue activities on the site were halted and modifications to the site plan were completed to reflect the required changes.

1.2 Potential Environmental Effects of the Proposed Project

The analysis presented in this Initial Study indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulatively considerable environmental effects to the following environmental subjects:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resource
- Geology/Soils
- Greenhouse Gas Emissions
- Noise
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems
- Mandatory Findings of Significance

Based on the analysis provided in the Environmental Checklist portion of this Initial Study, the proposed Project does not have the potential to result in any significant effects on the environment for which feasible mitigation measures may not be available to reduce all of those effects to below thresholds of significance applied by the City of Moreno Valley, and therefore, a Mitigated Negative Declaration has been prepared.

2.0 PROJECT DESCRIPTION AND SETTING

2.1 Project Overview

The project site consists of a relatively flat vacant 12.94-acre parcel. The proposed addended project will consist of a 231,000 square foot of warehouse facility, 24,000 square feet of office space, 0.45-acres of stormwater detention basin, 293 parking spaces, and landscaping. Additional details regarding the Project site's location and environmental setting and the proposed Project's physical and operational characteristics are included in Subsections 2.3 through 2.8, on the following pages. The project as initially approved in 2018 consisted of a 252,800 square foot warehouse facility with 28,000 square feet of offices spaces, 0.75-acres of stormwater detention basin, 349 parking spaces, and landscaping.

2.2 Prior CEQA Review

The Project site is located within the geographical limits of the City of Moreno Valley General Plan which was approved by the City in 2006. The General Plan provides the fundamental basis for the City's land use and development policies. The City's General Plan designates the Project site for future development with Business Park/Light Industrial land uses (City of Moreno Valley, 2014). Implementation of the City's General Plan was the subject of previous environmental review under CEQA as part of a Program EIR (State Clearinghouse Number 200091075) certified by the City of Moreno Valley. The Program EIR contains information relevant to the Project site. Thus, the Program EIR for the City's General Plan is herein incorporated by reference pursuant to CEQA Guidelines § 15150 and is available for public review at the City of Moreno Valley Community Development Department, Planning Division.

2.3 Project Location

The Project site is located in the central portion of the City of Moreno Valley, Riverside County, California. The City of Moreno Valley is located north of the City of Perris, northwest of the City of Hemet, west of the City of Beaumont, east/southeast of the City of Riverside, and east of the unincorporated communities of Mead Valley and Woodcrest (Figures 1, 2, 3 and 4). As shown in Figures 1 and 2, the Project Site is approximately 2.2 miles northeast of Interstate 215 (I-215) and approximately 1.7 miles south of State Route 60 (SR-60). The Project Site is located north of Brodiaea Avenue, east of Rebecca Street, and south of Alessandro Boulevard (Figure 3). The Project site includes Assessor Parcel Number (APN) 297-170-083.

1.b

Figure 1

Regional Vicinity Map

The map displays the regional vicinity of the project site, which is located in Moreno Valley, California. An inset map in the top-left corner shows the state of California with a black dot indicating the project site's location in the southeastern part of the state. The main map shows major highways (Interstates 15, 215, 78, 94, 52, 5, 805) and various cities including San Bernardino, Riverside, Moreno Valley, Temecula, and Murrieta. A red arrow points to the 'Project Site' in Moreno Valley. The map also shows geographical features like San Bernardino National Forest and several lakes. A scale bar at the bottom indicates distances from 0 to 40 kilometers. A north arrow is located at the bottom right.

Sources: Google Imagery 2018, ESRI

10 0 10 20 30 40 km

Packet Pg. 25

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

Figure 2

Local Topographic Map

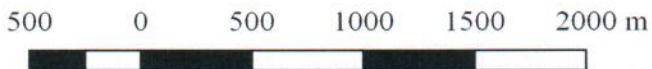
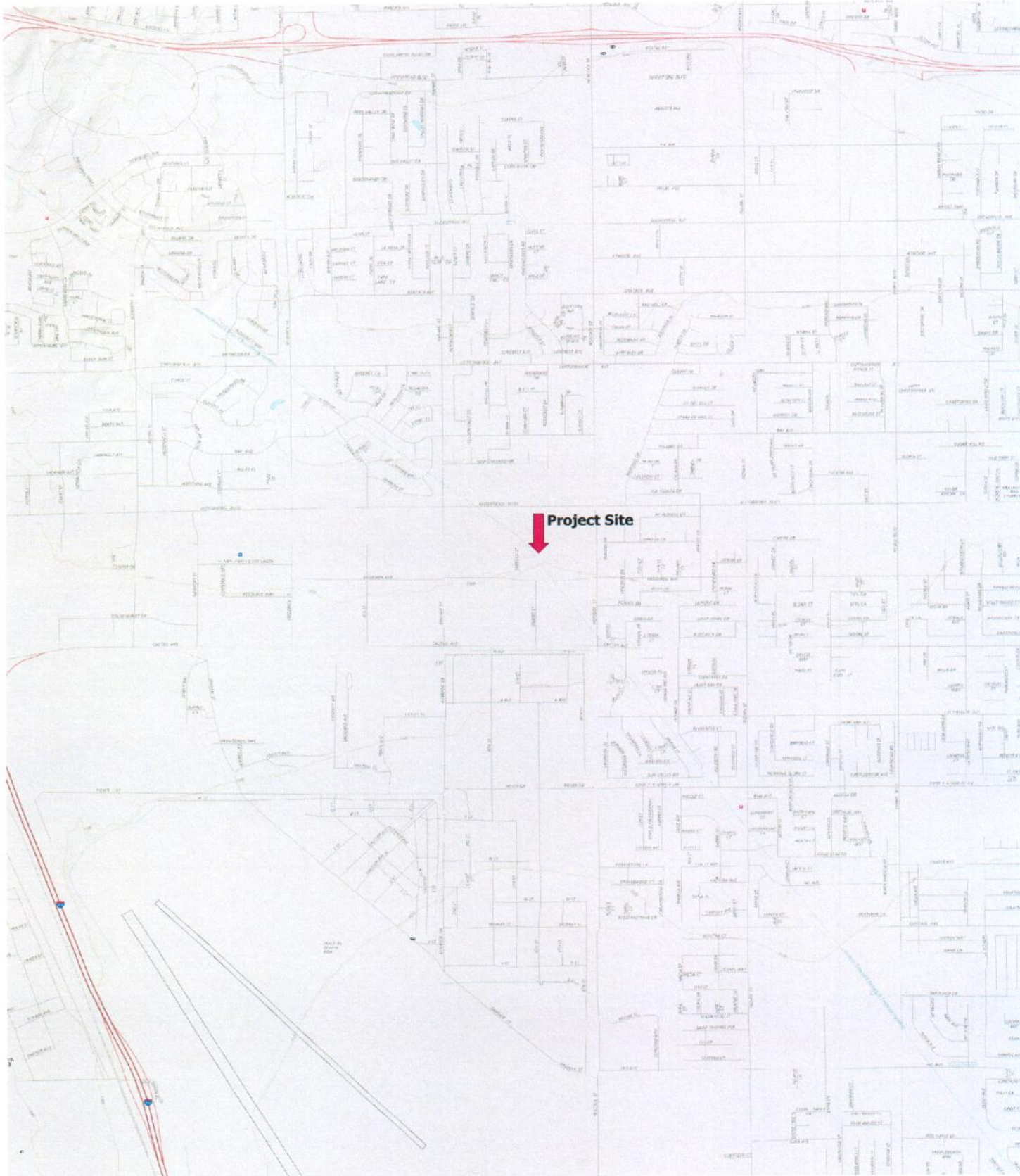


Figure 3

Local Vicinity Map



Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)



Legend

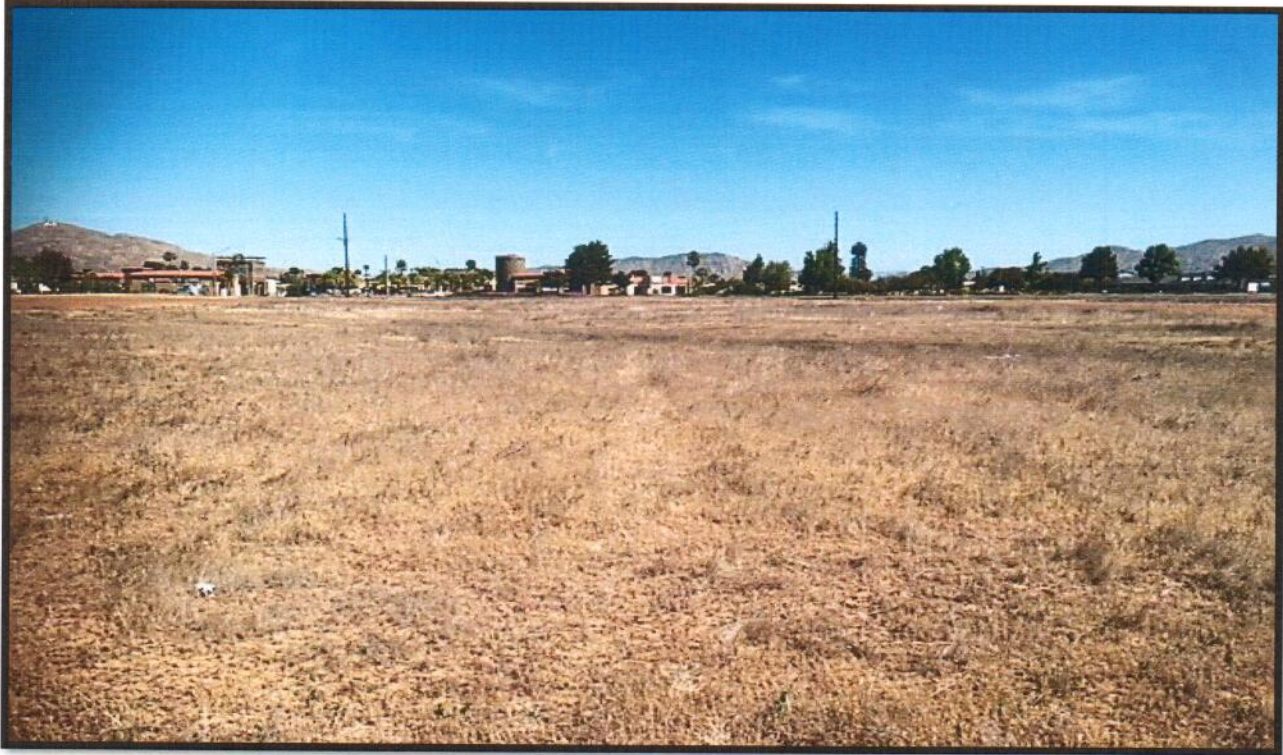
..... Property Border



Figure 4

Site Photographs

1.b



CENTER OF SITE LOOKING NORTH



CENTER OF SITE LOOKING EAST

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

Figure 4 Cont.

Site Photographs



CENTER OF SITE LOOKING SOUTH



CENTER OF SITE LOOKING WEST

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

2.4 Existing Condition of the Property

As shown in Figure 4, the Project site is relatively flat with elevations ranging from approximately 1,560 feet above mean sea level (AMSL) in the northern portion of the site to approximately 1,550 feet AMSL in the southern portion of the Project site. As shown in Figure 3, the entire property contains vacant undeveloped land that is routinely disturbed for weed suppression and disking for fire protection and does not contain any structures.

There is an existing 120-inch water pipeline that runs across the southern portion of the site that is part of the California Aqueduct. The Department of Water Resources has a 120-foot wide easement to allow for the excavation of the pipeline should problems occur. No buildings can be constructed within this easement, however, other infrastructure improvements such as roads, driveways, parking lots, and landscaping are permissible.

2.5 Environmental Setting and Surrounding Land Uses

The Project site is located in a developed portion of the City of Moreno Valley. The Project site is located in an area with commercial businesses (i.e., business park, distribution warehousing, e-commerce, and light industrial) and residential. Land uses surrounding the Project site include the following:

North: Immediately north of the Project site is Alessandro Boulevard beyond which is occupied by neighborhood shopping centers with residential developments to the north. Zoned as Commercial.

South: Property located south of the Project site (south of Brodiaea Avenue) includes vacant land and warehouses. Zoned as Business Park/Light Industrial.

West: Property located west of the Project site is vacant on the northern portion and warehouse development on the southern half. Zoned as Business Park/Light Industrial.

East: Immediately east of the Project site is a building which is currently under construction. This parcel is zoned as Business Park/Light Industrial.

2.6 Existing General Plan Land Use Designations

The City of Moreno Valley General Plan is the long-range planning document and will be utilized by the City in reviewing and analyzing the proposed project. The General Plan designates the entire Project site as “Business Park/Light Industrial” land use. According to the City’s General Plan Policy 2.5.1, the “Business Park/Light Industrial” land use designation is intended “to provide manufacturing, research, and development, warehousing and distribution, as well as office and commercial activities”.

2.7 Existing Zoning Designations

The City of Moreno Valley Zoning Map applies a “Business Park” (BP) designation to the Project site. According to the City of Moreno Valley Municipal Code, the primary purpose of the business park (BP) district is to provide for light industrial, research and development, office-based firms and limited supportive commercial in an attractive and pleasant working environment and a prestigious location. This district is intended to provide a transition between residential and other sensitive uses and more intense industrial and warehousing uses.

2.8 Description of the Proposed Project

The Project Applicant proposes to build a business park on 12.94 acres of undeveloped land. The Project consists of a Tentative Parcel Map (TPM No. 37478) and a Plot Plan (PEN18-0028) to create 6 numbered lots ranging from about 1.3-acres to 2.8 acres, and to construct buildings for warehouse and office uses ranging from about 23,000 to 50,000 square feet. The business park will include the construction of 231,000 square feet of warehouse, 24,000 square feet of office space, and 0.45-acres of stormwater detention basin. The Project will also include site improvements, such as a stormwater detention basin, ornamental landscaping, and utility infrastructure which are discussed below.

Table 1: Site Data Table

Building	Land Area SF	Bldg. Foot Print	Bldg. Mezz.	Bldg. SF	Office SF	Warehouse SF	Parking Prov.
1	111,680	47,000	2,000	49,000	5,000	44,000	51
2	105,765	48,000	2,000	50,000	5,000	45,000	51
3	82,540	39,000	2,000	41,000	4,000	37,000	47
4	84,022	40,000	2,000	42,000	4,000	38,000	47
5	121,770	48,000	2,000	50,000	4,000	46,000	62
6	58,000	22,000	1,000	23,000	2,000	21,000	35
Total	563,777	244,000	11,000	255,000	24,000	231,000	293

2.8.1 Access and Parking

The Project will provide 293 parking spaces. Vehicular access to the proposed Project will be provided via two (2) right turn in/right-turn out driveways located along Alessandro Boulevard. Only passenger cars will utilize these driveways and no truck access will be allowed along Alessandro Boulevard. Truck access will be provided via two (2) full access driveways located along Rebecca Street and one (1) right-turn in/right-turn out only driveway located along Brodiaea Avenue.

The proposed Project will construct public sidewalks per City of Moreno Valley standards along its Project frontage on Alessandro Boulevard, Rebecca Street, and Brodiaea Avenue. The intersection of Heacock Street at Alessandro Boulevard currently provides crosswalks along the north, south, west and east legs, which will provide pedestrians access from the Project site across Alessandro Boulevard and Heacock Street. In conjunction with the proposed Project, Rebecca Street will be extended northerly from the current Rebecca Street terminus (north of Brodiaea Avenue) to Alessandro Boulevard at the existing intersection of Alessandro Plaza and Alessandro Boulevard, which will allow site access via Rebecca Street in addition to Alessandro Boulevard and Brodiaea Avenue. In addition, the existing traffic signal at the intersection of Alessandro Plaza and Alessandro Boulevard will be modified to accommodate Rebecca Street as the fourth leg of the intersection.

2.8.2 Landscape Plan

The proposed project will have landscaping that is compliant with the City of Moreno Valley Chapter 9.17 Landscape Standards. There will be landscape area associated with the project, and for a detailed landscape plan refer to Figure 7.

2.8.3 Grading and Construction

Grading to the proposed elevations will require about 60,000 cubic yards of import material. The entire project will be constructed in one phase. Exact construction sequence and duration will be determined by the general contractor. For a detailed grading plan refer to Figure 5.

2.8.4 Architectural Features

The architectural theme features accent painted concrete tilt-up panels and vertical glazing elements at the office corner entries capped with an accent metal cornice. The first-floor office will feature a built-out interior and all buildings also provide for an office mezzanine open bullpen area. Blue glazing is utilized throughout the project and silver metal accent canopies occur at the office entry zones. The canopy color matches the typical aluminum window mullion system. The buildings are designed with clerestory windows which allow natural light to filter into the industrial warehouse areas. Other exterior wall accents include horizontal reveal patterns and the color palette focuses on a light and medium gray theme. All buildings are integrated with the same office exterior elevation architectural theme and the color palette will unify the entire business park into a cohesive master plan along with the landscape palette. For a detailed architectural design refer to Figure 9 and 10.

2.8.5 Water and Wastewater Infrastructure

EMWD has potable water mains in Rebecca Street, Alessandro Boulevard, and Brodiaea Avenue along the project frontage as well as a 30" transmission main splitting the project site. There is a sewer line in Rebecca Street and another sewer line splitting the project site. There is no recycled water in the vicinity.

2.8.6 Drainage and Water Quality

The site is designed to drain from north to south following the natural contours of the land. Runoff from the entire site will drain to the water quality detention basin in the southeast corner of the site. The treated runoff will enter the existing Riverside County Flood Control box culvert which runs northwest to southeast through the project site.

2.8.7 Multi-Use Trail

The City of Moreno Valley is requiring a 15 feet wide Class I multi-use trail along Alessandro Boulevard, as part of the Juan Bautista De Anza Trail. The trail will terminate at the east property line and at Rebecca Street on the west, since there is no existing trail adjacent to the subject property to connect to.

The City of Moreno Valley Bicycle Master Plan “specifically recommends programs and policies designed to make Moreno Valley a more bicycle friendly place and to encourage more residents to ride rather than drive.” Figure 2: Existing Bicycle Facilities on pg. 27 of the Bicycle Master Plan illustrates that Alessandro Boulevard, between Graham Street and Heacock Street, is currently considered a Class 2 Bikeway (“Bike Lane”). Per Figures 14-17 (Recommended Bikeway Projects) on pgs. 55, 59, 67, and 69 of the Bicycle Master Plan, Alessandro Boulevard, between Graham Street and Heacock Street, is recommended to remain as a Class 2 Bikeway in the future, while the remainder of Alessandro Boulevard, from Elsworth Street to Theodore Street, is recommended to become a Class 2 Bikeway in the future. Additionally, Heacock Street, between Alessandro Boulevard and Cactus Avenue, is recommended to become a Class 1 Bikeway (Multi-Use Path) in the future. Lastly, Brodiaea Avenue, between Frederick Street and Moreno Beach Drive, is recommended to become a Class 3 Bikeway (Bike Route) in the future. The proposed Project will provide bicyclists direct connectivity to the Project site.

2.8.8 Road Improvements

Rebecca Street will be constructed as a cul-de-sac on the site. The street will be constructed to near ultimate full width including curb, gutter, sidewalk, and street lights along the east side.

Alessandro Blvd. will be widened 11’ on the south side to its full width. Improvements include curb, gutter, driveways, a bus turnout, and the multi-use trail. A left turn pocket will also be constructed in the median for westbound turns onto Rebecca Street.

Brodiaea Avenue will be widened on the north side to its full width. Improvements include curb, gutter, driveway, sidewalk, and street lights.

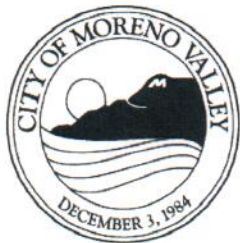
2.8.9 Pedestrian

The proposed Project will construct public sidewalks per City of Moreno Valley standards along its Project frontage on Alessandro Boulevard, Rebecca Street, and Brodiaea Avenue. The Project’s internal sidewalk system will connect with the proposed sidewalk system along the Project

frontage thereby providing adequate pedestrian access to and from the Project site. The intersection of Heacock Street at Alessandro Boulevard currently provides crosswalks along the north, south, west and east legs, which will provide pedestrians safe and convenient access from the Project site across Alessandro Boulevard and Heacock Street.

3.0 ENVIRONMENTAL CHECKLIST AND ANALYSIS

Provided on the following pages is an Environmental Checklist, based on Appendix G of the State CEQA Guidelines. The Checklist evaluates the Project's potential to result in significant adverse effects to the physical environment. As concluded by the Checklist, the proposed Project does not have the potential to result in significant environmental effects for which feasible mitigation may not be available to reduce those effects below levels of significance.



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

1. **Project Title:** PAMA Business Park
2. **Lead Agency Name and Address:** City of Moreno Valley Community Development Department, Planning Division, 14177 Frederick Street, Moreno Valley, CA 92552
3. **Contact Person and Phone Number:** Chris Ormsby, Senior Planner (951) 413-3229
4. **Project Location:** Southeast of Alessandro Boulevard and Rebecca Street, north of Brodiaea Avenue. Assessor Parcel Numbers APN 297-170-083
5. **Project Sponsor's Name and Address:** PAMA Management, 4900 Santa Anita Avenue, Suite 2C, El Monte, CA 91731
6. **General Plan Designation:** Business Park/Light Industrial (BP)
7. **Zoning:** Business Park (BP)
8. **Description of the Project:** The project is a Tentative Parcel Map to create 6 numbered lots, ranging in size from 58,000 to 121,770 square feet, and a Plot Plan to construct 6 buildings for warehouse and office uses.
9. **Surrounding Land Uses and Setting:** Immediately north of the Project site is Alessandro Boulevard beyond which is an existing neighborhood shopping center with residential units further north. The property located south of the Project site (south of Brodiaea Avenue) includes vacant land and warehouses. The property located west of the Project site is vacant on the northern portion and a warehouse development on the southern half. Immediately east of the Project site is a building which is currently under construction.
10. **Other public agencies whose approval is required:** The Project may require discretionary and/or administrative approvals from the Santa Ana Regional Water Quality Control Board and Riverside County Flood Control and Water Conservation District, Eastern Municipal Water District, Department of Water Resources and the Riverside County Airport Land Use Commission.

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Hazards & Hazardous Materials	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Agricultural Resources and Forestry Resources	<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	Air Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Tribal Cultural Resource
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Utilities/Service Systems
<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Noise	<input type="checkbox"/>	Mandatory Findings of Significance
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Population/Housing		
<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Public Services		

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

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.	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
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.	<input type="checkbox"/>
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.	<input type="checkbox"/>

Signature

Printed Name

Date

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Project site is located in the City of Moreno Valley, which lies on relatively flat and gently sloping topography. According to General Plan Figure 5.11-1, *Major Scenic Resources*, the Project site is located within a view corridor for Reche Canyon, the Badlands, Mount Russell, and the Box Springs Mountains, however, these views are common throughout the City of Moreno Valley and the proposed project would not substantially block views of these mountains. Due to the intervening development and their distance and orientation in relation to the Project site, prominent, distinct views of the Reche Canyon area, Mount Russell, the Badlands, or the Box Springs Mountains are available for public viewing areas abutting the Project site under existing conditions. Accordingly, Implementation of the proposed Project would not have a substantial adverse effect on a scenic vista, and **less-than-significant impacts** would occur. The addended CEQA Initial Study is consistent with the previously approved IS in regards to aesthetics.

(Source: City of Moreno Valley, 2006; Project Application Materials, 2018)

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is not located within or adjacent to a scenic highway corridor and does not contain scenic resources, such as trees of scenic value, rock outcroppings, or historic buildings. There are no State-designated or eligible scenic highways within the vicinity of the Project site. The nearest State-eligible scenic highway from the Project site is a segment of Interstate 215 located approximately 9.1 miles southeast of the Project site. The Project site also is located approximately 1.5 miles south of State Route 60, which the City of Moreno Valley General Plan Figure 7-2 identifies as a “Scenic Route.”

The Project’s proposed physical features – six (6) office/warehouse buildings with parking lots, truck yards, landscaping, etc. – would not be visible from either highway due to intervening development and distance. Accordingly, the Project site is not located within a state scenic highway corridor and 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, **no impact** would occur and no further analysis is required on this subject.

(Source: City of Moreno Valley, 2006; Project Application Materials, 2018; Caltrans, 2018; Google Earth Pro, 2018)

c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Implementation of the proposed Project would result in the visual conversion of the site from vacant land to a commercial development (business park) consisting of warehouse/office buildings, parking spaces,

drive aisles, utility infrastructure, landscaping, exterior lighting, and signage. However, the project site is located in an area designated for business and light industrial park use.

The project will comply with all pertinent design requirements of the Zoning Code, to assure quality site design and building architecture that is well constructed. This includes the installation of landscaping, undulating and decorative screening walls and facades, window fenestration, and varying roof design. Development of the proposed project will improve the overall character of the area by introducing a high-quality design. All buildings are integrated with the same office exterior elevation architectural theme and the color palette will unify the entire business park into a cohesive master plan along with the landscape palette. The building will be of concrete tilt-up panel style construction with architecturally enhanced main entrance and blue/grey window glazing.

The Project would be compatible with the size, scale, height, and aesthetic qualities of other developments planned and constructed in the vicinity of the Project site and would be required to comply with the applicable development standards and design guidelines contained in the Moreno Valley Zoning Ordinance; therefore, **less-than-significant impacts** would occur.

(Source: City of Moreno Valley, 2006; Project Application Materials, 2018; Google Earth Pro, 2018)

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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City of Moreno Valley Municipal Code Section 9.16.280 includes design standards for outdoor lighting that apply to all development in the City. Development of the proposed project will require installation of outdoor lighting necessary for public safety and maintenance, as well as to accommodate nighttime business operations. All lighting will comply with the development standards contained in the City’s Zoning Code. The commercial development surrounding the project site does contain lighting on the outsides of the buildings that are visible from the project site. Additionally, street lights are present approximately every 300 feet along the south side of Brodiaea Avenue as well as the east and west side of Rebecca Street.

The proposed project would involve the introduction of new lighting typically associated with business parks. This lighting would be similar to that which exists in the adjacent business park and surrounding area and would not be considered significant. The building will utilize a blue/grey medium reflective glass to keep glare at minimum. The Municipal Code lighting standards govern the placement and design of outdoor lighting fixtures to ensure adequate lighting for public safety while also minimizing light pollution and glare and precluding public nuisances (e.g., blinking/flashing lights, unusually high intensity or needlessly bright lighting). Therefore, **less than significant impacts** will occur.

(Source: City of Moreno Valley, 2006; Project Application Materials, 2018)

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES				
<p>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:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance according to California Department of Conservation, 2016. The City of Moreno Valley has the land use zoned for Business Park; therefore, **no impact** would occur. The addended CEQA Initial Study is consistent with the previously approved IS in regards to agricultural and forestry resources.

(Source: City of Moreno Valley, 2006; California Department of Conservation, Farmland Mapping and Monitoring Program)

<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is zoned for “Business Park” land uses according to the City of Moreno Valley Zoning Map. There are no properties zoned for agricultural land uses in the Project vicinity. Therefore, the project has no potential to conflict with existing zoning for agricultural use. According to the City of Moreno Valley General Plan and the California Department of Conservation, no land within the City is under a Williamson Act Contract. **No impact** would occur.

(Source: City of Moreno Valley, 2006; Riverside County Land Information System (RCLIS); Moreno Valley Map Viewer)

<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not zoned as forest land, timberland, or Timberland Production, nor is it surrounded by forest land, timberland, or Timberland Production land. There are no lands located within the City of Moreno Valley that are zoned for forest land, timberland, or timberland zoned Timberland Production. Therefore, the Project has no potential to conflict with any areas currently zoned as forest, timberland, or Timberland Production and would not result in the rezoning of any such lands. **No impact** would occur.

(Source: City of Moreno Valley, 2006; California Department of Conservation)

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site does not contain any forest areas and is not designated as forest land. Therefore, the proposed Project would not result in the loss of forest land or the conversion of forest land to non-forest use (City of Moreno Valley, 2006). **No impact** would occur.

(Source: City of Moreno Valley, 2006)

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance according to California Department of Conservation, 2016. The project site has a General Plan land use designation by the City of Moreno Valley for Business Park (BP). The project site is undeveloped and does not support any forest habitat nor are any forest lands near the Project Site; therefore, **no impact** would occur.

(Source: City of Moreno Valley, 2006; California Department of Conservation)

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Project site is located in the South Coast Air Basin. Air quality within the South Coast Air Basin is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD’s Air Quality Management Plan (AQMP). The SCAQMD adopted an AQMP, the main purpose of which is to describe air pollution control strategies to be taken by a city, county, or region classified as a nonattainment area in order to bring the area into compliance with federal and state air quality standards. A nonattainment area is considered to have air quality worse than the National Ambient Air Quality Standards (NAAQS) as defined in the Federal Clean Air Act. The Basin includes all of Orange County and portions of Los Angeles, Riverside, and San Bernardino Counties. The Basin is in nonattainment for the federal and state standards for ozone (O3) and particulate matter less than 2.5 microns in diameter (PM2.5) and in nonattainment for the state standards for particulate matter less than 10 microns in diameter (PM10) and nitrogen dioxide (NO2). The Basin is in attainment/maintenance/unclassified status for all other federal and state criteria pollutant standards.

The project’s consistency with the AQMP will be determined using the 2016 AQMP. Criteria for determining consistency with the Air Quality Management Plan are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD’s CEQA Air Quality Handbook (1993). These indicators are discussed below:

1. Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LSTs) or regional significance thresholds were exceeded. As discussed under Table 3-1, below, the proposed project would not exceed the applicable localized significance thresholds (LSTs) and regional significance thresholds for construction activity or project operation. Therefore, the project would not conflict with the AQMP according to this criterion.

2. Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

The 2016 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to Southern California Association of Governments

(SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the City of Moreno Valley General Plan is considered to be consistent with the AQMP. Peak day emissions generated by construction activities are largely independent of the type of land use(s) proposed, but rather are a function of development scope and maximum area of disturbance. Irrespective of the site’s land use designation or proposed use, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities.

The City of Moreno Valley General Plan land use and Zoning designation for the project site is “Business Park (BP)”. The proposed project consists of six warehouse/office buildings at approximately 280,800 square feet, which is consistent with the site’s General Plan land use and Zoning designations. The proposed project would not result in or cause NAAQS or CAAQS violations. The proposed project is consistent with the development intensities as reflected in the adopted General Plan. The proposed project is therefore considered to be consistent with the AQMP.

The proposed Project short-term construction and long-term pollutant emissions will not exceed the emissions thresholds established in the SCAQMD’s CEQA Air Quality Handbook; therefore, the project would not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation. For these reasons, the proposed project is consistent with the City’s General Plan and the regional AQMP. Therefore, impacts related to the implementation of the AQMP would be **less than significant**, and no mitigation is required. The addended CEQA Initial Study is consistent with the previously approved IS in regards to air quality..

(Source: City of Moreno Valley, 2006; Project Application Materials, 2018; Yorke,2018)

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The construction and operation analyses were performed by Yorke Engineering using CalEEMod® (California Emissions Estimation Model, version 2016.3.2), the official statewide land use computer model designed to provide a uniform platform for estimating potential criteria pollutant and GHG emissions associated with both construction and operations of land use projects under CEQA. The model quantifies direct emissions from construction and operations (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The mobile source emission factors used in the model –published by the California Air Resources Board (CARB) – include the Pavley standards and Low Carbon Fuel standards. The model also identifies project design features, regulatory measures, and mitigation measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from the selected measures. CalEEMod was developed by the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the SCAQMD, the Bay Area Air Quality Management District (BAAQMD), the San Joaquin Valley Air Pollution Control District (SJVAPCD), and other California air districts. Default land use data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.)

were provided by the various California air districts to account for local requirements and conditions. As the official assessment methodology for land use projects in California, CalEEMod is relied upon herein for construction and operational emissions quantification, which forms the basis for the impact analysis. Projected construction-related emission impacts are considered less than significant, as summarized below in Table 3-1.

Table 3-1: Construction Emissions Summary and Significance Evaluation

Criteria Pollutants	Unmitigated	Mitigated	Threshold	Significance
	lbs/day	lbs/day	lbs/day	
ROG (VOC)	69.0	69.0	75	LTS
NOx	59.6	59.6	100	LTS
CO	36.1	36.1	550	LTS
SOx	0.1	0.1	150	LTS
Total PM10	20.9	9.7	150	LTS
Total PM2.5	12.4	6.3	55	LTS

lbs/day are winter or summer maxima for planned land use Total PM10/ PM2.5 comprises fugitive dust plus engine exhaust LTS
 - Less Than Significant LTSM - Less Than Significant with Mitigation Incorporated PS - Potentially Significant

Based on the values shown in Table 3-1, the estimated short-term emissions from construction equipment are not expected to exceed daily air emissions thresholds as established by SCAQMD.

Although the project is not anticipated to cause or contribute to regional or cumulative air quality impacts, the project will comply with SCAQMD Rule 403 regarding the implementation of appropriate fugitive dust control measures, and other applicable mandatory regional air quality standards.

The term “project operational air quality impacts” refer to the full range of activities that can or may generate criteria pollutant, Greenhouse Gases (GHG), and Toxic Air Contaminant (TAC) emissions when the project is functioning in its intended use. The proposed Project motor vehicles traveling to and from the project represents the primary source of air pollutant emissions while landscape maintenance and other sources will be a minimal sources of air pollutants. The operations and manufacturing processes, i.e., permitted stationary sources, will be considered to be less than significant from an emissions standpoint. CEQA significance thresholds address the impacts of operational emission sources on local and regional air quality. Thresholds are also provided for other potential impacts related to project operations, such as odors. Table 3-2 provides a summary of projected emissions during operation of the proposed project.

Table 3-2: Operational Emission Summary and Significance Evaluation

Criteria Pollutants	Unmitigated	Mitigated	Threshold	Significance
	Lbs/day	Lbs/day	Lbs/day	
ROG (VOC)	8.2	8.2	55	LTS
NOx	9.1	9.1	55	LTS
CO	24.1	24.1	550	LTS
SOx	0.1	0.1	150	LTS
Total PM10	6.6	6.6	150	LTS
Total PM2.5	1.8	1.8	55	LTS

lbs/day are winter or summer maxima for planned land use Total PM10/ PM2.5 comprises fugitive dust plus engine exhaust LTS
 - Less Than Significant LTSM - Less Than Significant with Mitigation Incorporated PS - Potentially Significant

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Through the analysis of the air quality report, it has been determined that the projected construction and operational related emission impacts are considered **less than significant**, as summarized in Tables 3-1 and 3-2.

(Source: City of Moreno Valley, 2006; Project Application Materials, 2018; Yorke, 2018)

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The SCAQMD considers a project air pollutant emission less than cumulatively considerable if the project does not exceed the SCAQMD project-level thresholds. As presented above in III (b), the Project would not exceed any applicable thresholds, and therefore, the Project’s air pollutant emissions would be less than cumulatively considerable. The Proposed Project would comply with SCAQMD rules and regulations and the Proposed Project’s construction-related impacts would be less than significant level. Therefore, the Proposed Project-related construction emissions, in combination with those from other projects in the area, would not substantially deteriorate the local air quality, and a **less than significant impact** would occur.

(Source: City of Moreno Valley, 2006; Project Application Materials, 2018; Yorke, 2018)

d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The SCAQMD’s Localized Significance Threshold (LST) methodology (2008) was used to analyze the neighborhood scale impacts of NOX, CO, PM10, and PM2.5 associated with project-specific mass emissions. Introduced in 2003, the LST methodology was revised in 2008 to include the PM2.5 significance threshold methodology and update the LST mass rate lookup tables for the new 1-hour NO2 standard.

For determining localized air quality impacts from small projects in a defined geographic source-receptor area (SRA), the LST methodology provides mass emission rate lookup tables for 1-acre, 2-acre, and 5-acre parcels by SRA. The tabulated LSTs represent the maximum mass emissions from a project that will not cause or contribute to an exceedance of state or national ambient air quality standards (CAAQS or NAAQS) for the above pollutants and were developed based on ambient concentrations of these pollutants for each SRA in the South Coast Air Basin. (SCAQMD 2008a)

For most land use projects, the highest daily emission rates occur during the site preparation and grading phases of construction – due to the use of heavy earthmoving equipment. For this reason, a construction LST analysis was performed.

Since land use operational emissions – mainly from associated traffic – are dispersed over a wide area, localized impacts from project operation are substantially lower than during project construction. However, an Operational LST analysis was also performed. For the purposes of this analysis, it is assumed



that all traffic is “local” and affects the localized significance threshold. This is a very conservative method, and still gives less than significant results.

The proposed project site is 15 acres in Source-Receptor Area (SRA) Zone 24 – Perris Valley. The peak daily soil disturbance occurs during the site preparation phase and equates to a maximum soil disturbance of more than 5 acres on any given day. Thus, the 5-acre (the largest category) screening lookup tables were used to evaluate NOx, CO, PM10, and PM2.5 impacts on nearby receptors. The closest sensitive receptor was located 325 meters away so, in the LST tables of appendix c, 200 meters was used. (SCAQMD 2016). As shown in tables 3-3 and 3-4, impacts would be **less than significant**.

Table 3-3: Construction Localized Significance Threshold Evaluation

Criteria Pollutants	Mitigated	Threshold	Percent of Threshold	Results
	Lbs/day	Lbs/day		
NOx	9.1	488.0	2%	Pass
CO	24.1	6860.0	0%	Pass
PM10	6.6	23.0	29%	Pass
PM2.5	1.8	8.0	23%	Pass

Table 3-4: Operations Localized Significance Threshold Evaluation

Criteria Pollutants	Mitigated	Threshold	Percent of Threshold	Results
	Lbs/day	Lbs/day		
NOx	9.1	488.0	2%	Pass
CO	24.1	6860.0	0%	Pass
PM10	6.6	23.0	29%	Pass
PM2.5	1.8	8.0	23%	Pass

(Source: City of Moreno Valley, 2006; Project Application Materials, 2018; SCAQMD 2016; Yorke, 2018)

e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Any temporary odor impacts generated during Project construction-related activities, such as asphalt paving and the application of architectural coatings, would be short-term and cease upon completion of the construction phase of the Project. The industrial uses proposed for the Project site are not expected to involve uses or activities that generate substantial or noticeable amounts of odor during long-term operation. **Less than significant impacts** would occur.

(Source: City of Moreno Valley, 2006; Project Application Materials, 2018)

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 Wildlife or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The project site is labeled as developed/disturbed land according to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) vegetation map. The Western Riverside County MSHCP is a comprehensive multi-jurisdictional habitat conservation planning program for western Riverside County, California. The purpose of the Western Riverside County MSHCP is to preserve native habitats, and to this end, the plan focuses upon the habitat needs of multiple species rather than one specie at a time. In addition, an MSHCP consistency report was prepared and no special-status wildlife or plant species were observed on the project site during the various field surveys conducted on the site (RCA Associates, Inc., 2018). The project site does contain suitable habitat for burrowing owls and surveys for these species are required in accordance with the MSHCP. Therefore, focused surveys for the burrowing owl were conducted during the nesting season with four separate surveys performed in April, May and June 2018. No owls, owl sign, or active burrows were observed during the surveys. However, burrowing owl is a nomadic species and there is the potential that the species could migrate onto the Project site prior to construction. If during grading activities burrowing owls are present on the Project site, the Project’s impact would be significant and mitigation would be required. The Project would result in removal of vegetation which has the potential to support nesting migratory birds protected by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. This impact would be significant and mitigation would be required. Mitigation Measures BIO-1 and BIO-2 would reduce these potential impacts to less than significant levels.

With the implementation of the recommended mitigation measures, the impacts to the biological resources will be **less than significant with mitigation incorporated**. The addended CEQA Initial Study is consistent with the previously approved IS in regards to biological resources.

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources, Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); RCA Associates, 2018)

b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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None of the riparian/riverine species listed in Section 6.1.2 of the MSHCP were found within the project site nor are any of the species expected to inhabit the site given the lack of any suitable habitat. The

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

project site does not contain any riparian areas, vernal pool habitats, or suitable habitat for fairy shrimp. The project site does not support wetland soils or vegetation, and no other sensitive natural communities were identified on the project site. No riparian vegetation (e.g., cottonwoods, willows, etc.) exist on the project site; therefore, **no impact** would occur.

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources, Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); RCA Associates, 2018)

<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>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no features on the site that meet the MSHCP definition of vernal pools. In order to be considered a vernal pool under the MSHCP, a feature must be a wetland (based on the presence of hydrophytic vegetation, hydric soil, and wetland hydrology). The feature must also have a natural origin. In addition, no vernal pools were observed during the field investigations on the project site; consequently, the site does not support suitable habitat for fairy shrimp. The lack of suitable habitat for fairy shrimp is due to the soil, which is sandy loam soil which cannot hold water long enough for the development of a vernal pool. Furthermore, the site does not support any sensitive vegetation that is associated with wetland features. Other non-vernal pool features such as depressions, drainages, and road ruts were examined for suitable fairy shrimp habitat, and based on the Biological Resources survey conducted by RCA Associates, Inc. the proposed project will have **no impact** on wetlands, vernal pools, marshes.

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources, Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); RCA Associates, 2018)

<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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The property is located in an area where habitat has been fragmented due to past human activities, agricultural activities, and on-going developments in the surrounding region. Therefore, the incremental loss of wildlife habitat associated with the proposed development is expected to be negligible. There are no major wildlife corridors present on the site and the proposed project will not impede regional wildlife movement or impact any MSHCP-designated corridors or habitat linkages. Therefore, the proposed project will have a **less than significant impact** in regard to habitat fragmentation and regional wildlife movement.

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources, Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); RCA Associates, 2018)

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e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Proposed Project does not contain any trees on-site. The City of Moreno Valley Municipal Code Section 9.17.040 (Street Trees) lists approved species of trees for major streets and specifies where streets trees shall be planted. The Proposed Project would not conflict with Municipal Code Section 9.17.040 because no street trees would be removed as part of the Proposed Project. **No impact** would occur.

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources, Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); RCA Associates, 2018)

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project site is subject to the provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed Project will be required to comply with City of Moreno Valley Municipal Code Title 3, Chapter 3.48, “Western Riverside County Multiple Species Habitat Conservation Plan Fee Program,” which requires a per-acre local development mitigation fee to implement the MSHCP. The Project site is not located within one of the targeted conservation cells of the MSHCP. The Project site is, however, subject to the survey and conservation requirements of MSHCP Section 6.3.2 (Species Survey Requirements), which requires the preparation of a habitat assessment for the western burrowing owl. As per the MHSCP, a burrowing owl survey was performed during the owl’s nesting season during the months of April, May and June 2018. No owls, owls sign or active owl burrows were observed and the results of the nesting season survey are presented in a separate report (RCA Associates, Inc. June 11, 2018). However, as there is the potential that the species could migrate onto the site prior to construction, prior to and during grading activities mitigation would be required. With the implementation of Mitigation Measure MM BIO-2, a **less than significant impact** is expected.

(Source: City of Moreno Valley General Plan FEIR, Chapter 5.9 – Biological Resources, Riverside County Land Information System (RCLIS), Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); RCA Associates, 2018)

Mitigation Measures

MM BIO-1: Vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:

- a) A migratory bird nesting survey of the Project’s impact footprint, including suitable habitat within a 500-foot radius, shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance.



- b) A copy of the migratory nesting bird survey results report shall be provided to the City of Moreno Valley. If the survey identifies the presence of active nests, then the qualified biologist shall provide the City with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the City and shall be no less than a 100-foot radius around the nest for non-raptors and no more than a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and the City verify that the nests are no longer occupied and juvenile birds can survive independently from the nests.

MM BIO-2: Within 30 days prior to grading, a qualified biologist shall conduct a survey of suitable habitat on site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Moreno Valley prior to the issuance of a grading permit and subject to the following provisions:

- a) In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction.
- b) In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owls, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow California Department of Fish and Wildlife (CDFW) relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.
- c) In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owls, the requirements of MSHCP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable habitat, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall be issued, either:
- a. Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the burrowing owl by the CDFW; or

- b. A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following accepted CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pursuant to CEQA requirements, a comprehensive cultural resources study was conducted on the site by RCA Associates, Inc. personnel (Dr. Alan Gold, RPA). As part of the study, a California Historical Resources Information System (CHRIS) records search was conducted at the Eastern Information Center (EIC) at the University of California, Riverside. The cultural study is part of the environmental review process for the proposed project as per CEQA, Section 21000 et. seq. The purpose of the Phase 1 cultural study was to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any cultural resources, as defined by CEQA, that may exist in or around the project area. In addition to the data search conducted at the EIC center, RCA Associates, Inc. cultural staff contacted Native American representatives to inform them of the project and to request their comments regarding potential cultural resources on the site and in the surrounding area. Following the completion of the data search and initial contact with the Native American representatives, an intensive field survey was conducted by Dr. Gold and his team on April 18, 2018.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. The State of California, through the State Historic Preservation Office (SHPO), also maintains an inventory of those sites and structures that are considered to be historically significant known as the California Register of Historic Resources (CRHR). Finally, the U.S. Department of Interior has established specific guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places (NRHP). A property may be historic if it is old enough to be considered historic (generally considered to be at least 50 years old and appearing the way it did in the past).

No cultural resources of any kind were noted within the Project boundaries. Ten shovel-test pits were excavated on the property and these pits did not yield any material of historic or prehistoric origin that could be considered cultural resources. A cultural resource records search was completed (in person) on March 15, 2018 at the EIC at the University of California, Riverside which showed there were no cultural resources that have been previously recorded within the Project area itself. However, two cultural resources were noted within a half mile radius of the Project (P-33-017972 and -018039) and 12 previous cultural resource reports (RI-00583, -01978, -03510, -07499, -08272, -08367, -08398, -08799, -09619, -09619, -09718, -09836, and -10018) had been previously completed within half mile buffer surrounding the Project site.

Although, the proposed project would not cause a substantial adverse change in the significance of a

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known archaeological resource pursuant to CEQA Guidelines §15064.5 or an identified tribal cultural resource pursuant to PRC §21082.3, there is a potential for project-related construction to impact unknown or previously unrecorded archaeological resources. For this reason, Mitigation Measures CR-1, CR-2, CR-3, and CR-4 are proposed in the event that cultural resources are inadvertently encountered during excavation activities.

Data from the records search revealed that there are no cultural resources that had been recorded within the Project area. In addition, the project site is undeveloped and there are no features present on the site. Also, the site was not identified as containing any historic resources according to the City’s General Plan EIR. With the incorporation of Mitigation Measures CR-1, CR-2, CR-3, and CR-4 the impacts will be **less than significant with mitigation incorporated**. The addended CEQA Initial Study is consistent with the previously approved IS in regards to cultural issues.

(Source: City of Moreno Valley, 2006, City of Moreno Valley General Plan FEIR, Chapter 5.10 – Cultural Resources; RCA Associates, 2018)

b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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According to the Moreno Valley General Plan EIR, the property is not part of a known Native American village complex and the site has not been identified as a location of any prehistoric resources. The majority of prehistoric archaeological resources are usually found around valley edges where suitable rock outcrops occur (City of Moreno Valley, General Plan EIR). In addition, data received from CHRIS combined with the intensive field investigations did not identify any cultural resources. In the event archaeological resources are found during construction activities, a qualified archaeologist should be contacted to assess the significance of the find. If applicable, all artifacts discovered at the development site shall be inventoried and analyzed by the professional archaeologist. If any artifacts of Native American origin are discovered, all activities in the immediate vicinity of the find shall stop and the project proponent and project archaeologist shall notify the City of Moreno Valley and local Tribal representatives. For more detail refer to response V.(a)

Based on the data provided from CHRIS and field investigations, construction of the proposed project would not cause a substantial adverse change to any archaeological resources pursuant to 15064.5 and with implementation of Mitigation Measures CR-1, CR-2, CR-3, and CR-4 impacts are considered **less than significant with mitigation incorporated**.

(Source: City of Moreno Valley, 2006, City of Moreno Valley General Plan FEIR, Chapter 5.10 – Cultural Resources; Riverside County, 2014; RCA Associates, 2018)

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A Phase 1 Cultural Resources Assessment was prepared by RCA Associates for the proposed project (RCA, 2018) and is included in Appendix C. Field survey investigations conducted on April 14, 2018 by RCA Associates, Inc. did not identify any cultural resources, including prehistoric / historic archaeological remains or historic buildings within the Project boundaries. Shovel-test pits excavated

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on the property did not yield any subsurface cultural remains. A cultural resources records search was conducted by SCCIC which showed that no cultural resources had been previously recorded on the Project property.

The NAHC conducted a Sacred Lands File Search and provided a list of potentially interest parties and affiliated Native California individuals and groups to contact. The Sacred Lands File Search yielded negative results for cultural resources in the general project area, however, the area is sensitive to cultural resources. A list of Native American Tribes affiliated with the general area were contacted via mailed letter. Pechanga Cultural Resources office of the Band of Luiseno Mission Indians replied by mailed letter to formally request to be notified and involved in all CEQA environmental review process for the duration of the project. Soboba Band of Luiseno Indians responded via mail letter and requested to act as a consulting tribal entity for this project. Viejas Band of Kumeyaay Indians replied via mailed letter to advise that although the project area has little cultural ties to them, the Tribe requests to be informed of new developments, such as the inadvertent discovery of cultural artifacts, cremation sites, or human remains.

If previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary. If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. With the implementation of Mitigation Measures CR-1, CR-2, CR-3, and CR-4 below would reduce potential impacts to a less than significant level with mitigation incorporated.

Based on the analysis and evaluation of available data, the proposed project would be considered **less than significant with mitigation incorporated** to any unique paleontological resource or site or any unique geologic features.

(Source: City of Moreno Valley, 2006, City of Moreno Valley General Plan FEIR, Chapter 5.10 – Cultural Resources; RCA Associates, 2018)

d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Based on the cultural resource records reviewed, the site does not contain a known cemetery and is not expected to contain any human remains, including those interred outside of formal cemeteries. There are no indications of a formal cemetery or informal family cemetery on the site. However, the potential exists for previously unknown human remains to be discovered at the site during project construction activities.

In the event that human remains are encountered during the undertaking, State Health and Safety Code

Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery.

The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. The disposition of the remains will be determined in consultation between the project proponent and the MLD. In the event that the project proponent and the MLD are in a disagreement regarding the disposition of the remains, State law will apply and the decision process will occur with the NAHC (see Public Resources Code Section 5097.98(e) and 5097.94(k)). With the implementation of Mitigation Measures CR-1, CR-2, CR-3, and CR-4 the project will minimize possible impacts. Therefore, impacts are expected to be **less than significant with incorporated mitigation measures**.

(Source: City of Moreno Valley, 2006, City of Moreno Valley General Plan FEIR, Chapter 5.10 – Cultural Resources; RCA Associates, 2018)

Mitigation Measures

- MM CR-1** Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a qualified paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.
- MM CR-2** The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if 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. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.
- MM CR-3** Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Western Science Museum in Hemet, California, is required for significant discoveries. The paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

MM CR-4 A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Moreno Valley prior to building final.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Project site is not located in an Alquist-Priolo Earthquake Fault Zone. The nearest significant active faults are the San Jacinto and San Andreas faults, which are approximately 5.6 and 15.3 miles away from the subject site, respectively. There are no known faults located directly on the Project site; therefore, the potential that the proposed Project could expose people or structures to adverse effects related to ground rupture is **less than significant**. The addended CEQA Initial Study is consistent with the previously approved IS in regards to geology and soils issues.

(Source: City of Moreno Valley, 2006; Google Earth Pro, 2018; CQuest Consultants, Inc, 2018)

(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The site is located in a seismically active area of Southern California. Due to its location in the region, the Project Site is expected to experience moderate to severe ground shaking should an earthquake occur, however, that risk is not substantially different than other similar sites in the region. The nearest significant active faults are the San Jacinto and San Andreas fault zones, which are approximately 5.6 and 15.3 miles away from the subject site, respectively. The area in consideration shows no mapped faults on-site according to maps prepared by the California Geologic Survey and published by the International Conference of Building Officials (ICBO). Buildings proposed for the site will be required to be constructed in accordance with the most recent edition of Title 24 of the California Building Code (CBC) and chapter 8.20 and 8.36 of the City of Moreno Valley Municipal Code to provide collapse-resistant design. Therefore, impacts are expected to be **less than significant**.

(Source: City of Moreno Valley, 2006; CQuest Consultants, Inc, 2018)

(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Liquefaction is a phenomenon where water-saturated granular soil loses shear strength during strong ground shaking produced by earthquakes. The loss of soil strength occurs when cyclic pore water pressure increases below the groundwater surface. Potential hazards due to liquefaction include the loss of bearing strength beneath structures, possibly causing foundation failure and/or significant settlements. The soils encountered within a depth of 50 feet at the project site predominately consist of medium dense to very dense silty sands. Groundwater was not encountered in any of the borings drilled at the subject site. In addition, a Liquefaction Hazard Map has not been prepared for the subject site. The project site is not located with a liquefaction potential zone. Through compliance with the 2013

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California Building Code and implementation of standard engineering and construction protocols, impacts associated with seismic-related ground failure, including liquefaction, will be reduced; therefore, **no impacts** would occur.

(Source: City of Moreno Valley, 2006; CQuest Consultants, Inc, 2018)

(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site is relatively flat and contains no hillside or steep slopes nor are any hills or slopes in the vicinity. The Project site is located in an area with a low potential for landslides since there are no substantial natural or man-made slopes in the vicinity, and grading associated with the Project is not anticipated to result in the creation of any new substantial slopes on-site that could be subject to landslide. Grading of the site would not pose a landslide threat to adjacent properties, future site workers, or the proposed buildings. The proposed Project would not create and would not be exposed to any risk of a landslide and **no impacts** would occur.

(Source: City of Moreno Valley, 2006; Google Earth Pro, 2018; CQuest Consultants, Inc, 2018)

(b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Geotechnical Report determines that there would be no long-term soil erosion as the proposed project would involve the development of structures, paving (i.e., hardscape), and landscape. Short-term construction-related erosion potential would be addressed through compliance with National Pollutant Discharge Elimination System (NPDES) permit requirements, and impacts would be **less than significant**.

(Source: City of Moreno Valley, 2006; CQuest Consultants, Inc, 2018)

(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The subject site is relatively flat and level and there are no significant slopes proposed as part of the proposed development. The soils encountered within a depth of 50 feet at the project site predominately consist of medium dense to very dense silty sands. Groundwater was not encountered in any of the borings drilled at the subject site. Based on the encountered site conditions, liquefaction induced settlement is not considered a significant concern for the subject site. It is recommended that following site clearing, fill removal, and demolition activities, at a minimum, the upper four (4) feet of exposed subgrade soils beneath the building pad areas be excavated, worked until uniform and free from large clods, moisture-conditioned to at least optimum moisture-content, and recompacted to a minimum of 95 percent of the maximum dry density based on ASTM Test Method D1557. In addition, remedial grading should be performed to a minimum of two (2) feet below proposed foundation bearing grades. Within the pavement and exterior flatwork areas, the exposed subgrade should be excavated to a depth of twelve (12) inches, worked until uniform and free from large clods and moisture-conditioned to at least optimum moisture-content and recompacted to a minimum of 95 percent of the maximum dry density based on ASTM Test Method D1557. Prior to backfilling, the bottom of the excavation should be proof-rolled and observed by a soil specialist to verify stability. This compaction effort should stabilize the

upper soils and locate any unsuitable or pliant areas not found during our field investigation. Implementation of the recommendations in the geotechnical report in regards to the design and construction of the anticipated development will prevent off-site landslides, lateral spreading, liquefaction, or collapse from occurring during construction activities. Therefore, with the recommendations implemented **no impacts** would occur.

(Source: Project Application Materials, 2018; CQuest Consultants, Inc, 2018)

(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The near-surface sand soils encountered at the site have been identified through laboratory testing as having a very low expansion potential. Expansive soils have the potential to undergo volume change, or shrinkage and swelling, with changes in soil moisture. As expansive soils dry, the soil shrinks; when moisture is reintroduced into the soil, the soil swells.

The preferred materials specified for Engineered Fill are suitable for most applications with the exception of exposure to erosion. Project site winterization and protection of exposed soils during the construction phase should be the sole responsibility of the Contractor, since he has complete control of the project site at that time. Imported Non-Expansive Fill should consist of a well-graded, slightly cohesive, fine silty sand or sandy silt soil, with relatively impervious characteristics when compacted. This material should be approved by the Soils Engineer prior to use.

Fill soils should be placed in lifts approximately 6 inches thick, moisture-conditioned to at least optimum moisture-content, and compacted to achieve at least 95 percent of the maximum dry density based on ASTM D1557. Additional lifts should not be placed if the previous lift did not meet the required dry density or if soil conditions are not stable.

It is recommended that no material shall be moved or compacted without the presence of the Soils Engineer. Material from the required site excavation may be utilized for construction site fills provided prior approval is given by the Soils Engineer. All materials utilized for constructing site fills shall be free from vegetation or other deleterious matter as determined by the Soils Engineer. Impacts to life or property due to expansive soils would be **less than significant**.

(Source: Project Application Materials, 2018; USDA, nd; City of Moreno Valley 2006b; CQuest Consultants, Inc, 2018)

(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project would not install any septic tanks or alternative waste water disposal systems. **No impact** would occur.

(Source: Project Application Materials, 2018)

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Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Greenhouse gases – primarily carbon dioxide (CO₂), methane (CH₄), and nitrous (N₂O) oxide, collectively reported as carbon dioxide equivalents (CO₂e) – are directly emitted from stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as on-road vehicles and off-road construction equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Also, included in GHG quantification is electric power used to pump the water supply (e.g., aqueducts, wells, pipelines) and disposal and decomposition of municipal waste in landfills. (CARB 2008)

California's Building Energy Efficiency Standards are updated on an approximately three-year cycle. The 2016 standards improved upon the 2013 standards for new construction of, and additions and alterations to, residential, commercial, and industrial buildings. The 2016 standards went into effect on January 1, 2017 (CEC 2017).

Since the Title 24 standards require energy conservation features in new construction (e.g., high efficiency lighting, high-efficiency heating, ventilating, and air-conditioning (HVAC) systems, thermal insulation, double-glazed windows, water conserving plumbing fixtures, etc.), they indirectly regulate and reduce GHG emissions. Using CalEEMod, direct onsite and offsite GHG emissions were estimated for construction and operation, and indirect offsite GHG emissions were estimated to account for electric power used by the proposed project, water conveyance, and solid waste disposal.

The SCAQMD officially adopted an industrial facility mass emissions threshold of 10,000 metric tons (MT) CO₂e per year (SCAQMD 2015) and has proposed a residential/commercial mass emissions threshold of 3,000 metric tons (MT) CO₂e per year (SCAQMD 2008b).

Operational mitigation measures incorporate typical code-required energy and water conservation features. Off-site traffic impacts are included in these emissions estimates, along with construction and operational emissions amortized over 30 years, as required by the SCAQMD. CalEEMod calculates all GHG sources: direct, indirect, and mobile. As shown in Table 7-1, mitigated GHG emissions are below the proposed GHG significance threshold for land use projects, i.e., **Less Than Significant** (LTS). The added CEQA Initial Study is consistent with the previously approved IS in regards to greenhouse gas emissions.



Table 7-1: Greenhouse Gas Emissions Summary and Significance Evaluation

Greenhouse Gases	Unmitigated	Mitigated	Threshold	Significance
	MT/yr	MT/yr	MT/yr	
CO2	923.9	893.3	----	----
CH4	2.0	1.9	----	----
N2O	0.02	0.02	----	----
CO2e	980	945	10,000	LTS

(Source: Project Application Materials, 2018; Yorke, 2018)

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Assembly Bill 32 (AB32) establishes a statewide greenhouse gas emissions cap which requires emissions to be reduced to 1990 levels by the year 2020. The bill includes mandatory reporting rules, adoption of a plan and regulations to achieve the maximum technologically feasible and cost-effective reductions in greenhouse gas emissions, including provisions for using both market mechanisms and alternative compliance mechanisms. Greenhouse gases, as defined under AB 32, include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. The Air Resources Board (ARB) is the State agency charged with monitoring and regulating emissions of greenhouse gases.

The purpose and intent of these policies is to achieve compliance with AB 32 and reduce GHG by 15% by 2020. In 2020, the City of Moreno Valley is projected to emit a total of 1,298,543 MT CO2e without the incorporation of GHG reduction policies. The statewide reduction measures would reduce the bulk of Moreno Valley’s emissions and make a substantial contribution toward reaching the 2020 reduction target. However, the City would still need to supplement the statewide measures with the implementation of local reduction policies, in order to achieve 15% reduction in GHG by 2020.

The Proposed Project would not conflict with the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Therefore, it can be assumed that regional mobile emissions would decrease in line with the goals of the RTP/SCS. Implementing SCAG’s RTP/SCS would greatly reduce the regional GHG emissions from transportation, helping to achieve statewide emission reduction targets.

Therefore, the Proposed Project would not conflict with an adopted plan, policy, or regulation pertaining to GHGs. Also, the Proposed Project would result in minimal construction- and operation related GHG emissions. Thus, a **less than significant impact** would occur.



(Source: Project Application Materials, 2018; Yorke, 2018; City of Moreno Valley, 2016)

Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

While gas and diesel fuel would typically be used by construction vehicles, Best Management Practices (BMPs) would be utilized to ensure that no construction-related fuel hazards occur. The project may involve the use of hazardous materials but shall comply with all applicable federal, state, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste, including but not limited to Title 49 of the Code of Federal Regulations implemented by Title 13 of the CCR, which describes strict regulations for the safe transportation of hazardous materials. Compliance with all applicable federal, state, and local laws related to the transportation, use and storage of hazardous materials will reduce the likelihood and severity of accidents during transit, use, and storage.

As required by California Health and Safety Code Section 25507, a business shall establish and implement a Hazardous Materials Business Emergency Plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503 if the business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6).

The Phase I Environmental Site Assessment (ESA) prepared for the proposed project included Assessor Parcel Numbers 2971-700-839. The ESA included analysis of historical conditions, a review of regulatory agency records, site visit observations, hazardous materials/waste observations and observations of adjacent properties.

No hazardous materials are currently used on the site. The ESA did not find any Recognized Environmental Conditions (RECs) on the Site or adjacent properties. Construction of the proposed project would involve limited amounts of fuel and lubricants in construction vehicles as well as solvents and paints during construction of the multi-family apartment units. Such products are subject to time limits, maximum accumulated quantities, proper storage locations, container specifications and labeling. These products will not be disposed of on-site, but will be removed from the Site upon completion of construction and transported to an approved disposal facility. Any such transportation for disposal is required to comply with CFR 49 of the Code of Federal Regulations (CFR) as well as Title 13 of the California Code of Regulations (Hazardous Materials Transportation Act) which requires that such shipment be performed by a certified hazardous waste transportation company. In addition, the project will comply with SCAQMD Rule 1166 regarding Volatile Organic Compound Emissions from Decontamination of Soil. If VOC-contaminated soils are found, a VOC Contaminated Soil Mitigation Plan will be prepared for the project in order to minimize VOC emissions to the atmosphere during excavation, grading, handling and treatment of VOC contaminated soils, as required by this rule. Based on expected compliance with state and federal regulations, the proposed project is anticipated to have a less than significant impact. This environmental assessment has revealed no Recognized Environmental

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Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) in connection with the Property. ODIC recommends No Further Investigation at this time.

Compliance with all applicable local, state, and federal laws, including but not limited to Title 49 of the Code of Federal Regulations implemented by Title 13 of the CCR, as well as Health and Safety Code Section 25507, will ensure a **less than significant impact**. The addended CEQA Initial Study is consistent with the previously approved IS in regards to hazards and hazardous materials.

(Source: Project Application Materials, 2018; City of Moreno Valley General Plan FEIR Section 5.5 Hazards, ODIC, 2017)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Construction activities would include the use of ordinary equipment fuels and fluids. In the unlikely event of a spill, fuels would be required to be controlled and disposed of in accordance with county and State regulations. The Phase I ESA does not identify any underground storage tanks on or adjacent to the Site. No spills or illegal dumping were noted in the report. No hazardous waste generation or handling facilities will be constructed as part of this proposed project. Compliance with federal and state hazardous waste regulations, and regulations and guidelines of Riverside County and the City of Moreno Valley will result in a less than significant impact. Construction and operational activities would not create a hazard to the public or the environment, thereby reducing potential impacts to **less than significant** levels.



(Source: Project Application Materials, 2018; City of Moreno Valley General Plan FEIR Section 5.5 Hazards; California Environmental Protection Agency (CalEPA); California Department of Toxic Substance Control)

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No existing or proposed schools are located within one-quarter mile of the project site. The closest schools to the project site are Creekside Elementary and Serrano Elementary, both at approximately one mile from the project site. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school. According to the City of Moreno Valley General Plan, there are no school sites planned within 0.25 mile of the Project site. **No impact** would occur.

(Source: Project Application Materials, 2018; City of Moreno Valley General Plan FEIR Section 5.5 Hazards)

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?				
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The project site is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and; therefore, would not create a hazard to the public or environment. **No impact** will occur.

(Source City of Moreno Valley General Plan FEIR Section 5.5 Hazards; California Environmental Protection Agency (CalEPA); California Department of Toxic Substance Control)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A joint civilian and military airport (March Air Reserve Base) is located at the southwestern boundary of the City approximately 1.0 mile southwest of the project site. The project site is located in Zone E of the March Air Base Land Use Compatibility Plan, which has the fewest restrictions on proposed land uses. Zone E has a noise and risk level of low. The zone also has a hazard to flight restriction which include physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations and prohibits land use development that may cause the attraction of birds to increase.

The proposed project consists of business park uses and is consistent with the allowable land uses of Zone E. Therefore, the project does not include any features that are considered a hazard to flight or are not allowed in Zone E. Impacts to people residing and/or working on the project site are **less than significant**.

(Source: Project Application Materials, 2018; City of Moreno Valley General Plan FEIR, Chapter 5.5 – Hazards)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no private airstrips in the vicinity of the project site; therefore, **no impact** would occur.

(Source: Project Application Materials, 2018; City of Moreno Valley General Plan FEIR, Chapter 5.5 – Hazards; Google Earth, 2018)

g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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, **no impact** would

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occur.

(Source: Project Application Materials, 2018; City of Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR, Chapter 5.5 – Hazards)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within a fire hazard area as identified in the City of Moreno General Plan Final Program EIR, and **no impact** would occur.

(Source: Project Application Materials, 2018; City of Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR, Chapter 5.5 – Hazards)

Mitigation Measures

No significant impacts were identified and no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Construction and operation of the project would generate pollutants that may impact storm water quality. The Santa Ana Regional Water Quality Control Board (RWQCB) sets water quality standards for all ground and surface waters within the project’s region. Water quality standards are defined under the Clean Water Act to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). The project site is located within the Santa Ana Watershed and San Jacinto Sub-Watershed. Runoff from the site enter into the stormwater drainage which discharges into the Perris Valley Storm Drain, which in turn, connects to the San Jacinto River. The San Jacinto River eventually discharges into Lake Elsinore. Overflows from Lake Elsinore go into Temescal Creek and ultimately to the Santa Ana River. Under Section 303(d) of the Clean Water Act, the San Jacinto River (or Canyon Lake) is considered an impaired water body for nutrients and pathogens; Lake Elsinore is also an impaired water body for nutrients, organic enrichment/low dissolved oxygen, and indicator bacteria.

Construction Impacts. Construction-related activities have the potential to result in impacts to water quality due to grading activities that would potentially cause erosion and sedimentation in runoff. Sediments also transport substances such as nutrients, hydrocarbons, and trace metals, which would be conveyed to the storm drain facilities and receiving waters. Substances such as fuels, oil and grease, solvents, paints and other building construction materials, wash water, and dust control water could also enter storm runoff and be transported to nearby waterways. This could potentially degrade the quality of the receiving waters and lead to the impairment of downstream water sources.

Since development of the project site would involve grading of more than one acre, the project proponent would be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (NPDES No. CAS000002, Water Quality Order No 2009-009DWQ,6 or the latest approved Construction General Permit) and implement a Storm Water Pollution Prevention Plan (SWPPP) to reduce pollutants in the storm water to the maximum extent practicable during construction. The SWPPP must include erosion-control and sediment-control BMPs that would meet or exceed measures required by the determined risk level of the construction site, in addition to tracking control, waste management, and non-storm water control BMPs that reduce the potential for construction-related storm water pollutants. These measures may include the use of gravel bags, silt fences, straw wattles, hay bales, check dams, hydroseed, or soil binders. The construction contractor would be required to install, implement, and maintain these BMPs throughout the duration of on-site construction activities. A Construction Site Monitoring Program that identifies storm water monitoring and sampling requirements during construction is a required component of the SWPPP. In addition, the construction contractor would be required to maintain an inspection log and allow the log-on site to be reviewed by the City and representatives of the RWQCB. Thus, compliance with the NPDES Construction General

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Permit and implementation of the required SWPPP would avoid the violation of water quality standards or waste discharge requirements, as well as avoid the degradation of water quality during construction. Impacts would be less than significant, and no mitigation is required.

Operational Impacts. The project site is currently undeveloped and the majority of storm water percolates into the ground. The proposed project would result in approximately 12.50-acres of impervious surfaces at the project site associated with the proposed building, parking areas, truck yard, walkways, drive aisles, sidewalks, roadways, and other surfaces that would reduce ground percolation and increase storm water runoff. Potential pollutants of concern that could be generated by long-term operation of the proposed industrial project include bacterial indicators, metals, nutrients, pesticides, toxic organic compounds (solvents), trash and debris, and oil and grease. These pollutants may lead to the degradation of storm water quality in downstream water bodies, including Canyon Lake and Lake Elsinore. Pursuant to the requirements of Riverside County MS4 Permit and the City of Moreno Valley, a project-specific preliminary WQMP has been prepared to address post-construction erosion and pollutant discharge impacts to storm water quality. As discussed in the WQMP in Appendix E, the catch basins would have drain inserts to remove trash and debris, and the infiltration chamber would allow storm water to infiltrate into the ground. A number of other non-structural BMPs are proposed and would include inlet markings, tenant information, pesticide use, trash enclosure, industrial processes, loading docks, and site maintenance. The proposed BMPs would reduce pollutants in the runoff.

Future tenants of the project would also have to comply with the NPDES Industrial General Permit or project-specific Waste Discharge Requirements for any point source discharge associated with proposed activities within the warehouse building. Thus, no violation of water quality standards or waste discharge requirements or degradation of water quality during long-term operations would occur. Impacts related to water quality would be less than significant, and no mitigation is required. During grading and construction activities, graded areas and temporary soil stockpiles would be stabilized to minimize erosion. Impacts associated with construction-related hazardous materials would be avoided or reduced to a level below significance through implementation of standard construction operating procedures. Short-term water quality impacts related to erosion/sedimentation would be less than significant based on conformance with existing regulatory requirements (i.e., acquisition of a National Pollutant Discharge Elimination System General Construction Activity Storm Water Permit). In addition, a Storm Water Pollution Prevention Plan would be created for the Proposed Project. Impacts related to water quality would be **less than significant**. The addended CEQA Initial Study is consistent with the previously approved IS in regards to hydrology and water quality issues.

(Source: Project Application Materials, 2018; City of Moreno Valley, 2006, WQMP, 2018)

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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granted)?				
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The San Jacinto Groundwater Basin underlies the valleys of San Jacinto, Perris, Moreno Valley, and Menifee in western Riverside County. This basin is bound by the San Jacinto Mountains, San Timoteo Badlands, Box Mountains, Santa Rosa Hills and Bell Mountain, and unnamed hills (DWR 2006). Free groundwater was not encountered at any of the borings drilled as part of this investigation (CQuest 2018). However, the proposed project would not involve direct withdrawals of groundwater.

Potable water service is provided to the City of Moreno Valley by the Eastern Municipal Water District (EMWD), which serves an approximately 555-square-mile area. The Urban Water Management Plan of the EMWD indicates that the majority (69 percent) of its water supply consists of imported water purchased through Metropolitan Water District of Southern California from the State Water Project and the Colorado River Aqueduct, with local supplies including groundwater, desalinated groundwater, and recycled water (EMWD 2016a). Based on the estimated water demand of the project of 6.4 acre-feet per year, which is a minimal amount of EMWD’s 2015 water demand of 147,300 acre-feet (EMWD 2016a), impacts on groundwater supplies would be less than significant.

Natural recharge to the San Jacinto groundwater basin is primarily from percolation of flows in the San Jacinto River and its tributary streams, with percolation of water stored in Lake Perris as an additional source of recharge (DWR 2006a). The project site is not within a designated groundwater recharge area. Although implementation of the proposed project would reduce the pervious areas available for potential natural recharge, the area of the project site is relatively small (approximately 15-acres) in relation to the areal size of the groundwater basin (188,000 acres) (DWR 2006a), and the project site’s only source of water is from direct precipitation, providing little opportunity to recharge under existing conditions. The project would also include a detention basin that would allow continued on-site ground percolation of storm water.

Due to the size of the proposed project and design features that would allow continued ground percolation (i.e., detention basin), it would not deplete groundwater supplies or interfere with groundwater recharge. This impact would be **less than significant**, and no mitigation is required.



(Source: Project Application Materials, 2018; CQuest, 2018; City of Moreno Valley, 2006)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no drainage courses within the site; therefore, the proposed project would not alter the course of a stream or river. Current runoff from the site appears to flows along the north side of Brodiaea Ave. Development of the proposed project would result in the conversion of on-site permeable surfaces to impermeable surfaces, which would alter the current drainage pattern of the site; however, runoff will be directed to the proposed detention basin after development. By increasing the amount of impervious surfaces on the site, more surface runoff would be generated and the rate of runoff could increase. To manage surface runoff, the proposed project would incorporate Site Design BMPs. A Water Quality Management Plan (WQMP) for the proposed project is required due to the proposed project consisting of a 32,000 sq. ft. detention basin in the southeast corner of the site. Runoff associated with the proposed

project will drain into the detention basin and subsequently permeate into the ground. **No impact** would occur.

(Source: Project Application Materials, 2018; City of Moreno Valley, 2006)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Refer to answer for question 9c. **No impact** would occur.

(Source: Project Application Materials, 2018; City of Moreno Valley, 2006)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project would incorporate site design BMPs to minimize urban runoff, minimize the impervious footprint, conserve natural areas, and minimize directly connected impervious areas. The site design BMPs would also be incorporated into the site design in order to accommodate storm flows. **No impact** would occur.

(Source: Project Application Materials, 2018; City of Moreno Valley, 2006)

f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As discussed under Thresholds 9c and 9d above, the proposed project would result in the conversion of permeable surfaces to impermeable surfaces, which would alter the current drainage pattern of the site; however, as previously discussed a 32,000 sq ft detention basin is being proposed as part of the proposed project. The proposed project would be required to comply with applicable regulations for the protection of water quality, including the development of a WQMP. The WQMP identifies structural and non-structural BMPs to treat any pollutants generated on site, and impacts associated with this threshold are expected to be **less than significant**.

(Source: Project Application Materials, 2018)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project does not include housing. Therefore, there is no potential for housing to be located within a 100-year flood hazard zone and no impacts associated with housing placement would occur from implementing the proposed Project. **No impact** would occur.

(Source: Project Application Materials, 2018)

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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According to the FEMA Flood Insurance Rate Map No. 06065C0761G, the Project site is located within "Zone X" which are areas determined to be outside the 100-year flood hazard area (i.e, greater than 0.2% annual chance of flood). The proposed Project would not place structures within a 100-year flood hazard area that could impede or redirect flood flows and **no impact** would occur.

(Source: Project Application Materials, 2018; FEMA, 2008)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project site is not located in the inundation area for any levee or dam in the project vicinity. As described above, the project site is not located within the 100-year floodplain. Therefore, the proposed project would not 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. The nearest dam to the Project site is Lake Perris, located approximately 5.0 miles southeast of the Project site. According to City of Moreno Valley General Plan FEIR Figure 5.5-2, *Floodplains and High Fire Hazard Areas*, the Project site is not located in an identified dam inundation area. There is no levee located within the vicinity of the Project site. Accordingly, there is no potential for the Project to expose people or structures to significant risk of loss, injury or death involving flooding, and **no impact** would occur.

(Source: Project Application Materials, 2018; City of Moreno Valley, 2006; FEMA, 2008; Google Earth Pro, 2018)

j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no impacts related to seiche and tsunami given that there are no large bodies of water in close proximity to the project area and the project site is located substantially inland from the coast. In addition, no steep hillsides subject to mudflow are located on or near the Project site. Accordingly, the Project site has no potential to be impacted by seiches, mudflows, and/or tsunamis. **No impact** will occur.

(Source: Project Application Materials, 2018; City of Moreno Valley, 2006; FEMA, 2008; Google Earth Pro, 2018)

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
X. LAND USE AND PLANNING				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Project site consists of approximately 15 acres of vacant, undeveloped land that is routinely disturbed and does not contain any structures. The Project site does not provide access to established communities and would not isolate any established communities or residences from neighboring communities. The sites that border the project to the east, south, and west are zoned as industrial/business while the north is zoned for commercial. Development and operation of the Project would not physically disrupt or divide the arrangement of an established community. **No impacts** would occur and no further analysis of this subject is required. The addended CEQA Initial Study is consistent with the previously approved IS in regards to land use and planning issues.

(Source: Project Application Materials, 2018)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site has a General Plan land use designation of Business Park and a zoning designation of BP. The Proposed Project is the construction of a business park. The proposed use of the project site would be compatible with the project site's land use and zoning designations. **No impact** would occur.

(Source: Project Application Materials, 2018; City of Moreno Valley, 2018)

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project site was reviewed to determine consistency with the MSHCP (RCA 2018). A summary of the consistency analysis is included below.

Section 6.1.2 Riparian/Riverine, Vernal Pool, and Fairy Shrimp

The project site does not contain any riparian areas, vernal pool habitats, or suitable habitat for fairy shrimp. There were no features that met the MSHCP definition for vernal pools and the site does not support wetland soils or vegetation. No riparian/riverine, vernal pool, and fairy shrimp impacts would occur.

Section 6.1.3 Narrow Endemic Plant Species

The project site is not located within any of the MSHCP Narrow Endemic Plant Species Survey Areas (NEPSSA). No NEPSSA impacts would occur.



Section 6.3.2 Criteria Area Species

The project site was within only one survey area under the MSHCP - burrowing owl. The project site was found to contain suitable burrowing owl habitat during the habitat assessment; however, no potential burrowing owl burrows were observed. With the implementation of mitigation measures BIO-1 and BIO-2 impacts to burrowing owls would be **less than significant with mitigation incorporated**.

(Source: RCA, 2003; City of Moreno Valley, 2018; RCA Associates, 2018)

Mitigation Measures

No significant impacts were identified and no mitigation measures are required

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No regionally or statewide significant mineral resources are located within the City of Moreno Valley. The Moreno Valley General Plan does not identify any locally-significant mineral resources on the proposed site or within its vicinity. **No impact** would occur. The addended CEQA Initial Study is consistent with the previously approved IS in regards to mineral resources.

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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No locally-important mineral resources have been delineated on the project site. **No impact** would occur.

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

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Fundamentals of Noise

Noise is typically described as any unwanted or objectionable sound. Sound is technically described in terms of the loudness (amplitude) and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). Because the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity, the A-weighted decibel scale (dBA). Table 12-1 lists common sources of sound and their intensities in dBA.

In most situations, a 3-dBA change in sound pressure is considered a “just-detectable” difference. A 5-dBA change (either louder or quieter) is readily noticeable, and 10-dBA change is a doubling (if louder) or halving (if quieter) of the subjective loudness. Sound from a small localized source (a “point” source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates (drops off) at a rate of 6 dBA for each doubling of the distance.

The duration of noise and the time period at which it occurs are important factors in determining the impact of noise on sensitive receptors. A single number called the equivalent continuous noise level (Leq) may be used to describe sound that is changing in level. It is also used to describe the acoustic range of the noise source being measured, which is accomplished through the maximum Leq (Lmax) and minimum Leq (Lmin) indicators.

In determining the daily measure of community noise, it is important to account for the difference in human response to daytime and nighttime noise. Noise is more disturbing at night than during the day, and noise indices have been developed to account for the varying duration of noise events over time, as well as community response to them. The Community Noise Equivalent Level (CNEL) adds a 5-dB penalty to the “nighttime” hourly noise levels (HNLs) (i.e., 7:00 p.m. to 10:00 p.m.) and the Day-Night Average Level (Ldn) adds a 10-dB penalty to the evening HNLs (Caltrans 2013; FTA 2006).

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Level dB	Sound Level Characteristic
130	Commercial Jet Plane Takeoff
120	Industrial Chipper or Punch Press
110	Loud Automobile Horn
100	Passing Diesel Truck
90	Factory - Heavy Manufacturing
80	Factory - Light Manufacturing
70	Open Floor Office - Cubicles
60	Conversational Speech
50	Private Office - Walled
40	Residence in Daytime
30	Bedroom at Night
20	Recording or Broadcasting Studio
10	Threshold of Good Hearing - Adult
0	Threshold of Excellent Hearing - Child

Impact Analysis for Temporary Construction Noise

The City of Moreno Valley's Noise Ordinance (Municipal Code Chapter 11.80 – “Noise Regulations”) establishes noise limits for maximum continuous sound, maximum impulsive sound, and maximum non-impulsive sound. For purposes of this analysis, the Project's construction noise is evaluated against the City's standards for non-impulsive sound from non-residential sources, and continuous noise because these standards are the best metrics for the evaluation of the type of noise generated as a result of Project construction activities. The City's noise regulations establish non-impulsive sound for non-residential sources at 65 dBA during daytime and 60 dBA during nighttime hours, measured 200 feet from the property line; and 90 dBA during an eight-hour period for continuous noise. Section 11.80.030 (D) (7) - “Construction and Demolition” of the Municipal Code states:

No Person shall operate, or cause operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between the hours of eight p.m. and seven a.m. the following day such that the sound there from create a noise disturbance, except for emergency work by public service utilities or for other work approved by the city manager or designee.

In addition, pursuant to Section 8.21.050 (O) of the Municipal Code, grading operations shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturdays.

As discussed in response d) below, during construction activities, the Project would generate noise due to operation of off-road equipment, portable equipment, and vehicles at or near the Project site, as well as noise impacts from project-related increase in road utilization. The greatest increase in ambient noise will be from the grading phase which is modeled to a temporary increase of 2.1 dBA, generating 62.1 dBA noise level which is below the City's daytime noise standard of 65 dBA. Based on the screening-level noise impact analysis, none of the Project's construction activities would exceed 90 dBA Leq., and

no construction activities will occur at night. No intense percussive actions (strikes, impacts) would occur during the site work, and since no extensive excavation or earthmoving will be required for the flat site, no strong vibrations are expected to be generated that could affect nearby structures.

Therefore, the Project would not expose persons to or generate noise levels in excess of applicable City of Moreno Valley standards during construction. Impacts would be less than significant and mitigation is not required.

Impact Analysis for Operational Noise

The City of Moreno Valley Noise Ordinance non-impulsive noise standards allow non-residential land uses to produce up to 65 dBA during daytime hours and 60 dBA during nighttime hours, as measured 200 feet from the property line of the noise source. The non-impulsive noise standards are the most appropriate to evaluate the Project’s operational noise impacts since the proposed Project is not expected to generate substantial impulsive noise, or exterior equipment and uses that would produce continuous noise. As discussed in response c) below, the Project’s operational noise levels are not expected to be above the City’s established standards, and less than significant impacts will occur. The addended CEQA Initial Study is consistent with the previously approved IS in regards to noise issues.

(Source: Project Application Materials, 2018; City of Moreno Valley General Plan FEIR Chapter 5.4 - Noise; City of Moreno Valley Municipal Code, Chapter 11.80 – Noise Regulation; Yorke, 2018)

b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Continuous sources of ground-borne vibration include the use of vibratory compaction equipment and other construction equipment that creates vibration other than in single events. Transient sources create a single isolated vibration event, such as blasting. Thresholds for continuous sources are 0.5 and 0.1 inch per second PPV for structural damage and annoyance, respectively. Thresholds for transient sources are 1.0 and 0.9 PPV for structural damage and annoyance, respectively (Caltrans 2013).

No pile driving will be done for the project since it is being built upon flat ground. Since no intense percussive actions (strikes, impacts) would occur during the site work, no strong vibrations are expected to be generated that could affect nearby structures. This impact discussion analyzes the potential for the proposed project to cause an exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. Vibration levels in the project area may be influenced by construction. A vibration impact would generally be considered significant if it involves any construction-related or operations-related impacts in excess of 0.2 +inches per second (in/sec) PPV.

Construction Vibration. Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels. Table 12-2 gives approximate vibration levels for particular construction



activities. This data provides a reasonable estimate for a wide range of soil conditions.

Vibration Level Peak Particle Velocity (PPV)	Human Reaction	Effect on Buildings
0.006-0.019 in/sec	Threshold of perception, possibility of intrusion	Vibration unlikely to cause damage of any type
0.08 in/sec	Vibration readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subject.
0.10 in/sec	Level at which continuous vibration begins to annoy people	Virtually no risk of “architectural” (i.e., not structural) damage to normal buildings.
0.20 in/sec	Vibration annoying to people in buildings	Thresholds at which there is risk to “architectural” damage to normal dwelling-house with plastered walls and ceilings.
0.4-0.6 in/sec	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges.	Vibrations at a greater level than normally expected from traffic, but would cause “architectural” damage and possibly minor structural damage.

The nearest existing structure to the project site is located approximately 150 feet to the west of the project site. As shown in Table 12-2, the threshold at which there may be a risk of architectural damage to normal single-family detached residential dwelling units with plastered walls and ceilings is 0.20 PPV in/ second. Primary sources of vibration during construction would be bulldozers.

As shown in Table 12-2, a large bulldozer could produce up to 0.089 PPV at 25 feet. At a distance of 150 feet a bulldozer would yield a worst-case 0.002 PPV (in/sec) which is well below the threshold of perception and below any risk or architectural damage. Therefore, construction activities would not expose nearby sensitive uses to excessive ground-borne vibration and the impact of the proposed project would be less than significant.

Operation Impact. The operation of the proposed industrial building and the project site would include heavy trucks transiting on site to and from the loading dock areas. Truck vibration levels are dependent on vehicle characteristics, load, speed, and pavement conditions. Since truck deliveries transiting on site would be travelling at very low speeds (i.e., 5 miles per hour or less) it is expected that delivery truck vibration impacts at nearby homes would be less than significant and no mitigation is required.

No equipment that generates significant vibrational energy will be used during construction or operations of the project. The impacts will be **less than significant**.

(Source: Project Application Materials, 2018; City of Moreno Valley General Plan FEIR Chapter 5.4 - Noise; City of Moreno Valley Municipal Code, Chapter 11.80 – Noise Regulation; Yorke, 2018)

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site is located in a characteristically suburban and densely populated area subject to noise from local traffic on public streets (Heacock Street and Alessandro Boulevard among others), aircraft flyovers, construction, and small power equipment (e.g., lawn mowers, edgers, etc.). Permanent increase in noise levels will be associated with vehicular traffic and on-site operational activities associated with proposed light industrial activities.

A recent noise study by Urban Crossroads prepared for the adjacent property at Brodiaea and Heacock, measured existing 24-hour ambient noise levels for surrounding sensitive land uses ranging from 49.7 dBA Leq - 62.0 dBA Leq for daytime and 48.3 dBA Leq - 59.6 dBA Leq for nighttime. (Urban Crossroads 2018 – Brodiaea Commerce Center EIR). Long-term operation of the proposed Project would result in a permanent increase in off-site, traffic related noise levels. However, based on the Project’s projected traffic on surrounding roadways adjacent to sensitive receptors, noise contributions would not be significant. Based on typical operational noise levels for business park/warehouse facilities in the area, and given the distance of sensitive receptors to the Project site, all of which are farther than 200 feet from the site’s boundary, and the existence of intervening roadways, buildings, landscaping and walls, the noise generated by the proposed Project operations will not exceed the City of Moreno Valley noise standards, and impacts will be less than significant.

(Source: Project Application Materials, 2018; City of Moreno Valley General Plan FEIR Chapter 5.4 - Noise; City of Moreno Valley Municipal Code, Chapter 11.80 – Noise Regulation)

d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Use of off-road equipment, on-road vehicles, and portable equipment would generate noise due to engine mechanicals, engine exhaust, driveline mechanicals, shaft-driven devices and accessories, hydraulics operation, ground friction and displacement, and gravity drops (dumping, unloading).

During Project-related construction activities, there could be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to temporary construction traffic and the temporary and periodic operation of construction equipment. Using methodology developed by the U.S Department of Transportation Federal Highway Administration (DOT FHWA) based on actual noise measurement data as reference, and other technical references consistent with CalEEMod outputs for equipment utilization, logarithmic noise modelling was conducted for Project construction by Yorke Engineering, LLC. With the nearest residential use at 650-foot distance with an average hourly daytime noise level measured at 59.3 dBA, and the greatest temporary increase in noise from construction at about 2.1 dBA (See Table 12-3), the noise level from the proposed project would not surpass the 65-dBA threshold to result in a significant impact. The greatest increase in ambient noise will be from the grading phase which is modeled to a temporary increase of 2.1 dBA. This increase is below the typical threshold of human detectability of 3.0 dBA. Based on the modeled noise levels, Project construction

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noise levels will not exceed the local daytime threshold of 65 dBA. No construction activities are planned at nighttime.

Based on the screening-level noise impact analysis, none of the Project’s construction activities would exceed 90 dBA Leq. As also shown on Table 12-3: Estimated Peak Activity Daytime Noise Impact, the Project construction activities would not exceed the City’s 65 dBA standard during daytime hours.

Table 12-3: Estimated Peak Activity Daytime Noise Impact - Residential			
Construction Phase	Normal Acceptance Criteria		
	Modeled Noise Level	Normally Unacceptable Threshold (CNEL dBA)	Exceeds Threshold (Yes/No)
Background	60.0	-	No
Site Preparation	61.3	65	No
Grading	62.1	65	No
Building Construction	61.9	65	No
Paving	62.0	65	No
Architectural Coating	60.2	65	No
20% Increase in Road Utilization	61.3	65	No

A **less than significant** impact would occur and no further analysis of this subject is required.

(Source: Project Application Materials, 2018; City of Moreno Valley General Plan FEIR Chapter 5.4 - Noise; City of Moreno Valley Municipal Code, Chapter 11.80 – Noise Regulation)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project site is located approximately 1.0-mile northeast of the March Air Reserve Base. According to General Plan Figure 5.4-1, *March Reserve Air Base Noise Impact Area*, the Project site is located outside of the 60 dBA CNEL noise contour and would not be subjected to excessive noise levels due to operations at the March Air Reserve Base. Because the Project site is not located within the March Air Reserve Base noise contours, the Project would not expose people residing or working in the Project area to excessive noise levels due to its location within two miles of a public airport. A **less than significant** impact would occur and no further analysis of this subject is required.

(Source: Project Application Materials, 2018; City of Moreno Valley General Plan FEIR Chapter 5.4 – Noise)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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.

No further analysis of this subject is required. **No impact** would occur.

(Source: Project Application Materials, 2018; Google Earth Pro, 2018)

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Project proposes to develop the subject property in accordance with the “Business Park” land use designation applied to the site by the City of Moreno Valley General Plan Land Use Map. Accordingly, the proposed Project 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. Furthermore, the Project site is served by existing public roadways, and utility infrastructure is already installed beneath public rights of way that abut the property. Accordingly, the Project and its required improvements would not induce direct or indirect substantial growth in the area. Impacts would be **less than significant**. The addended CEQA Initial Study is consistent with the previously approved IS in regards to population and housing issues.

(Source: Project Application Materials, 2018; City of Moreno Valley General Plan FEIR, Chapter 5.12 – Population and Housing; City of Moreno Valley, 2014)

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project site does not contain any residential structures under existing conditions. Accordingly, implementation of the Project would not displace substantial numbers of existing housing and would not necessitate the construction of replacement housing elsewhere. **No impact** would occur and no further analysis of this subject is required.

(Source: Project Application Materials, 2018; Google Earth Pro, 2018)

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Proposed Project does not include the removal of housing; therefore, it would not displace people. **No impact** would occur.

(Source: Project Application Materials, 2018)

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required



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Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
<p>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?</p>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The City of Moreno Valley currently has two fire stations within a close vicinity of the Project. Fire protection services to the Project site are provided by the Moreno Valley Fire Department (MVFD). The closest station to the Project is the Kennedy Park Fire Station (Station No. 65), located at 15111 Indian Avenue, approximately 1.1 miles to the southeast of the Project site, and the second is Towngate Fire Station (Station No. 6), located at 22250 Eucalyptus Avenue, approximately 2.1 miles to the northwest of the Project site. The Project would be adequately served by fire protection services, and no new or expanded unplanned facilities would be required. The Project will be required to comply with the City of Moreno Valley’s Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires payment of a fee that provides funding for public facilities such as fire protection services.

Based on the fire protection facilities close proximity and the Project complying with California Building Code the Project will be adequately protected against fire. The impacts are **less than significant**. The addended CEQA Initial Study is consistent with the previously approved IS in regards to public service issues.

(Source: Project Application Materials; City of Moreno Valley General Plan Safety Element; City of Moreno Valley General Plan FEIR, Chapter 5.13-Public Services and Utilities; Riverside County Fire Department Strategic Plan; Riverside County Fire Department GIS; City of Moreno Valley Municipal Code, Chapter 3.42, Commercial and Development Impact Fees (Ordinance No. 695))

b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project will be required to comply with the City of Moreno Valley’s Development Impact Fee (DIF) Ordinance (Ordinance No. 695), which requires payment of a fee that provides funding for public facilities such as police protection services. Based on the foregoing, the proposed Project would receive adequate police protection service, and would not result in the need for new or physically altered police protection facilities. Impacts to police protection facilities would therefore be **less than significant**.

(Source: Project Application Materials, Moreno Valley General Plan Safety Element, City of Moreno Valley General Plan FEIR, Chapter 5.13-Public Services and Utilities, City of Moreno Valley Municipal Code, Chapter 3.42, Commercial and Development Impact Fees (Ordinance No. 695))

c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed Project will consist of a business park and not supply any residential housing thus not creating a direct demand for public school services. The Project would not cause or contribute to a need



to construct new or physically altered public school facilities. The proposed Project would be responsible to contribute development impact fees to the Moreno Valley Unified School District (MVUSD). Impacts to public schools would be **less than significant** and no further analysis of this subject is required.

(Source: Project Application Materials, California Senate Bill 50 (Greene), California Government Code Section 65995, City of Moreno Valley General Plan FEIR, Chapter 5.1, Land Use)

d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project would not create a demand for public park facilities and would not result in the need to modify existing or construct new park facilities. Accordingly, implementation of the proposed Project would not adversely affect any park facility and impacts would be **less than significant**.

(Source: Project Application Materials, 2018)

e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project is not expected to result in a demand for other public facilities/services, including libraries, community recreation centers, post offices, and animal shelters. The proposed Project would not create a need for the construction of new public facilities for the existing city facilities will adequately service the Project; therefore, **no impact** will occur.

(Source: Project Application Materials, 2018)

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Project proposes to develop the Project site with industrial land uses. The Project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Accordingly, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, thus, **no impact** would occur and no further analysis of this subject is required. The addended CEQA Initial Study is consistent with the previously approved IS in regards to recreation issues.

(Source: Project Application Materials, 2018)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Proposed Project would not include recreational facilities nor require the construction or expansion of recreational facilities that might have an adverse effect on the environment. **No impact** would occur.

(Source: Project Application Materials, 2018)

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A site-specific Traffic Impact Analysis Report has been prepared for the project based on the City of Moreno Valley Traffic Study Guidelines and consultation with City staff which analyzes potential impacts to transportation and traffic associated with the development of the project, Appendix G. The City of Moreno Valley General Plan outlines circulation standards as it relates to vehicular travel and transit, and incorporates alternative modes including bikeways and pedestrian facilities. The addended CEQA Initial Study is consistent with the previously approved IS in regards to transportation and traffic issues.

The proposed project is located east of Rebecca Street, between Alessandro Boulevard and Brodiaea Avenue, in the City of Moreno Valley, California. The project will consist of an industrial park with 280,800 square feet (SF) of warehouse/office uses within six (6) buildings and will provide 349 parking spaces. It should be noted that in conjunction with the proposed Project, Rebecca Street will be extended northerly from the current Rebecca Street terminus (north of Brodiaea Avenue) to Alessandro Boulevard at the existing intersection of Alessandro Plaza and Alessandro Boulevard, which will allow site access via Rebecca Street in addition to Alessandro Boulevard and Brodiaea Avenue. In addition, the existing traffic signal at the intersection of Alessandro Plaza and Alessandro Boulevard will be modified to accommodate Rebecca Street as the fourth leg of the intersection. There will be access/traffic on the top of the California Aqueduct easement. In addition, based on the proposed site plan, Rebecca Street will not be a through street to Alessandro Avenue and Brodiaea Avenue. The proposed plan is to make Rebecca Street and a cul-de-sac which will provide access to buildings 1, 2, 3 and 4. Buildings 5 and 6 will be merged into one 50,000 square foot building with truck access via Alessandro Blvd. Fourteen (14) key study intersections and eight (8) key roadway segments were selected for evaluation and were determined based on coordination with City of Moreno Valley staff. The 14 intersections and 8 roadway segments listed below provide both regional and local access to the study area and define the extent of the boundaries for this traffic impact investigation. The jurisdiction where each key study intersection/key roadway segment is located is also identified. The City of Moreno Valley Circulation Element recognizes that LOS "C" is optimal. However, it also allows peak hour levels of service in the LOS "D" range at certain locations. These locations include areas of high employment concentration, roads in the vicinity of freeway on/off ramps and/or other locations in already developed areas of the City with geometric constraints that prevent LOS "C" from being achieved. Figure 5.2-7 from the City

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

of Moreno Valley General Plan, Final Program EIR, July 2006 depicts the LOS standards that are applicable to all segments of the Circulation Element. According to this figure and confirmed by City of Moreno staff, two (2) of the fourteen (14) key study intersections must maintain a LOS “C” or better. The remaining twelve (12) intersections must maintain a LOS “D” or better. Additionally, two (2) of the eight (8) key roadway segments must maintain a LOS “C” or better. The remaining six (6) key roadway segments must maintain a LOS “D” or better.

Key Study Intersections

1. I-215 SB Ramps at Alessandro Boulevard (Caltrans/City of Riverside)
2. I-215 NB Ramps at Alessandro Boulevard (Caltrans/City of Riverside)
3. Graham Street at Alessandro Boulevard (City of Moreno Valley)
4. Alessandro Plaza at Alessandro Boulevard (City of Moreno Valley)
5. Heacock Street at Alessandro Boulevard (City of Moreno Valley)
6. Graham Street at Brodiaea Avenue (City of Moreno Valley)
7. Rebecca Street at Brodiaea Avenue (City of Moreno Valley)
8. Gilbert Street at Brodiaea Avenue (City of Moreno Valley)
9. Heacock Street at Brodiaea Avenue (City of Moreno Valley)
10. I-215 SB Ramps at Cactus Avenue (Caltrans/Riverside County)
11. Old 215 Frontage Road/I-215 NB Ramps at Cactus Avenue (Caltrans/Riverside County)
12. Graham Street/Riverside Drive at Cactus Avenue (City of Moreno Valley)
13. Gilbert Street at Cactus Avenue (City of Moreno Valley)
14. Heacock Street at Cactus Avenue (City of Moreno Valley)

Key Roadway Segments

- A. Alessandro Boulevard, between Elsworth Street and Frederick Street (City of Moreno Valley)
- B. Alessandro Boulevard, between Graham Street and Alessandro Plaza (City of Moreno Valley)
- C. Alessandro Boulevard, between Alessandro Plaza and Heacock Street (City of Moreno Valley)
- D. Heacock Street, between Alessandro Boulevard and Brodiaea Avenue (City of Moreno Valley)
- E. Brodiaea Avenue, between Graham Street and Rebecca Street (City of Moreno Valley)
- F. Brodiaea Avenue, between Gilbert Street and Heacock Street (City of Moreno Valley)
- G. Graham Street, between Brodiaea Avenue and Cactus Avenue (City of Moreno Valley)
- H. Cactus Avenue, between Elsworth Street and Frederick Street (City of Moreno Valley)

Tables 8-1 and 8-2 below are taken directly from the Traffic Impact analysis Report Prepared for this Project and show the existing plus Project peak hour intersection and roadway capacity. Based on the

analysis, the proposed Project will not significantly impact any of the fourteen (14) key study intersections when compared to the level of service (LOS) standards and significant impact criteria specified by the City of Moreno Valley. The fourteen (14) key study intersections currently operate and are forecast to continue to operate at an acceptable LOS during the AM and PM peak hours.

Additionally, the proposed Project will not significantly impact any of the eight (8) key roadway segments when compared to the LOS standards and significant impact criteria specified in this report. The eight (8) key roadway segments currently operate and are forecast to continue to operate at an acceptable service level on a daily basis with the addition of Project generated traffic to existing traffic.

TABLE 8-1
EXISTING PLUS PROJECT PEAK HOUR INTERSECTION CAPACITY ANALYSIS SUMMARY

Key Intersections	Time Period	Minimum Acceptable LOS	(1) Existing Traffic Conditions		(2) Existing Plus Project Traffic Conditions		(3) Significant Impact	(4) Existing Plus Project With Improvements	
			HCM	LOS	HCM	LOS	Yes/No	HCM	LOS
1. I-215 Southbound Ramps at Alessandro Boulevard	AM	LOS D	13.2 s/v	B	14.3 s/v	B	No	--	--
	PM		11.7 s/v	B	11.8 s/v	B	No	--	--
2. I-215 Northbound Ramps at Alessandro Boulevard	AM	LOS D	28.3 s/v	C	28.3 s/v	C	No	--	--
	PM		18.2 s/v	B	18.4 s/v	B	No	--	--
3. Graham Street at Alessandro Boulevard	AM	LOS D	25.4 s/v	C	25.8 s/v	C	No	--	--
	PM		33.2 s/v	C	33.3 s/v	C	No	--	--
4. Alessandro Plaza/Rebecca Street at Alessandro Boulevard	AM	LOS D	6.5 s/v	A	4.6 s/v	A	No	--	--
	PM		9.1 s/v	A	9.8 s/v	A	No	--	--
5. Heacock Street at Alessandro Boulevard	AM	LOS D	29.7 s/v	C	30.0 s/v	C	No	--	--
	PM		44.4 s/v	D	47.6 s/v	D	No	--	--
6. Graham Street at Brodiaea Avenue	AM	LOS D	32.6 s/v	C	32.8 s/v	C	No	--	--
	PM		25.9 s/v	C	26.0 s/v	C	No	--	--
7. Rebecca Street at Brodiaea Avenue	AM	LOS C	9.4 s/v	A	9.2 s/v	A	No	--	--
	PM		0.0 s/v	A	9.0 s/v	A	No	--	--

Notes:

- s/v = seconds per vehicle (delay)
- LOS = Level of Service, please refer to Tables 3-1 and 3-2 for the LOS definitions
- Bold HCM/LOS values** indicate adverse service levels based on the respective jurisdiction LOS standards

TABLE 8-1 (CONTINUED)
EXISTING PLUS PROJECT PEAK HOUR INTERSECTION CAPACITY ANALYSIS SUMMARY

Key Intersections	Time Period	Minimum Acceptable LOS	(1) Existing Traffic Conditions		(2) Existing Plus Project Traffic Conditions		(3) Significant Impact	(4) Existing Plus Project With Improvements	
			HCM	LOS	HCM	LOS	Yes/No	HCM	LOS
8. Gilbert Street at Brodiaea Avenue	AM	LOS C	9.2 s/v	A	9.2 s/v	A	No	--	--
	PM		9.4 s/v	A	9.5 s/v	A	No	--	--
9. Heacock Street at Brodiaea Avenue	AM	LOS D	16.2 s/v	B	16.3 s/v	B	No	--	--
	PM		13.3 s/v	B	13.3 s/v	B	No	--	--
10. I-215 Southbound Ramps at Cactus Avenue	AM	LOS D	8.3 s/v	A	11.8 s/v	B	No	--	--
	PM		15.7 s/v	B	16.3 s/v	B	No	--	--
11. Old 215 Frontage Rd/I-215 NB Ramps at Cactus Avenue	AM	LOS D	38.0 s/v	D	38.3 s/v	D	No	--	--
	PM		11.6 s/v	B	11.7 s/v	B	No	--	--
12. Graham Street/Riverside Drive at Cactus Avenue	AM	LOS D	22.6 s/v	C	23.9 s/v	C	No	--	--
	PM		26.5 s/v	C	26.5 s/v	C	No	--	--
13. Gilbert Street at Cactus Avenue	AM	LOS D	5.9 s/v	A	5.9 s/v	A	No	--	--
	PM		6.8 s/v	A	6.8 s/v	A	No	--	--
14. Heacock Street at Cactus Avenue	AM	LOS D	41.1 s/v	D	41.2 s/v	D	No	--	--
	PM		36.8 s/v	D	36.9 s/v	D	No	--	--

Notes:

- s/v = seconds per vehicle (delay)
- LOS = Level of Service, please refer to Tables 3-1 and 3-2 for the LOS definitions
- Bold HCM/LOS values** indicate adverse service levels based on the respective jurisdiction LOS standards

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

**TABLE 8-2
EXISTING PLUS PROJECT ROADWAY SEGMENT LEVEL OF SERVICE SUMMARY**

Key Roadway Segment	Min. Acc. LOS	(1) No. of Existing Lanes	(2) Existing Capacity at LOS "E"	(3) Existing Traffic Conditions			(4) Existing Plus Project Traffic Conditions				
				Daily Volume	V/C Ratio	LOS	Daily Volume	V/C Ratio	LOS	Increase	Significant (Yes/No)
A. Alessandro Boulevard <i>between</i> Elsworth Street and Frederick Street	D	6D	56,300	31,808	0.565	A	32,392	0.575	A	0.010	No
B. Alessandro Boulevard <i>between</i> Graham Street and Alessandro Plaza	D	5D ²²	46,900	31,833	0.679	B	32,447	0.692	B	0.013	No
C. Alessandro Boulevard <i>between</i> Alessandro Plaza and Heacock Street	D	5D ²²	46,900	32,285	0.688	B	32,543	0.694	B	0.006	No
D. Heacock Street <i>between</i> Alessandro Boulevard and Brodiaea Avenue	D	4D	37,500	15,789	0.421	A	15,789	0.421	A	0.000	No
E. Brodiaea Avenue <i>between</i> Graham Street and Rebecca Street	C	2D	12,500	3,158	0.253	A	3,500	0.280	A	0.027	No
F. Brodiaea Avenue <i>between</i> Gilbert Street and Heacock Street	C	2D	12,500	2,899	0.232	A	2,914	0.233	A	0.001	No
G. Graham Street <i>between</i> Brodiaea Avenue and Cactus Avenue	D	4D	37,500	7,372	0.197	A	7,714	0.206	A	0.009	No
H. Cactus Avenue <i>between</i> Elsworth Street and Frederick Street	D	6D	56,300	43,035	0.764	C	43,362	0.770	C	0.006	No

Table 9-1 is taken directly from the Traffic Impact Analysis Report and summarizes the peak hour Level of Service results at the fourteen (14) key study intersections for Existing plus Ambient Growth plus

**TABLE 9-1
EXISTING PLUS AMBIENT GROWTH (YEAR 2023) PLUS PROJECT PEAK HOUR INTERSECTION CAPACITY ANALYSIS SUMMARY**

Key Intersection	Time Period	Minimum Acceptable LOS	(1) Existing Traffic Conditions		(2) Existing Plus Ambient Growth Traffic Conditions		(3) Existing Plus Ambient Growth Plus Project Traffic Conditions		(4) Significant Impact Yes/No	(5) Existing Plus Ambient Growth Plus Project With Improvements	
			HCM	LOS	HCM	LOS	HCM	LOS		HCM	LOS
1. I-215 Southbound Ramps at Alessandro Boulevard	AM	LOS D	13.2 s/v	B	14.1 s/v	B	15.0 s/v	B	No	--	--
	PM		11.7 s/v	B	14.9 s/v	B	16.3 s/v	B	No	--	--
2. I-215 Northbound Ramps at Alessandro Boulevard	AM	LOS D	28.3 s/v	C	30.4 s/v	C	30.4 s/v	C	No	--	--
	PM		18.2 s/v	B	24.0 s/v	C	25.7 s/v	C	No	--	--
3. Graham Street at Alessandro Boulevard	AM	LOS D	25.4 s/v	C	30.5 s/v	C	30.9 s/v	C	No	--	--
	PM		33.2 s/v	C	37.4 s/v	D	37.8 s/v	D	No	--	--
4. Alessandro Plaza/Rebecca St at Alessandro Boulevard	AM	LOS D	6.5 s/v	A	6.5 s/v	A	4.7 s/v	A	No	--	--
	PM		9.1 s/v	A	9.7 s/v	A	9.6 s/v	A	No	--	--
5. Heacock Street at Alessandro Boulevard	AM	LOS D	29.7 s/v	C	30.5 s/v	C	30.9 s/v	C	No	--	--
	PM		44.4 s/v	D	45.1 s/v	D	48.0 s/v	D	No	--	--
6. Graham Street at Brodiaea Avenue	AM	LOS D	32.6 s/v	C	33.5 s/v	C	33.7 s/v	C	No	--	--
	PM		25.9 s/v	C	30.3 s/v	C	32.9 s/v	C	No	--	--
7. Rebecca Street at Brodiaea Avenue	AM	LOS C	9.4 s/v	A	9.5 s/v	A	9.3 s/v	A	No	--	--
	PM		0.0 s/v	A	0.0 s/v	A	9.1 s/v	A	No	--	--

Notes:

- s/v = seconds per vehicle (delay)
- LOS = Level of Service, please refer to Tables 3-1 and 3-2 for the LOS definitions
- Bold HCM/LOS values indicate adverse service levels based on the respective jurisdiction LOS standards**

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

Project (Year 2023) traffic conditions. The first column (1) of HCM/LOS values in Table 9-1 presents a summary of existing AM and PM peak hour traffic conditions (which were also presented in Table 3-5 and Table 8-1). The second column (2) presents Existing Plus Ambient Growth (Year 2023) traffic conditions. The third column (3) presents Existing Plus Ambient Growth (Year 2023) traffic conditions with the addition of Project traffic. The fourth column (4) shows whether the traffic associated with the Project will have an impact based on the LOS standards. The fifth column (5) presents the Level of

TABLE 9-1 (CONTINUED)
EXISTING PLUS AMBIENT GROWTH (YEAR 2023) PLUS PROJECT PEAK HOUR INTERSECTION CAPACITY ANALYSIS SUMMARY

Key Intersection	Time Period	Minimum Acceptable LOS	(1) Existing Traffic Conditions		(2) Existing Plus Ambient Growth Traffic Conditions		(3) Existing Plus Ambient Growth Plus Project Traffic Conditions		(4) Significant Impact Yes/No	(5) Existing Plus Ambient Growth Plus Project With Improvements	
			HCM	LOS	HCM	LOS	HCM	LOS		HCM	LOS
8. Gilbert Street at Brodiaea Avenue	AM	LOS C	9.2 s/v	A	9.2 s/v	A	9.3 s/v	A	No	--	--
	PM		9.4 s/v	A	9.6 s/v	A	9.6 s/v	A	No	--	--
9. Heacock Street at Brodiaea Avenue	AM	LOS D	16.2 s/v	B	16.7 s/v	B	16.8 s/v	B	No	--	--
	PM		13.3 s/v	B	15.8 s/v	B	16.7 s/v	B	No	--	--
10. I-215 Southbound Ramps at Cactus Avenue	AM	LOS D	8.3 s/v	A	17.1 s/v	B	17.4 s/v	B	No	--	--
	PM		15.7 s/v	B	20.4 s/v	C	22.5 s/v	C	No	--	--
11. Old 215 Frontage Road/I-215 NB Ramps at Cactus Avenue	AM	LOS D	38.0 s/v	D	51.0 s/v	D	51.7 s/v	D	No	--	--
	PM		11.6 s/v	B	14.4 s/v	B	15.0 s/v	B	No	--	--
12. Graham Street/Riverside Drive at Cactus Avenue	AM	LOS D	22.6 s/v	C	24.3 s/v	C	25.3 s/v	C	No	--	--
	PM		26.5 s/v	C	26.9 s/v	C	27.7 s/v	C	No	--	--
13. Gilbert Street at Cactus Avenue	AM	LOS D	5.9 s/v	A	6.3 s/v	A	6.3 s/v	A	No	--	--
	PM		6.8 s/v	A	5.4 s/v	A	5.4 s/v	A	No	--	--
14. Heacock Street at Cactus Avenue	AM	LOS D	41.1 s/v	D	45.6 s/v	D	45.6 s/v	D	No	--	--
	PM		36.8 s/v	D	38.9 s/v	D	42.1 s/v	D	No	--	--

Notes:

- s/v = seconds per vehicle (delay)
- LOS = Level of Service, please refer to Tables 3-1 and 3-2 for the LOS definitions
- Bold HCM/LOS values indicate adverse service levels based on the respective jurisdiction LOS standards

Service with the implementation of mitigation measures, if necessary.

Table 9-2 summarizes the roadway segment level of service results at the eight (8) key roadway segments for Existing Plus Ambient Growth Plus Project traffic conditions. The first column (1) shows the number of lanes, the second column (2) shows the existing LOS “E” capacity. The third column (3) presents a summary of Existing Plus Ambient Growth (Year 2023) daily traffic conditions. The fourth column (4) lists Existing Plus Ambient Growth (Year 2023) Plus Project daily traffic conditions. Column (4) also shows the increase in V/C ratio value due to the added daily project trips and indicates whether the traffic associated with the Project will have a significant impact based on the LOS standards. An analysis of Existing Plus Ambient Growth (Year 2023) traffic conditions indicates that the eight (8) key roadway segments are forecast to operate at an acceptable service level on a daily basis under Existing Plus Ambient Growth (Year 2023) traffic conditions. Review of Column 4 of Table 9-2 indicates that traffic associated with the proposed Project will not significantly impact any of the eight (8) key roadway segments, when compared to the LOS standards and significant impact criteria specified in this report. The eight (8) key roadway segments are forecast to continue to operate at an acceptable service level on a daily basis with the addition of Project generated traffic in the Year 2023.

TABLE 9-2
EXISTING PLUS AMBIENT GROWTH (YEAR 2023) PLUS PROJECT PEAK HOUR INTERSECTION CAPACITY ANALYSIS SUMMARY

Key Roadway Segment	Min. Acc. LOS	(1) No. of Existing Lanes	(2) Existing Capacity at LOS "E"	(3) Existing Plus Ambient Growth (Year 2023) Traffic Conditions			(4) Existing Plus Ambient Growth (Year 2023) Plus Project Traffic Conditions				
				Daily Volume	V/C Ratio	LOS	Daily Volume	V/C Ratio	LOS	Increase	Significant (Yes/No)
A. Alessandro Boulevard between Elsworth Street and Frederick Street	D	6D	56,300	34,989	0.621	B	35,573	0.632	B	0.011	No
B. Alessandro Boulevard between Graham Street and Alessandro Plaza	D	5D ²³	46,900	35,016	0.747	C	35,630	0.760	C	0.013	No
C. Alessandro Boulevard between Alessandro Plaza and Heacock Street	D	5D ²³	46,900	35,514	0.757	C	35,772	0.763	C	0.006	No
D. Heacock Street between Alessandro Boulevard and Brodiaea Avenue	D	4D	37,500	17,368	0.463	A	17,368	0.463	A	0.000	No
E. Brodiaea Avenue between Graham Street and Rebecca Street	C	2D	12,500	3,474	0.278	A	3,816	0.305	A	0.027	No
F. Brodiaea Avenue between Gilbert Street and Heacock Street	C	2D	12,500	3,189	0.255	A	3,204	0.256	A	0.001	No
G. Graham Street between Brodiaea Avenue and Cactus Avenue	D	4D	37,500	8,109	0.216	A	8,451	0.225	A	0.009	No
H. Cactus Avenue between Elsworth Street and Frederick Street	D	6D	56,300	47,339	0.841	D	47,666	0.847	D	0.006	No

Pedestrian Circulation

The proposed Project will construct public sidewalks per City of Moreno Valley standards along its Project frontage on Alessandro Boulevard, Rebecca Street and Brodiaea Avenue. The Project's internal sidewalk system will connect with the proposed sidewalk system along the Project frontage thereby providing adequate pedestrian access to and from the Project site. The intersection of Heacock Street at Alessandro Boulevard currently provides crosswalks along the north, south, west and east legs, which will provide pedestrians safe and convenient access from the Project site across Alessandro Boulevard and Heacock Street.

Bicycle Circulation

The City of Moreno Valley Bicycle Master Plan "specifically recommends programs and policies designed to make Moreno Valley a more bicycle friendly place and to encourage more residents to ride rather than drive." Figure 2: *Existing Bicycle Facilities* on pg. 27 of the *Bicycle Master Plan* illustrates that Alessandro Boulevard, between Graham Street and Heacock Street, is currently considered a Class 2 Bikeway ("Bike Lane"). Per Figures 14-17 (Recommended Bikeway Projects) on pgs. 55, 59, 67, and 69 of the *Bicycle Master Plan*, Alessandro Boulevard, between Graham Street and Heacock Street, is recommended to remain as a Class 2 Bikeway in the future, while the remainder of Alessandro Boulevard, from Elsworth Street to Theodore Street, is recommended to become a Class 2 Bikeway in the future. Additionally, Heacock Street, between Alessandro Boulevard and Cactus Avenue, is recommended to become a Class 1 Bikeway (Multi-Use Path) in the future. Lastly, Brodiaea Avenue, between Frederick Street and Moreno Beach Drive, is recommended to become a Class 3 Bikeway (Bike Route) in the future. The proposed Project will provide bicyclists direct connectivity to the Project site.

Public Transit

Public transit bus service is provided in the project area by the Riverside Transit Agency (RTA). Two (2) RTA bus routes operate within the immediate vicinity of the Project site on Alessandro Boulevard and Heacock Street.

- RTA Route 11: provides service from Moreno Valley Mall to Frederick & Douglas; via Perris & Hemlock to Alessandro & Heacock to Meyer & 6th.

- RTA Route 20: provides service from Magnolia & Elizabeth to Iris & Lasselle; via Mission Grove at Social Security to Moreno Valley March Field Metrolink Station to Alessandro & Frederick to Perris & Alessandro to Riverside University Medical Center to Iris at Kaiser Permanente Hospital to Moreno Valley College to Iris & Peninsula.

The bus stops nearest to the Project site are located along the north and south sides of Alessandro Boulevard, adjacent to the Project site, and at the intersection of Heacock Street/Alessandro Boulevard. Employees and/or visitors of the proposed Project would be within walking distance of existing bus stops, which currently serve and would continue to serve the Project site.

Ambient Traffic Growth

Traffic growth estimates have been calculated using an ambient growth factor. The ambient traffic growth factor is intended to include unknown and future cumulative projects in the study area, as well as account for regular growth in traffic volumes due to the development of projects outside the study area. The future growth in traffic volumes has been calculated at two percent (2.0%) per year. Applied to existing Year 2018 traffic volumes results in a ten percent (10.0%) growth in existing volumes to horizon year 2023.

Based on the analysis collected in the Traffic Impact Analysis Report, the project is not expected to conflict with an applicable plan, ordinance or policy, nor exceed the appropriate level of service (LOS) and therefore will have a **less than significant** impact on existing transportation/traffic systems in the area.



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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Riverside County Congestion Management Program (CMP) is updated every five years by RCTC in accordance with Proposition 111, passed in June 1990. The CMP was established in the State of California to more directly link land use, transportation and air quality and to prompt reasonable growth management programs that would more effectively utilize new and existing transportation infrastructure to alleviate traffic congestion and improve air quality. Local agencies are required to monitor how new development projects will impact the CMP network. This is an important component for congestion management because deficiency plans must be prepared for locations on the CMP network that decline



below a Level of Service (LOS) E. The ability to address such deficiencies before they occur is critical. Understanding the reason for these deficiencies and identifying ways to reduce the impact of future growth and development along a critical CMP corridor will conserve scarce funding resources and help target those resources appropriately. The project will not affect any roadways listed in the Riverside County CMP nor will the project have a significant adverse effect on traffic associated with the nearest freeway (I-215). As stated above, the project will not cause traffic levels to decline below the minimum level of service (LOS "E") and therefore will have a **less than significant** impact on existing transportation/traffic systems in the area.



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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not include an air travel component (i.e., helipad) and products transported to and from the Project site would not be done so by direct air. Accordingly, the Project would not have any effect on air traffic patterns, including an increase in traffic levels or a change in flight path location that results in substantial safety risks. Additionally, according to the Riverside county Airport Land Use Commission (ALUC), the project site is situated in Zone E of the March Air Reserve Base Compatibility Map which puts the project site outside of any development restriction area pertaining to non-residential projects. Zone E does discourage developments that will attract a high concentration of people to confined areas (i.e., sports stadiums, shopping malls, schools, etc.) due to Zone E being within arrival or departure flight tracks of March Air Reserve Base. As such, this project will be consistent with the ALUC development requirements of Zone E as it relates to Land Use since the project will not attract a high concentration of people. **No impact** would occur and additional analysis of this issue is not required.

(Source: Project Application Materials, 2018; Google Earth Pro, 2018)

d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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All improvements planned as part of the Project would be in conformance with applicable City of Moreno Valley standards and would not result in any hazards due to a design feature. **No impact** is expected to occur.

(Source: Project Application Materials, 2018; Google Earth Pro, 2018)

e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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During the course of the City of Moreno Valley's required review of the Project's applications, the Project's design has been reviewed to ensure that adequate access to and from the site and around the proposed buildings is provided for emergency vehicles. The City will review the Project's construction plans to ensure that adequate emergency access is maintained during construction activities. With required adherence to City of Moreno Valley requirements for emergency vehicle access, impacts are expected to be **less than significant**.

(Source: Project Application Materials, 2018)



f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed Project would contain a business park, which is a land use that is not likely to attract large volumes of pedestrian, bicycle, or transit traffic. Regardless, the Project is designed to comply with all applicable City of Moreno Valley alternative (non-vehicular) transportation policies.

The City of Moreno Valley Bicycle Master Plan “specifically recommends programs and policies designed to make Moreno Valley a more bicycle friendly place and to encourage more residents to ride rather than drive.” Figure 2: Existing Bicycle Facilities on pg. 27 of the Bicycle Master Plan illustrates that Alessandro Boulevard, between Graham Street and Heacock Street, is currently considered a Class 2 Bikeway (“Bike Lane”). Per Figures 14-17 (Recommended Bikeway Projects) on pgs. 55, 59, 67, and 69 of the Bicycle Master Plan, Alessandro Boulevard, between Graham Street and Heacock Street, is recommended to remain as a Class 2 Bikeway in the future, while the remainder of Alessandro Boulevard, from Elsworth Street to Theodore Street, is recommended to become a Class 2 Bikeway in the future. Additionally, Heacock Street, between Alessandro Boulevard and Cactus Avenue, is recommended to become a Class 1 Bikeway (Multi-Use Path) in the future. Lastly, Brodiaea Avenue, between Frederick Street and Moreno Beach Drive, is recommended to become a Class 3 Bikeway (Bike Route) in the future. The proposed Project will provide bicyclists direct connectivity to the Project site. **No impact** would occur.

(Source: Project Application Materials, 2018; City of Moreno Valley, 2006; City of Moreno Valley, 2016; Google Earth Pro, 2018)

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.



Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<p>XVII. TRIBAL CULTURAL RESOURCES</p> <p>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>				
<p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Intensive field investigations were conducted by Dr. Alan Gold, RPA (RCA Associates, Inc. cultural staff) on April 18, 2018 and no historical resources were identified which would be eligible for listing in the California Register of Historical Resources. With the implementation of Mitigation Measures TR-1, TR-2, TR-3, TR-4, and TR-5 the impacts will be considered to be **less than significant with mitigation incorporated**. The addended CEQA Initial Study is consistent with the previously approved IS in regards to tribal cultural issues.

(Source: Project Application Materials, 2018; RCA Associates, 2018)

<p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency will consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The provisions of Public Resources Code 21074 were established pursuant to Assembly Bill 52 (AB 52). AB 52 applies to all development projects that have a notice of preparation (NOP), or a notice of negative declaration or a mitigated negative declaration which was filed on or after July 1, 2015. The proposed project is subject to the provisions of AB 52; therefore, the City of Moreno Valley has sent notifications to all Native American tribes which have traditional or cultural affiliation to the area encompassing the project site. With the implantation of Mitigation Measures TR-1, TR-2, TR-3, TR-4, TR-5 and TR-6 the impacts will be considered to be **less than significant with mitigation incorporated**.

(Source: Project Application Materials, 2018; RCA Associates, 2018)

Mitigation Measures

MM TR-1 Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the

City of Moreno Valley that a professional archaeologist (hereafter “Project Archaeologist”) has been retained to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Native American Tribes, the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) to address the details, timing and responsibility of all archaeological and cultural monitoring activities that will occur on the project site. A Consulting Native American Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code Section 21080.3.2(b)(1), and includes the Pechanga and Soboba Tribes. Details in the Plan shall include:

- a) Project grading and development scheduling;
- b) The Project archeologist and the Consulting Native American Tribe(s) as defined in TR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Native American Tribe(s) shall make themselves available to provide the training on an as-needed basis;
- c) The protocols and stipulations that the contractor, City, Consulting Native American Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.

MM TR-2 Prior to the issuance of a grading permit, the Project Applicant shall secure agreements with Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians for tribal monitoring. The developer is also required to provide a minimum of 30 days advance notice of all mass grading and trenching activities. The Project Applicant also shall provide the City of Moreno Valley with copies of any monitoring agreement(s) with the Consulting Native American Tribes. During mass grading and trenching activities, the Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives

shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource.

- MM TR-3** If potential tribal cultural resources are uncovered during mass grading and/or excavation activities, the Project Archaeologist shall evaluate the suspected resource in consultation with the Native American Tribal Representatives and the City of Moreno Valley and shall: make a determination of significance pursuant to Public Resources Code Section 21083.2; and recommend measures to avoid, minimize or mitigate negative effects on the tribal cultural resource. Determinations and recommendations by the Project Archaeologist shall be immediately submitted to the City of Moreno Valley Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director and all Consulting Native American Tribes, as defined in Mitigation Measure TR-1, before any further work commences in the affected area.
- MM TR-4** In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:
- a) One or more of the following treatments, in order of preference, shall be employed based on consultation with the City of Moreno Valley and the Native American Tribe(s). Evidence of such shall be provided to the City of Moreno Valley Planning Department:
 - i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.
 - ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure TR-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Native American Tribe(s) as defined in Mitigation Measure TR-1.
 - iii. Donation of the discovered items and associated records to a qualified repository within Riverside County that meets federal standards per 36 CFR Part 79.
- MM TR-5** 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 Project Archaeologist or Native American 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."
- MM TR-6** If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American

Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

As identified in the General Plan, the Eastern Municipal Water District (EMWD) would provide sanitary sewer service to the proposed project. Wastewater generated by the proposed project would be treated at the Moreno Valley Regional Water Reclamation Facility (MVRWRF). The MVRWRF currently treats an estimated 10.6 million gallons per day (MGD) and has a current capacity of 16 MGD (EMWD 2016). The facility has the potential to expand its capacity to 41 MGD. Waste Discharge Requirements are established by the Santa Ana RWQCB under the provisions of the California Water Code (Division 7 Water Quality, Article 4 Waste Discharge Requirements). These requirements regulate the discharge of wastes which may impact the region’s water quality by affecting underlying groundwater basins. Discharge flows from the site which are treated at the MVRWRF would be required to comply with waste discharge requirements identified for the facility. The proposed project would not discharge any wastewater into the domestic sewer system in a way that would cause the MVRWRF to exceed requirements, as determined by the Santa Ana RWQCB’s Water Discharge. The proposed project would be required to comply with all EMWD conditions, permits, and discharge requirements resulting in a **less than significant** impact. The addended CEQA Initial Study is consistent with the previously approved IS in regards to utilities and service systems.

(Source: Project Application Materials, 2018)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project would not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. Impacts would be **less than significant**.

(Source: Project Application Materials, 2018)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed Project would be required to construct stormwater drainage facilities as necessary to serve Project stormwater flows. The required stormwater facilities to serve the project will include the construction of a 32,000 square foot detention basin that will capture the storm water runoff. With this basin installed the environmental impacts will be **less than significant**.

(Source: Project Application Materials, 2018)

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The site is located within the EMWD service area, which would supply water to the proposed project. In June 2011, the EMWD adopted its 2010 Urban Water Management Plan (UWMP), which details the reliability of the EMWD’s current and future water supply. In addition to local water supply, much of the water the EMWD will use to serve the proposed project is imported through the Metropolitan Water District (MWD), which continuously analyzes its ability to provide water from the State Water Project and the Colorado River Aqueduct to its users, including EMWD. Extensive development activities have occurred in the region over the last few decades which has increased demand for water; however, the MWD’s UWMP has determined that the programs and protections it has in place will allow it to provide water supplies to its member agencies through 2035, even under a repeat of historic drought scenarios.

The EMWD has four sources of water supply: (1) imported water purchased from the MWD; (2) local portable groundwater; (3) local desalted groundwater sources; and (4) recycled water from the EMWD’s four regional water reclamation facilities with imported water the primary supply. EMWD’s existing water sources would be sufficient to meet the water demands of the proposed project. Impacts to existing water supplies are expected to be **less than significant**.

(Source: EMWD, 2016b Project Application Materials, 2018)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As stated above, Wastewater generated by the proposed project would be treated at the Moreno Valley Regional Water Reclamation Facility (MVRWRF). The MVRWRF currently treats an estimated 10.6 million gallons per day (mgd) and has a current capacity of 16 mgd (EMWD 2016). The facility has the potential to expand its capacity to 41 mgd. The proposed project is within the anticipated wastewater generation for the General Plan and could be adequately treated at the MVRWRF. Therefore, the proposed project would have a **less than significant** impact related to wastewater treatment capacity.

(Source: EMWD, 2016b Project Application Materials, 2018)

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The City of Moreno Valley provides trash, recycling and special waste handling services to residents and businesses through a contract with Waste Management. Regional landfill capacity fluctuates daily and is regularly monitored by the Riverside County Department of Waste Resources to ensure there is sufficient landfill space available to dispose of municipal solid wastes throughout the region. Cities must meet the 50% landfill diversion mandate required by State law. Waste is transported to the Moreno



Valley Transfer Station located at 17700 Indian Street, approximately 3.5 miles south of the site. Solid waste produced on the property would be transported to the Badlands Landfill on Ironwood Avenue in Moreno Valley, which has a permitted daily capacity of about 4,800 tons per day (tpd). Impacts will be **less than significant**.

(Source: Project Application Materials, 2018)

g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would be required to meet all Federal, State, and local statutes and regulations regarding solid waste generation, transport, and disposal. In addition, the proposed project would be required to coordinate with Waste Management to develop a collection program for recyclables, such as paper, plastics, glass and aluminum, in accordance with local and State programs, including the California Solid Waste Reuse and Recycling Act of 1991. The proposed project would also be required to comply with applicable practices enacted by the City under the California Integrated Waste Management Act of 1989 (AB 939) and any other applicable local, State, and federal solid waste management regulations. Impacts will be **less than significant**.

(Source: Project Application Materials, 2018)

Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
XIX. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impacts to biological and cultural resources are discussed in the respective sections of this Initial Study. Impacts would be less than significant with Mitigation Measures BIO-1 and BIO-2. The Project site has been used for agriculture production for many decades in the past and thus has been cleared of all native plant communities. The current state of the land is extremely disturbed and does not hold any sensitive wildlife or plant populations. The environmental and biological impacts will be **less than significant with mitigation incorporated**. The addended CEQA Initial Study is consistent with the previously approved IS.

(Source: Project Application Materials, 2018)

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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	-------------------------------------	--------------------------	--------------------------

The Project site is located in the City of Moreno Valley, which has a number of ongoing development projects throughout the City, including logistics, e-commerce, industrial warehousing, residential, and commercial projects. Development of the Project site, in addition to concurrent construction and operation of other development projects in the area, has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: biological resources, cultural and tribal resources; however, with the proposed mitigation implemented, these impacts will be less than significant.

(Source: Project Application Materials, 2018)

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	-------------------------------------	--------------------------	--------------------------

Direct and indirect environmental effects which could cause substantial adverse effects on human beings as a result of the implementation of the Project have been discussed throughout this Initial Study. In areas where such potential effects exist, project design features and mitigation measures have been incorporated to reduce these impacts to less than significant levels. Therefore, with the implementation



of mitigation measures listed in this Initial Study, construction and operation of the proposed Project would not result in environmental effects to cause substantial adverse effects on human beings, either directly or indirectly.

(Source: Project Application Materials, 2018)

4.0 REFERENCES

This Initial Study was prepared by:

City of Moreno Valley

Chris Ormsby, Senior Planner

RCA Associates, Inc.

Randall Arnold, President and Principal Biologist

Blake Curran, Environmental Scientist/Biologist

Parker Smith, Project Manager

The following information sources were used during the preparation of this IS:

<u>Cited As</u>	<u>Reference</u>
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Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

Figures and Tables

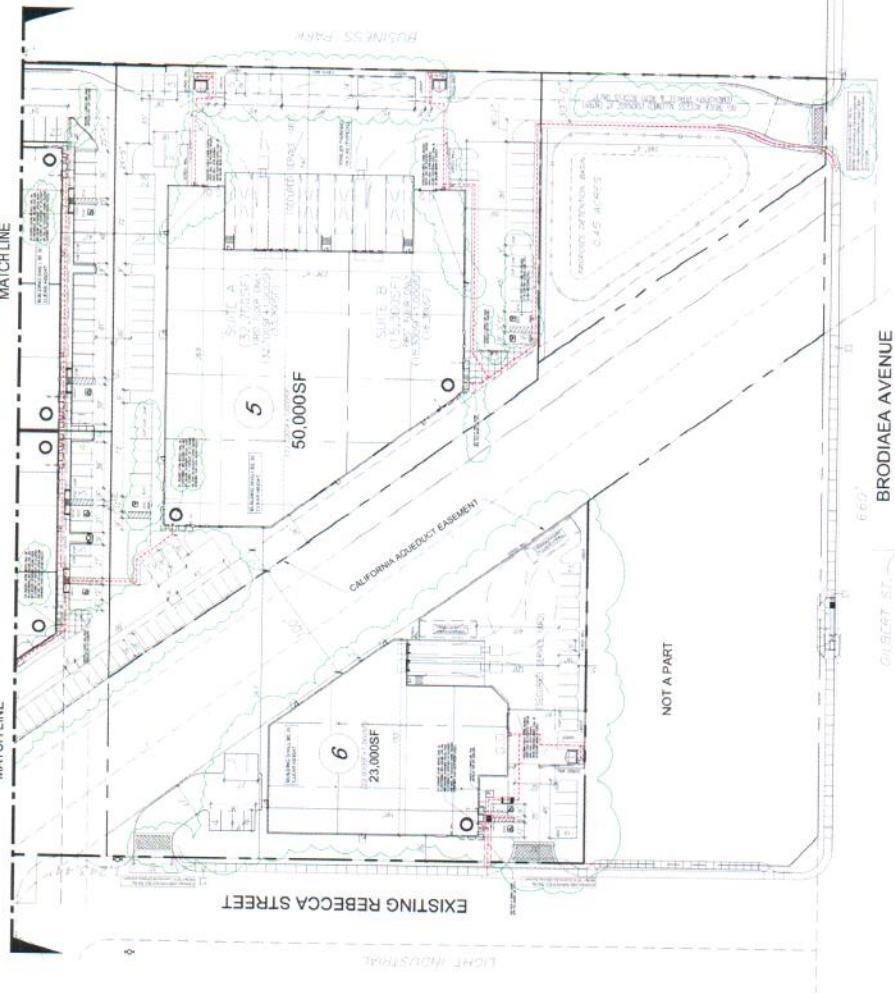


Figure 5

LINE	LAND AREA	FAA	USE	USE FLOOR AREA	USE FLOOR AREA PER ACRE	USE FLOOR AREA PER SQUARE FOOT	USE FLOOR AREA PER SQUARE FOOT PER ACRE	USE FLOOR AREA PER SQUARE FOOT PER ACRE PER SQUARE FOOT	USE FLOOR AREA PER SQUARE FOOT PER ACRE PER SQUARE FOOT PER ACRE	USE FLOOR AREA PER SQUARE FOOT PER ACRE PER SQUARE FOOT PER ACRE PER SQUARE FOOT	USE FLOOR AREA PER SQUARE FOOT PER ACRE PER SQUARE FOOT PER ACRE PER SQUARE FOOT PER ACRE PER SQUARE FOOT
1	111,950	43.2%	27,000	24,000	55,000	11,000	25,000	11,000	25,000	11,000	25,000
2	92,441	33.9%	35,000	35,000	41,000	4,000	4,000	4,000	4,000	4,000	4,000
3	158,000	57.9%	40,000	40,000	45,000	5,000	5,000	5,000	5,000	5,000	5,000
4	158,000	57.9%	40,000	40,000	45,000	5,000	5,000	5,000	5,000	5,000	5,000
5	50,000	18.1%	23,000	23,000	27,000	3,000	3,000	3,000	3,000	3,000	3,000
6	23,000	8.4%	11,000	11,000	15,000	2,000	2,000	2,000	2,000	2,000	2,000
TOTAL	583,771	45.2%	11,000	11,000	15,000	2,000	2,000	2,000	2,000	2,000	2,000



CONCEPTUAL MASTER PLAN 07-07-2020
A0-2



1.b

LESSANDRO INDUSTRIAL CENTER MORENO VALLEY, CA
OLDEN | Management Services Inc.

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

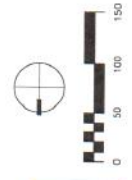
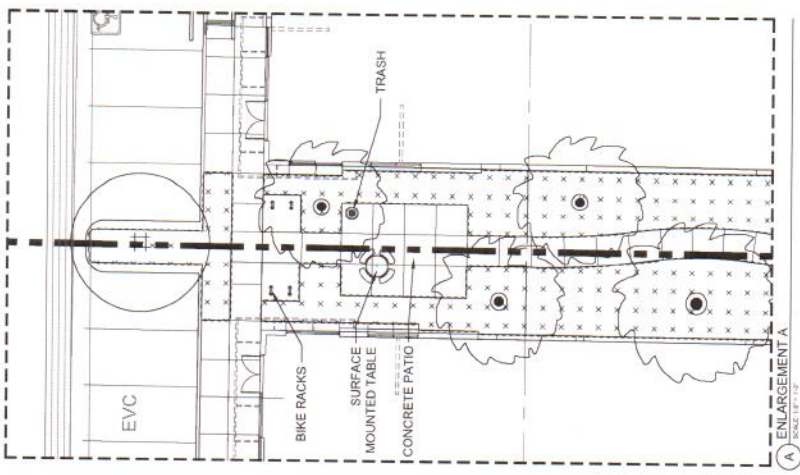
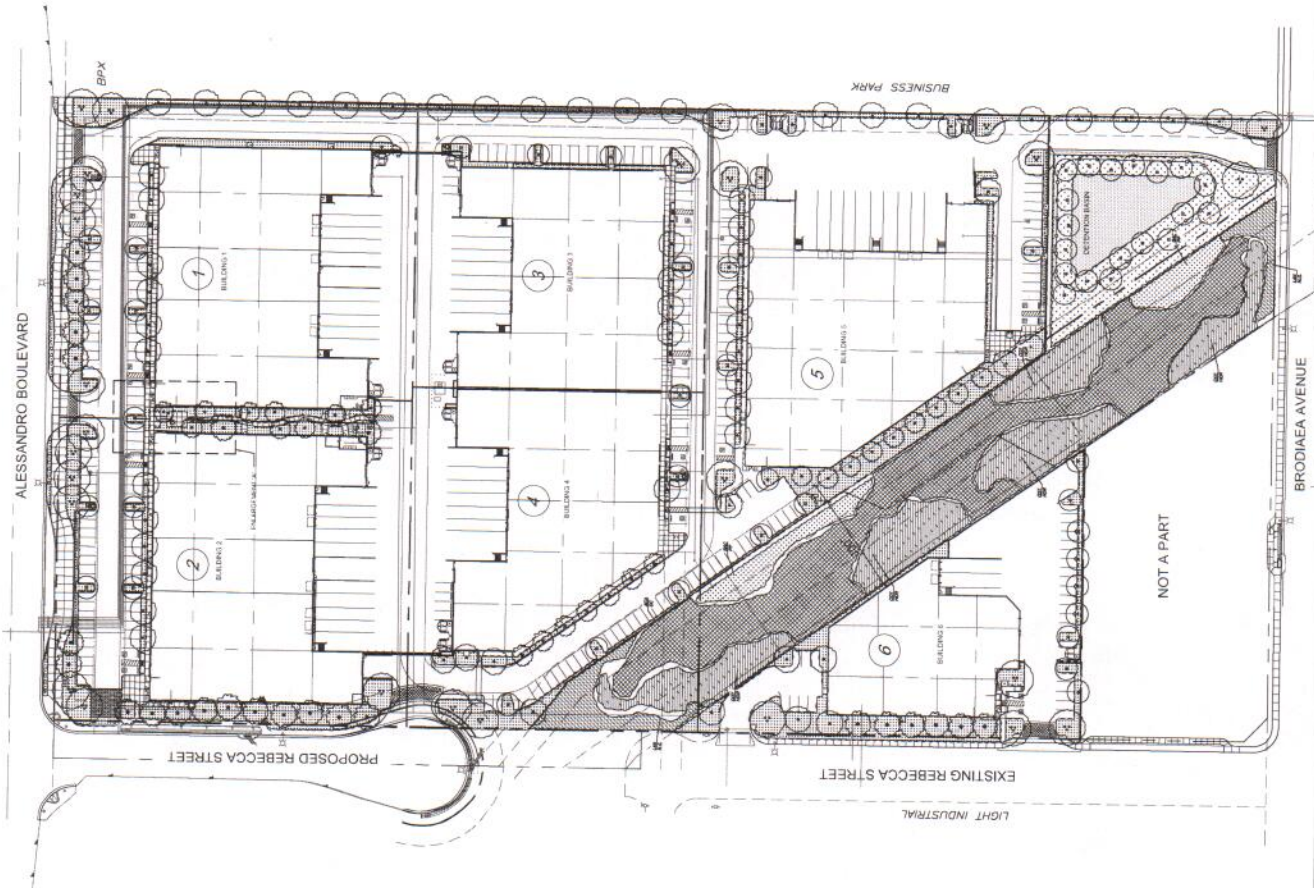


Figure 7

SYMBOL	SPACING	SPACING NAME	COMMON NAME	HT	FORM	WATER USE
(Symbol)	15' GAL	15' GAL	15' GAL	15' GAL	15' GAL	NO
(Symbol)	18" DIA	MULTI	18" DIA	MULTI	18" DIA	LOW
(Symbol)	2" DIA	TRUNK	2" DIA	TRUNK	2" DIA	LOW
(Symbol)	24" DIA	TRUNK	24" DIA	TRUNK	24" DIA	LOW
(Symbol)	36" DIA	TRUNK	36" DIA	TRUNK	36" DIA	LOW
(Symbol)	48" DIA	TRUNK	48" DIA	TRUNK	48" DIA	LOW
(Symbol)	60" DIA	TRUNK	60" DIA	TRUNK	60" DIA	LOW
(Symbol)	72" DIA	TRUNK	72" DIA	TRUNK	72" DIA	LOW
(Symbol)	84" DIA	TRUNK	84" DIA	TRUNK	84" DIA	LOW
(Symbol)	96" DIA	TRUNK	96" DIA	TRUNK	96" DIA	LOW
(Symbol)	108" DIA	TRUNK	108" DIA	TRUNK	108" DIA	LOW
(Symbol)	120" DIA	TRUNK	120" DIA	TRUNK	120" DIA	LOW
(Symbol)	132" DIA	TRUNK	132" DIA	TRUNK	132" DIA	LOW
(Symbol)	144" DIA	TRUNK	144" DIA	TRUNK	144" DIA	LOW
(Symbol)	156" DIA	TRUNK	156" DIA	TRUNK	156" DIA	LOW
(Symbol)	168" DIA	TRUNK	168" DIA	TRUNK	168" DIA	LOW
(Symbol)	180" DIA	TRUNK	180" DIA	TRUNK	180" DIA	LOW
(Symbol)	192" DIA	TRUNK	192" DIA	TRUNK	192" DIA	LOW
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(Symbol)	360" DIA	TRUNK	360" DIA	TRUNK	360" DIA	LOW
(Symbol)	372" DIA	TRUNK	372" DIA	TRUNK	372" DIA	LOW
(Symbol)	384" DIA	TRUNK	384" DIA	TRUNK	384" DIA	LOW
(Symbol)	396" DIA	TRUNK	396" DIA	TRUNK	396" DIA	LOW
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(Symbol)	444" DIA	TRUNK	444" DIA	TRUNK	444" DIA	LOW
(Symbol)	456" DIA	TRUNK	456" DIA	TRUNK	456" DIA	LOW
(Symbol)	468" DIA	TRUNK	468" DIA	TRUNK	468" DIA	LOW
(Symbol)	480" DIA	TRUNK	480" DIA	TRUNK	480" DIA	LOW
(Symbol)	492" DIA	TRUNK	492" DIA	TRUNK	492" DIA	LOW
(Symbol)	504" DIA	TRUNK	504" DIA	TRUNK	504" DIA	LOW
(Symbol)	516" DIA	TRUNK	516" DIA	TRUNK	516" DIA	LOW
(Symbol)	528" DIA	TRUNK	528" DIA	TRUNK	528" DIA	LOW
(Symbol)	540" DIA	TRUNK	540" DIA	TRUNK	540" DIA	LOW
(Symbol)	552" DIA	TRUNK	552" DIA	TRUNK	552" DIA	LOW
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(Symbol)	588" DIA	TRUNK	588" DIA	TRUNK	588" DIA	LOW
(Symbol)	600" DIA	TRUNK	600" DIA	TRUNK	600" DIA	LOW
(Symbol)	612" DIA	TRUNK	612" DIA	TRUNK	612" DIA	LOW
(Symbol)	624" DIA	TRUNK	624" DIA	TRUNK	624" DIA	LOW
(Symbol)	636" DIA	TRUNK	636" DIA	TRUNK	636" DIA	LOW
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(Symbol)	672" DIA	TRUNK	672" DIA	TRUNK	672" DIA	LOW
(Symbol)	684" DIA	TRUNK	684" DIA	TRUNK	684" DIA	LOW
(Symbol)	696" DIA	TRUNK	696" DIA	TRUNK	696" DIA	LOW
(Symbol)	708" DIA	TRUNK	708" DIA	TRUNK	708" DIA </td	



PRELIMINARY LANDSCAPE PLAN

ALESSANDRO INDUSTRIAL CENTER
RENO VALLEY, CALIFORNIA

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

Figure 8

Preliminary Plant Imagery

PRELIMINARY PLANT IMAGERY

PAMA BUSINESS PARK
MORENO VALLEY,
CALIFORNIA

CONCRETE CROSS-WALK DETAIL SCALE 1/4" = 1'-0"

BIKE RACK SCALE 1/2" = 1'-0"

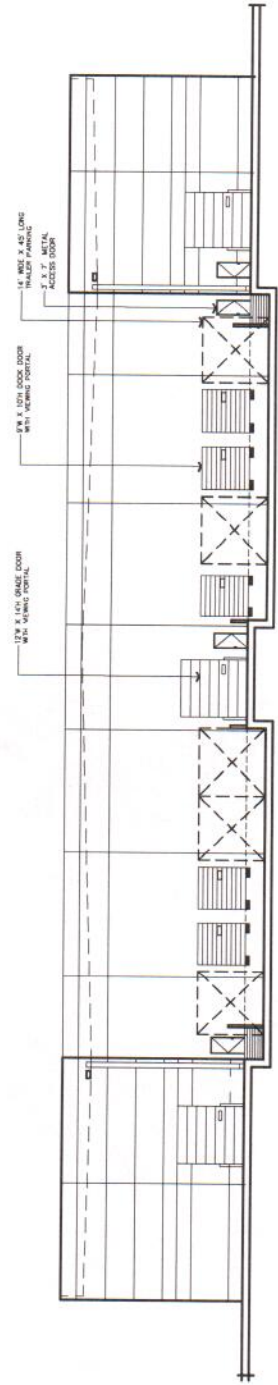
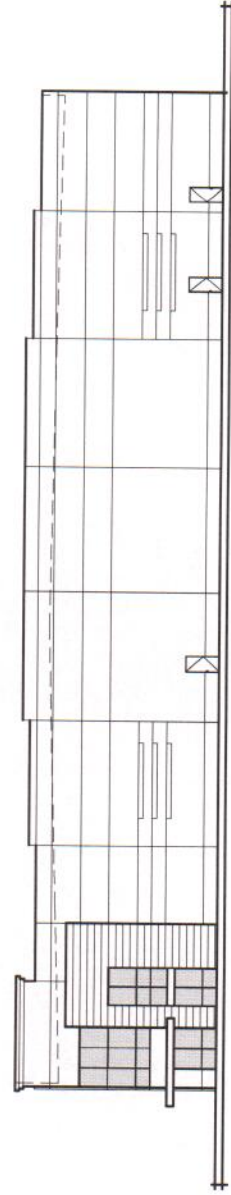
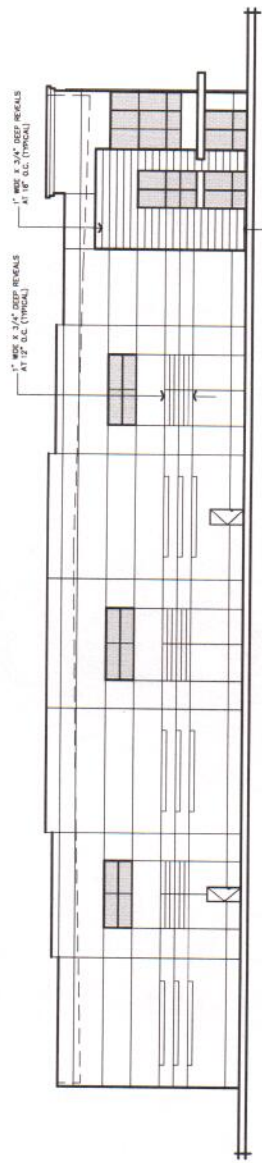
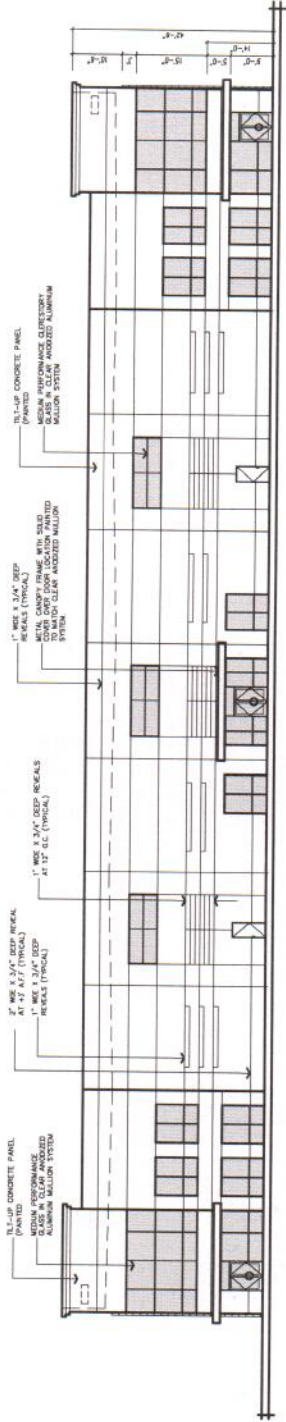
PLANT LIST:

- 1. *Yucca elata* (SPINE CHERRY)
- 2. *Yucca filifera* (SPINE CHERRY)
- 3. *Yucca baccata* (SPINE CHERRY)
- 4. *Yucca schottlandii* (SPINE CHERRY)
- 5. *Yucca angustifolia* (SPINE CHERRY)
- 6. *Yucca arborescens* (SPINE CHERRY)
- 7. *Yucca gloriosa* (SPINE CHERRY)
- 8. *Yucca rostrata* (SPINE CHERRY)
- 9. *Yucca schottlandii* (SPINE CHERRY)
- 10. *Yucca angustifolia* (SPINE CHERRY)
- 11. *Yucca arborescens* (SPINE CHERRY)
- 12. *Yucca gloriosa* (SPINE CHERRY)
- 13. *Yucca rostrata* (SPINE CHERRY)
- 14. *Yucca schottlandii* (SPINE CHERRY)
- 15. *Yucca angustifolia* (SPINE CHERRY)
- 16. *Yucca arborescens* (SPINE CHERRY)
- 17. *Yucca gloriosa* (SPINE CHERRY)
- 18. *Yucca rostrata* (SPINE CHERRY)
- 19. *Yucca schottlandii* (SPINE CHERRY)
- 20. *Yucca angustifolia* (SPINE CHERRY)
- 21. *Yucca arborescens* (SPINE CHERRY)
- 22. *Yucca gloriosa* (SPINE CHERRY)
- 23. *Yucca rostrata* (SPINE CHERRY)
- 24. *Yucca schottlandii* (SPINE CHERRY)

PROJECT INFORMATION:
JOB #18005
07/16/2016

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

RIA



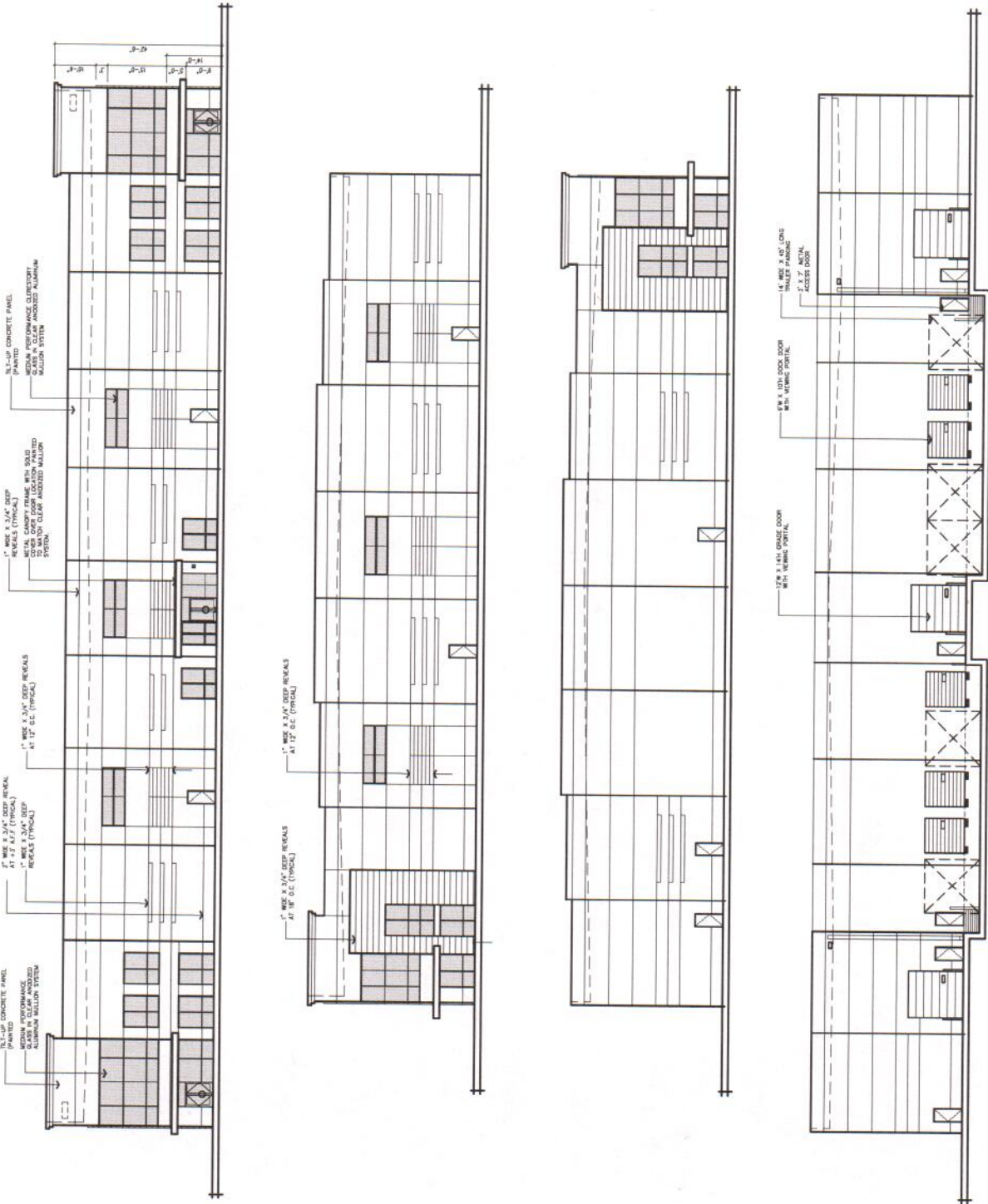
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 INFORMATION CONTAINED HEREIN MAY BE SUBJECT
 TO CHANGE WITHOUT NOTICE AND IS NOT TO BE
 USED FOR INFORMATION ONLY

ALESSANDRO INDUSTRIAL CENTER MORENO VALLEY, CA BUILDING 1 ELEVATIONS 07-07-2020

GOLDEN | Management Services Inc. **Figure 9**

A1-2

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)



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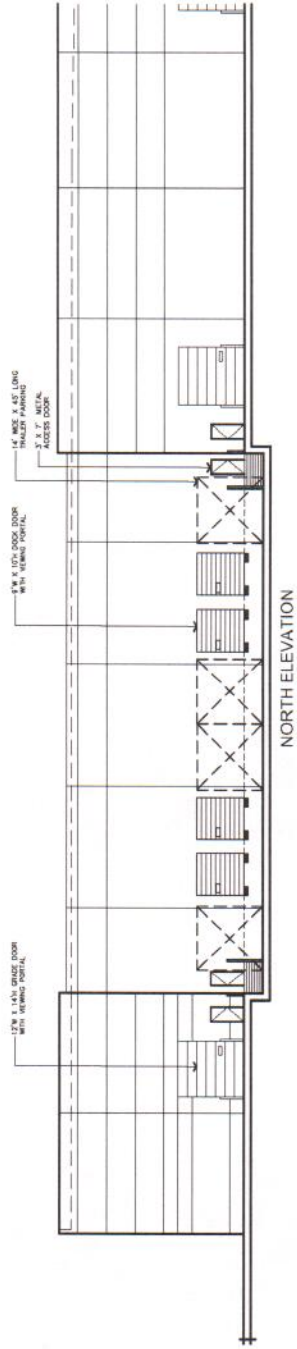
BUILDING 2 ELEVATIONS 07-07-2020

GOLDEN | Management Services Inc.

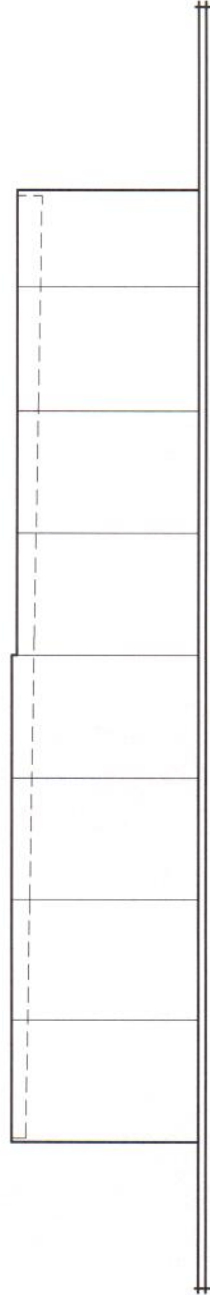
Figure 9 Cont.

A2-2

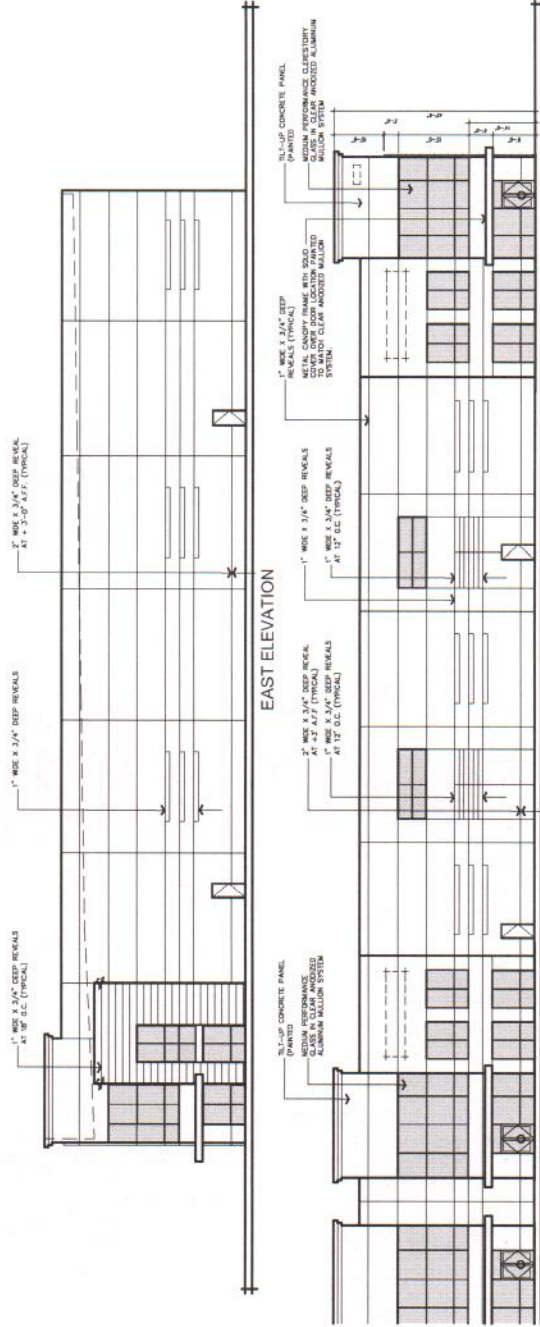
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NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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ALESSANDRO INDUSTRIAL CENTER MORENO VALLEY, CA BUILDING 3 ELEVATIONS 07-07-2020

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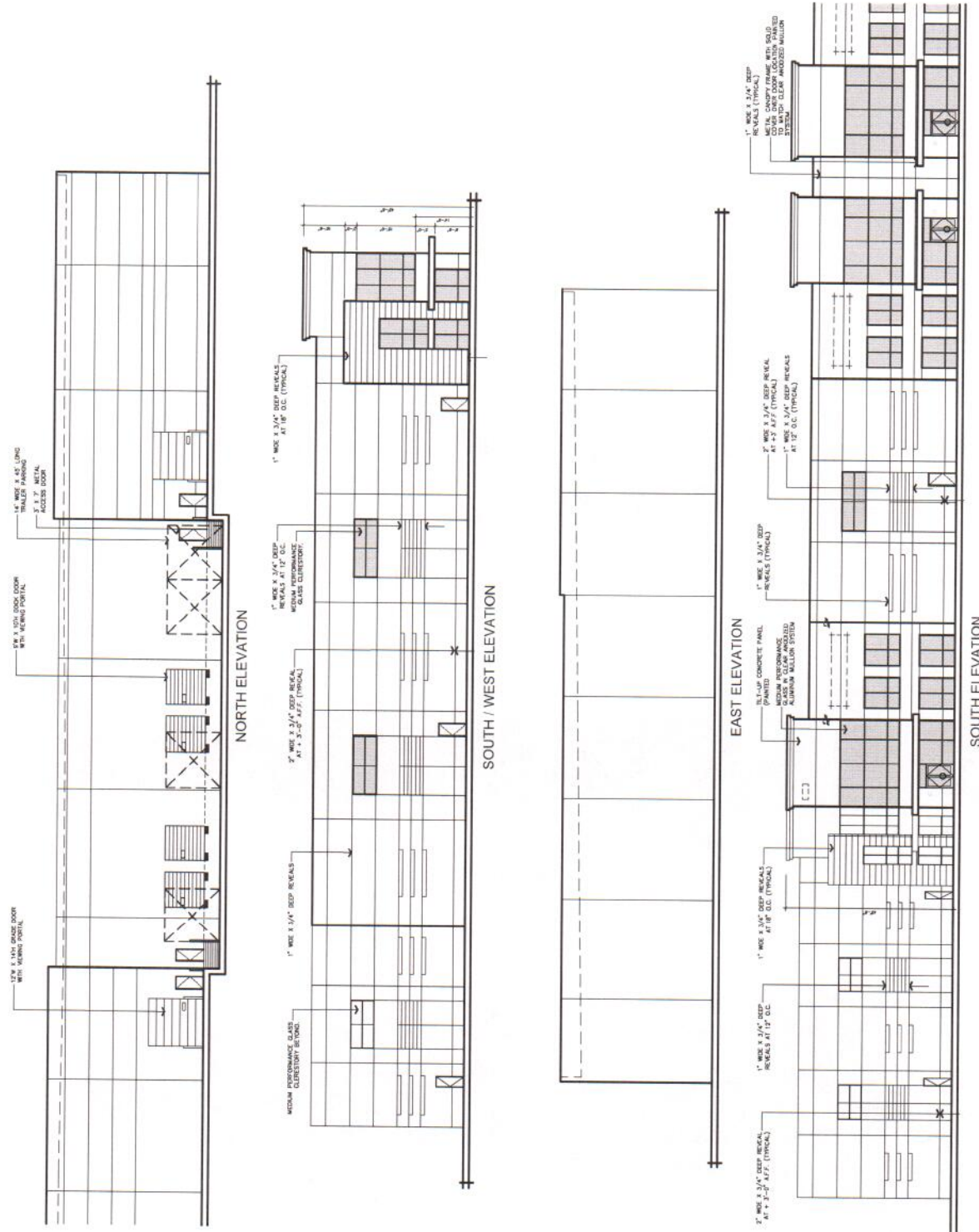
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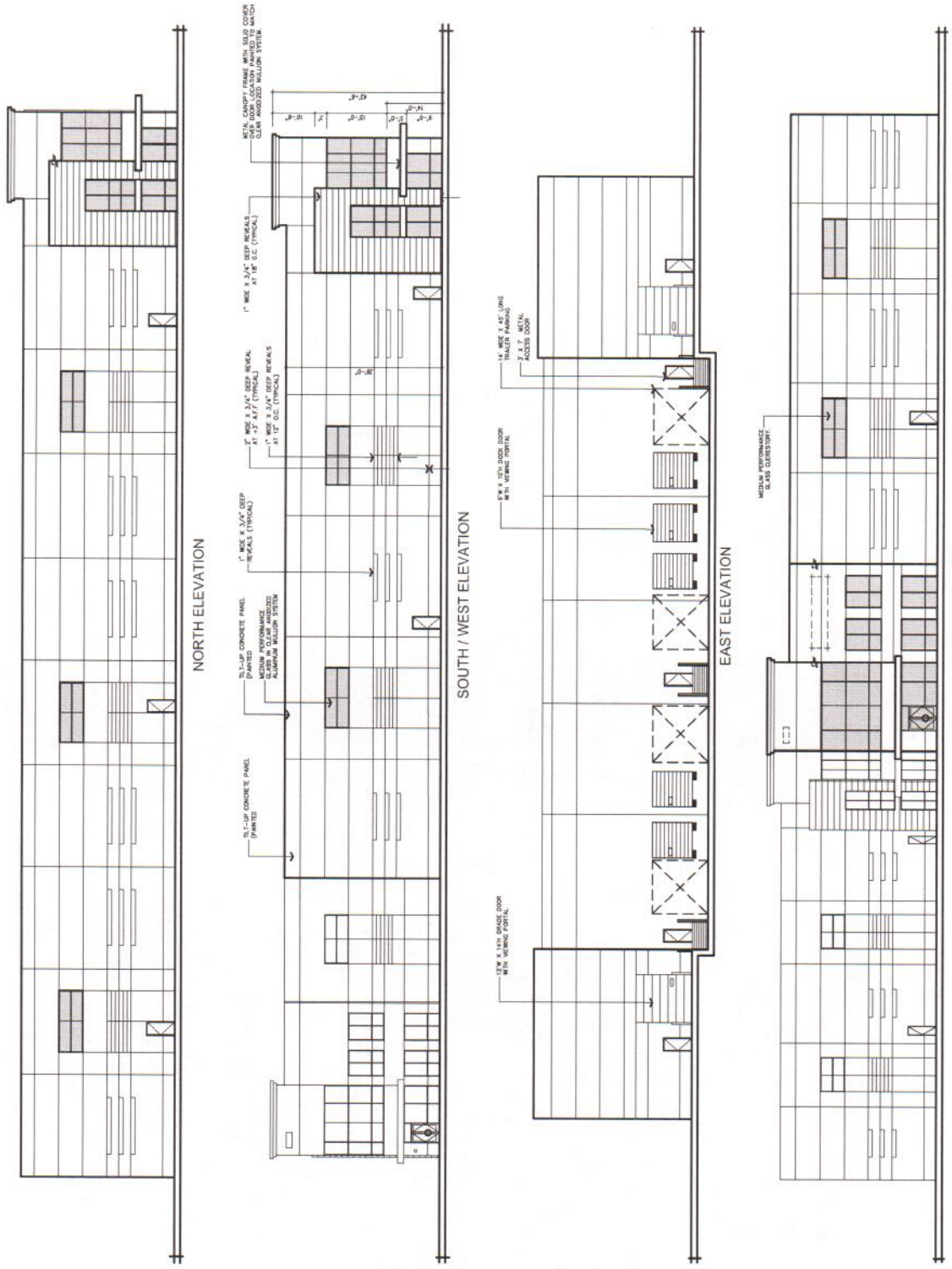
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LESSANDRO INDUSTRIAL CENTER MORENO VALLEY, CA BUILDING 4 ELEVATIONS 07-07-2020

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ALESSANDRO INDUSTRIAL CENTER MORENO VALLEY, CA

BUILDING 5 ELEVATIONS 07-01-2020

GOLDEN | Management Services Inc.

Figure 9 Cont

A5-2

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LESSANDRO INDUSTRIAL CENTER MORENO VALLEY, CA

BUILDING 6 ELEVATIONS 07-07-2020

HOLDEN | Management Services Inc.

Figure 9 Cont.

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

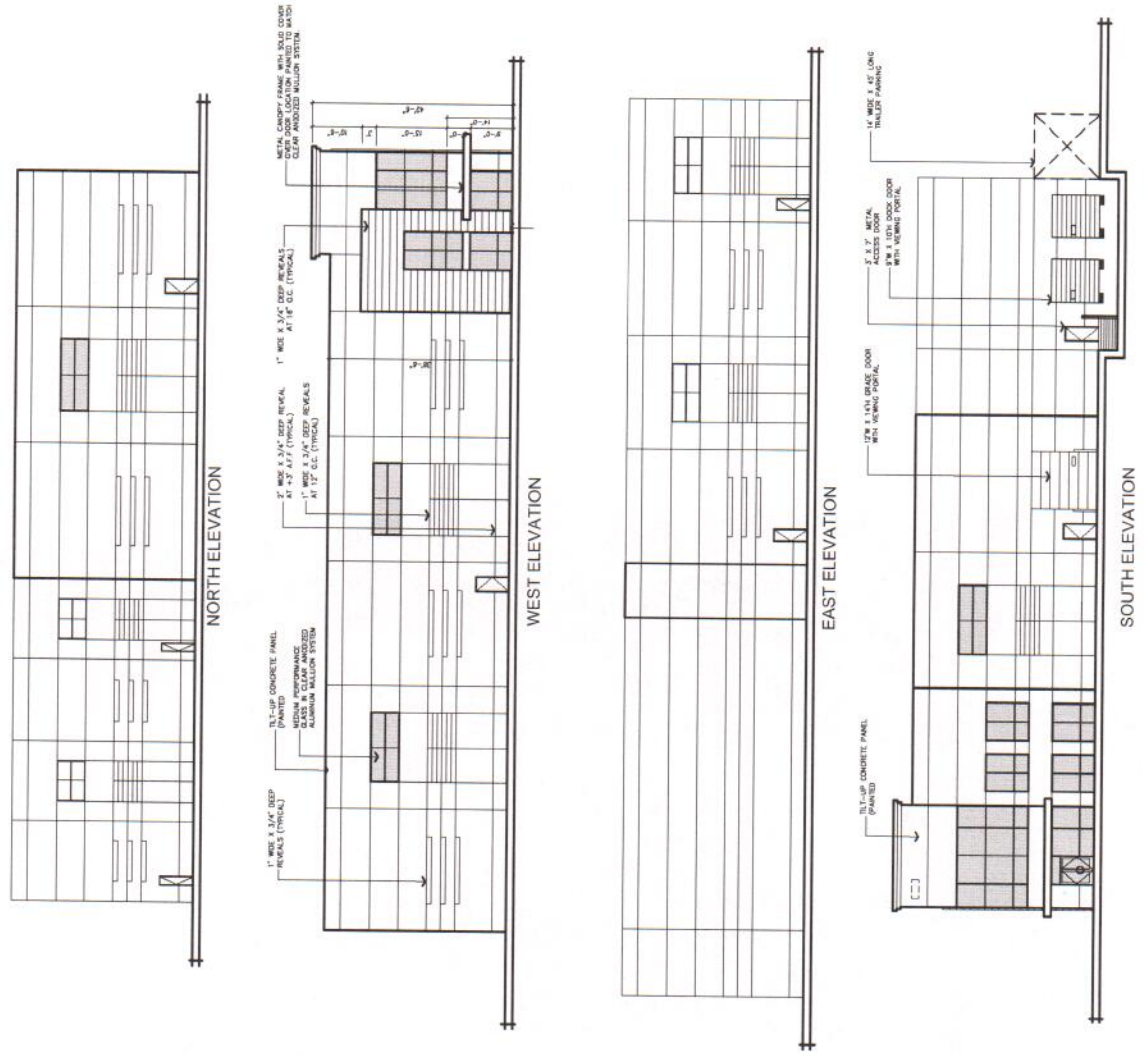
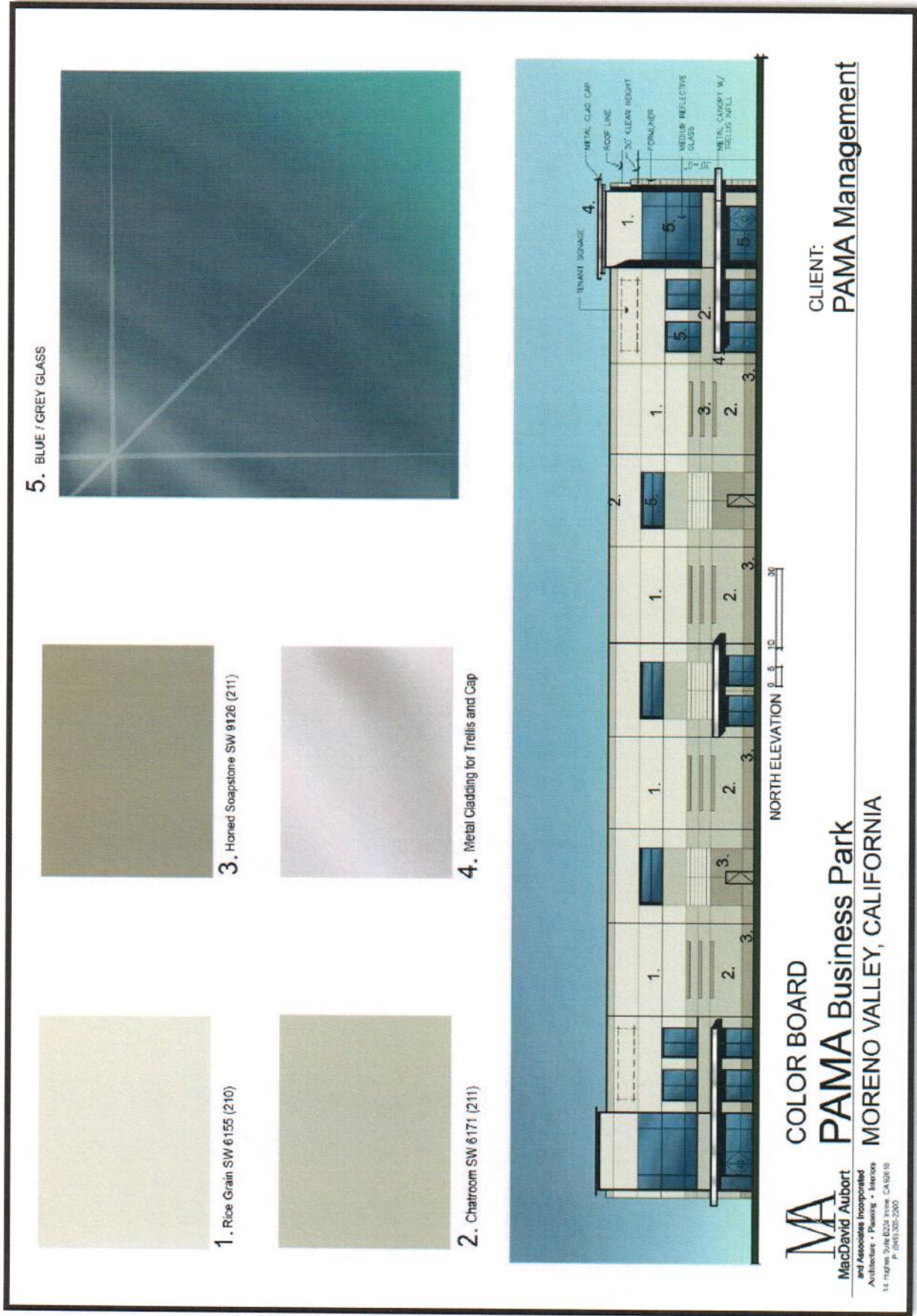


Figure 10

Building Color Board



**APPENDICES
TECHNICAL STUDIES**

Attachment: Exhibit A to Resolution 2020-37 - Addendum (4091 : Alessandro Industrial Center)

RESOLUTION NO. 2020-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PEN20-0037, AMENDED TENTATIVE PARCEL MAP 37478, TO SUBDIVIDE 12.94 ACRES INTO SIX DEVELOPABLE PARCELS AND ONE LETTERED LOT LOCATED SOUTH OF ALESSANDRO BOULEVARD, NORTH OF BRODIAEA AVENUE AND EAST OF REBECCA STREET (ASSESSOR PARCEL NUMBER 297-170-083)

WHEREAS, the applicant, Alessandro Industrial, Inc., filed an application for the approval of Amended Tentative Parcel Map 37478 (PEN20-0037) on the property as described in the title of this resolution; and

WHEREAS, the application has been evaluated in accordance with established City of Moreno Valley (City) 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 of the City of Moreno Valley (Planning Commission); and

WHEREAS, the public hearing notice for this project was published in the local newspaper on July 31, 2020. Public notice was sent to all property owners of record within 600 feet of the project site on July 30, 2020. The public hearing notice for this project was also posted on the project site on July 31, 2020; and

WHEREAS, on August 13, 2020, the Planning Commission of the City of Moreno Valley conducted a meeting to consider the applications; 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, by the Planning Commission of the City of Moreno Valley as follows:

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

B. Based upon substantial evidence presented to this Planning Commission during meeting on August 13, 2020, including written and oral staff reports, and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

1. That the proposed use is consistent with applicable general and specific plans;

FACT: Amended Tentative Parcel Map 37478 will subdivide a 12.94-acre property into six (6) parcels and one (1) lettered lot for a stormwater detention basin. The proposed Project is designated as Business Park (BP) in the General Plan which provides for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The intent of the General Plan, as expressed in Objective 2.5 of the Community Development Element is to promote a mix of industrial uses which provide a sound and diversified economic base and ample employment opportunities for the citizens of Moreno Valley with the establishment of industrial activities that have good access to the regional transportation system, accommodate the personal needs of workers and business visitors; and which meets the service needs of local businesses. The proposed Tentative Parcel Map is consistent with the General Plan Land Use Designation and other applicable goals, policies and objectives. There is no specific plan applicable to the project.

2. That the design or improvement of the proposed land division is consistent with the applicable general and specific plans;

FACT: The proposed amended tentative parcel map will subdivide the subject property into six (6) parcels to be developed with buildings for warehouse, distribution and associated uses in accordance with the General Plan land use designation of Business Park. The project will also include associated infrastructure improvements which meet the established standards and regulations, as well as the construction of a Class I multi-use trail in accordance with the City of Moreno Valley Bicycle Master Plan. The project is consistent with applicable development standards for the Business Park (BP) zoning district of the Municipal Code, and there is no specific plan applicable to the project.

3. That the site is physically suitable for the type of development;

FACT: The project site is located on the east side of Rebecca Street between Alessandro Boulevard and Brodiaea Avenue. The project site is mostly rectangular in shape with level topography with similar business park and warehouse development in the near vicinity. Overall, the project site is well suited for the proposed subdivision.

4. That the site of the proposed land division is physically suitable for the

type of development and density;

FACT: The proposed project is located on an undeveloped, relatively flat, rectangular-shaped property located in a commercial and light industrial/warehousing area. The surrounding areas are zoned and/or developed with commercial and warehouse and distribution land uses. The site abuts Alessandro Boulevard, a main commercial corridor area to the north, currently vacant land approved for a warehouse facility to the east, and warehouse and commercial uses to the south and the west. There are no prominent topographic or other features on the site. A Department of Water Resources 120-foot easement runs through the southern portion of the site. No buildings, driveways or parking can be located on this easement. However, landscaping is allowed. The Amended Tentative Parcel Map is designed in accordance with the provisions of Section 9.14 – Land Divisions, of the City’s Municipal Code.

5. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

FACT: No fish or wildlife will be affected by this land division. An Addendum to a previously adopted Initial Study/Mitigated Negative Declaration was prepared for the Project (including a Plot Plan), pursuant to California Environmental Quality Act (CEQA), Section 15162, Public Resources Code 21000, which found that the Project will not have a significant environmental impact as designed and mitigated.

6. That the design of the subdivision or the type of improvements are unlikely to cause serious public health problems;

FACT: The design of the land division and type of improvements will comply with all applicable City and other regulatory agency standards, including the proposed street and utility infrastructure improvements. As designed and conditioned, the Project will be consistent with General Plan Objectives 6.1 and 6.2 which aim to minimize the potential for loss of life and protect residents, workers and visitors to the City from physical injury and property damage due to seismic ground shaking and flooding, and the Municipal Code relative to public health and safety.

7. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision;

FACT: The Amended Tentative Parcel Map has been designed to accommodate and not conflict with existing easements on the subject site including utility and storm drain easements. The Department of

Water easement allows construction of landscaping. No buildings will be located on this easement.

8. That the proposed land division is not subject the Williamson Act pursuant to the California Land Conservation Act of 1965.

FACT: The project site has been disturbed in the past through weed abatement and is not currently in agricultural use, or under Williamson Act control. There are no existing surrounding agricultural use, or sites under Williamson Act contract within the City limits.

9. That the proposed land division and the associated design and improvements are consistent with applicable ordinances of the City.

FACT: The land division proposed by Amended Tentative Parcel Map No. 37478 is consistent with the City's Municipal Code Section 9.14 Land Divisions and other applicable ordinances of the City. The land division is also consistent with the layout and design of Amended Master Plot Plan for six warehouse buildings (PEN20-0038) which is proposed in conjunction with the parcel map.

10. That the design of the land division provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

FACT: The proposed business park subdivision has been designed to the subdivide the 12.94 acre site into six parcels for non-residential development. The parcel configuration allows for the orientation of the buildings with office areas located at the northwest and southwest corners of the building to the extent feasible to ensure passive or natural heating and cooling opportunities.

11. That the effect of the proposed land division on the housing needs of the region were considered and balanced against the public service needs of the residents of Moreno Valley and available fiscal and environmental resources

FACT: The proposed business park subdivision will not result in new housing units. However, it will create potential employment opportunities for Moreno Valley residents. The project has been conditioned to pay all applicable development impact fees and construct public infrastructure along the site's Alessandro Boulevard, Brodiaea Avenue and Rebecca Street frontages. The project as designed and conditioned will not effect the housing needs of the region and will not result in impacts to public service needs of Moreno Valley residents or local fiscal or environmental resources.

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 Rat Habitat 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 Amended Tentative Parcel Map 37478 (PEN20-0037), 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, reservation, 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, reservation, 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. 2020-29:

1. **APPROVING** Tentative Tract Map 37478 (PEN20-0037, subject to conditions of approval attached as Exhibit A.

APPROVED this 13th day of August, 2020.

AYES:
 NOES:
 ABSTAIN:

 Patricia Korzec
 Chair, Planning Commission

ATTEST:

APPROVED AS TO FORM:

 Patricia Nevins, Planning Official
 Secretary to the Planning Commission

 City Attorney

ATTACHMENTS:

Exhibit A: Conditions of Approval

Attachment: Resolution No 2020-29 - Amended TPM 37478 [Revision 4] (4091 : Alessandro Industrial Center)

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Amended Tentative Parcel Map 37478 (PEN20-0037)

EFFECTIVE DATE:
 EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Amended Tentative Parcel Map 37478 (PEN20-0037) is approved for the subdivision of approximately 12.94-acres into six parcels and one lettered for a storm drain basin.
2. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
3. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02080)
4. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
5. Unless specifically superseded herein, these conditions of approval do not replace or supersede the final conditions of approval for approved project PEN 18-0028 or any related projects or plan checks.
6. The expiration date of this modification does not extend the expiration of any related project or activity.
7. The site shall be developed in accordance with the approved plans on file in the Community Development Department Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
8. 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), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)

Special Conditions

9. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
10. MM TR-I Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a professional archaeologist (hereafter "Project Archaeologist") has been retained to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in

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the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Native American Tribes, the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) to address the details, timing and responsibility of all archaeological and cultural monitoring activities that will occur on the project site. A Consulting Native American Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code Section 21080.3.2(b)(1), and includes the Pechanga and Soboba Tribes. Details in the Plan shall include:

- a. Project grading and development scheduling;
 - b. The Project archeologist and the Consulting Native American Tribe(s) as defined in TR-I shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Native American Tribe(s) shall make themselves available to provide the training on an as-needed basis;
 - c. The protocols and stipulations that the contractor, City, Consulting Native American Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.
11. Prior to issuance of building permits, final front and street side yard landscape and irrigation plans, and slope landscape plans and basin landscape plans, shall be approved.
 12. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
 13. The grading plans shall show any conservation easement lots.
 14. Prior to grading plan approval, decorative block walls shall be provided along the street side for all corner lots. (MC 9.08.070)
 15. The site shall be developed in accordance with the approved tentative map on file in the Community Development Department -Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. (MC 9.14.020)
 16. Prior to building final, the developer/owner or developer's/owner' s successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)
 17. A drought tolerant landscape palette shall be utilized throughout the tract in compliance with the City's Landscape Requirements. (9.17)

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18. 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 and approved by the Planning Division. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer. 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, DC)
19. Prior to recordation, all feeder trail easements shall be shown on the final map. All feeder trails that traverse a side yard shall allow for five feet of additional area to compensate for landscape and street trees at the base of any fence or wall.
20. Feeder trails shall abide by the cross sections included within the City's design standards and be shown on the grading plan for all existing connections (i.e. interior streets) linking to the main multi-use trail system. Fences are required on a least one side of all proposed feeder trails within the tract.
21. Feeder trails shall abide by the cross sections included within the City's design standards and be shown on the map for all existing connections (i.e. interior streets) linking to the main multi-use trail system. Fences are required on a least one side of all proposed feeder trails within the tract per the Parks and Community Services standards.
22. Prior to recordation of the final map, final median enhancement/landscape/irrigation plans shall be submitted to and approved by the Planning Division, and Public Works Department - Special Districts Division for review and approval by each division. (GP - Circulation Master Plan)
23. Prior to the issuance of grading permits, grading plans shall be submitted to and approved by the Planning Division to ascertain that development and grading of all lots have been designed to reduce the extent of cut and fill and loss of coastal scrub vegetation. Grading plans shall incorporate multiple level foundations, custom foundations and/or split level pads in accordance with the City's Municipal Code. (MC 9.03.030)
24. All landscaped areas in perpetuity shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
25. This tentative map shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)
26. Prior to the issuance of grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein.
27. Prior to any site disturbance and/or grading plan submittal, and or final map recordation, a mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant/owner. No City permit or approval shall be issued until such fee is paid. (CEQA)
28. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord.)

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29. Prior to approval of any grading plan, local and master-planned multi-use trail easements shall be shown on the rough and precise grading plans in accordance with the City's Master Trail Plan.
30. Prior to recordation of the final subdivision map, the following documents shall be submitted to and approved by the Planning Division which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approval:
- a. The document to convey title
 - b. Deed restrictions, easements, or Covenants, Conditions and Restrictions to be recorded.

The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for general maintenance of the site, joint access to proposed parcels, conservation easements, parking, water quality basins, lighting, landscaping and common area use items such as general building maintenance and public seating areas. The approved documents shall also contain a provision, which provides that they may not be terminated and/or substantially amended without the consent of the City and the developer's successor-in-interest. (MC 9.14.090)

In addition, the following deed restrictions and disclosures shall be included within the document and grant deed of the properties:

- i. The developer shall promote the use of native plants and trees and drought tolerant species.
 - ii. All lots designated for common areas and detention basins, shall be included as an easement to, and maintained by a Property Owners Association (POA) or other private maintenance entity. All frontage landscape areas shall also be maintained by the onsite POA Language to this effect shall be included and reviewed within the required Covenant Conditions and Restrictions (CC&Rs) prior to the approval of the final map.
 - iii. Maintenance of any and all common facilities.
 - iv. A conservation easement for lettered lots shall be recorded on the deed of the property and shown on the final map.
31. ALUC-1 The following Airport Land Use Commission Conditions of Approval apply to the project. Prior to the issuance of a grading permit, the applicant shall demonstrate to the City of Moreno Valley that the Airport Land Use Commission Conditions of Approval have been satisfied.
- Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
31. ALUC-2 The following uses shall be prohibited:
- a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final

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- approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators).
 - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
32. ALUC-3 The following disclosure notice shall be provided to all potential purchasers of the property and to any lessees of the structure (s) thereon, and shall be recorded as a deed of notice:
- NOTICE OF AIRPORT IN VICINITY
- This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 1101 (b)(13)(A)."
33. ALUC-4 The proposed basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 34. MM TR-2 Prior to the issuance of a grading permit, the Project Applicant shall secure agreements with Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians for tribal monitoring. The developer is also required to provide a minimum of 30 days advance notice of all mass grading and trenching activities. The Project Applicant also shall provide the City of Moreno Valley with copies of any monitoring agreement(s) with the Consulting Native American Tribes. During mass grading and trenching activities, the Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource.

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35. MM TR-3 If potential tribal cultural resources are uncovered during mass grading and/or excavation activities, the Project Archaeologist shall evaluate the suspected resource in consultation with the Native American Tribal Representatives and the City of Moreno Valley and shall: make a determination of significance pursuant to Public Resources Code Section 21083.2; and recommend measures to avoid, minimize or mitigate negative effects on the tribal cultural resource. Determinations and recommendations by the Project Archaeologist shall be immediately submitted to the City of Moreno Valley Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director and all Consulting Native American Tribes, as defined in Mitigation Measure TR-I, before any further work commences in the affected area.
36. MM TR-4 In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:
- a) One or more of the following treatments, in order of preference, shall be employed based on consultation with the City of Moreno Valley and the Native American Tribe(s). Evidence of such shall be provided to the City of Moreno Valley Planning Department:
 - i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.
 - ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure TR-I. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Native American Tribe(s) as defined in Mitigation Measure TR-
 - iii. Donation of the discovered items and associated records to a qualified repository within Riverside County that meets federal standards per 36 CFR Part 79.
37. MM TR-5 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 Project Archaeologist or Native American 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."
38. MM TR-6 If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the "most likely descendant". The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).
39. The following Mitigation Measures apply to this project:

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- MM CR-1 Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a qualified paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.
40. MM CR-2 The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if 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. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.
41. MM CFR-3 Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Western Science Museum in Hemet, California, is required for significant discoveries. The paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.
42. MM CR-4 A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Moreno Valley prior to building final.

Prior to Grading Permit

43. Prior to issuance of any grading permit, all Conditions of Approval, Mitigation Measures and Airport Land Use Commission Conditions of Approval shall be printed on the grading plans.
44. Prior to the issuance of grading permits, decorative (e.g. colored/scored concrete or as approve by the Planning Official) pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with open spaces and/or recreational uses or commercial/industrial buildings with open space and/or parking, and/or the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)
45. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.
46. Prior to approval of any grading plan, local and master-planned multi-use trail easements shall be shown on the rough and precise grading plans in accordance with the City's Master Trail Plan.
47. Prior to issuance of any grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project 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 approval. No City permit or approval shall be issued until such fee is paid. (CEQA)

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48. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
49. 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 Multiple Species Habitat Conservation Plan. The pre-construction survey shall be submitted to the Planning Division prior to any disturbance of the site and/or grading permit issuance.
50. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.
51. Prior to the issuance of grading permits, the site plan and grading plans shall show decorative hardscape (e.g. colored concrete, stamped concrete, pavers or as approved by the Planning Official) consistent and compatible with the design, color and materials of the proposed development for all driveway ingress/egress locations of the project.
52. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:
 - a. A maximum 6 foot high solid decorative block perimeter wall with pilasters and a cap shall be required adjacent to all residential zoned areas.
 - b. 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 screening.
 - c. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.
 - d. Proposed screening walls for truck loading areas and required loading docks shall also include decorative block walls with pilasters with a height up to fourteen (14) feet to fully screen trucks (industrial and some situations with commercial uses).
 - e. Walls and fences for visual screening are required when there are adjacent residential uses or residentially zone property. The height, placement and design will be based on a site specific review of the project. All walls are subject to the approval of the Planning Official. (DC 9.08.070)
53. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:
 - a. The name (if applicable) and address of the development.
 - b. The developer's name, address, and a 24-hour emergency telephone number.
54. Prior to issuance of grading permits, the location of the trash enclosure shall be included on the plans.

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COMMUNITY DEVELOPMENT DEPARTMENTBuilding Division

55. 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 2016 CBC.
56. Easements must be obtained for water supply and sewer services to interior parcels not yet adjoining an existing sewer and water supply easement.

FINANCIAL & MANAGEMENT SERVICES DEPARTMENTMoreno Valley Utility

57. 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.
58. This project requires the installation of electric distribution facilities. 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/or concurrent with trenching operations and other 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 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 necessary for the distribution and/or delivery of any and all "utility services" to and within the project. 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.

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.

59. Existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer's expense, for any and all costs associated with the relocation of any of Moreno Valley Utility's underground electrical distribution facilities, as

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determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.

60. This project is subject to a Reimbursement Agreement. The Developer 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.

PUBLIC WORKS DEPARTMENT**Land Development**

61. 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 2¹/₂) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.
62. 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]
63. 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 and Street Improvement plans.
64. The developer shall monitor, supervise and control all construction related 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.
 - 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.

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65. Drainage facilities (e.g., catch basins, water quality basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
66. 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. [MC 9.14.210(B)(C)]
67. 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 9.14.1101
68. The maintenance responsibility of the proposed storm drain line shall be clearly identified. Storm drain lines within private property will be privately maintained and those within public streets will be publicly maintained.
69. The proposed private storm drain system shall connect to the existing storm drain, A storm drain manhole shall be placed at the right-of-way line to mark the beginning of the publicly maintained portion of this storm drain.
70. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:
 - a. Parcel Map (recordation prior to building permit issuance);
 - b. Rough grading w/ erosion control plan (prior to grading permit issuance);
 - c. Precise grading w/ erosion control plan (prior to grading permit issuance);
 - d. Public improvement plan (e.g., street/storm drain w/ striping, RCFC storm drain, sewer/water, etc.) (prior to encroachment permit issuance);
 - e. Final drainage study (prior to grading plan approval);
 - f. Final WQMP (prior to grading plan approval);
 - g. Legal documents (e.g., easement(s), dedication(s), lot line adjustment, vacation, etc.) (prior to building permit issuance);
 - h. As-Built revision for all plans (prior to Occupancy release);

Prior to Grading Plan Approval

71. Resolution of all drainage issues shall be as approved by the City Engineer.
72. 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, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all

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- drainage control devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events [MC 9.14.110(A.1)J. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.
73. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
74. A final project-specific Water Quality Management Plan (WQMP) shall be submitted for review and approved by the City Engineer. It shall be consistent with the P-WQMP and in full conformance with the document, "Water Quality Management Plan; a Guidance Document for the Santa Ana Region of Riverside County" dated October 22, 2012, 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;
 - 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 Water Quality Management Plan (WQMP) shall be submitted to the Land Development Division.
 - e. Provide adequate, technical information to justify the use of a proprietary bio-treatment system as a low impact development Best Management Practice (BMP). The data provided is not adequate. The applicant understands the proceeding is done "at-risk" and that lack of proper justification may impact the design of the compliance BMPs during the Final WQMP stage.
75. 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. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
 - c. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) 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.

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76. Grading plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
77. 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.
78. The developer shall pay all remaining plan check fees.
79. 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.
80. Any proposed trash enclosure(s) shall be dual bin (1 for trash and 1 for recyclables) [MC 9.03.040 (G)]. The enclosure shall have a solid roof and appropriate drainage collection for water quality purposes. The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building & Safety Division.
81. 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.
82. Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum for AC, 0.50% minimum for PCC, 2% maximum at or near any disabled parking stall and travel way. Ramps, curb openings and travel paths shall all conform to current ADA standards as outlined in Department of Justice's "ADA Standards for Accessible Design", Excerpt from 28 CFR Part 36. (www.usdoj.gov) and as approved by the City's Building and Safety Division.

Prior to Grading Permit

83. 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(0)]
84. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
85. 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)]
86. 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]
87. The developer shall pay all applicable inspection fees.
88. 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, credits may not be given. The developer shall pay current TUMF fees adopted by the City Council. [Ord. 835 § 2.1, 2012] [MC 3.44.060]

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89. Prior to issuance of a grading permit, the applicant shall provide either non-interference letters or written permission from the California Department of Water Resources (DWR) and the Riverside County Flood Control District for proposed improvements within their easement, as applicable.

Prior to Map Approval

89. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]
90. A copy of the Covenants, Conditions and Restrictions (CC&R's) shall be submitted for review and approved by the City Engineer. The CC&R's shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project.
91. 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, if applicable.
92. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Land Development Division.
93. Resolution of all drainage issues shall be as approved by the City Engineer.
94. Maps (prepared by a registered civil engineer and/or licensed surveyor) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
95. The developer shall guarantee the completion of all related improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
96. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).
97. 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.
98. All street dedications shall be free of all 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 Improvement Plan Approval

99. 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 otherwise approved by the City Engineer.
100. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.

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101. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVS1-160 series, etc.) throughout this project.
102. 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.
103. 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.
104. The hydrology study shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. 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]
105. 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.
106. Any missing or deficient existing improvements along the project frontage shall be constructed or secured for construction. The City Engineer may require the ultimate structural section for pavement to half-street width plus 18 feet or provide core test results confirming that existing pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.
107. 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.
108. 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.

Prior to Encroachment Permit

109. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
110. All applicable inspection fees shall be paid.
111. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

112. 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

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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.

113. 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.
114. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including handicap access ramps that do not meet current City standards shall be required to be installed, replaced and/or repaired. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.
115. For all subdivision projects, the map shall be recorded. [MC 9.14.190]
116. Prior to building permit issuance, the applicant shall submit for review and approval legal documents for vacating 1' of right-of-way along the northerly side of Brodiaea Avenue along the project's southerly frontage.

Prior to Occupancy

117. All outstanding fees shall be paid.
118. 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.
119. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
120. For commercial, industrial and multi-family 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. Meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46 by participating 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.
 - 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]
121. 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:

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- 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, 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.
122. A "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant", "Maintenance Agreement for Water Quality Improvements located in the public right-of-way" and a "Declaration of Restrictive Covenants (encroachment on City easement)" 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 covenants and agreements can be obtained by contacting the Land Development Division.
123. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP).
 - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.
124. 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.

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- e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.
 - f. Obtain approval and complete installation of the irrigation and landscaping.
125. Prior to occupancy, the following improvements shall be completed:
- a. Brodiaea Avenue, Industrial Collector, City Standard MVSI-106A-0 (78-foot RW / 56-foot CC) shall be constructed to half-width plus 18' along the project's southerly frontage. Improvements shall consist of, but not be limited to pavement, base, street lights, driveway approaches, pedestrian ramps, curb & gutter, and sidewalk. In addition, replace or install any damaged, substandard or missing improvements.
 - b. Rebecca Street, Industrial Collector, City Standard MVSI-106A-0 (78-foot RW / 56-foot CC) shall be constructed to half-width plus 18' along the entire project's westerly frontage with an exception over DWR's aqueduct easement. Improvements shall consist of, but not be limited to, pavement, base, street lights, driveway approaches, pedestrian ramps, curb & gutter, sidewalk. In addition, replace or install any damaged, substandard or missing improvements. The minimum longitudinal street grade shall be 0.65% or as approved by the City Engineer. Additional right-of-way on the westerly side of the street centerline shall also be required northerly of DWR's aqueduct easement.
 - c. Alessandro Boulevard, Divided Major Arterial, City Standard MVSI-101A-0 (134-foot RW / 110-foot CC) shall be constructed to half-width plus 23' with a median along the entire project's northerly frontage. Improvements shall consist of, but not be limited to, pavement, base, street lights, driveway approaches, pedestrian ramps, curb & gutter, sidewalk. In addition, replace or install any damaged, substandard or missing improvements.
126. Prior to Occupancy, all overhead utilities fronting the entire project boundary shall be undergrounded as required per City Municipal Code.

Special Districts Division

- 127. The existing parkway/median along the frontage of the project shall be brought to current City Standards. Improvements may include but are not limited to: plant material, irrigation, and hardscape.
- 128. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
- 129. 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.
- 130. 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)

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131. Modification of existing irrigation systems for parkway improvements may be required per the direction of, approval by and coordination with the Special Districts Division. Please contact Special District Division staff at 951.413.3480 or specialdistricts@moval.org to coordinate the modifications.
132. 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)
133. 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.
134. 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.

Prior to Building Permit

135. 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.
136. This project is located within the boundary of Community Facilities District No. 4—Maintenance (CFD No. 4-M) and is subject to hydrology study determination based upon the final tentative parcel map. The project is conditioned to provide a funding source which will be used for maintenance of stormwater and detention basin improvements. The Developer shall satisfy the condition with one of the financing options outlined below.
 - a. In compliance with Proposition 218, the property owner shall agree to approve the special election for annexation into CFC) No. 4-M and pay all associated costs with the special election process and formation costs, if any; or
 - b. Establish an endowment fund which shall be used to cover future maintenance costs for storm water and detention basin improvements benefiting this project.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financing option when submitting the application for building permit issuance. 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.

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

Prior to Map Approval

137. This project is conditioned 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 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
- 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 of its selected financial option prior to City Council action authorizing recordation of the final map for the development. A minimum of 90 days is needed to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

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

138. 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 parkway, open space, and/or median landscaping on Alessandro Blvd.

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

- i. 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
- ii. 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 prior to City Council action authorizing recordation of the final map for the development. 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 for conducting a special election.

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The financial option selected shall be in place prior to the issuance of the first building permit for this project and prior to acceptance of any improvements.

139. Commercial (R) 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, maintenance, monitoring, systems evaluation and enhancements 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 specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program (see Land Development's related condition) 90 days prior to City Council action authorizing recordation of the final map for the development and participate in a special election process. 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.)
140. This project has been identified to be included in the formation of a Community Facilities District 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 that may already be established. The Developer must notify the Special Districts Division at 951.413.3480 or specialdistricts@moval.org of its intent to record the final map for the development 90 days prior to City Council action authorizing recordation of the map. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)
141. This project has been identified to potentially be included in the formation of a special financing district for the construction and maintenance of major infrastructure improvements which may include but are not limited to thoroughfares, bridges, and certain flood control 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 or annexation into the district, the qualified elector(s) will not protest the formation or annexation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property obtains from the improvements to be installed and/or maintained. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org 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 minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution.

Transportation Engineering Division

142. All project driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard Plans No. MVS1-112C-0 for commercial driveway approaches. The Brodiaea Avenue driveway should be designed as a typical commercial driveway with signing and striping to support right-turn in/out only access restriction.

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143. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).
144. Sight distance at the proposed roadways and driveways shall conform to City of Moreno Valley Standard No. MVSI-164A,B,C-0 at the time of preparation of final grading, landscape, and street improvement plans.
145. Alessandro Boulevard is designated as a 6-Lane Divided Arterial (134'RW/110'CC) per City Standard Plan No. MVSI-101A-0. The existing landscaped median along the project frontage on Alessandro Boulevard shall be modified to allow westbound left-turn movement at the existing signalized intersection of Alessandro Boulevard/Alessandro Plaza (Rebecca Street). Storage length shall be determined by the queuing analysis. Any other improvements undertaken by this project shall be consistent with the City's standards for this facility or as approved by the City Engineer.
146. Brodiaea Avenue is designated as an Industrial Collector (78'RW/56'CC) per City Standard Plan No. MVSI-106A-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility or as approved by the City Engineer.
147. Communication conduit along project frontage may be 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.
148. Alessandro Boulevard is an existing bus route with an existing bus stop adjacent to the project site. A bus turn-out is required to be installed on the south side of Alessandro Boulevard along the property frontage, east of Rebecca Street (Alessandro Plaza), per current City standards.
149. A Class-I multi-use trail (Juan Bautista De Anza) is planned along the project frontage on Alessandro Boulevard. The project should be designed consistent with the Master Plan for that project.
150. Rebecca Street is designated as an industrial collector (78'RW/56'CC) per City Standard Plan No. MVSI-106A-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility. Rebecca Street cul-de-sac shall require additional right-of-way from the adjacent parcel.
151. The existing traffic signal at the intersection of Alessandro Boulevard/Alessandro Plaza (Rebecca Street) shall be modified from T-intersection to 4-way intersection operation. Signal modifications shall require additional right-of-way from the adjacent parcel.
152. Brodiaea Avenue driveway is not planned to be a truck access, drive aisle connecting Building 5 truck court to driveway shall be designed to prevent trucks from accessing this driveway.
153. Prior to precise grading permitting, the applicant shall provide exhibits showing adequate on-site truck circulation and access to loading docs. Truck movements shall clear existing and proposed infrastructure as well as proposed parking stalls. Circulation shall be approved by the City Engineer.
154. During construction activity, developer is responsible for regularly scheduled street sweeping per approved street sweeping schedule.

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155. Prior to final approval of any landscaping or monument sign plans, the project plans shall demonstrate that sight distance at the project driveways conforms to City Standard Plan No. MVS1-164A, B, C-0.
156. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets within the project area.
157. Prior to the commencement of construction activity, construction traffic control plans prepared by a Registered Civil or Traffic Engineer may be required for plan approval or as required by the City Traffic Engineer.
158. Prior to the final approval of the street improvement plans, a traffic signal modification plan shall be prepared for the intersection of Alessandro Boulevard/Alessandro Plaza (Rebecca Street). Traffic signal modification plan shall be prepared per the latest edition of the California Manual on Uniform Traffic Control Devices (CAMUTCD) and current City of Moreno Valley Standard Plans by a qualified registered civil engineer. Signal modifications will require additional right-of-way dedication from adjacent parcel and may include, but is not limited to, signal pole replacement or relocation, traffic loop detector relocation, new video detector installation, controller cabinet relocation, controller replacement, signing & striping, curb and gutter replacement, and ADA access ramp replacement. Specific modifications shall be determined during plan check review.

Prior to Occupancy

159. Prior to final inspection, bus turnout shall be installed on the south side of Alessandro Boulevard, along the property frontage, east of Rebecca Street, per current City standards.
160. Prior to final inspection, the traffic signal modification at Alessandro Boulevard and Alessandro Plaza (Rebecca Street) shall be implemented and traffic signal shall be fully operational per the approved plans.

Prior to Street Acceptance

161. 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.

PARKS & COMMUNITY SERVICES DEPARTMENT

162. A Class-I multi-use trail (Juan Bautista De Anza) is planned along the project frontage on Alessandro Boulevard. The project should be designed consistent with the Master Plan for that project.
163. Within the improvements for PCS, the applicant shall show all existing and planned easements on all maps and plans. Easements on City/CSD owned or maintained parks, trails, bikeways, and landscape shall be identified on each of these plans with the instrument number of the recorded easement.
164. Applicable plan check and inspection fees shall be paid, per the approved City fee schedule.
165. The following plans require PCS written approval: Tentative tract/parcel maps; rough grading plans (including all Delta changes); Final Map; precise grading plans; street improvement plans; traffic signal plans; fence and wall plans; landscape plans for areas adjacent to

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bikeways; trail improvement plans. PCS will not approve any permits without review and approval of the above items.

FIRE PREVENTION BUREAU

166. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060(G))
167. 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)
168. 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)
169. 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)
170. 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)
171. 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 MVL 440A-0 through MVL 440C-0)
172. Prior to issuance of building permits, plans specifying the required structural materials for building construction in high fire hazard severity zones shall be submitted to the Fire Prevention Bureau for approval. (CFC, 4905)
173. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve inches in height. (CFC 505.1, MVMC 8.36.060[I])
174. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3) a - After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.
175. 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.
176. 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

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- 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)
177. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
 178. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
 179. 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])
 180. 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)
 181. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. 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)
 182. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
 183. 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)
 184. 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)
 185. 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)
 186. Dead-end streets and/or fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround for fire apparatus.
 187. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
 188. 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)
 189. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall be responsible for obtaining underground and/or above ground tank permits for the storage of

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combustible liquids, flammable liquids, or any other hazardous materials from both the County of Riverside Community Health Agency Department of Environmental Health and the Fire Prevention Bureau. (CFC 105)

190. 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.

RESOLUTION NO. 2020-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING PEN20-0030, AMENDED MASTER PLOT PLAN, FOR THE CONSTRUCTION OF SIX WAREHOUSE BUILDINGS COMPRISING 255,000 SQUARE FEET ON APPROXIMATELY 12.94 ACRES LOCATED SOUTH OF ALESSANDRO BOULEVARD, NORTH OF BRODIAEA AVENUE AND EAST OF REBECCA STREET (ASSESSOR PARCEL NUMBER (APN) 297-170-083)

WHEREAS, the applicant, Alessandro Industrial, Inc., on behalf of Alessandro Industrial, Inc., filed an application for the approval of Amended Master Plot Plan PEN20-0038 on the property as described in the title of this resolution; and

WHEREAS the application has been evaluated in accordance with established City of Moreno Valley (City) 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 of the City of Moreno Valley (Planning Commission); and

WHEREAS, the public hearing notice for this project was published in the local newspaper on July 31, 2020. Public notice was sent to all property owners of record within 600 feet of the project site on July 30, 2020. The public hearing notice for this project was also posted on the project site on July 31, 2020; and

WHEREAS, on August 13, 2020, the Planning Commission of the City of Moreno Valley conducted a meeting to consider the applications; 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, by the Planning Commission of the City of Moreno Valley as follows:

- A. This Planning Commission specifically finds that all of the facts set forth above in the Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during meeting on August 13, 2020, including written and oral staff reports, and

the record from the public hearing, this Planning Commission hereby specifically finds as follows:

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

FACT: The proposed Project is designated as Business Park (BP) in the General Plan which provides for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The intent of the General Plan, as expressed in Objective 2.5 of the Community Development Element is to promote a mix of industrial uses which provide a sound and diversified economic base and ample employment opportunities for the citizens of Moreno Valley with the establishment of industrial activities that have good access to the regional transportation system, accommodate the personal needs of workers and business visitors; and which meets the service needs of local businesses.

The Project site's proximity to Alessandro Boulevard, a major commercial and industrial corridor and Interstate Highway 215 (I-215), the primary regional route for north-south travel which links Moreno Valley to neighboring and outlying communities, provides the Project good access to the regional transportation system. The proposed use is consistent with the Business Park land use designation and the applicable 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: The project site is zoned Business Park (BP) which is intended for light industrial, research and development, office-based firms and limited supportive commercial in an attractive and pleasant working environment and a prestigious location. This zoning district is intended to provide a transition between residential and other sensitive uses and more intense industrial and warehousing uses. The development and operation of the proposed warehouse and distribution buildings is consistent with the Business Park zoning of the site.

The use at this location will be compatible with the developments immediately to the east, south and the southwest which are zoned Light Industrial (LI) and Business Park (BP). The area to the north, along Alessandro Boulevard is primarily developed with commercial shopping centers, and is zoned Neighborhood Commercial (NC).

As designed, the project will be compatible with all development standards of the Municipal Code.

3. Health, Safety and Welfare – The proposed use will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.

FACT: The Project, with a total of 255,000 square-foot warehouse facility is located approximately one mile from the Kennedy Park Fire Station (Station No. 65), located at 15111 Indian Avenue, and two miles from Towngate Fire Station (Station No. 6), located at 22250 Eucalyptus Avenue, and less than a mile from the Moreno Valley Police and Riverside County Sheriff stations. This proximity to emergency and safety services furthers General Plan Goal 9.6.2 requiring emergency services that are adequate to meet minor emergency and major catastrophic situations.

The Project was reviewed by the Airport Land Use Commission. The project was evaluated for consistency with the March Air Reserve Base Land Use Compatibility Plan (ALUCP), and was deemed consistent with the ALUCP with specific conditions of approval that have been incorporated into the City's conditions of approval.

The Project, as designed and conditioned, will result in a development that will be consistent with General Plan Objectives 6.1 and 6.2 which aim to minimize the potential for loss of life and protect residents, workers and visitors to the City from physical injury and property damage due to seismic ground shaking and flooding.

The analysis presented in the Addendum to the original Initial Study/Mitigated Negative Declaration prepared for the Project, pursuant to California Environmental Quality Act (CEQA) CEQA Guidelines Section 15162, Public Resources Code 21000, indicates that the Project will not have a significant environmental impact as designed and mitigated.

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 borders Alessandro Boulevard on the north, and Brodiaea Avenue on the south, with easy access to Cactus Avenue, Interstate 215 (I-215) and State Route 60 (SR-60). The surrounding land uses to the west, east and south are a combination of warehouse and distribution and business park uses, or vacant and undeveloped land zoned Business Park or Light Industrial. The northern boundary of the site abuts Alessandro Boulevard beyond which are existing shopping centers zoned Neighborhood Commercial (NC). The physical design and architecture of the proposed buildings is contemporary in style, and

compatible with the surrounding existing developments. The scale of the proposed development and landscape treatments are consistent with the surrounding area.

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 Rat Habitat 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 Amended Master Plot Plan PEN20-0038, 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 reserve 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, reservation, 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, reservation, 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. 2020-30:

- 1. **APPROVING** Amended Master Plot Plan PEN20-0038, subject to conditions of approval attached as Exhibit A.

APPROVED this 13th day of August, 2020.

AYES:
NOES:
ABSTAIN:

 Patricia Korzec
 Chair, Planning Commission

ATTEST:

APPROVED AS TO FORM:

 Patricia Nevins, Planning Official
 Secretary to the Planning Commission

 City Attorney

ATTACHMENTS:

Exhibit A: Conditions of Approval

Attachment: Resolution No 2020-30 - Amended Master Plot Plan [Revision 5] (4091 : Alessandro Industrial Center)

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Amended Master Plot Plan PEN20-0038

EFFECTIVE DATE:
 EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

1. Amended Master Plot Plan PEN20-0038 is approved for the development of a business park to include six warehouse buildings and common parking and access within the six parcels of Amended Tentative Parcel Map 37478.
2. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
3. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02080)
4. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
5. The expiration date of this modification does not extend the expiration of any related project or activity.
6. The required parking for this use shall comply with the Parking Analysis on file and all applicable requirements of the City of Moreno Valley Municipal Code (MC 9.11.040).
7. The site shall be developed in accordance with the approved plans on file in the Community Development Department Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
8. 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), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)

Special Conditions

9. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
10. 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 and approved by the Planning Division. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer. Man-made slopes greater than 10 feet in height shall be "land formed"

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- 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)
11. All landscaped areas in perpetuity shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030).
 12. Prior to issuance of building permit issuance, landscape plans (trees, shrubs and groundcover) for basins maintained by a Property Owners Association (POA) or other private entity shall be submitted to and approved by the Planning Division for the sides and/or slopes. A hydroseed mix w/irrigation is acceptable for the bottom of all the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Planning Official is required to secure all water quality and detention basins more than 18 inches in depth..
 14. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord.)
 15. Prior to approval of any grading plan, local and master-planned multi-use trail easements shall be shown on the rough and precise grading plans in accordance with the City's Master Trail Plan.
 16. ALUC-1 The following Airport Land Use Commission Conditions of Approval apply to the project. Prior to the issuance of a grading permit, the applicant shall demonstrate to the City of Moreno Valley that the Airport Land Use Commission Conditions of Approval have been satisfied.

Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
 17. ALUC-2 The following uses shall be prohibited:
 - A. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - B. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - C. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators).
 - D. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

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18. ALUC-3 The following disclosure notice shall be provided to all potential purchasers of the property and to any lessees of the structure (s) thereon, and shall be recorded as a deed of notice:

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any are associated with the property before you complete your purchase and determine whether they are acceptable to you. Professions Code Section 1101 (b)(13)(A)."

19. ALUC-4 The proposed basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
20. MM CR-2 The paleontological monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if 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. The paleontological monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain or yield fossil resources.
21. MM CR-3 Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the Western Science Museum in Hemet, California, is required for significant discoveries. The paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.
22. MM CR-4 A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Moreno Valley prior to building final.
23. MM TR-2 Prior to the issuance of a grading permit, the Project Applicant shall secure agreements with Pechanga Band of Luiserio Indians and Soboba Band of Luiserio Indians for tribal monitoring. The developer is also required to provide a minimum of 30 days advance notice of all mass grading and trenching activities. The Project Applicant also shall provide the City of Moreno Valley with copies of any monitoring agreement(s) with the Consulting Native American Tribes. During mass grading and trenching activities, the Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have

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- been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource.
24. MM TR-3 If potential tribal cultural resources are uncovered during mass grading and/or excavation activities, the Project Archaeologist shall evaluate the suspected resource in consultation with the Native American Tribal Representatives and the City of Moreno Valley and shall: make a determination of significance pursuant to Public Resources Code Section 21083.2; and recommend measures to avoid, minimize or mitigate negative effects on the tribal cultural resource. Determinations and recommendations by the Project Archaeologist shall be immediately submitted to the City of Moreno Valley Planning Division for consideration, and implemented as deemed appropriate by the Community Development Director and all Consulting Native American Tribes, as defined in Mitigation Measure TR-1, before any further work commences in the affected area. This tentative map shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)
25. MM TR-4 In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:
- a) One or more of the following treatments, in order of preference, shall be employed based on consultation with the City of Moreno Valley and the Native American Tribe(s). Evidence of such shall be provided to the City of Moreno Valley Planning Department:
 - i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.
 - ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure TR-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Native American Tribe(s) as defined in Mitigation Measure TR-1.
 - iii. Donation of the discovered items and associated records to a qualified repository within Riverside County that meets federal standards per 36 CFR Part 79.
26. MM TR-5 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 Project Archaeologist or Native American 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."
27. MM TR-6 If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the "most likely descendant". The "most likely descendant"

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shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA)

28. Prior to any site disturbance and/or grading plan submittal, and or final map recordation, a mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant/owner. No City permit or approval shall be issued until such fee is paid. (CEQA)
29. The following Mitigation Measures apply to this project:

Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) in consultation pursuant to the definition in AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

- a. Project grading and development scheduling;
- b. The Project archeologist and the Consulting Tribes(s) as defined in CR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project.

Prior to Grading Permit

30. MM TR-1 Prior to the issuance of a grading permit, the Project Applicant shall provide evidence to the City of Moreno Valley that a professional archaeologist (hereafter "Project Archaeologist") has been retained to conduct monitoring of all mass grading and trenching activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Native American Tribes, the contractor, and the City, shall develop a Cultural Resources Management Plan (CRMP) to address the details, timing and responsibility of all archaeological and cultural monitoring activities that will occur on the project site. A Consulting Native American Tribe is defined as a tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code Section 21080.3.2(b)(1), and includes the Pechanga and Soboba Tribes. Details in the Plan shall include:
- a) Project grading and development scheduling;

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- b) The Project archeologist and the Consulting Native American Tribe(s) as defined in TR-1 shall attend the pre-grading meeting with the City, the construction manager and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. All new construction personnel that will conduct earthwork or grading activities that begin work on the Project following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project archaeologist and Consulting Native American Tribe(s) shall make themselves available to provide the training on an as-needed basis;
 - c) The protocols and stipulations that the contractor, City, Consulting Native American Tribe(s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.
31. Prior to issuance of any grading permit, all Conditions of Approval, Mitigation Measures and Airport Land Use Commission Conditions of Approval shall be printed on the grading plans.
 32. Prior to the issuance of grading permits, decorative (e.g. colored/scored concrete or as approve by the Planning Official) pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with open spaces and/or recreational uses or commercial/industrial buildings with open space and/or parking. and/or the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)
 33. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.
 34. Prior to approval of any grading plan, local and master-planned multi-use trail easements shall be shown on the rough and precise grading plans in accordance with the City's Master Trail Plan.
 35. Prior to issuance of any grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project 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 approval. No City permit or approval shall be issued until such fee is paid. (CEQA)
 36. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
 37. 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 Multiple Species Habitat Conservation Plan. The pre-construction survey shall be submitted to the Planning Division prior to any disturbance of the site and/or grading permit issuance.
 38. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.

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39. Prior to the issuance of grading permits, the site plan and grading plans shall show decorative hardscape (e.g. colored concrete, stamped concrete, pavers or as approved by the Planning Official) consistent and compatible with the design, color and materials of the proposed development for all driveway ingress/egress locations of the project.
40. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:
- A. A maximum 6 foot high solid decorative block perimeter wall with pilasters and a cap shall be required adjacent to all residential zoned areas.
 - B. 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 screening.
 - C. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.
 - D. Proposed screening walls for truck loading areas and required loading docks shall also include decorative block walls with pilasters with a height up to fourteen (14) feet to fully screen trucks (industrial and some situations with commercial uses).
 - E. Walls and fences for visual screening are required when there are adjacent residential uses or residentially zone property. The height, placement and design will be based on a site specific review of the project. All walls are subject to the approval of the Planning Official. (DC 9.08.070)
41. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:
- a. The name (if applicable) and address of the development.
 - b. The developer's name, address, and a 24-hour emergency telephone number.
42. Prior to issuance of grading permits, the location of the trash enclosure shall be included on the plans.
43. Prior to approval of any grading permits, water well (s) on the site shall be closed or maintained in accordance with requirements of the Riverside County Environmental Health Department with documentation provided to the Planning Division prior to the approval of any grading permits.
44. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, City Development Impact Fees (DIF) and County Transportation Uniform Mitigation fees (TUMF). (Ord.)

Prior to Building Final or Occupancy

45. Prior to building final, all required landscaping and irrigation shall be installed per plan, certified by the Landscape Architect and inspected by the Planning Division. (MC 9.03.040, MC 9.17).

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46. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department - Planning Division on a CD disk.
47. 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).

COMMUNITY DEVELOPMENT DEPARTMENT**Building Division**

48. The proposed non-residential project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11B for accessibility standards for the disabled including access to the site, exits, bathrooms, work spaces, etc. Easements must be obtained for water supply and sewer services to interior parcels not yet adjoining an existing sewer and water supply easement.
49. 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.
50. Contact the Building Safety Division for permit application submittal requirements.
51. All new buildings 10,000 square feet and over, shall include building commissioning in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements (OPR). All requirements in The 2016 California Green Building Standards Code, sections 5.410.2 - 5.410.2.6 must be met.
52. Any construction within the city shall only be completed between the hour of seven a.m. to seven p.m. Monday through Friday, excluding holidays and from eight a.m. to four p.m. on Saturday, unless written approval is obtained from the city building official or city engineer (Municipal Code Section 8.14.040.E).
53. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
54. The proposed development is subject to the payment of applicable processing fees as required by the City's current Fee Ordinance at the time a building permit application is submitted or prior to the issuance of permits as determined by the City.
55. 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.
56. 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 2019 CBC.
57. The proposed non-residential project shall comply with 2019 California Green Building Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Station (EVCS).

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58. 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. Minimum plumbing fixtures shall be provided per the 2019 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
59. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)

ECONOMIC DEVELOPMENT DEPARTMENT (EDD)

60. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.
61. New Moreno Valley businesses may adopt a "First Source" approach to employee recruitment that gives notice of job openings to Moreno Valley residents for one week in advance of the public recruitment.
62. New Moreno Valley businesses are encouraged to hire local residents.
63. New Moreno Valley businesses are encouraged to provide a job fair flyer and/or web announcement to the City in advance of job recruitments, so that the City can assist in publicizing these events.
64. New Moreno Valley businesses may utilize the workforce recruitment services provided by the Moreno Valley Employment Resource Center ("ERC").

The ERC offers no cost assistance to businesses recruiting and training potential employees. Complimentary services include:

- Job Announcements
- Applicant testing / pre-screening
- Interviewing
- Job Fair support
- Training space

FINANCIAL & MANAGEMENT SERVICES DEPARTMENTMoreno Valley Utility

65. 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.
66. This project requires the installation of electric distribution facilities. 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/or

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concurrent with trenching operations and other 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 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 necessary for the distribution and/or delivery of any and all "utility services" to and within the project. 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.

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.

67. Existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer's 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.
68. This project is subject to a Reimbursement Agreement. The Developer 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.

PUBLIC WORKS DEPARTMENTLand Development

69. 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 2¹/₂) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.
70. 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]

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71. 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 and Street Improvement plans.
72. The developer shall monitor, supervise and control all construction related 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.
 - 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.

73. Drainage facilities (e.g., catch basins, water quality basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
74. 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. [MC 9.14.210(B)(C)]
75. 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 9.14.1101
76. The maintenance responsibility of the proposed storm drain line shall be clearly identified. Storm drain lines within private property will be privately maintained and those within public streets will be publicly maintained.
77. The proposed private storm drain system shall connect to the existing storm drain, A storm drain manhole shall be placed at the right-of-way line to mark the beginning of the publicly maintained portion of this storm drain.
78. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:

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- a. Parcel Map (recordation prior to building permit issuance);
- b. Rough grading w/ erosion control plan (prior to grading permit issuance);
- c. Precise grading w/ erosion control plan (prior to grading permit issuance);
- d. Public improvement plan (e.g., street/storm drain w/ striping, RCFC storm drain, sewer/water, etc.) (prior to encroachment permit issuance);
- e. Final drainage study (prior to grading plan approval);
- f. Final WQMP (prior to grading plan approval);
- g. Legal documents (e.g., easement(s), dedication(s), lot line adjustment, vacation, etc.) (prior to building permit issuance);
- h. As-Built revision for all plans (prior to Occupancy release);

Prior to Grading Plan Approval

79. Resolution of all drainage issues shall be as approved by the City Engineer.
80. 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, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events [MC 9.14.110(A.1)J. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.
81. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
82. A final project-specific Water Quality Management Plan (WQMP) shall be submitted for review and approved by the City Engineer. It shall be consistent with the P-WQMP and in full conformance with the document, "Water Quality Management Plan; a Guidance Document for the Santa Ana Region of Riverside County" dated October 22, 2012, 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;
 - 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 Water Quality Management Plan (WQMP) shall be submitted to the Land Development Division.

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- e. Provide adequate, technical information to justify the use of a proprietary bio-treatment system as a low impact development Best Management Practice (BMP). The data provided is not adequate. The applicant understands the proceeding is done "at-risk" and that lack of proper justification may impact the design of the compliance BMPs during the Final WQMP stage.
83. 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. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
 - c. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) 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.
84. Grading plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
85. 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.
86. The developer shall pay all remaining plan check fees.
87. 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.
88. Any proposed trash enclosure(s) shall be dual bin (1 for trash and 1 for recyclables) [MC 9.03.040 (G)]. The enclosure shall have a solid roof and appropriate drainage collection for water quality purposes. The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building & Safety Division.
89. 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.
90. Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum for AC, 0.50% minimum for PCC, 2% maximum at or near any disabled parking stall and travel way. Ramps, curb openings and travel paths shall all conform to current ADA standards as outlined in Department of Justice's "ADA Standards for Accessible Design", Excerpt from 28 CFR Part 36. (www.usdoj.gov) and as approved by the City's Building and Safety Division.

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Prior to Grading Permit

91. 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(0)]
92. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
93. 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)]
94. 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]
95. The developer shall pay all applicable inspection fees.
96. 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, credits may not be given. The developer shall pay current TUMF fees adopted by the City Council. [Ord. 835 § 2.1, 2012] [MC 3.44.060]
97. Prior to issuance of a grading permit, the applicant shall provide either non-interference letters or written permission from the California Department of Water Resources (DWR) and the Riverside County Flood Control District for proposed improvements within their easement, as applicable.

Prior to Map Approval

98. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]
99. A copy of the Covenants, Conditions and Restrictions (CC&R's) shall be submitted for review and approved by the City Engineer. The CC&R's shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project.
100. 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, if applicable.
101. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Land Development Division.
102. Resolution of all drainage issues shall be as approved by the City Engineer.
103. Maps (prepared by a registered civil engineer and/or licensed surveyor) shall be submitted for review and approved by the City Engineer per the current submittal requirements.

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104. The developer shall guarantee the completion of all related improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
105. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).
106. 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.
107. All street dedications shall be free of all 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 Improvement Plan Approval

108. 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 otherwise approved by the City Engineer.
109. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
110. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVS1-160 series, etc.) throughout this project.
111. 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.
112. 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.
113. The hydrology study shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. 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]
114. 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.
115. Any missing or deficient existing improvements along the project frontage shall be constructed or secured for construction. The City Engineer may require the ultimate structural section for pavement to half-street width plus 18 feet or provide core test results confirming that existing

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pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.

116. 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.
117. 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.

Prior to Encroachment Permit

118. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
119. All applicable inspection fees shall be paid.
120. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

121. 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.
122. 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.
123. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including handicap access ramps that do not meet current City standards shall be required to be installed, replaced and/or repaired. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.
124. For all subdivision projects, the map shall be recorded. [MC 9.14.190]
125. Prior to building permit issuance, the applicant shall submit for review and approval legal documents for vacating 1' of right-of-way along the northerly side of Brodiaea Avenue along the project's southerly frontage.

Prior to Occupancy

126. All outstanding fees shall be paid.
127. 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.

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128. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
129. For commercial, industrial and multi-family 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. Meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46 by participating 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.
 - 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]
130. 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, 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.
131. A "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant", "Maintenance Agreement for Water Quality Improvements located in the public right-of-way" and a "Declaration of Restrictive Covenants (encroachment on City easement)" 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 covenants and agreements can be obtained by contacting the Land Development Division.

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132. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP).
 - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.
133. 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 drawing if necessary.
 - f. Obtain approval and complete installation of the irrigation and landscaping.
134. Prior to occupancy, the following improvements shall be completed:
- a. Brodiaea Avenue, Industrial Collector, City Standard MVSI-106A-0 (78-foot RW / 56-foot CC) shall be constructed to half-width plus 18' along the project's southerly frontage. Improvements shall consist of, but not be limited to pavement, base, street lights, driveway approaches, pedestrian ramps, curb & gutter, and sidewalk. In addition, replace or install any damaged, substandard or missing improvements.
 - b. Rebecca Street, Industrial Collector, City Standard MVSI-106A-0 (78-foot RW / 56-foot CC) shall be constructed to half-width plus 18' along the entire project's westerly frontage with an exception over DWR's aqueduct easement. Improvements shall consist of, but not be limited to, pavement, base, street lights, driveway approaches, pedestrian ramps, curb & gutter, sidewalk. In addition, replace or install any damaged, substandard or missing improvements. The minimum longitudinal street grade shall be 0.65% or as approved by the City Engineer. Additional right-of-way on the westerly side of the street centerline shall also be required northerly of DWR's aqueduct easement.
 - c. Alessandro Boulevard, Divided Major Arterial, City Standard MVSI-101A-0 (134-foot RW / 110-foot CC) shall be constructed to half-width plus 23' with a median along the entire project's northerly frontage. Improvements shall consist of, but not be limited to, pavement, base, street lights, driveway approaches, pedestrian ramps, curb & gutter,

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sidewalk. In addition, replace or install any damaged, substandard or missing improvements.

135. Prior to Occupancy, all overhead utilities fronting the entire project boundary shall be undergrounded as required per City Municipal Code.

Special Districts Division

136. The existing parkway/median along the frontage of the project shall be brought to current City Standards. Improvements may include but are not limited to: plant material, irrigation, and hardscape.
137. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
138. 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.
139. 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)
140. Modification of existing irrigation systems for parkway improvements may be required per the direction of, approval by and coordination with the Special Districts Division. Please contact Special District Division staff at 951.413.3480 or specialdistricts@moval.org to coordinate the modifications.
141. 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)
142. 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.
143. 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.

Prior to Building Permit

144. 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

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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.

145. This project is located within the boundary of Community Facilities District No. 4—Maintenance (CFD No. 4-M) and is subject to hydrology study determination based upon the final tentative parcel map. The project is conditioned to provide a funding source which will be used for maintenance of stormwater and detention basin improvements. The Developer shall satisfy the condition with one of the financing options outlined below.
- a. In compliance with Proposition 218, the property owner shall agree to approve the special election for annexation into CFC) No. 4-M and pay all associated costs with the special election process and formation costs, if any; or
 - b. Establish an endowment fund which shall be used to cover future maintenance costs for storm water and detention basin improvements benefiting this project.

The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financing option when submitting the application for building permit issuance. 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 first issuance of certificate of occupancy for this project.

Prior to Map Approval

146. This project is conditioned 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 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
 - 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 of its selected financial option prior to City Council action authorizing recordation of the final map for the development. A minimum of 90 days is needed to complete the special election process. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution for conducting a special election.

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

147. 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.

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- b. Landscape Maintenance Services for parkway, open space, and/or median landscaping on Alessandro Blvd.

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

- i. 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
- ii. 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 prior to City Council action authorizing recordation of the final map for the development. 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 for conducting a special election.

The financial option selected shall be in place prior to the issuance of the first building permit for this project and prior to acceptance of any improvements.

148. Commercial (R) 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, maintenance, monitoring, systems evaluation and enhancements 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 specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program (see Land Development's related condition) 90 days prior to City Council action authorizing recordation of the final map for the development and participate in a special election process. 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.)
149. This project has been identified to be included in the formation of a Community Facilities District 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 that may already be established. The Developer must notify the Special Districts Division at 951.413.3480 or specialdistricts@moval.org of its intent to record the final map for the development 90 days prior to City Council action authorizing recordation of the map. This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)

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150. This project has been identified to potentially be included in the formation of a special financing district for the construction and maintenance of major infrastructure improvements which may include but are not limited to thoroughfares, bridges, and certain flood control 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 or annexation into the district, the qualified elector(s) will not protest the formation or annexation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property obtains from the improvements to be installed and/or maintained. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org 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 minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution.

Transportation Engineering Division

151. All project driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard Plans No. MVSI-112C-0 for commercial driveway approaches. The Brodiaea Avenue driveway should be designed as a typical commercial driveway with signing and striping to support right-turn in/out only access restriction.
152. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).
153. Sight distance at the proposed roadways and driveways shall conform to City of Moreno Valley Standard No. MVSI-164A,B,C-0 at the time of preparation of final grading, landscape, and street improvement plans.
154. Alessandro Boulevard is designated as a 6-Lane Divided Arterial (134'RW/110'CC) per City Standard Plan No. MVSI-101A-0. The existing landscaped median along the project frontage on Alessandro Boulevard shall be modified to allow westbound left-turn movement at the existing signalized intersection of Alessandro Boulevard/Alessandro Plaza (Rebecca Street). Storage length shall be determined by the queuing analysis. Any other improvements undertaken by this project shall be consistent with the City's standards for this facility or as approved by the City Engineer.
155. Brodiaea Avenue is designated as an Industrial Collector (78'RW/56'CC) per City Standard Plan No. MVSI-106A-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility or as approved by the City Engineer.
156. Communication conduit along project frontage may be 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.
157. Alessandro Boulevard is an existing bus route with an existing bus stop adjacent to the project site. A bus turn-out is required to be installed on the south side of Alessandro Boulevard along the property frontage, east of Rebecca Street (Alessandro Plaza), per current City standards.
158. A Class-I multi-use trail (Juan Bautista De Anza) is planned along the project frontage on Alessandro Boulevard. The project should be designed consistent with the Master Plan for that project.

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159. Rebecca Street is designated as an industrial collector (78'RW/56'CC) per City Standard Plan No. MVS1-106A-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility. Rebecca Street cul-de-sac shall require additional right-of-way from the adjacent parcel.
160. The existing traffic signal at the intersection of Alessandro Boulevard/Alessandro Plaza (Rebecca Street) shall be modified from T-intersection to 4-way intersection operation. Signal modifications shall require additional right-of-way from the adjacent parcel.
161. Brodiaea Avenue driveway is not planned to be a truck access, drive aisle connecting Building 5 truck court to driveway shall be designed to prevent trucks from accessing this driveway.
162. Prior to precise grading permitting, the applicant shall provide exhibits showing adequate on-site truck circulation and access to loading docks. Truck movements shall clear existing and proposed infrastructure as well as proposed parking stalls. Circulation shall be approved by the City Engineer.
163. During construction activity, developer is responsible for regularly scheduled street sweeping per approved street sweeping schedule.
164. Prior to final approval of any landscaping or monument sign plans, the project plans shall demonstrate that sight distance at the project driveways conforms to City Standard Plan No. MVS1-164A, B, C-0.
165. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets within the project area.
166. Prior to the commencement of construction activity, construction traffic control plans prepared by a Registered Civil or Traffic Engineer may be required for plan approval or as required by the City Traffic Engineer.
167. Prior to the final approval of the street improvement plans, a traffic signal modification plan shall be prepared for the intersection of Alessandro Boulevard/Alessandro Plaza (Rebecca Street). Traffic signal modification plan shall be prepared per the latest edition of the California Manual on Uniform Traffic Control Devices (CAMUTCD) and current City of Moreno Valley Standard Plans by a qualified registered civil engineer. Signal modifications will require additional right-of-way dedication from adjacent parcel and may include, but is not limited to, signal pole replacement or relocation, traffic loop detector relocation, new video detector installation, controller cabinet relocation, controller replacement, signing & striping, curb and gutter replacement, and ADA access ramp replacement. Specific modifications shall be determined during plan check review.

Prior to Occupancy

168. Prior to final inspection, bus turnout shall be installed on the south side of Alessandro Boulevard, along the property frontage, east of Rebecca Street, per current City standards.
169. Prior to final inspection, the traffic signal modification at Alessandro Boulevard and Alessandro Plaza (Rebecca Street) shall be implemented and traffic signal shall be fully operational per the approved plans.

Prior to Street Acceptance

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170. 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.

PARKS & COMMUNITY SERVICES DEPARTMENT

171. A Class-I multi-use trail (Juan Bautista De Anza) is planned along the project frontage on Alessandro Boulevard. The project should be designed consistent with the Master Plan for that project.
172. Within the improvements for PCS, the applicant shall show all existing and planned easements on all maps and plans. Easements on City/CSD owned or maintained parks, trails, bikeways, and landscape shall be identified on each of these plans with the instrument number of the recorded easement.
173. Applicable plan check and inspection fees shall be paid, per the approved City fee schedule.
174. The following plans require PCS written approval: Tentative tract/parcel maps; rough grading plans (including all Delta changes); Final Map; precise grading plans; street improvement plans; traffic signal plans; fence and wall plans; landscape plans for areas adjacent to bikeways; trail improvement plans. PCS will not approve any permits without review and approval of the above items.

FIRE PREVENTION BUREAU

175. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060(G))
176. 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)
177. 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)
178. 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)
179. 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)
180. 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 MVLT 440A-0 through MVLT 440C-0)
181. Prior to issuance of building permits, plans specifying the required structural materials for building construction in high fire hazard severity zones shall be submitted to the Fire Prevention Bureau for approval. (CFC, 4905)

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182. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve inches in height. (CFC 505.1, MVMC 8.36.060[I])
183. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3) a - After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.
184. 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.
185. 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)
186. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
187. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet 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])
188. 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])
189. 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)
190. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. 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 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
191. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)

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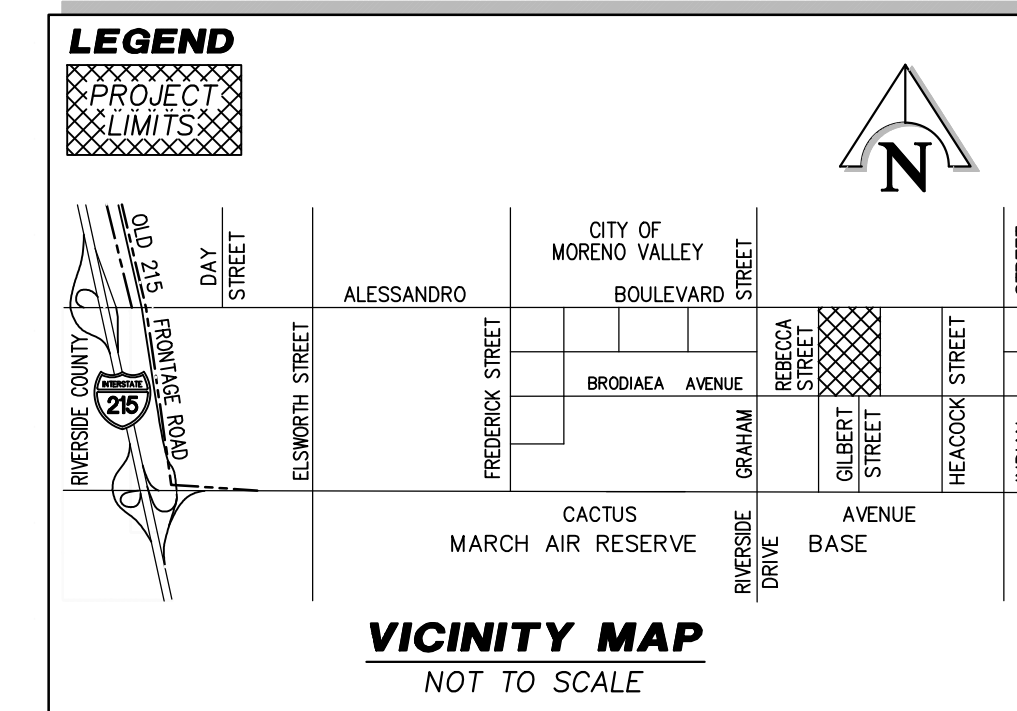
192. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
193. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
194. 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)
195. Dead-end streets and/or fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround for fire apparatus.
196. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
197. 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)
198. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall be responsible for obtaining underground and/or above ground tank permits for the storage of combustible liquids, flammable liquids, or any other hazardous materials from both the County of Riverside Community Health Agency Department of Environmental Health and the Fire Prevention Bureau. (CFC 105)
199. 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.
200. Prior to issuance of building permits, plans specifying the required structural materials for building construction in high fire hazard severity zones shall be submitted to the Fire Prevention Bureau for approval. (CFC, 4905)
201. 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])

TENTATIVE PARCEL MAP NO. 37478

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

HUITT-ZOLLARS

JANUARY 2020



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 2 AND 7 BLOCK 241 OF MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF ALESSANDRO BOULEVARD WITHIN SAID BLOCK LYING BETWEEN THE NORTHERLY PROLONGATION OF THE EAST AND WEST LINES OF SAID LOT 2 ALSO THAT PORTION OF BRODIAEA AVENUE WITHIN SAID BLOCK LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE EAST AND WEST LINES OF SAID LOT 7.

EXCEPT FROM SAID LOT 2 THAT PORTION GRANTED TO THE COUNTY OF RIVERSIDE, BY THAT GRANT DEED RECORDED MAY 19, 1972, AS INSTRUMENT NO. 65503, OFFICIAL RECORDS.

ALSO EXCEPT FROM SAID LOT 7 THAT PORTION GRANTED TO THE CITY OF MORENO VALLEY, BY THAT GRANT DEED RECORDED AUGUST 13, 2012, AS INSTRUMENT NO. 2012-0382748, OFFICIAL RECORDS.

GENERAL NOTES

- SITE ADDRESS: VACANT LAND
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X. FLOOD ZONE X MAP NO. 06065C07610, EFFECTIVE DATE AUGUST 28, 2008.
- GROSS AREA = 17.345 ACRES
NET AREA = 15.711 ACRES
- ASSESSOR'S PARCEL NO. = 297-170-083 (ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE PER THE CURRENT TAX ASSESSOR'S ROLLS AS PROVIDED BY ORANGE COAST TITLE COMPANY).
- AERIAL PHOTOGRAPHY WAS COMPILED BY DIGITAL MAPPING, INC., DATED MAY 16, 2017 AND COMPLIES WITH NATIONAL MAPPING ACCURACY STANDARDS.

MONUMENT NOTES

● FOUND MONUMENT AS NOTED

SEARCHED FOUND NOTHING AT ALL PROPERTY CORNERS UNLESS SHOWN OTHERWISE.

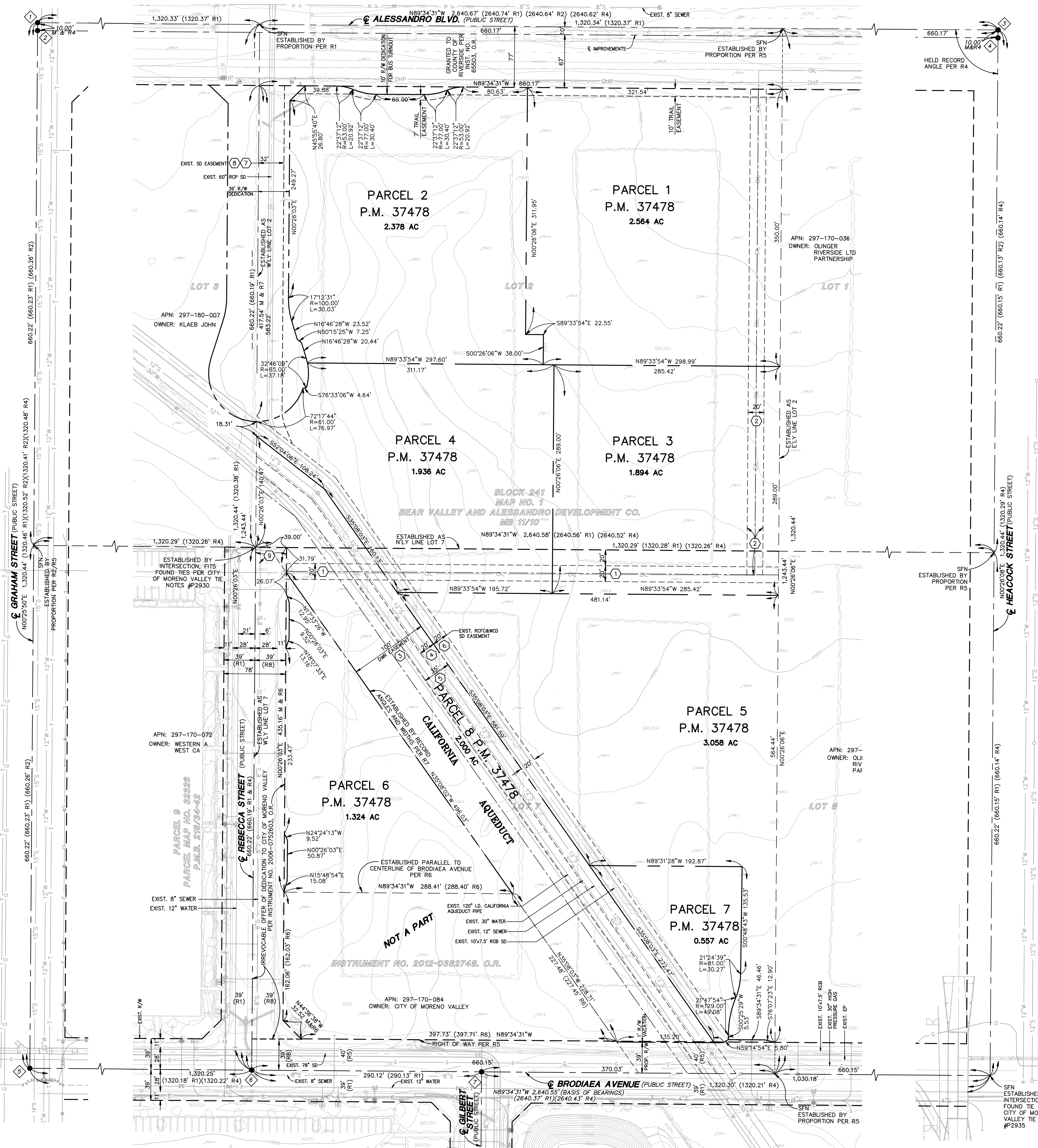
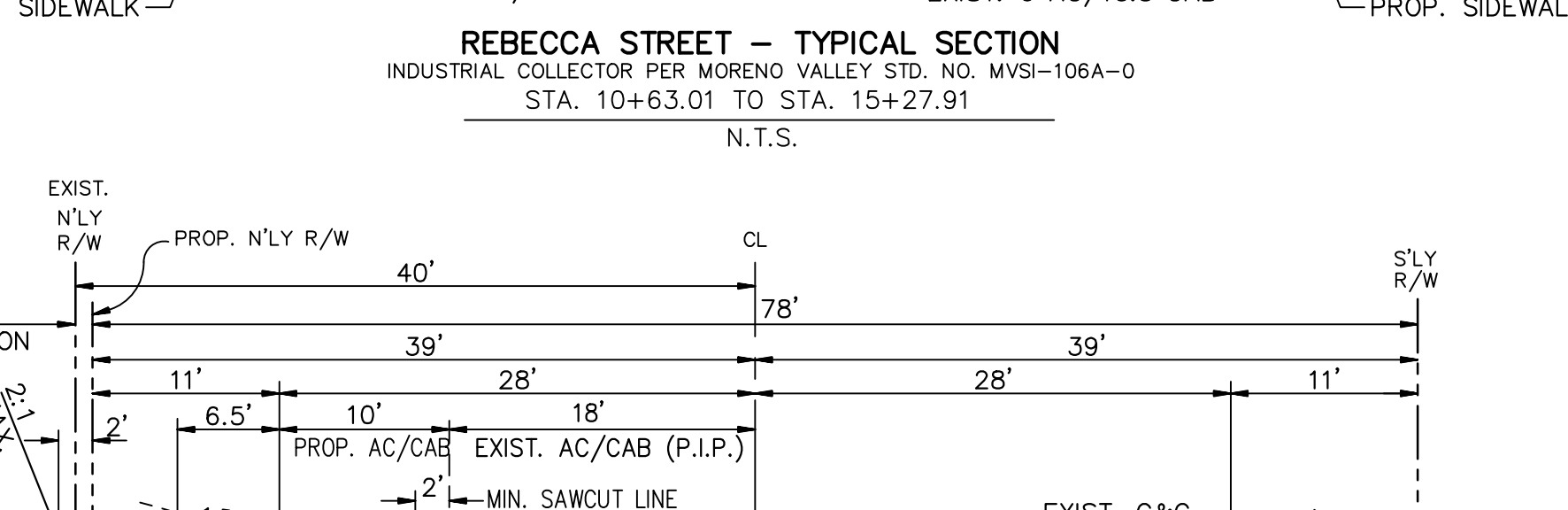
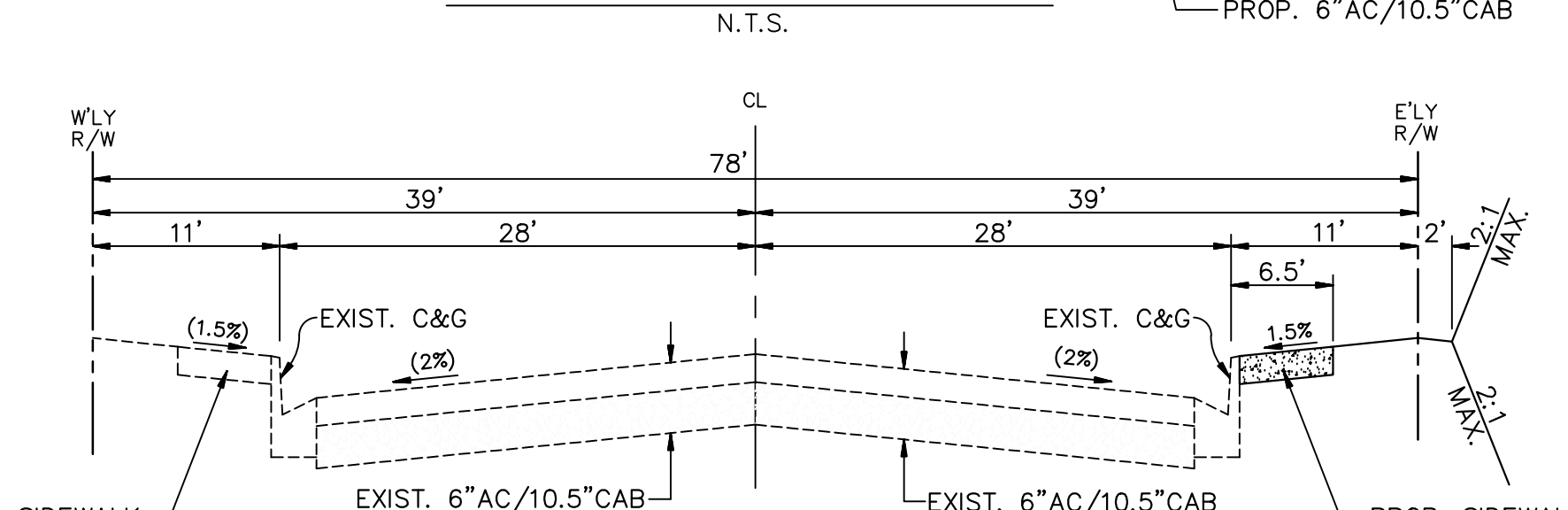
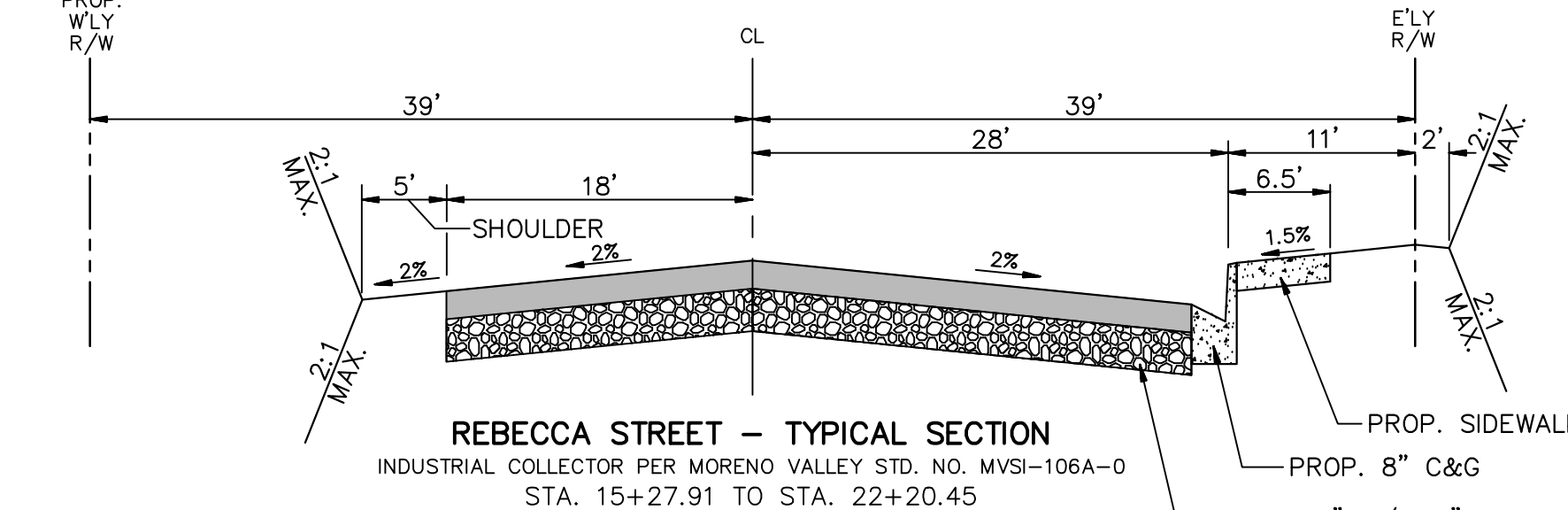
- FOUND MAG. NAIL & WASHER STAMPED "PLS 7083", NO REFERENCE, ACCEPTED AS CENTERLINE INTERSECTION PER R1 & R4, FLUSH
- FOUND 1" IRON PIPE STAMPED "COUNTY SURVEYOR PI 103-81.6 CL SUR" IN WELL MONUMENT PER R4, DOWN 0.4'
- FOUND 1" IRON PIPE STAMPED "LS 3018" IN WELL MONUMENT PER R1, DOWN 0.4'
- FOUND 1" IRON PIPE W/ PLASTIC CAP STAMPED "COUNTY SURVEYOR" IN WELL MONUMENT PER R1, DOWN 0.9'
- FOUND 1" IRON PIPE STAMPED "LS 4457" IN WELL MONUMENT PER CITY OF MORENO VALLEY THE NOTES #P2927, DOWN 0.3'
- FOUND 1" IRON PIPE STAMPED "LS 4457" IN WELL MONUMENT PER CITY OF MORENO VALLEY THE NOTES #P2929
- FOUND 1" IRON PIPE STAMPED "LS 4457" IN WELL MONUMENT PER CITY OF MORENO VALLEY THE NOTES #P2931, DOWN 0.3'

REFERENCES

- (R1) INDICATES RECORD DATA PER PARCEL MAP NO. 32326, P.M.B. 218/34-42
 (R2) INDICATES RECORD DATA PER PARCEL MAP NO. 5667, P.M.B. 11/60
 (R3) INDICATES RECORD DATA PER PARCEL MAP 10174, P.M.B. 90/82
 (R4) INDICATES RECORD DATA PER RECORD OF SURVEY, 73/95-99 OF RECORDS OF SURVEY
 (R5) INDICATES RECORD DATA PER MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. BOOK 11, PAGE 10 OF MAPS
 (R6) INDICATES RECORD DATA PER INSTRUMENT NO. 2012-0382748, O.R.
 (R7) INDICATES RECORD DATA PER DOCUMENT RECORDED FEBRUARY 19, 1987 AS INSTRUMENT NO. 46351, OFFICIAL RECORDS.
 (R8) INDICATES RECORD DATA PER DOCUMENT RECORDED OCTOBER 12, 2006 AS INSTRUMENT NO. 2006-0752603, OFFICIAL RECORDS.

LEGEND / ABBREVIATIONS

- S — EXISTING STORM DRAIN
- W — EXISTING SEWER
- W — EXISTING WATER
- G — EXISTING GRADE BREAK LINE
- OIL — EXISTING OIL LINE
- — EXISTING R/W
- — PROPOSED R/W
- — PROPOSED BOUNDARY
- E'LY EASTERLY MEASURED NORTHERLY
- M'LY MEASURED NORTHERLY
- NW NORTHWEST
- PL PROPERTY LINE
- P.O.C. POINT OF COMMENCEMENT
- SFN SEARCHED, FOUND NOTHING
- T.P.O.B. TRUE POINT OF BEGINNING
- W'LY WESTERLY
- R/W RIGHT-OF-WAY
- CL CENTERLINE



UTILITY PROVIDERS

SEWER, WATER
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBULE ROAD
PERRIS, CA 92571

GAS
SOUTHERN CALIFORNIA GAS COMPANY
5200 TRUMBULE RD, SC 8058
ROMOLAND, CA 92380
PHONE: (951) 335-3902

TELEPHONE
FRONTIER
150 S. JUANITA
HEMET, CA 92543
(909) 658-7305

ELECTRIC
MORENO VALLEY UTILITIES
14331 FREDERICK ST., SUITE 2
MORENO VALLEY, CA 92552
(951) 413-3500

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BRODIAEA AVENUE BEING NORTH 89°34'31" WEST ON PARCEL MAP NO. 32326, P.M.B. 218/34-42.

B.M. NO. M-61-69
ELEV. 1569.963

TENTATIVE PARCEL MAP 37478
FOR
ALESSANDRO INDUSTRIAL CENTER
BRODIAEA AVENUE AND REBECCA STREET
CITY OF MORENO VALLEY

HUITT-ZOLLARS
HUITT-ZOLLARS, INC.
3990 CONCURSE, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941-7799

DESIGNED BY
D.W.
DRAWN BY
H-Z STAFF
CHECKED BY
J.M.
FIELD BOOK
R3207012.01

SHEET
1
OF
1
SHEETS

Project Location Map



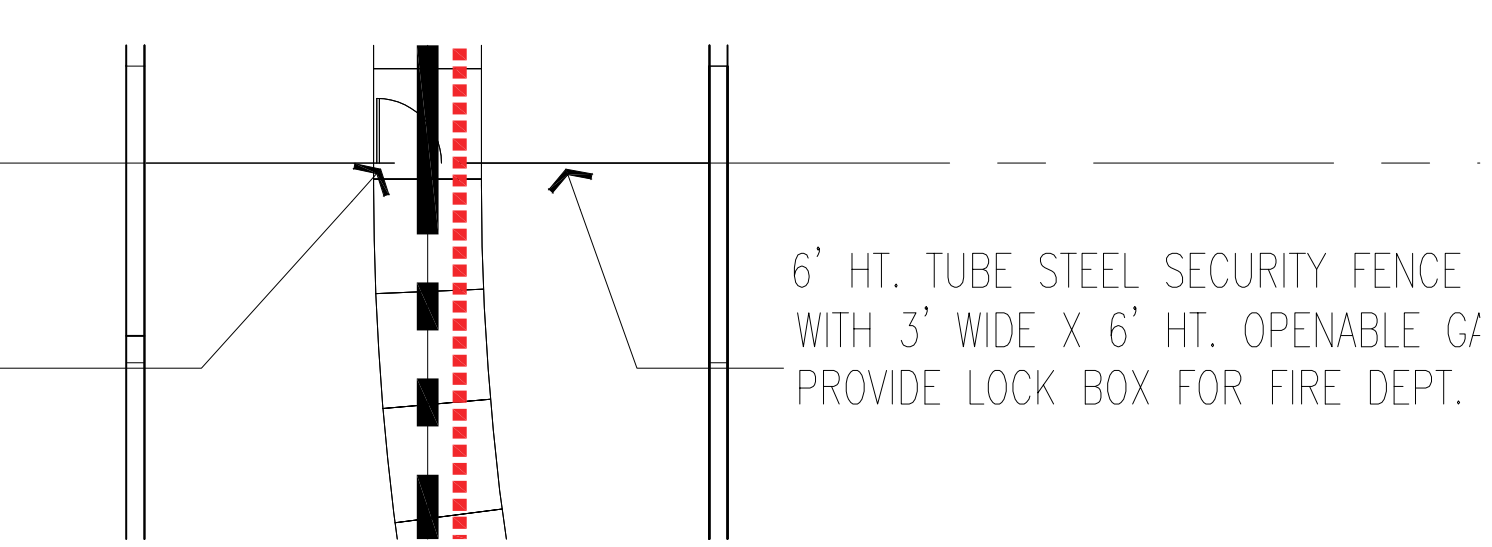
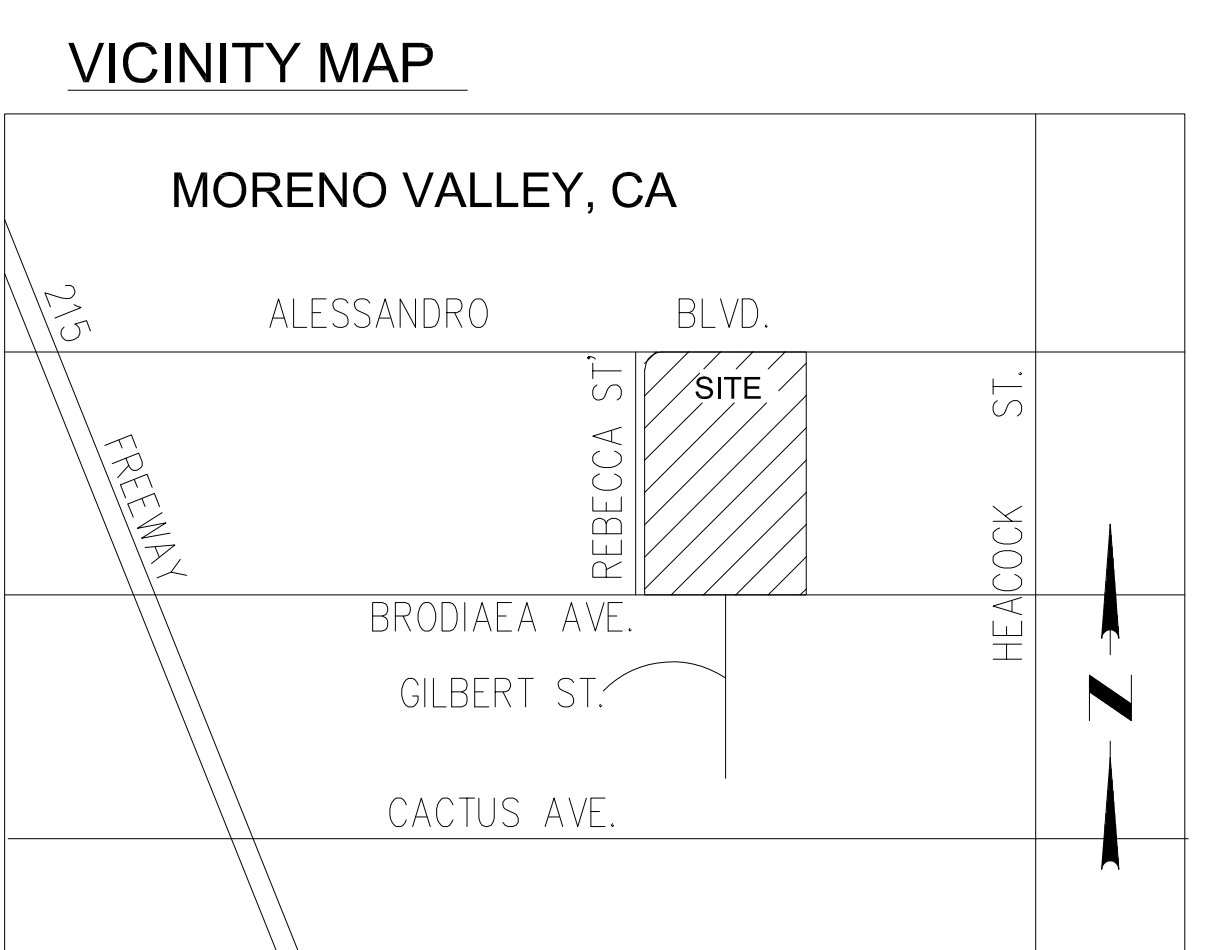
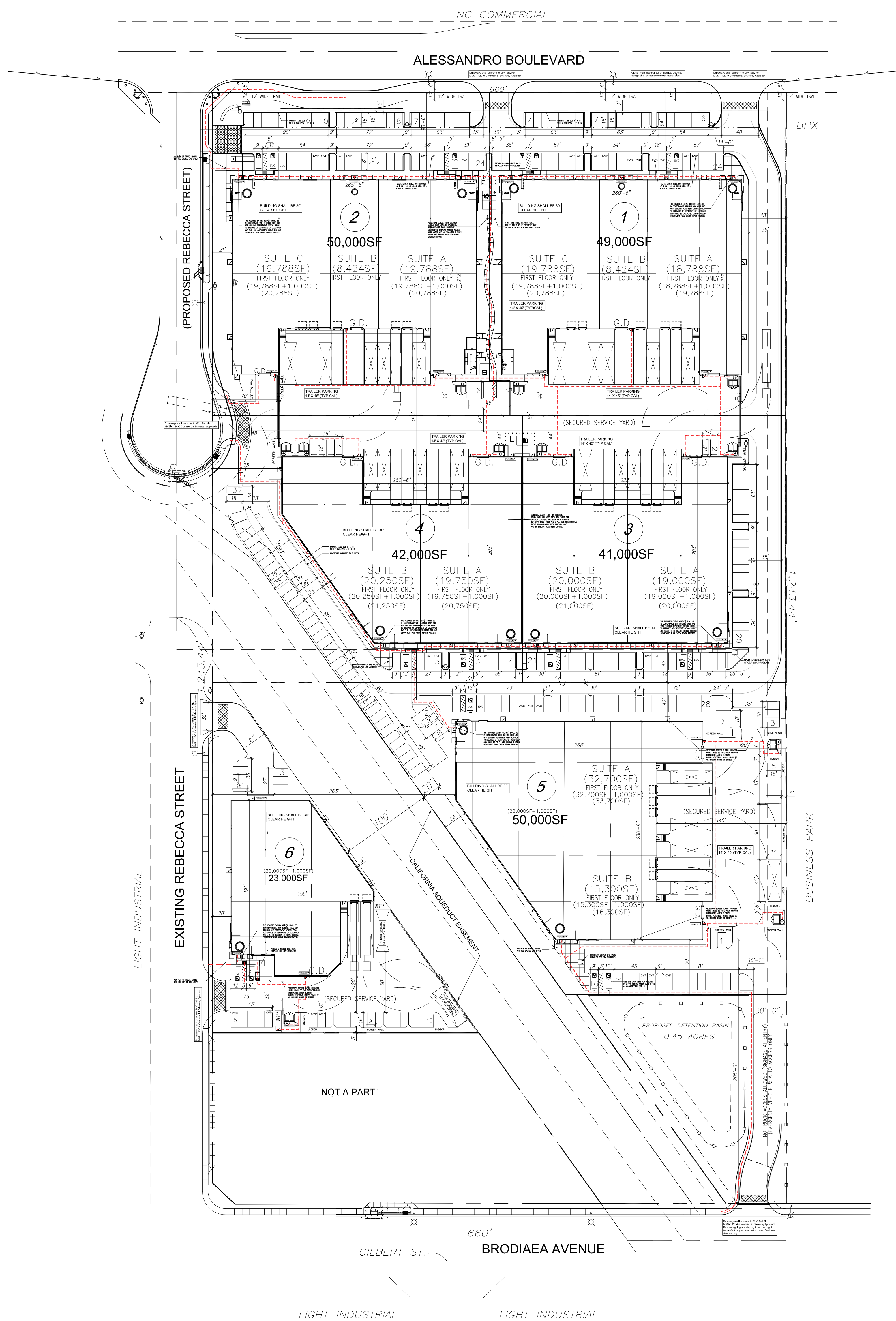
Legend

- Master Plan of Trails
- Bridge
 - Improved
 - Multiuse
 - Proposed
 - Regional
 - State
- Road Labels
- Parcels
 - City Boundary
 - Sphere of Influence

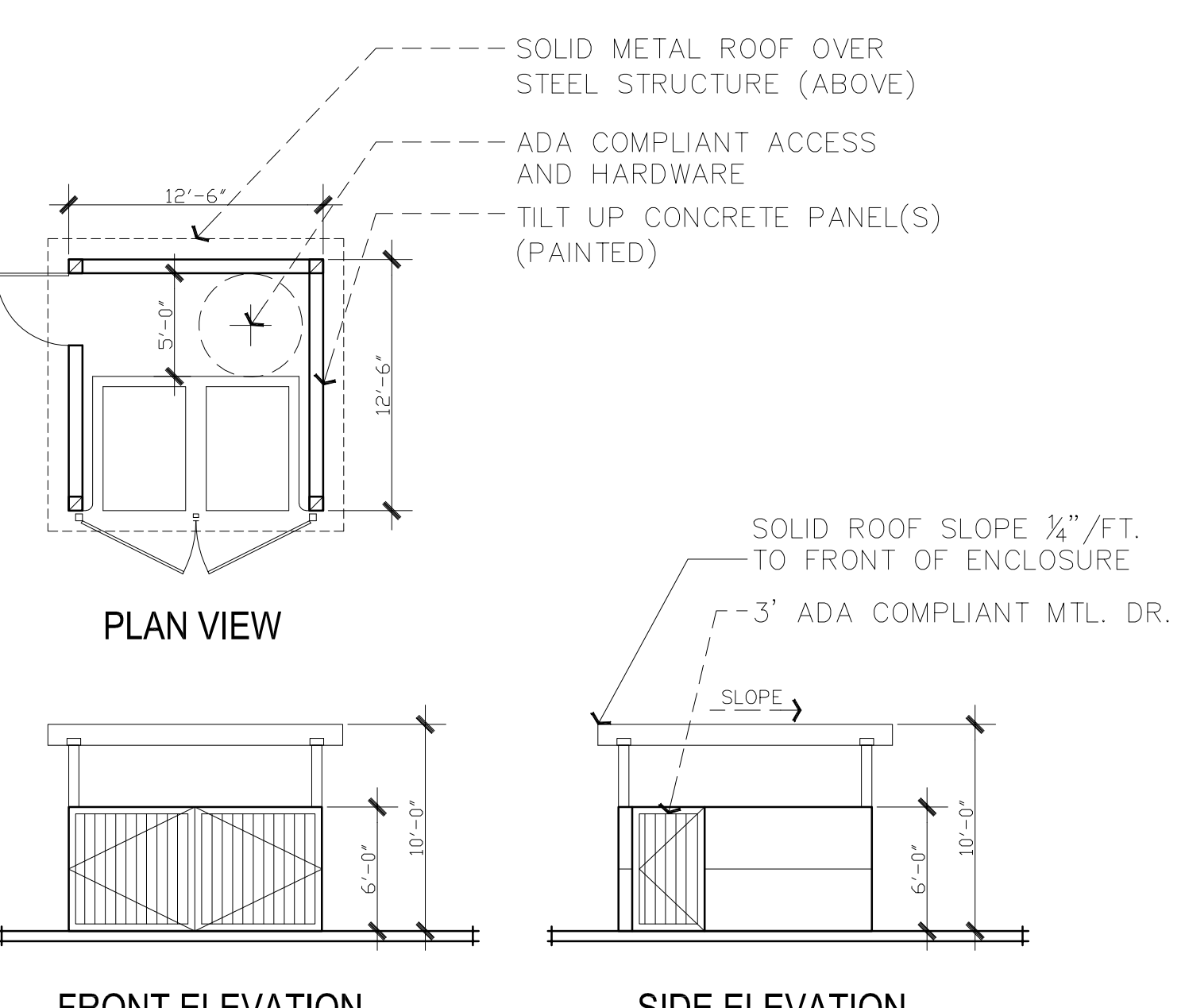
Image Source: Nearmap

Notes:

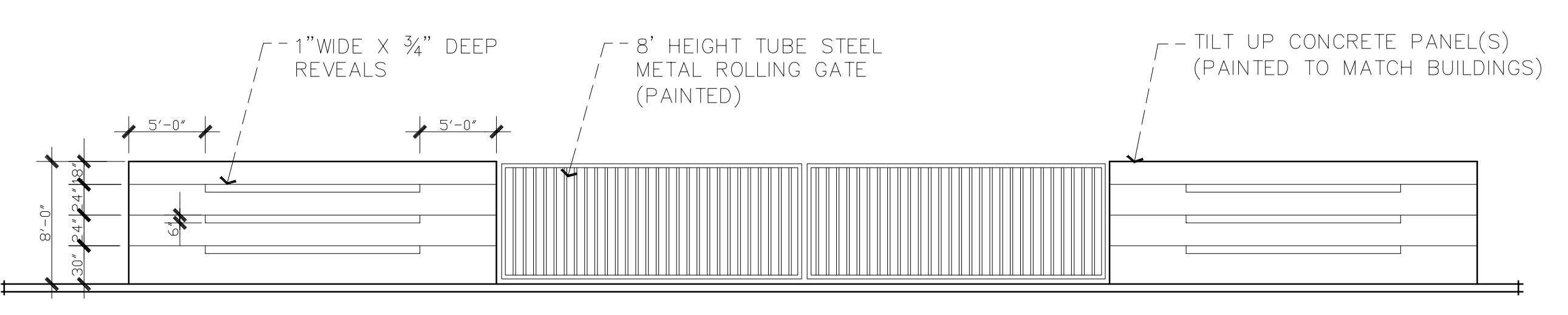
631.0 0 315.48 631.0 Feet



FENCE BETWEEN BLDG. 1 & 2



TYPICAL TRASH ENCLOSURE



TYPICAL SCREEN WALL AND GATE

GRAPHIC LEGEND:

- G.D. = GRADE DOOR (14'X14')
- [Symbol] = A.D.A. ACCESSIBLE PRKG.
- [Symbol] = PROPERTY LINE (SEE CIVIL)
- [Symbol] = DOCK DOOR & LEVELER
- [Symbol] = CANOPY OR OVERHANG
- [Symbol] = CENTERLINE OR GRID LINE
- [Symbol] = EASEMENT (SEE CIVIL)
- [Symbol] = TRASH ENCLOSURE W/ SOLID ROOF A.D.A. ACCESSIBLE
- [Symbol] = WB-67' TRACTOR TRAILER
- [Symbol] = DISTANCE FROM P.L. TO START OF PARKING STALL
- [Symbol] = PARKING ASSIGNMENT FOR EACH BUILDING
- [Symbol] = ADA PATH OF TRAVEL
- [Symbol] = FIRE HYDRANT

PARKING REQUIREMENTS:

OFFICE: = 4/1000
 WAREHOUSE:
 0-20,000SF = 1/1000
 20,000SF-40,000SF = 1/2000
 40,000SF+ = 1/4000

PARKING STALL SIZES:

STANDARD PARKING STALL (#S) 9' X 18' WITH 2' O.H.
 A.D.A. (HANDICAP) STALLS (#) 9' X 18' WITH 2' O.H. (VAN)
 12' X 18' WITH 2' O.H.(VAN)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOTS 2 AND 7 BLOCK 241 OF MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF ALESSANDRO BOULEVARD WITHIN SAID BLOCK LYING BETWEEN THE NORTHERLY PROLONGATION OF THE EAST AND WEST LINES OF SAID LOT 2 ALSO THAT PORTION OF BRODIAEA AVENUE WITHIN SAID BLOCK LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE EAST AND WEST LINES OF SAID LOT 7.
 EXCEPT FROM SAID LOT 2 THAT PORTION GRANTED TO THE COUNTY OF RIVERSIDE, BY THAT GRANT DEED RECORDED MAY 19, 1972, AS INSTRUMENT NO. 65503, OFFICIAL RECORDS.
 ALSO EXCEPT FROM SAID LOT 7 THAT PORTION GRANTED TO THE CITY OF MORENO VALLEY, BY THAT GRANT DEED RECORDED AUGUST 13, 2012, AS INSTRUMENT NO. 2012-0382748, OFFICIAL RECORDS.
 ASSESSOR'S PARCEL NO. = 297-170-083

SHEET # SHEET DESCRIPTION

- A0-1 OVERALL MASTER PLAN 60TH SCALE
- A0-2 OVERALL MASTER PLAN 40TH SCALE
- A1-1 BUILDING 1 FLOOR PLAN
- A1-2 BUILDING 1 ELEVATIONS
- A1-3 BUILDING 1 ROOF PLAN
- A2-1 BUILDING 2 FLOOR PLAN
- A2-2 BUILDING 2 ELEVATIONS
- A2-3 BUILDING 2 ROOF PLAN
- A3-1 BUILDING 3 FLOOR PLAN
- A3-2 BUILDING 3 ELEVATIONS
- A3-3 BUILDING 3 ROOF PLAN
- A4-1 BUILDING 4 FLOOR PLAN
- A4-2 BUILDING 4 ELEVATIONS
- A4-3 BUILDING 4 ROOF PLAN
- A5-1 BUILDING 5 FLOOR PLAN
- A5-2 BUILDING 5 ELEVATIONS
- A5-3 BUILDING 5 ROOF PLAN
- A6-1 BUILDING 6 FLOOR PLAN
- A6-2 BUILDING 6 ELEVATIONS
- A6-3 BUILDING 6 ROOF PLAN
- L-1 CONCEPT AQUEDUCT ESMT. PLANTING
- 1 of 1 CONCEPTUAL GRADING PLAN
- 1 of 1 TENTATIVE PARCEL MAP

ZONING / LAND USE:

EXISTING ZONING - BUSINESS PARK BP
 EXISTING GP LAND USE DESIGNATION: BP (BUSINESS PARK/LIGHT INDUSTRIAL)
 EXISTING: - VACANT
 PROPOSED: - OFFICE / WAREHOUSE

OCCUPANCY CLASSIFICATION

BUILDINGS 1 THROUGH 6 : B, S1

PROJECT TEAM:

ARCHITECT:
 AO ARCHITECTS ORANGE
 144 N. ORANGE STREET
 ORANGE, CA 92666
 CONTACT: DAN MACDAVID - PRINCIPAL
 OR STEPHEN PRZYBYLowski (714) 417-1122

CIVIL ENGINEER:
 HUITT-ZOLLARS, INC.
 David White, PE
 Senior Project Manager
 3990 CONCORSE SUITE 330 ONTARIO, CA 91764
 909.941.7799, x-11420dwhite@huittzollars.com

LANDSCAPE ARCHITECT:
 RIDGE LANDSCAPE ARCHITECTS
 8841 RESEARCH DR. SUITE 200
 IRVINE, CA 92618
 CONTACT: TERRI MATTESON CHECKINCO
 OFFICE: 949-387-1323 X29 terri@ridgela.com

OWNER REPRESENTATIVE:
 ALESSANDRO INDUSTRIAL, INC.
 4900 SANTA ANITA AVE. SUITE 2C, EL MONTE, CA 91731
 BRE LIC# 01998265
 CONTACT: RYAN LIU / CHIEF FINANCIAL OFFICER
 PHONE: 626-575-3070 EXT. 231 / FAX: 626-246-1011
 ryan@goldenmginc.com

PARKING REQUIREMENTS:

OFFICE: = 4/1000
 WAREHOUSE:
 0-20,000SF = 1/1000
 20,000SF-40,000SF = 1/2000
 40,000SF+ = 1/4000

SITE DATA TABLE																
BUILDING	LAND AREA AC	LAND AREA SF	F.A.R.	BLDG. FOOT PRINT	BLDG. WEZZ.	TOTAL BLDG. S.F.	OFFICE S.F.	WAREHOUSE S.F.	OFFICE PARKING	WAREHOUSE PRKG.	PARKING REQ.	PARKING PROV.	CVP & EVC	ADA STALLS	BLDG. TYPE	SPRINKLER SYSTEM
1	111.680	43.9%	47,000	2,000	49,000	5,000	44,000	20	31	51	51	6 + 4	3	III B	YES-NFPA 13	
2	105.765	47.3%	48,000	2,000	50,000	5,000	45,000	20	31	51	6 + 4	3	III B	YES-NFPA 13		
3	82.540	49.7%	39,000	2,000	41,000	4,000	37,000	16	29	45	47	3 + 2	2	III B	YES-NFPA 13	
4	84.022	50.0%	40,000	2,000	42,000	4,000	38,000	16	29	45	47	3 + 2	2	III B	YES-NFPA 13	
5	121.770	41.1%	48,000	2,000	50,000	4,000	46,000	16	32	48	54	6 + 4	3	III B	YES-NFPA 13	
6	58.000	41.4%	22,000	1,000	23,000	2,000	21,000	8	21	29	29	3 + 2	2	III B	YES-NFPA 13	
TOTAL	12.94AC +/-	563,777 ± *	45.2%	244,000	11,000	255,000	24,000	231,000	96	173	269	279	27 + 18	15		

* NET BUILDING SITE AREAS DO NOT INCLUDE AQUEDUCT CHASER NOR DETENTION BASIN. (1.09/1000)

CBC CHAPTER 10 MINIMUM ACCESSIBLE EGRESS REQUIRED

BUILDING	OFFICE S.F./2000	WAREHOUSE S.F./2000	TOTAL OCCUPANCY UNITS	ACCESSIBLE EGRESS COST REL. & PERK.	BUILDING	OFFICE S.F./2000	WAREHOUSE S.F./2000	TOTAL OCCUPANCY UNITS	ACCESSIBLE EGRESS COST REL. & PERK.	BUILDING	OFFICE S.F./2000	WAREHOUSE S.F./2000	TOTAL OCCUPANCY UNITS	ACCESSIBLE EGRESS COST REL. & PERK.	BUILDING	OFFICE S.F./2000	WAREHOUSE S.F./2000	TOTAL OCCUPANCY UNITS	ACCESSIBLE EGRESS COST REL. & PERK.										
BUILDING 1	20	36	56	2	BUILDING 2	20	38	58	2	BUILDING 3	20	36	56	2	BUILDING 4	20	38	58	2	BUILDING 5	20	64	84	2	BUILDING 6	20	29	49	2
SUITE A	10	15	25	2	SUITE A	10	15	25	2	SUITE A	20	36	56	2	SUITE A	20	39	59	2	SUITE A	20	29	49	2	SUITE A	20	29	49	2
SUITE B	10	15	25	2	SUITE B	10	15	25	2	SUITE B	20	36	56	2	SUITE B	20	39	59	2	SUITE B	20	29	49	2	SUITE B	20	29	49	2
SUITE C	20	38	58	2	SUITE C	20	38	58	2	SUITE C	20	38	58	2	SUITE C	20	38	58	2	SUITE C	20	38	58	2	SUITE C	20	38	58	2

OVERALL CONCEPTUAL MASTER PLAN

DISCLAIMER:
 ALL INFORMATION CONTAINED HEREIN MAY BE SUBJECT TO CHANGE PENDING OWNER AND OR AGENCY REVIEW AND IS FOR INFORMATION ONLY

ALESSANDRO INDUSTRIAL CENTER MORENO VALLEY, CA

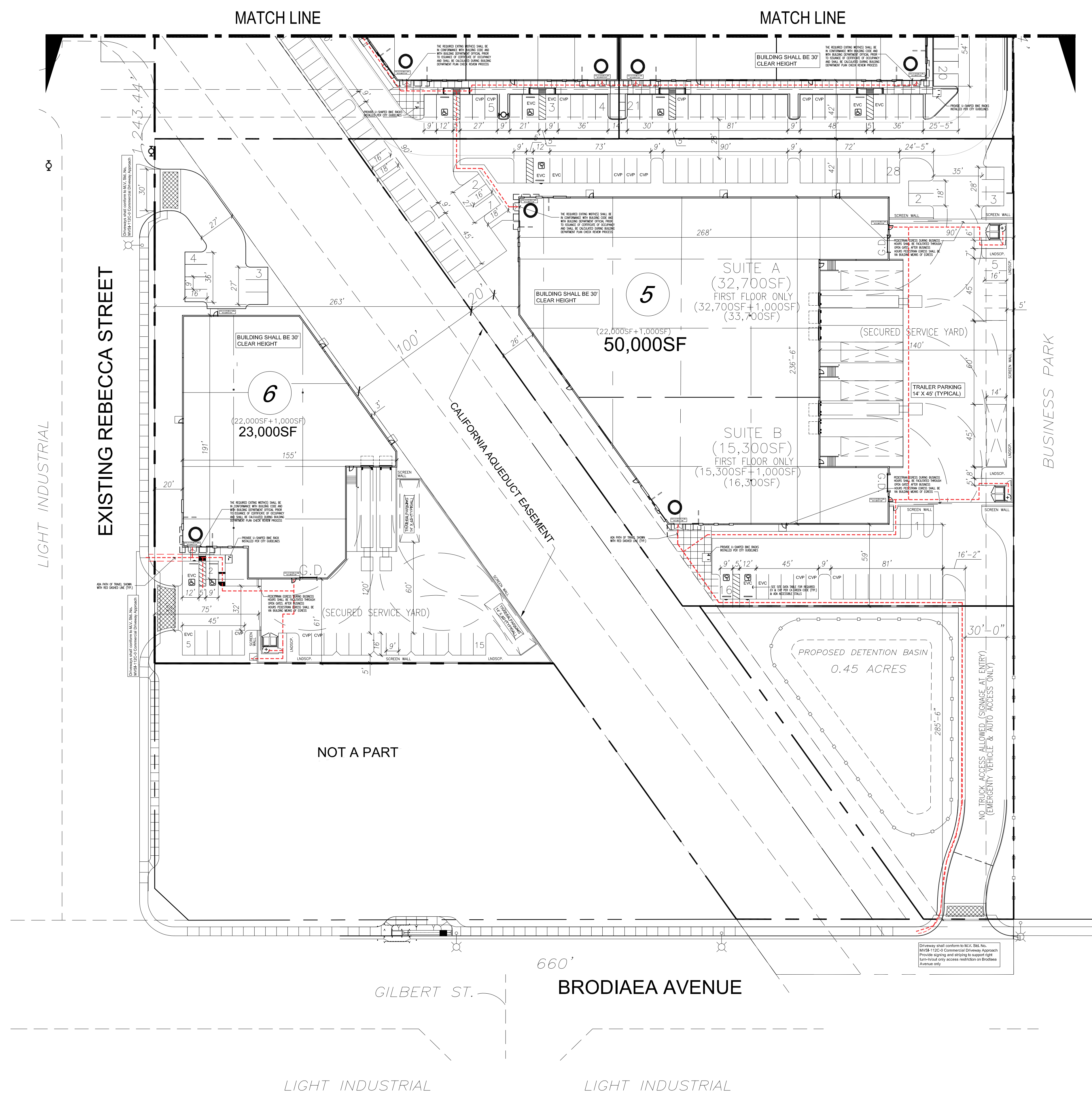
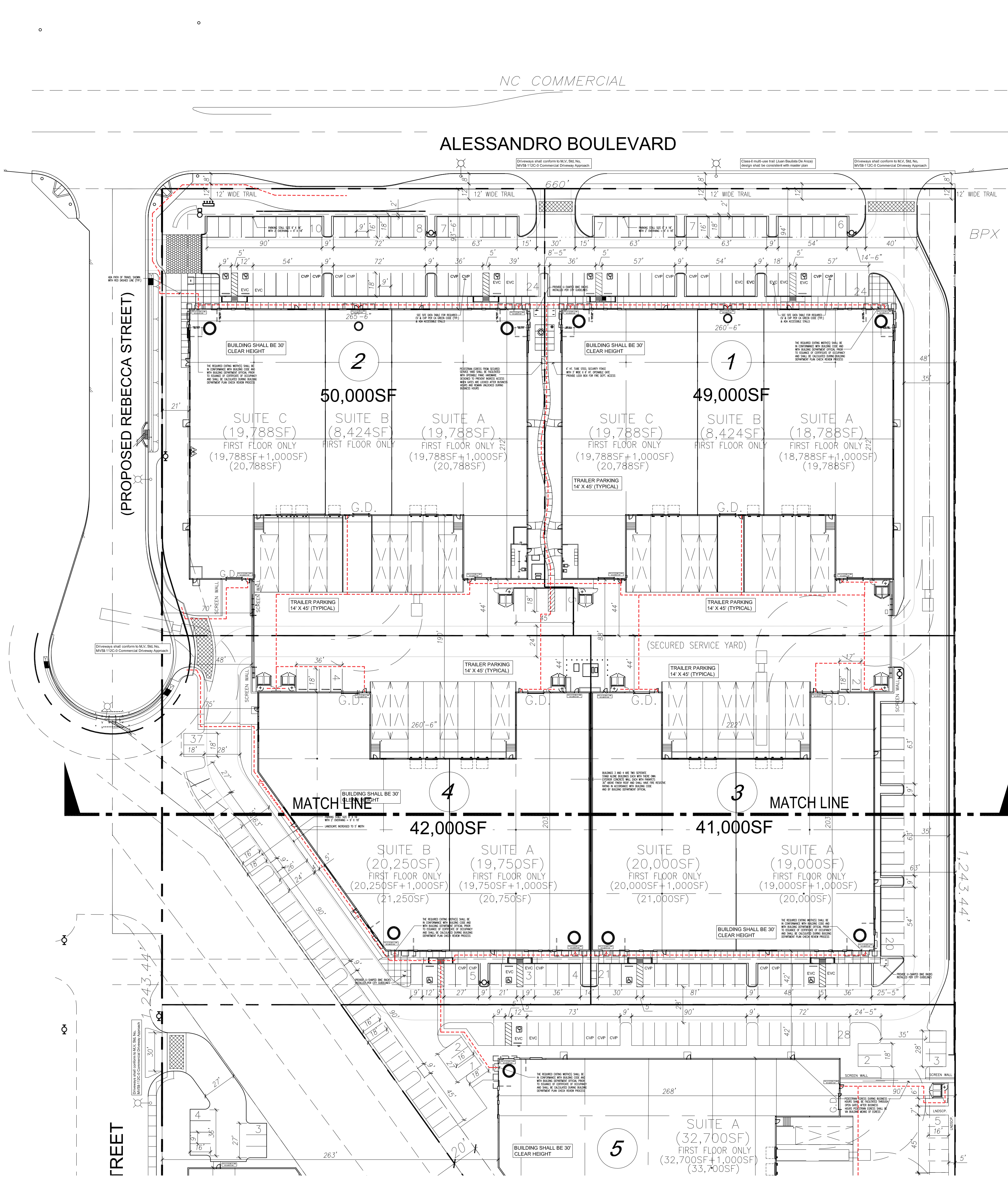
MASTER PLAN & SITE DATA 07-23-2020

GOLDEN Management Services Inc.

A0-1

AO Architecture. Design. Relationships.
 144 North Orange Street, Orange, California 92866
 714 / 639-9860
 aaoarchitects.com

Scale
 Job No.
 Date



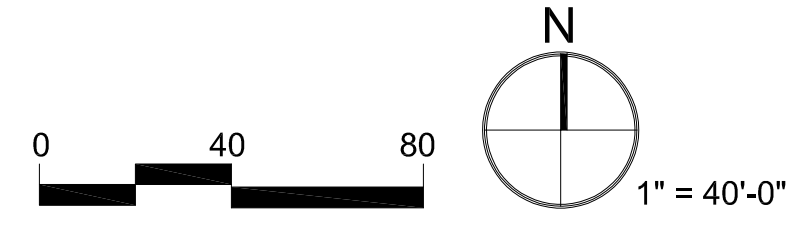
SITE DATA TABLE																
BUILDING	LAND AREA AC	LAND AREA SF	F.A.R.	BLDG. FOOT PRINT	BLDG. MEZZ.	TOTAL BLDG. S.F.	OFFICE S.F.	WAREHOUSE S.F.	OFFICE PARKING	WAREHOUSE PRKG.	PARKING REQ.	PARKING PROV.	C/P & E/V	ADA STALLS	BLDG. TYPE	SPRINKLER SYSTEM
1	111.680	43,976	43.9%	47,000	2,000	49,000	5,000	44,000	20	31	51	51	6 + 4	3	III B	YES-NFPA 13
2	105.765	47,336	47.3%	48,000	2,000	50,000	5,000	45,000	20	31	51	51	6 + 4	3	III B	YES-NFPA 13
3	82,540	49,736	49.7%	39,000	2,000	41,000	4,000	37,000	16	29	45	47	3 + 2	2	III B	YES-NFPA 13
4	84,022	50,076	50.0%	40,000	2,000	42,000	4,000	38,000	16	29	45	47	3 + 2	2	III B	YES-NFPA 13
5	121,770	41,176	41.1%	48,000	2,000	50,000	4,000	46,000	16	32	48	54	6 + 4	3	III B	YES-NFPA 13
6	58,000	41,476	41.4%	22,000	1,000	23,000	2,000	21,000	8	21	29	29	3 + 2	2	III B	YES-NFPA 13
TOTAL	12.94AC +/-	563,777 +/- *	45.2%	244,000	11,000	255,000	24,000	231,000	96	173	269	279	27 + 18	15		

* NET BUILDING SITE AREAS DO NOT INCLUDE AQUEDUCT EASEMENT NOR DETENTION BASIN. (1.09/1000)

CBC CHAPTER 10 MINIMUM ACCESSIBLE EGRESS REQUIRED

BUILDING	OFFICE S.F./AREA	WAREHOUSE S.F./AREA	TOTAL S.F./AREA	ACCESSIBLE EGRESS REQ. & PARK.
BUILDING 1	5,000	44,000	49,000	2
BUILDING 2	5,000	45,000	50,000	2
BUILDING 3	4,000	37,000	41,000	2
BUILDING 4	4,000	38,000	42,000	2
BUILDING 5	4,000	46,000	50,000	2
BUILDING 6	2,000	21,000	23,000	2
TOTAL A & B	24,000	231,000	255,000	4

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ALESSANDRO INDUSTRIAL CENTER MORENO VALLEY, CA

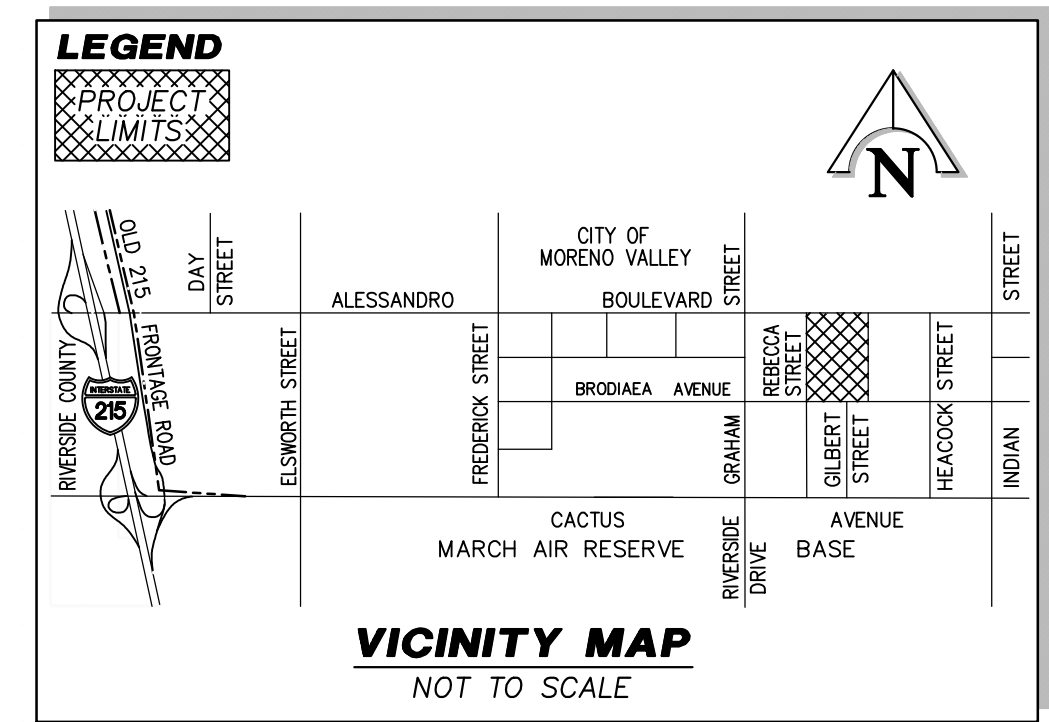
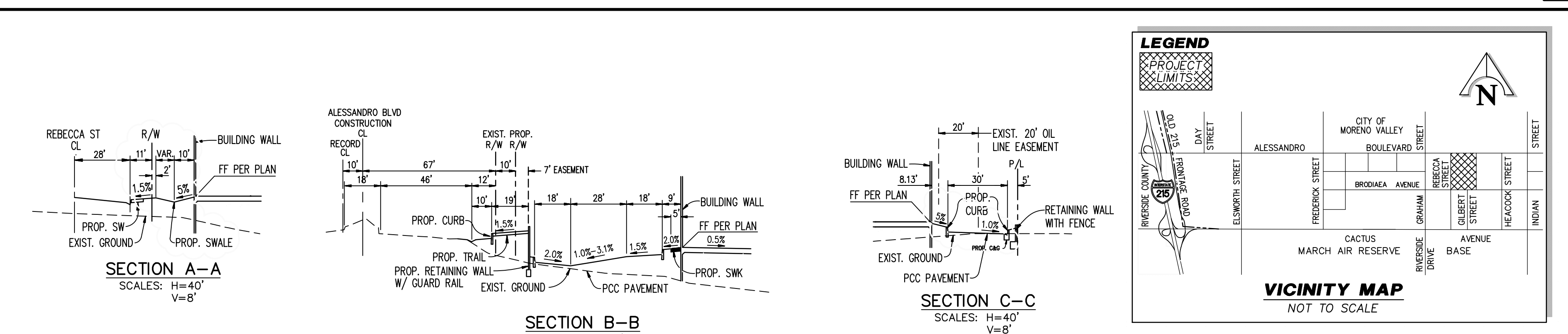
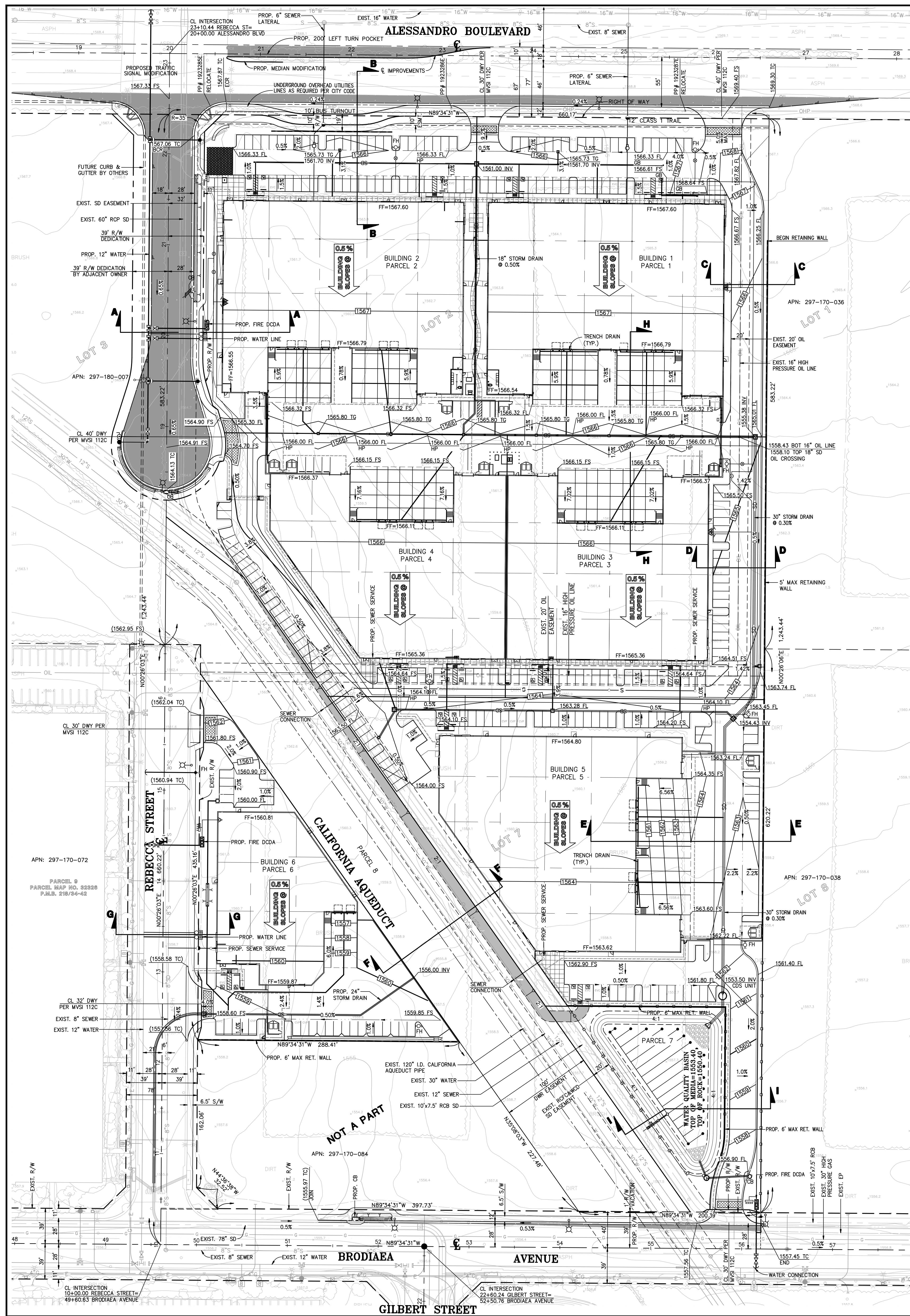
GOLDEN Management Services Inc.

CONCEPTUAL MASTER PLAN 07-23-2020

A0-2

AO Architecture Design Relationships.
144 North Orange Street, Orange, California 92866
714 / 639-9860
aoarchitects.com

Scale Job No. Date



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOTS 2 AND 7 BLOCK 241 OF MAP NO. 1 BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF ALESSANDRO BOULEVARD WITHIN SAID BLOCK LYING BETWEEN THE NORTHERLY PROLONGATION OF THE EAST AND WEST LINES OF SAID LOT 2 ALSO THAT PORTION OF BRODIAEA AVENUE WITHIN SAID BLOCK LYING BETWEEN THE SOUTHERLY PROLONGATION OF THE EAST AND WEST LINES OF SAID LOT 7.
 EXCEPT FROM SAID LOT 2 THAT PORTION GRANTED TO THE COUNTY OF RIVERSIDE, BY THAT GRANT DEED RECORDED MAY 19, 1972, AS INSTRUMENT NO. 85003, OFFICIAL RECORDS.
 ALSO EXCEPT FROM SAID LOT 7 THAT PORTION GRANTED TO THE CITY OF MORENO VALLEY, BY THAT GRANT DEED RECORDED AUGUST 13, 2012, AS INSTRUMENT NO. 2012-0382748, OFFICIAL RECORDS.

GENERAL NOTES

1. SITE ADDRESS: VACANT LAND
2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X, FLOOD ZONE X MAP NO. 06065C07610, EFFECTIVE DATE AUGUST 28, 2008.
3. GROSS AREA = 17.345 ACRES
NET AREA = 15.711 ACRES
4. PRELIMINARY EARTHWORK
RAW CUT = 5,227 CY
RAW FILL = 65,616 CY
FINAL QUANTITIES WILL BE DETERMINED DURING FINAL DESIGN
5. ASSESSOR'S PARCEL NO. = 297-170-083 (ASSESSOR'S PARCEL NUMBERS SHOWN HEREON ARE PER THE CURRENT TAX ASSESSOR'S ROLLS AS PROVIDED BY ORANGE COAST TITLE COMPANY.)
AERIAL PHOTOGRAPHY WAS COMPILED BY DIGITAL MAPPING, INC., DATED MAY 16, 2017 AND COMPLIES WITH NATIONAL MAPPING ACCURACY STANDARDS.

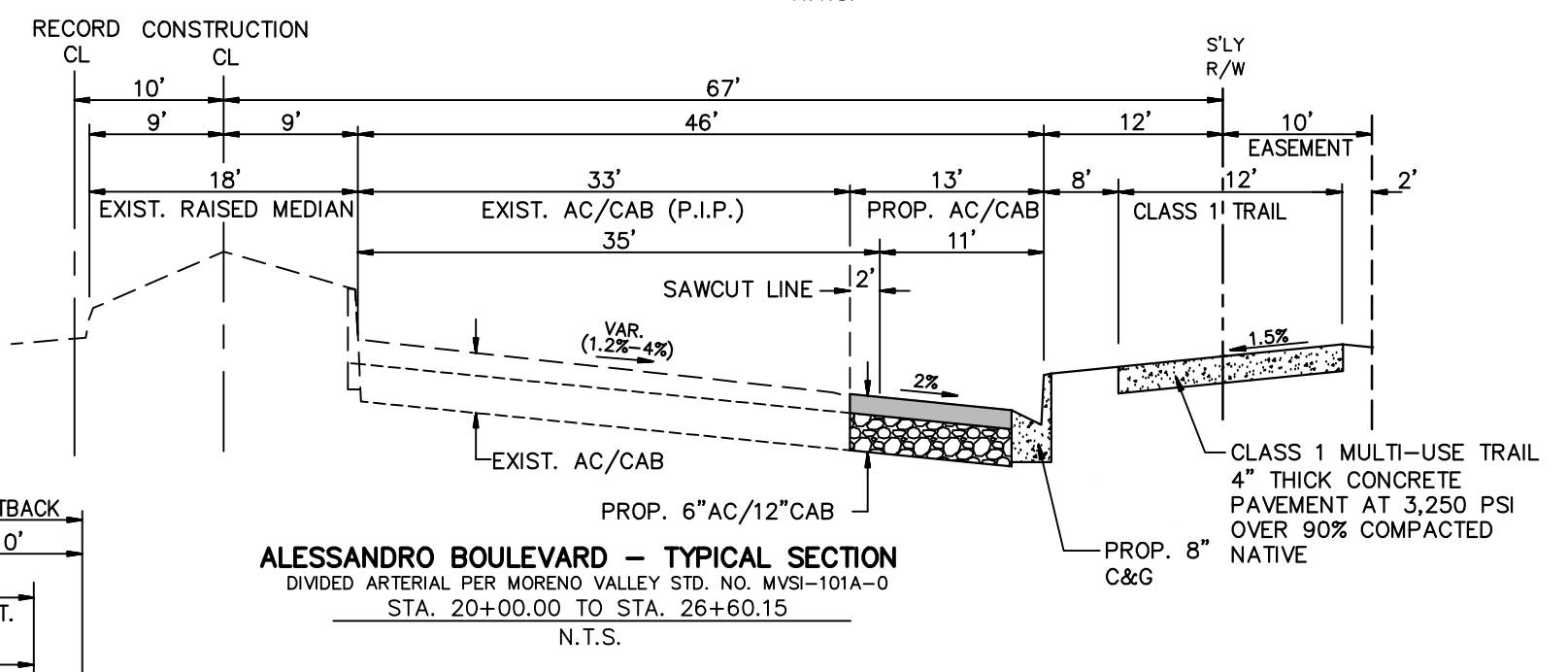
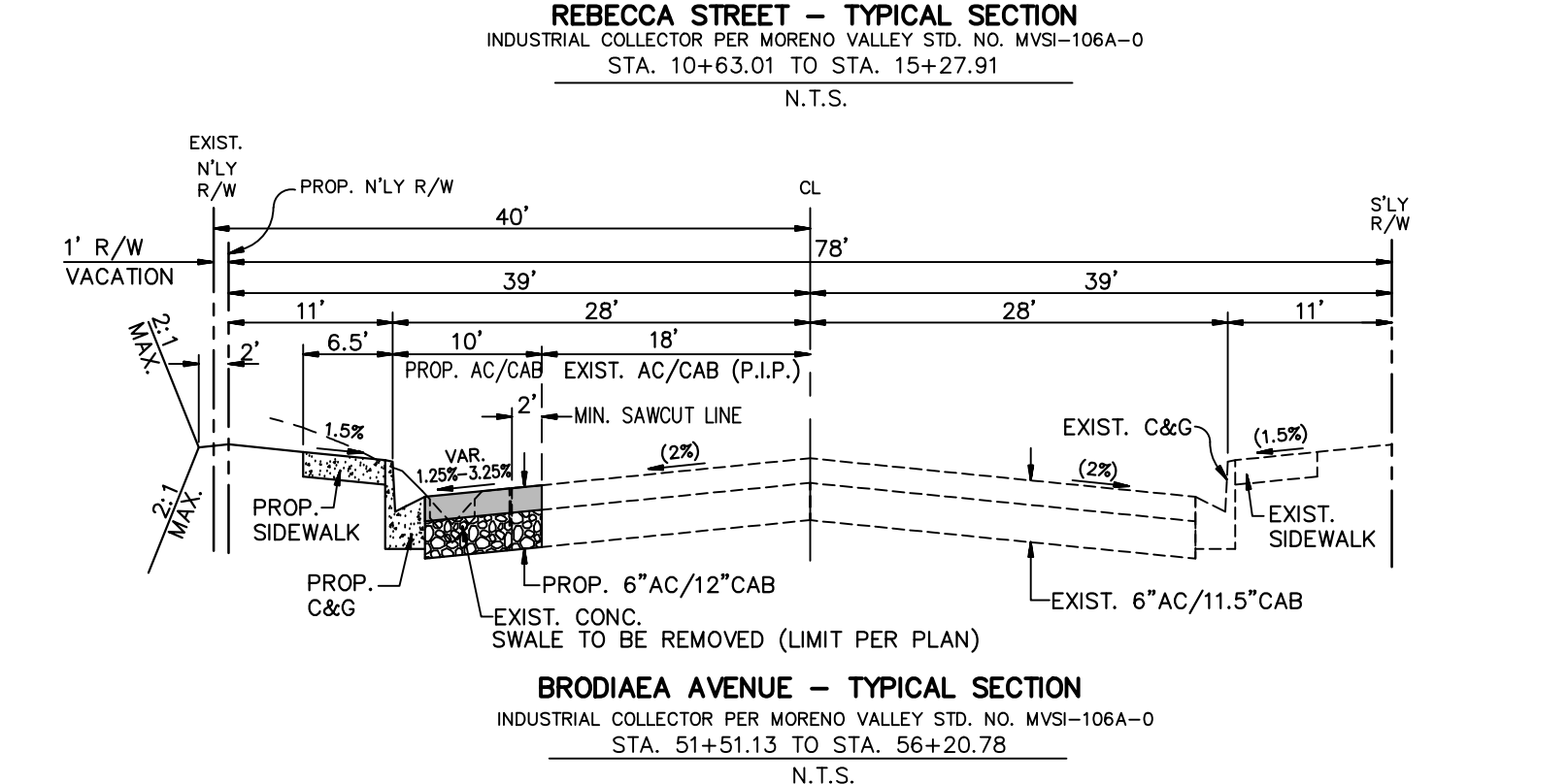
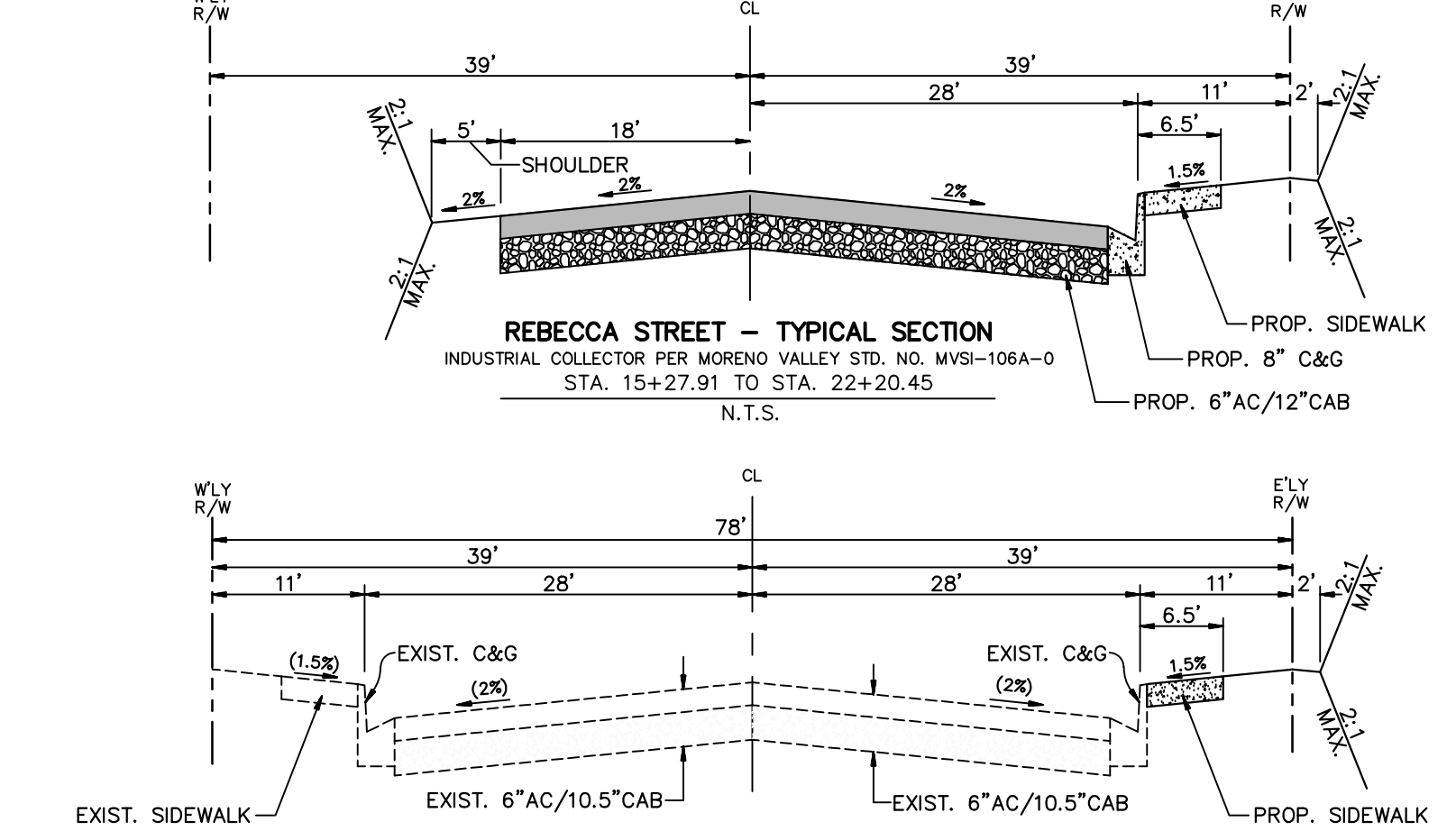
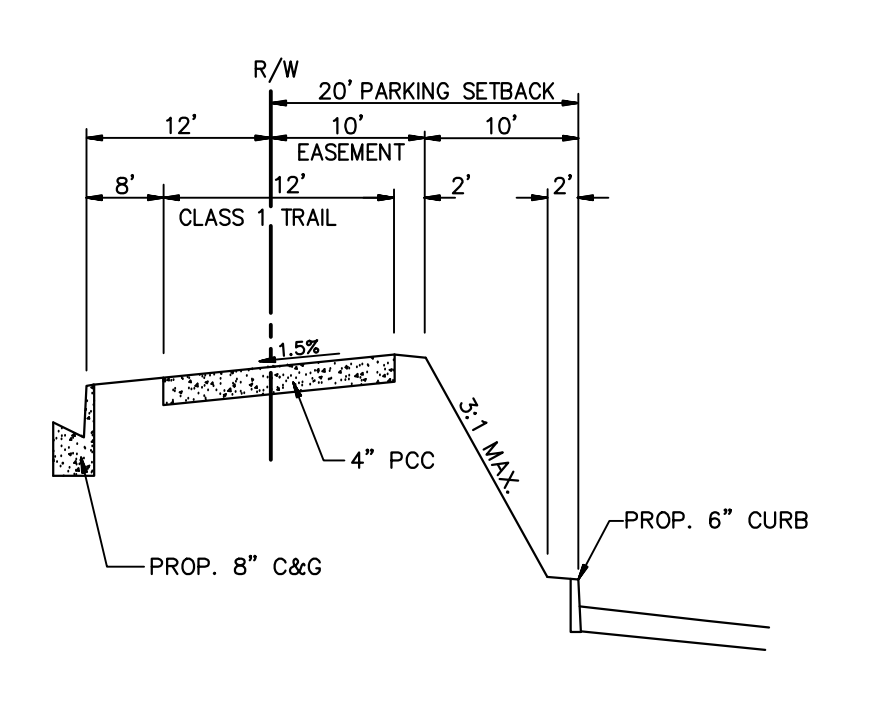
LEGEND

- SD PROPOSED STORM DRAIN
- SW PROPOSED SEWER
- W PROPOSED WATER
- GBL PROPOSED GRADE BREAK LINE
- EXR/W EXISTING R/W
- GR PROPOSED GRATING INLET
- CO PROPOSED CURB OPENING INLET
- FF PROPOSED FINISH FLOOR ELEVATION
- TP TOP OF PAVEMENT
- TG TOP OF GRATE
- FL FLOWLINE
- CF CURB FACE
- FS FINISHED SURFACE
- CB CATCH BASIN
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- EX EXISTING
- DRWY DRIVEWAY
- CB CATCH BASIN
- STL STREET LIGHT
- DIR DIRECTION OF FLOW
- SLP 2:1 SLOPE

BIORETENTION BASIN

PERCENT RANGE	COMPONENT
70-80	SAND
15-20	SILT
5-10	CLAY

BIORETENTION BASIN DETAIL
NOT TO SCALE



BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BRODIAEA AVENUE BEING NORTH 89°34'31" WEST ON PARCEL MAP NO. 32326, P.M.B. 218/34-42.
 B.M. NO. M-61-69 ELEV. 1569.963
 LOCATION: AT THE NORTHWEST CORNER OF FREDERICK STREET AND ALESSANDRO BLVD. 175 FEET WEST OF FREDERICK STREET, 48 FEET NORTH OF ALESSANDRO BLVD. 4 FEET SOUTHWEST OF A GAS STATION LIGHT STANCHION AT THE SOUTH END AND INSIDE OF A 4 INCH HIGH CONCRETE PLANTER SET A BRASS DISK MARKED M-61-69 IN THE TOP OF A CONCRETE POST NO MARKER POST SET.

OWNER/DEVELOPER
 GOLDEN MANAGEMENT SERVICES
 4800 SAKATA ANITA AVENUE, SUITE 2C
 EL MONTE, CA 91731
 PH: 626-258-3374
 CONTACT: RYAN LIU

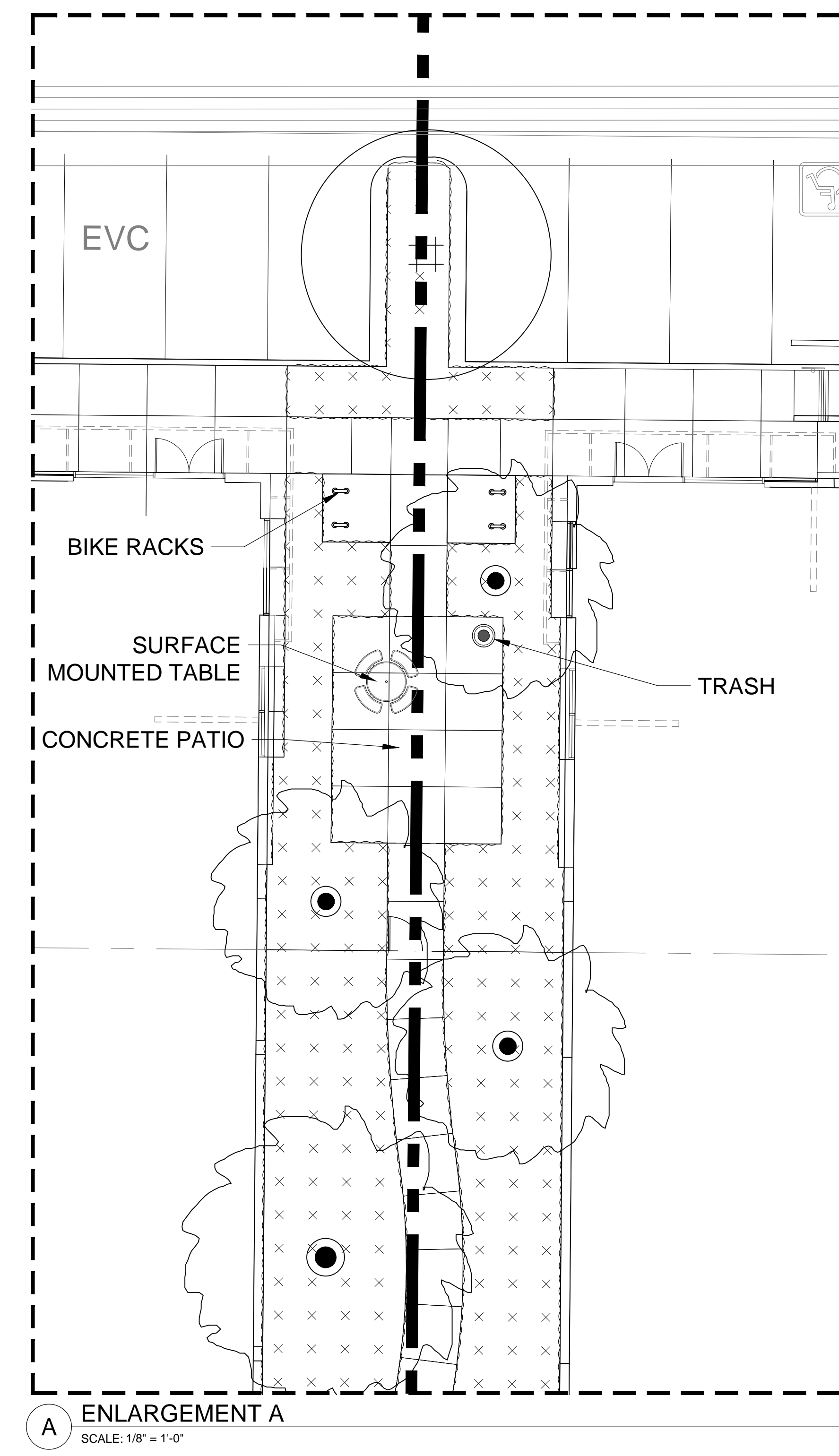
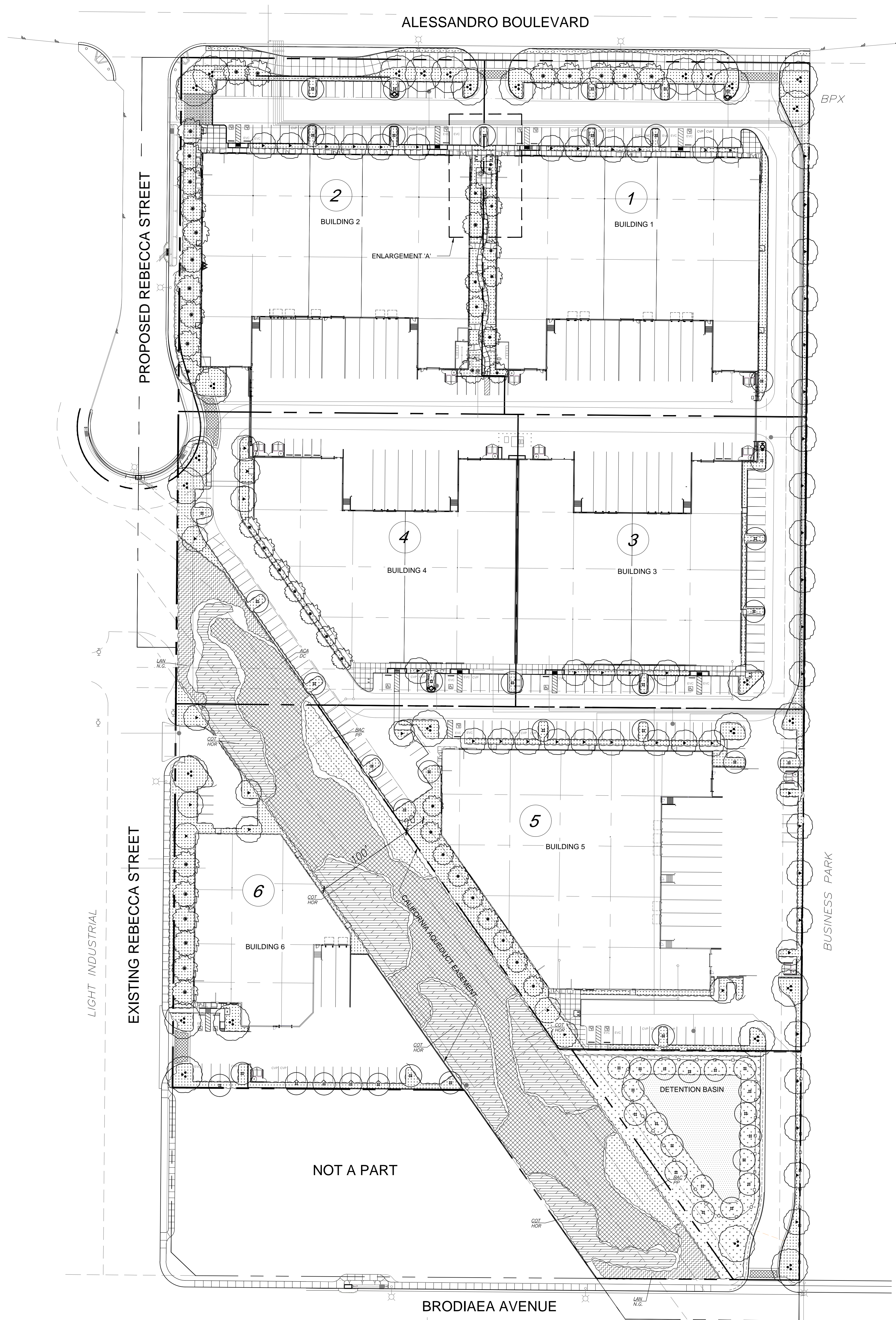
ENGINEER
 HUITT-ZOLLARS
 3990 CONCOURSE, SUITE 330
 ONTARIO, CALIFORNIA 91764
 PHONE: (909) 941-7799
 CONTACT: JOHNNY MURAD

PRELIMINARY GRADING & UTILITY PLAN
 FOR
ALESSANDRO INDUSTRIAL CENTER
 BRODIAEA AVENUE AND REBECCA STREET
 CITY OF MORENO VALLEY

HUITT-ZOLLARS
 HUITT-ZOLLARS, INC.
 3990 CONCOURSE, SUITE 330 • ONTARIO, CALIFORNIA 91764 • (909) 941-7799

DESIGNED BY: D.W.
 DRAWN BY: H-Z STAFF
 CHECKED BY: J.M.
 FIELD BOOK: 08/NOV/2012

SHEET 1 OF 1
 SHEETS

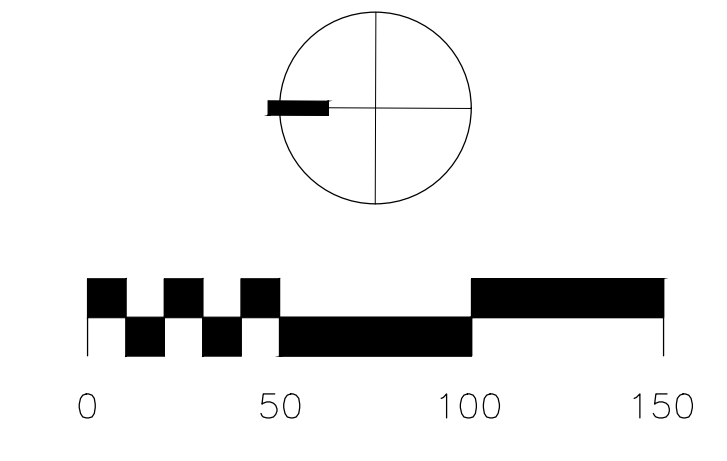


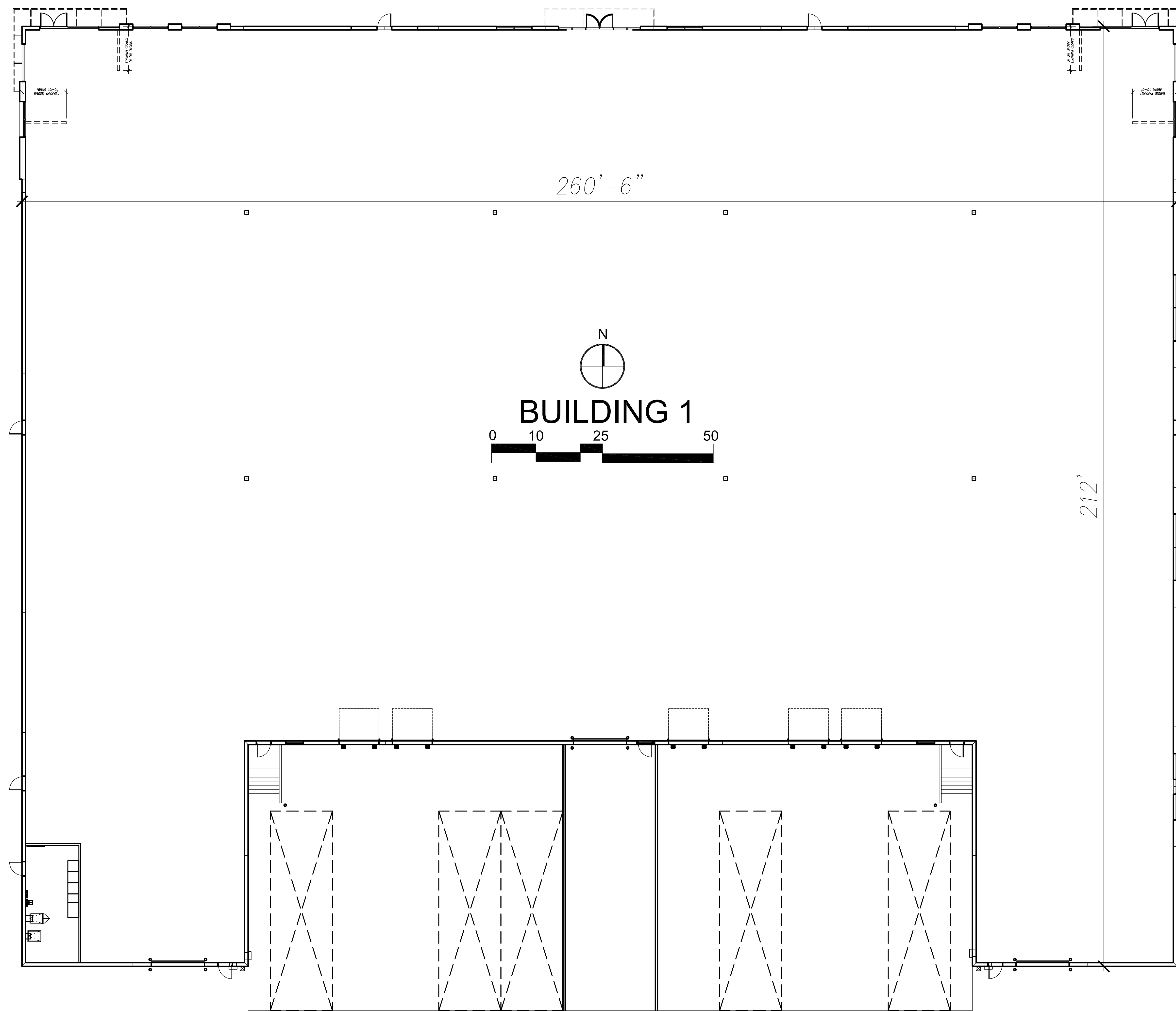
PLANT SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WATER USE	
TREES						
(Symbol)	LOPHOSTOMEN CONFERTUS	BRISBANE BOX	15 GAL.	STD	MOD	
(Symbol)	OLEA EUROPEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	24" BOX	MULTI	LOW	
(Symbol)	PINUS ELДАРICA	AFGHAN PINE	24" BOX	SINGLE TRUNK	LOW	
(Symbol)	RHUS LANCEA	AFRICAN SUMAC	24" BOX	SINGLE TRUNK	LOW	
(Symbol)			15 GAL.			
(Symbol)			24" BOX	SINGLE TRUNK	LOW	
(Symbol)			15 GAL.			
SYMBOL	CALL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
SHRUBS, GROUNDCOVERS AND VINES						
(Symbol)	ACA RED	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET PROSTRATE ACACIA	1 GAL.	12" O.C.	LOW
(Symbol)	BAC PP	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	8" O.C.	LOW
(Symbol)	COT HOR	COTONEASTER HORIZONTALIS	PROSTRATE COTONEASTER	1 GAL.	10" O.C.	LOW
(Symbol)	LAN NG	LANTANA 'GOLD RUSH'	YELLOW TRAILING LANTANA	1 GAL.	8" O.C.	LOW
SHRUBS, GROUNDCOVERS AND VINES						
(Symbol)	CALL L.J.	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.	30" O.C.	LOW
(Symbol)	CAR DIV	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL.	24" O.C.	LOW
(Symbol)	DIA REV	DIANELLA REVOLUTA 'LITTLE REV'	FORTNIGHT LILY	5 GAL.	24" O.C.	LOW
(Symbol)	DIA T.V.	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	36" O.C.	LOW
(Symbol)	HES PAR	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	LOW
(Symbol)	LAN G.R.	LANTANA 'GOLD RUSH'	YELLOW TRAILING LANTANA	5 GAL.	36" O.C.	LOW
(Symbol)	LEU G.C.	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GAL.	42" O.C.	LOW
(Symbol)	MIS TRA	MISCANTHUS TRANSMORRISONENSIS	EVERGREEN MISCANTHUS	5 GAL.	42" O.C.	MOD
(Symbol)	MUH CAP	MUHLEBERGIA CAP. 'REGAL MIST'	REGAL MIST PINK MUHLY	5 GAL.	36" O.C.	LOW
(Symbol)	MYO PAR	MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	36" O.C.	LOW
(Symbol)	ROS PRO	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	24" O.C.	LOW
(Symbol)	WES W.G.	WESTRINGIA F. 'WYNYABBIE GEM'	COAST ROSEMARY	5 GAL.	42" O.C.	LOW
(Symbol)	D.B.	4 LBS / AC ANEMOPSIS CALIFORNICA / YERBA MANSA 5 LBS / AC ARTEMISIA DOUGLASIANA / MUGWORT 5 LBS / AC BROMUS CARINATUS / CALIFORNIA BROME GRASS 3 LBS / AC HORDEUM BRACHYANTHERUM / MEADOW BARLEY 2 LBS / AC JUNCUS ACUTUS / SPINY RUSH 5 LBS / AC RUMEX SALICIFOLIUS / WILLOW DOCK 2 LBS / AC TYPPHA LATIFOLIA / COMMON CATTAIL 2 LBS / AC PULICHEA ODORATA / MARSH FLEABANE			DETENTION BASIN HYDROSEED MIX AT BOTTOM OF BASIN:	
(Symbol)	SLO	4 LBS / AC ARTEMISIA CALIFORNICA / CALIFORNIA SAGEBRUSH 5 LBS / AC ENCELIA FARINOSA / BRITTLEBUSH 5 LBS / AC ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT 3 LBS / AC ERIOGONUM TRICHOCALYX / HAIRY YERBA SANTA 2 LBS / AC ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY 5 LBS / AC LASTHENIA CALIFORNICA / DWARF GOLDFIELDS 2 LBS / AC LOTUS SCOPARIUS / DEERWEED 2 LBS / AC LUPINUS HIRSUSSIMUS / STINGING LUPINE 2 LBS / AC NASSELLA PULCHRA / PURPLE NEEDLEGRASS 2 LBS / AC PHACELIA CILIATA / GREAT VALLEY PHACELIA 2 LBS / AC SALVIA APIANA / WHITE SAGE 2 LBS / AC SALVIA MELLIFERA / BLACK SAGE			HYDROSEED MIX AT SLOPE AREAS (DETENTION BASINS AND CONSERVATION EASEMENT AREA):	

ALESSANDRO INDUSTRIAL CENTER
MORENO VALLEY, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

L1.1
JOB #18005
07/02/2020





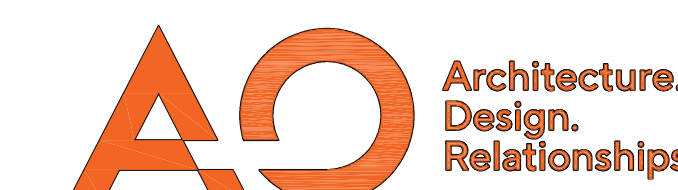
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BUILDING 1 FLOOR PLAN 07-07-2020

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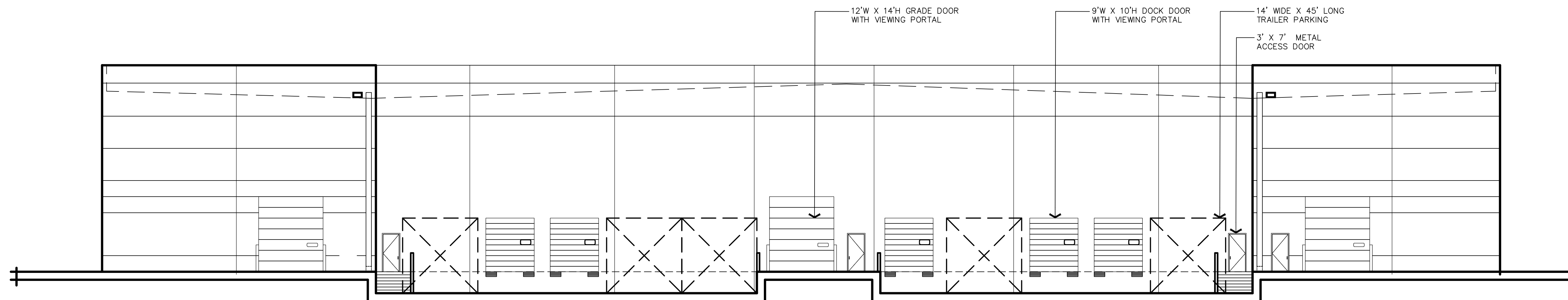
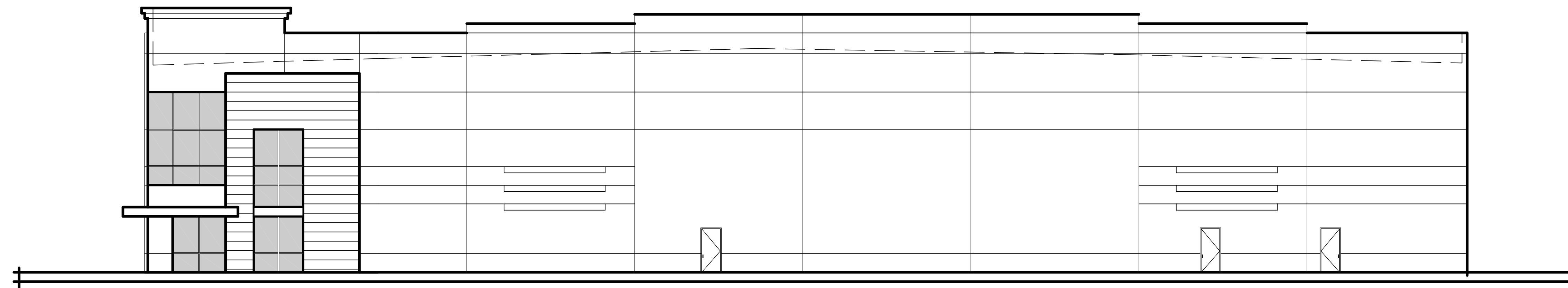
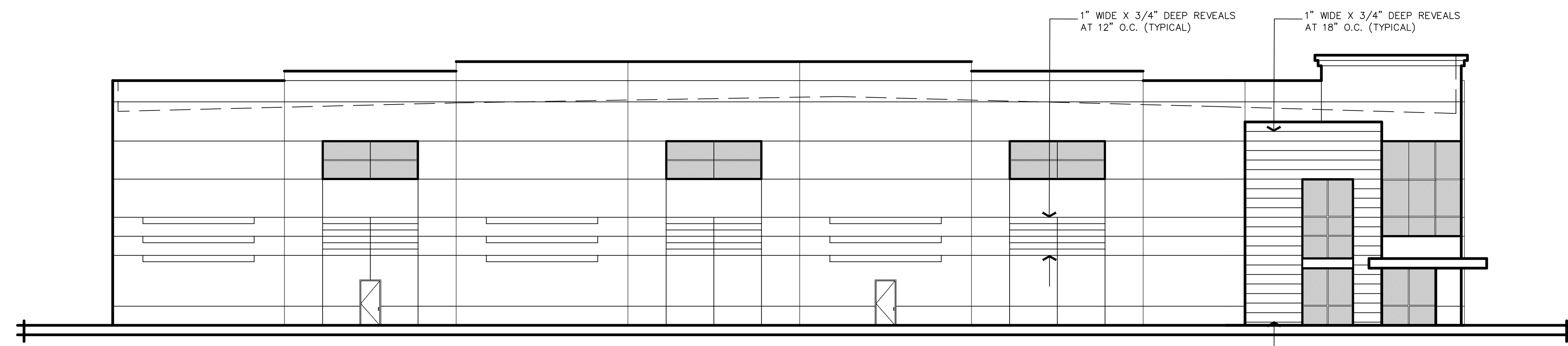
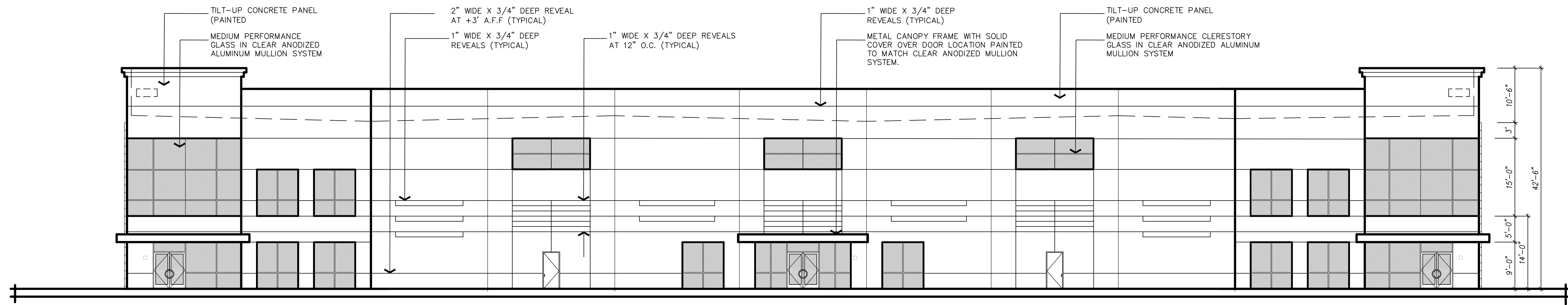
A1-1



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Scale
 Job No.
 Date

Attachment: Project Plans (4091 - Alessandro Industrial Center)



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BUILDING 1 ELEVATIONS 07-07-2020

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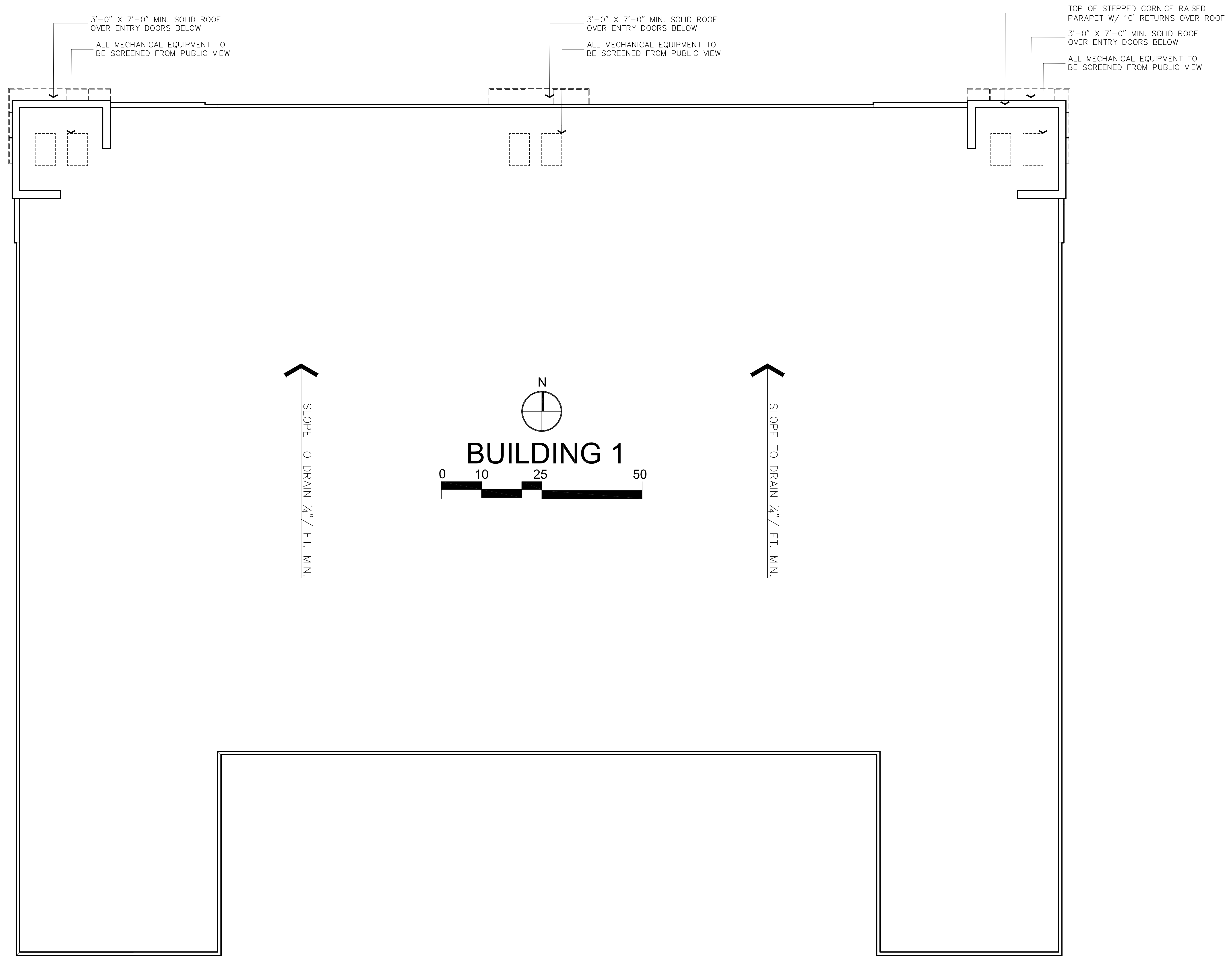
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BUILDING 1 ROOF PLAN 07-07-2020

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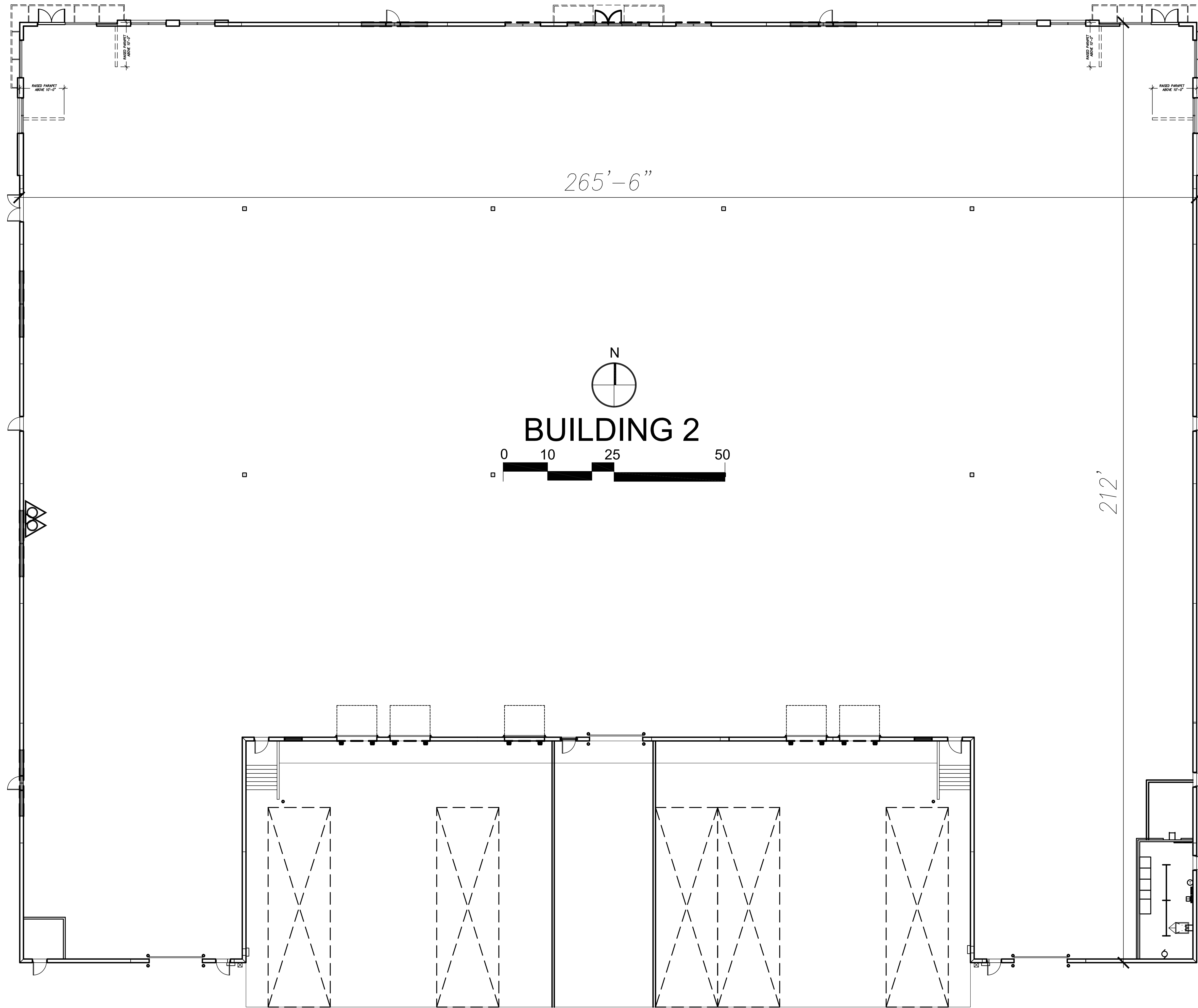
A1-3



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BUILDING 2 FLOOR PLAN 07-07-2020

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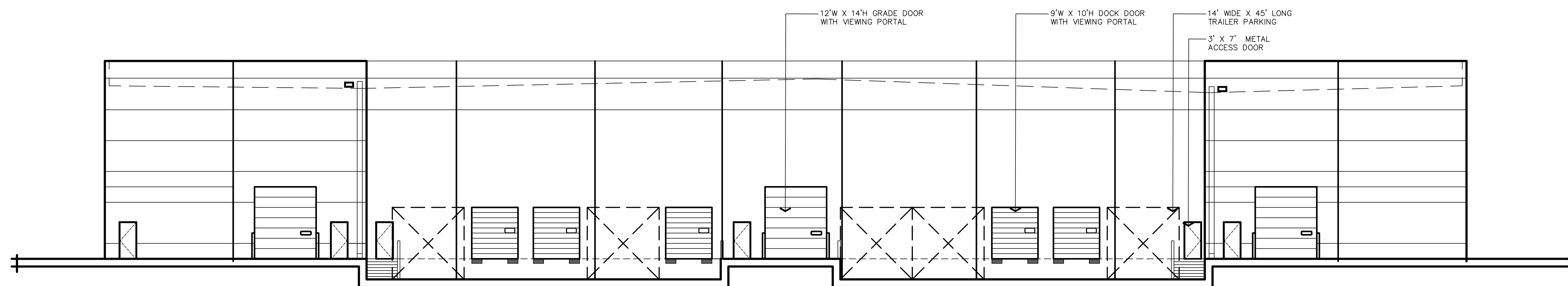
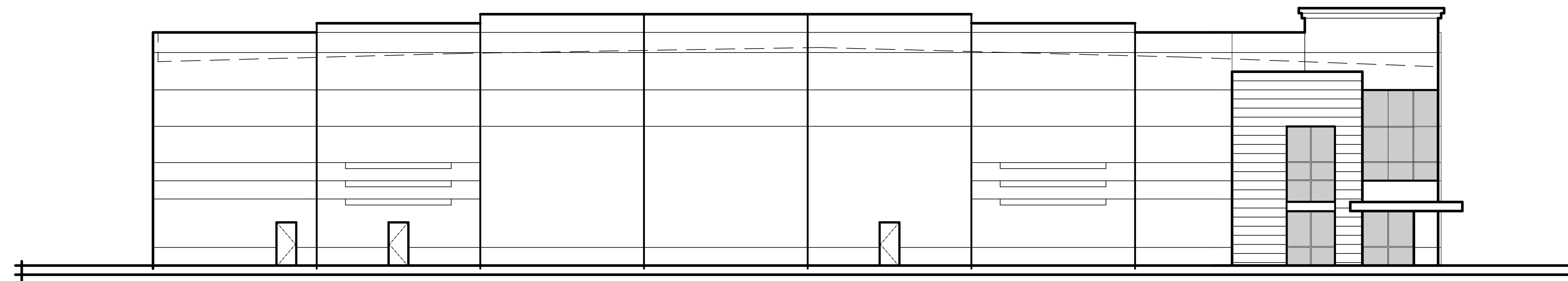
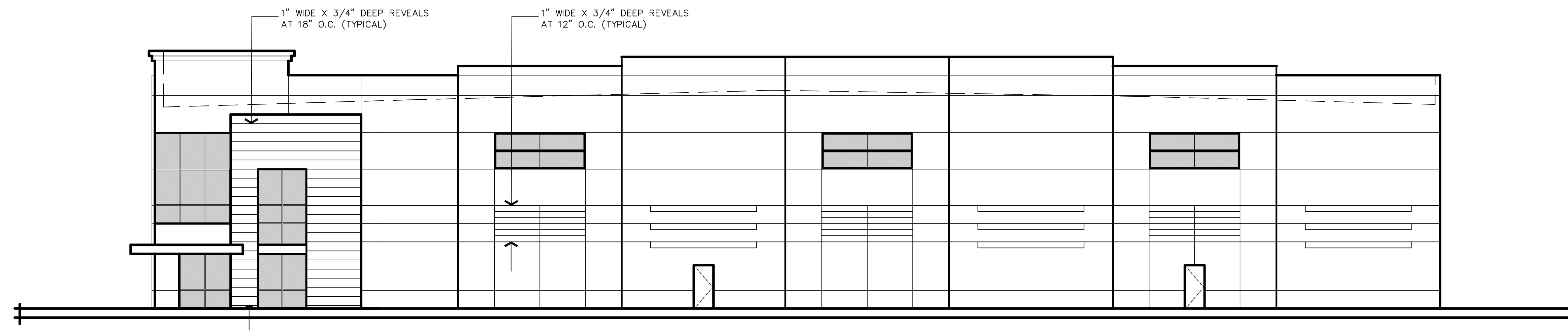
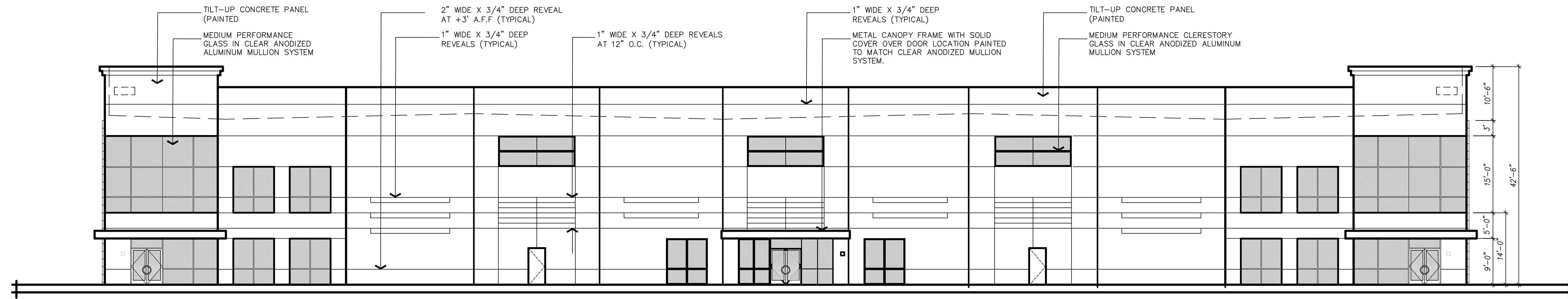
A2-1



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BUILDING 2 ELEVATIONS 07-07-2020

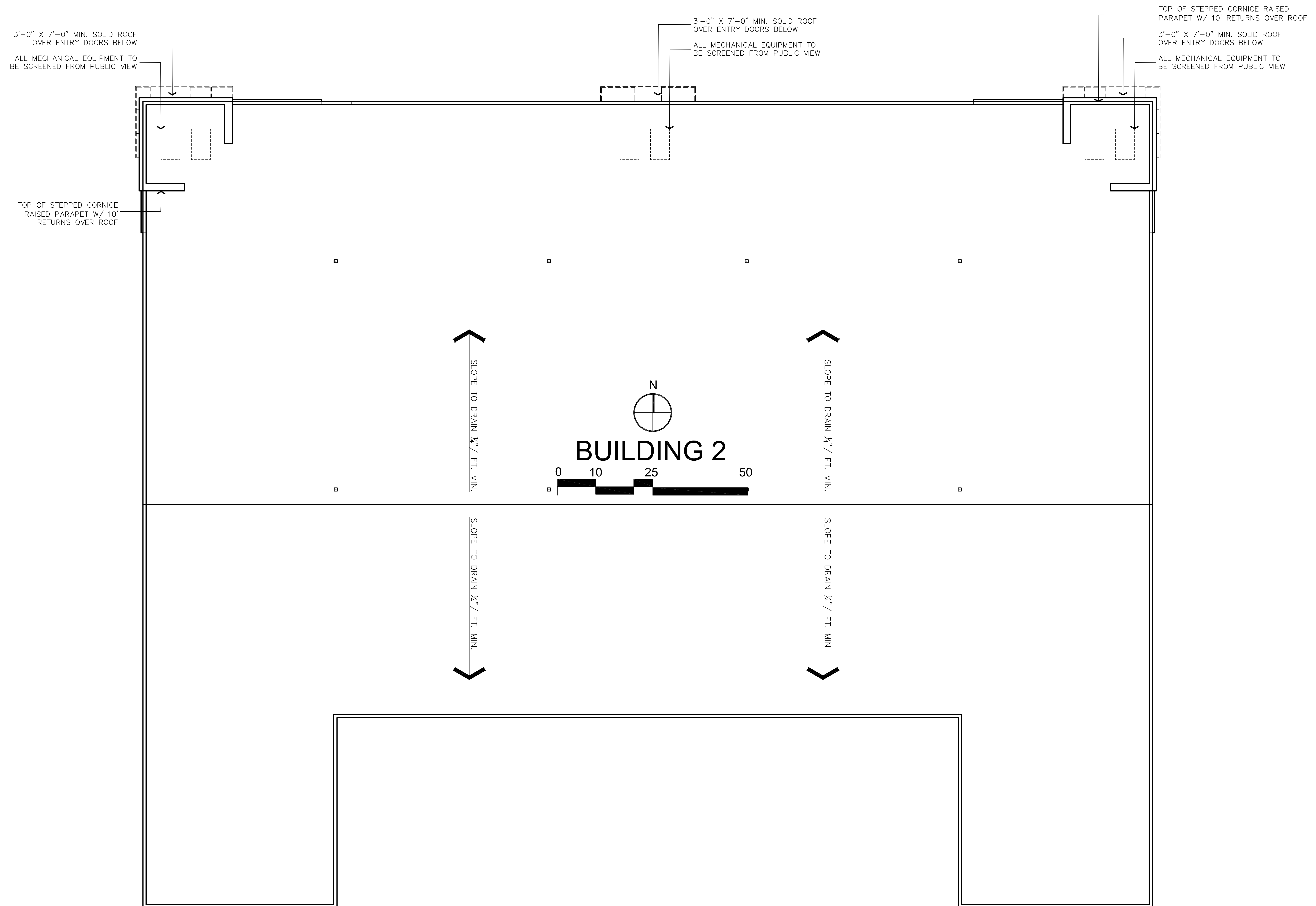
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A2-2



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BUILDING 2 ROOF PLAN 07-07-2020

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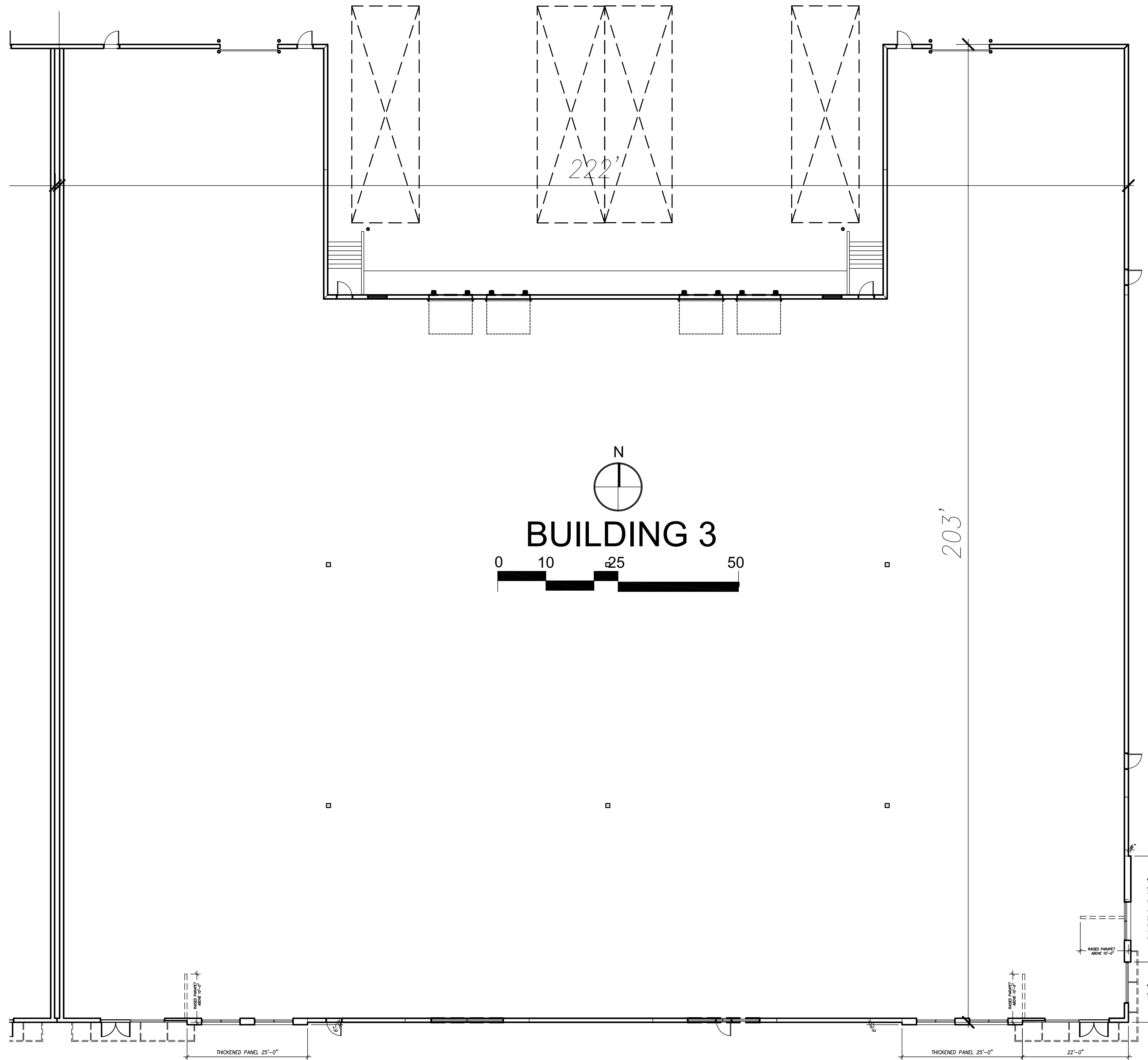
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 Job No.
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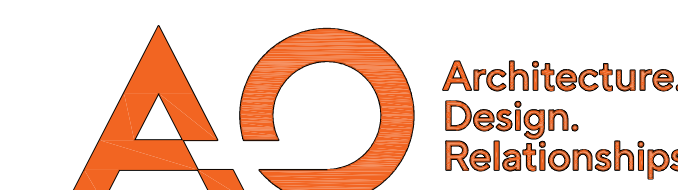
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ALESSANDRO INDUSTRIAL CENTER MORENO VALLEY, CA

BUILDING 3 FLOOR PLAN 07-07-2020

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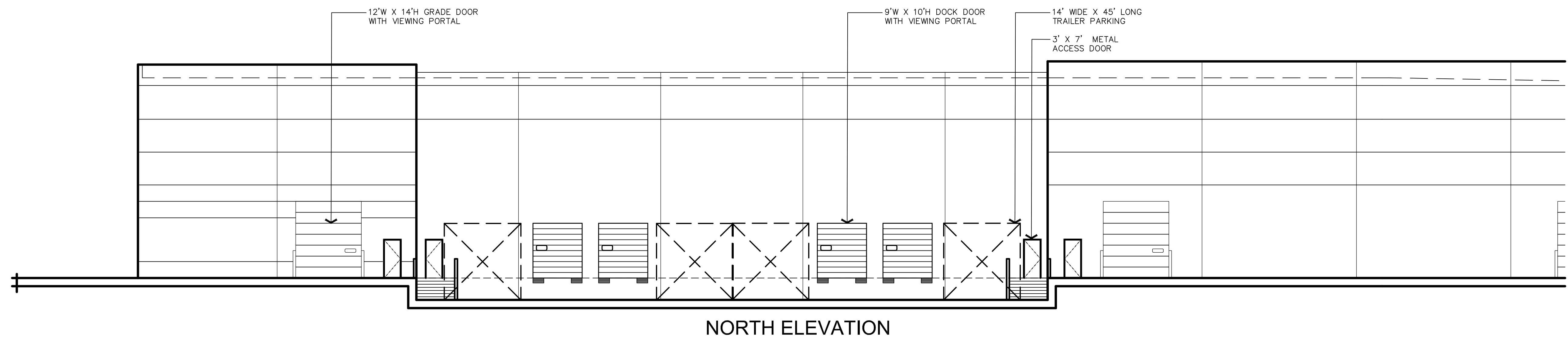
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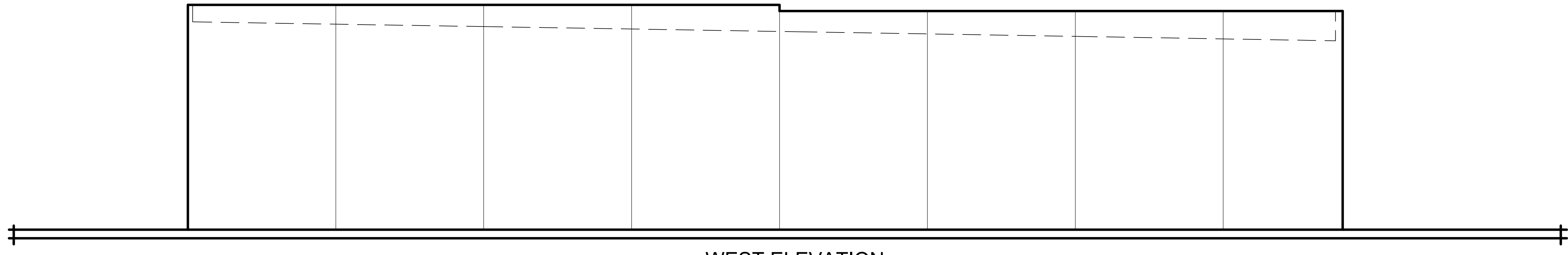
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Scale
 Job No.
 Date

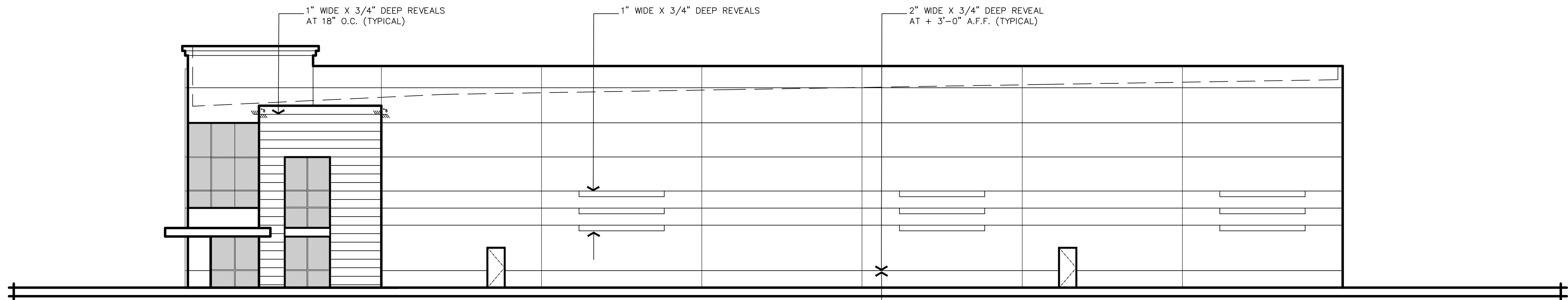
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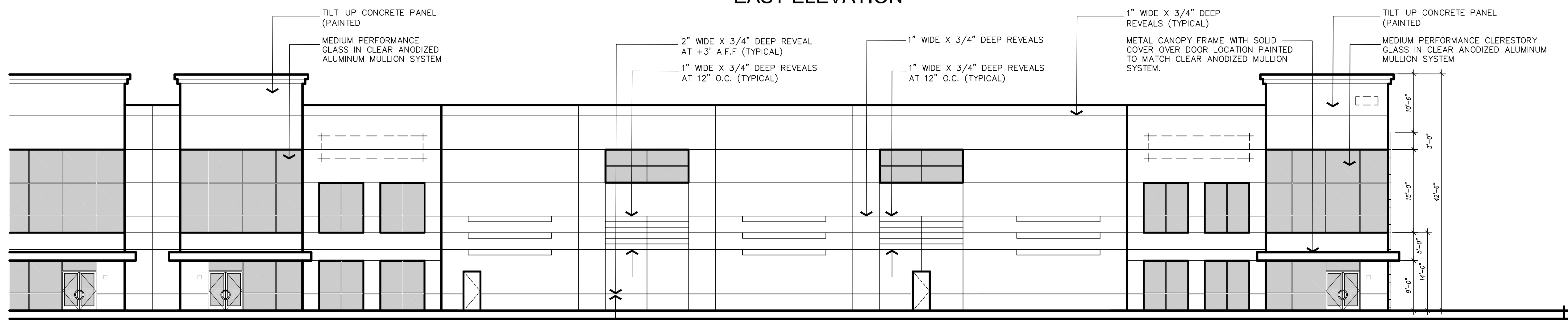
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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BUILDING 3 ELEVATIONS 07-07-2020

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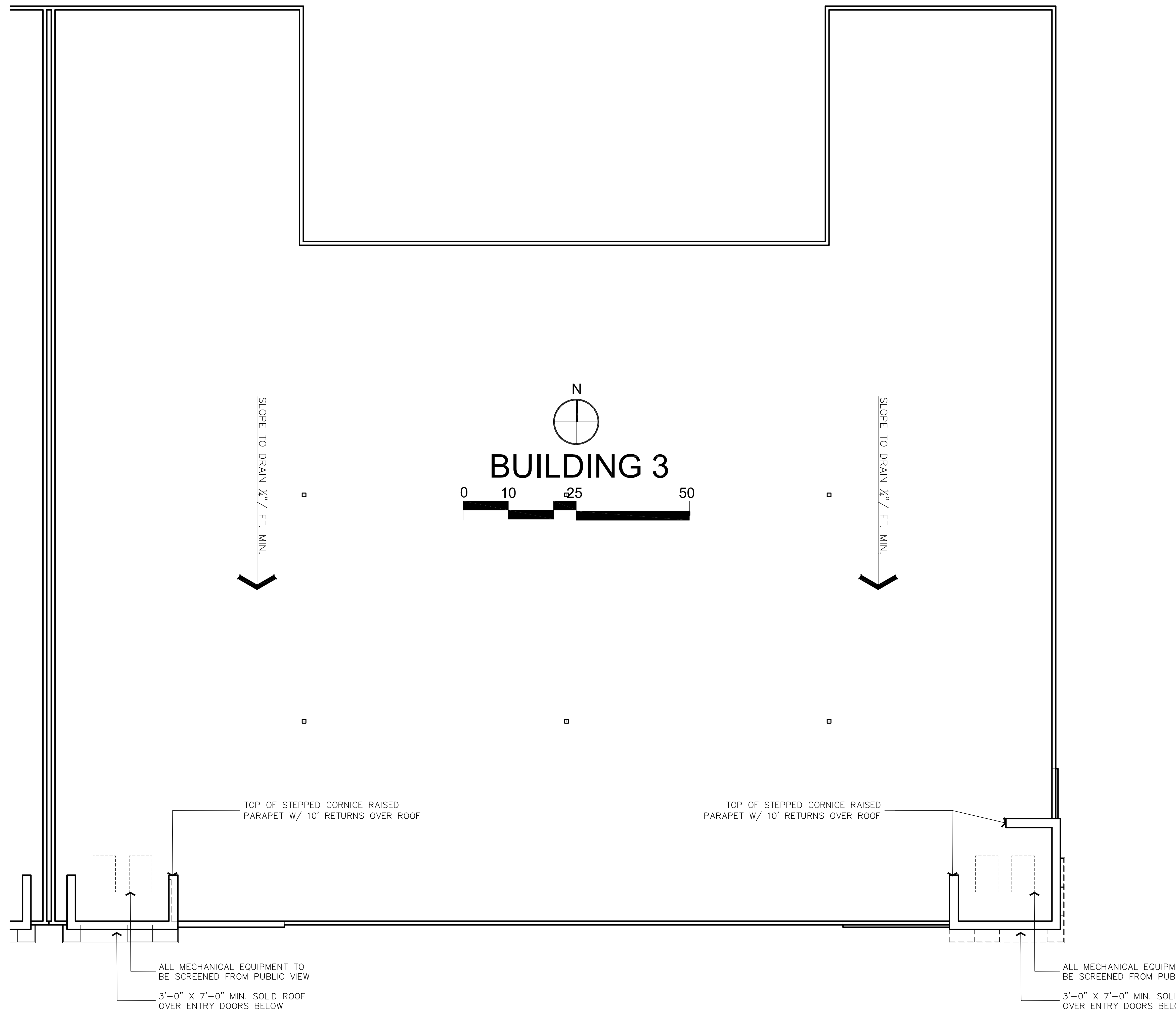
A3-2



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BUILDING 3 ROOF PLAN 07-07-2020

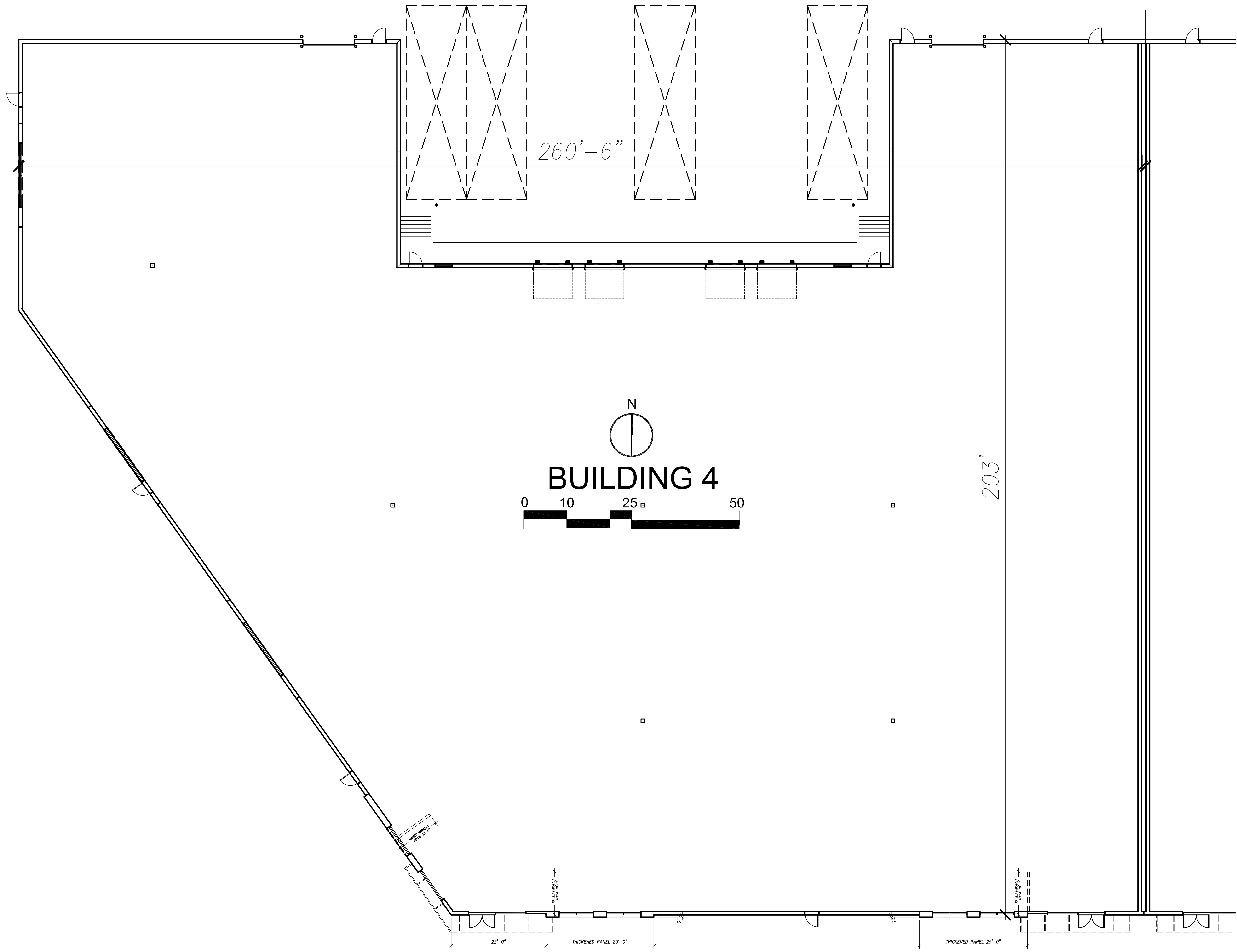
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A3-3



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BUILDING 4 FLOOR PLAN 07-07-2020

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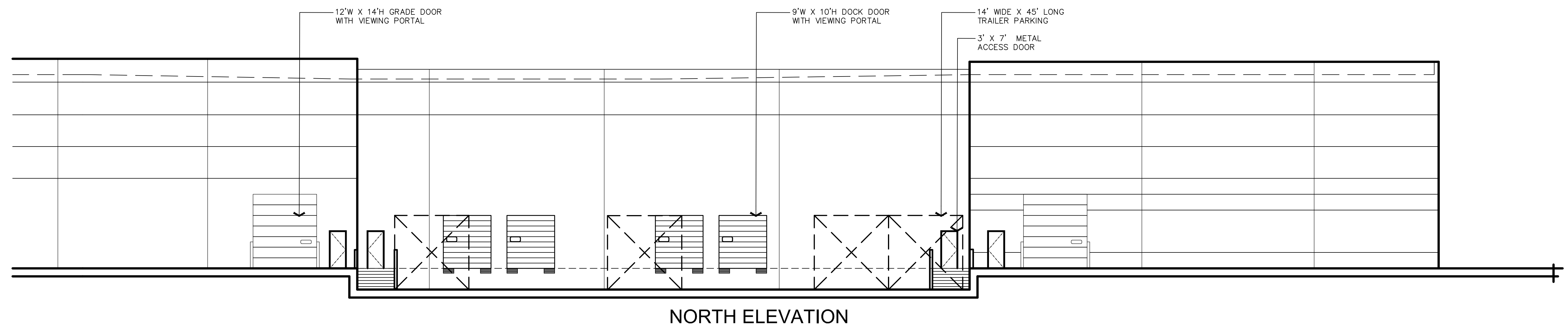
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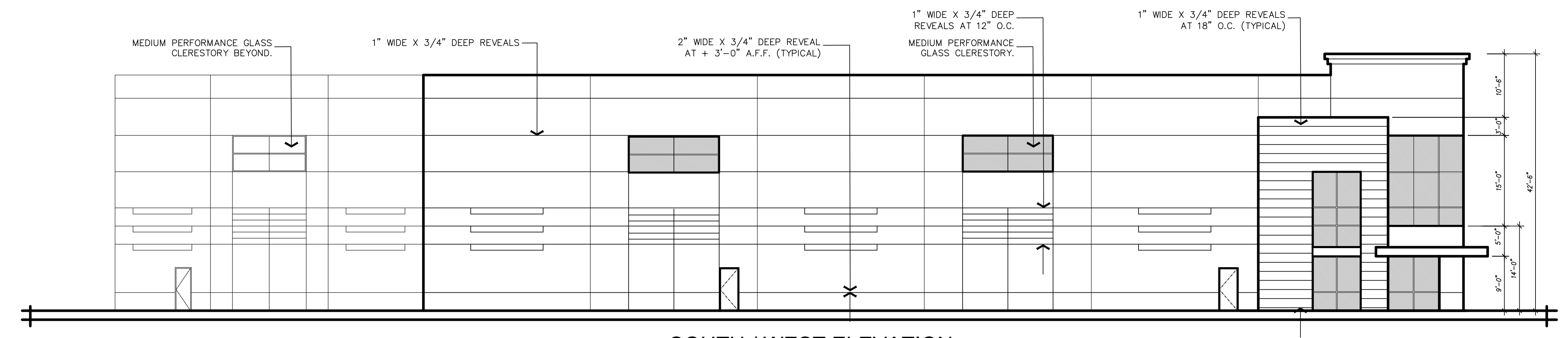
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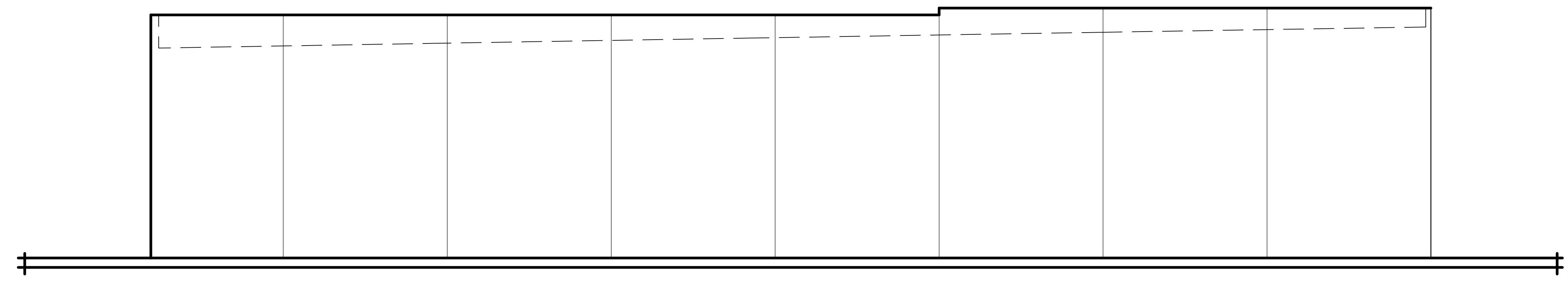
Attachment: Project Plans (4091 - Alessandro Industrial Center)



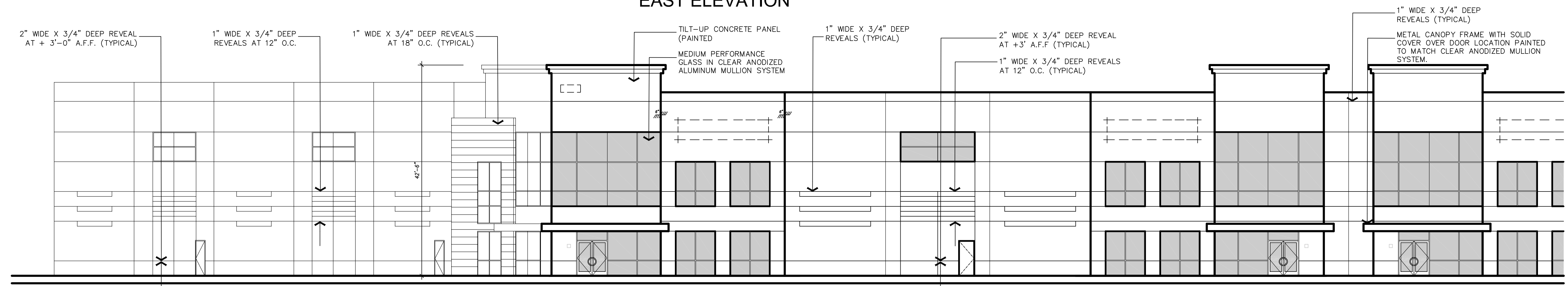
NORTH ELEVATION



SOUTH / WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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BUILDING 4 ELEVATIONS 07-07-2020

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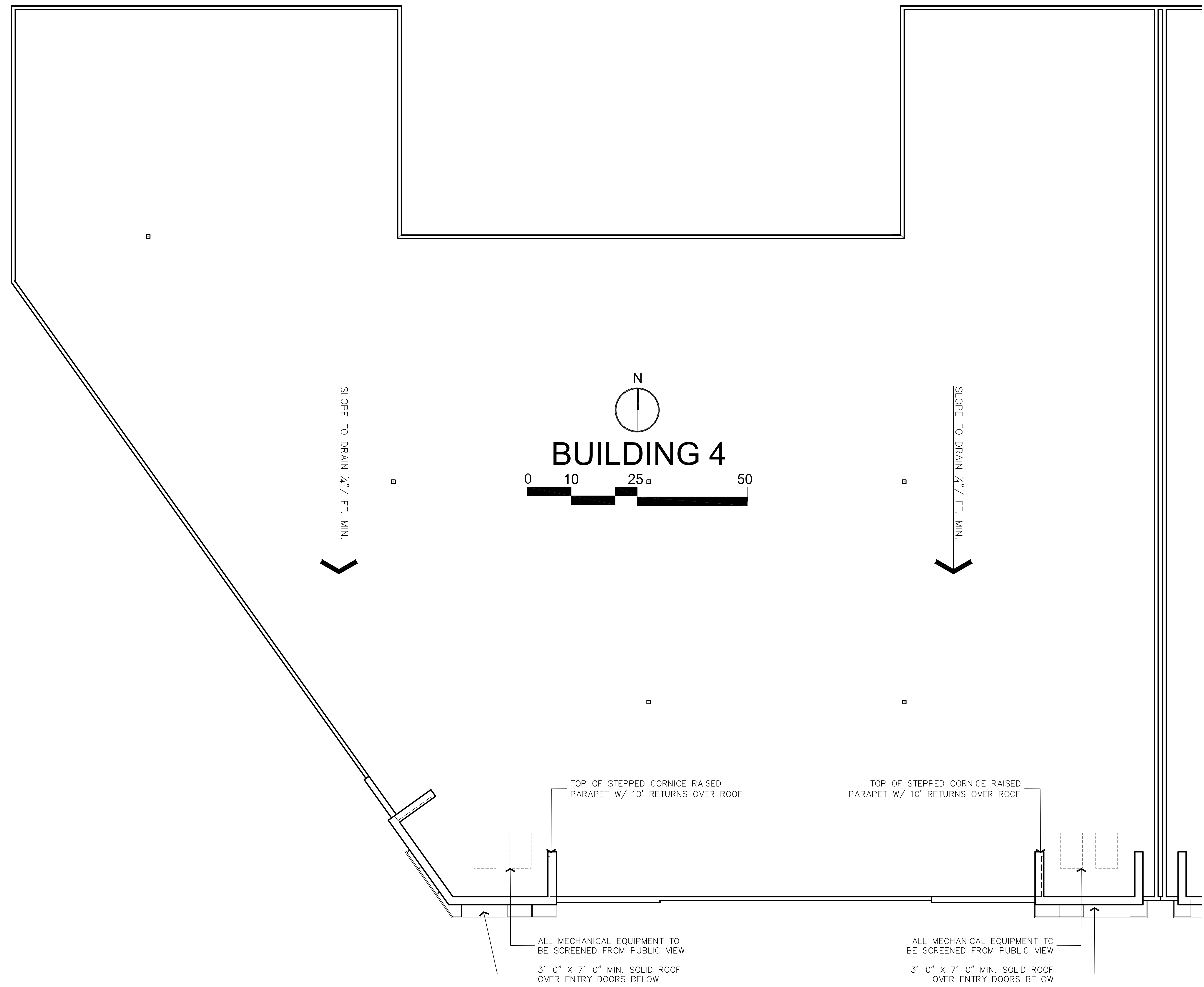
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Job No.
Date

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BUILDING 4 ROOF PLAN 07-07-2020

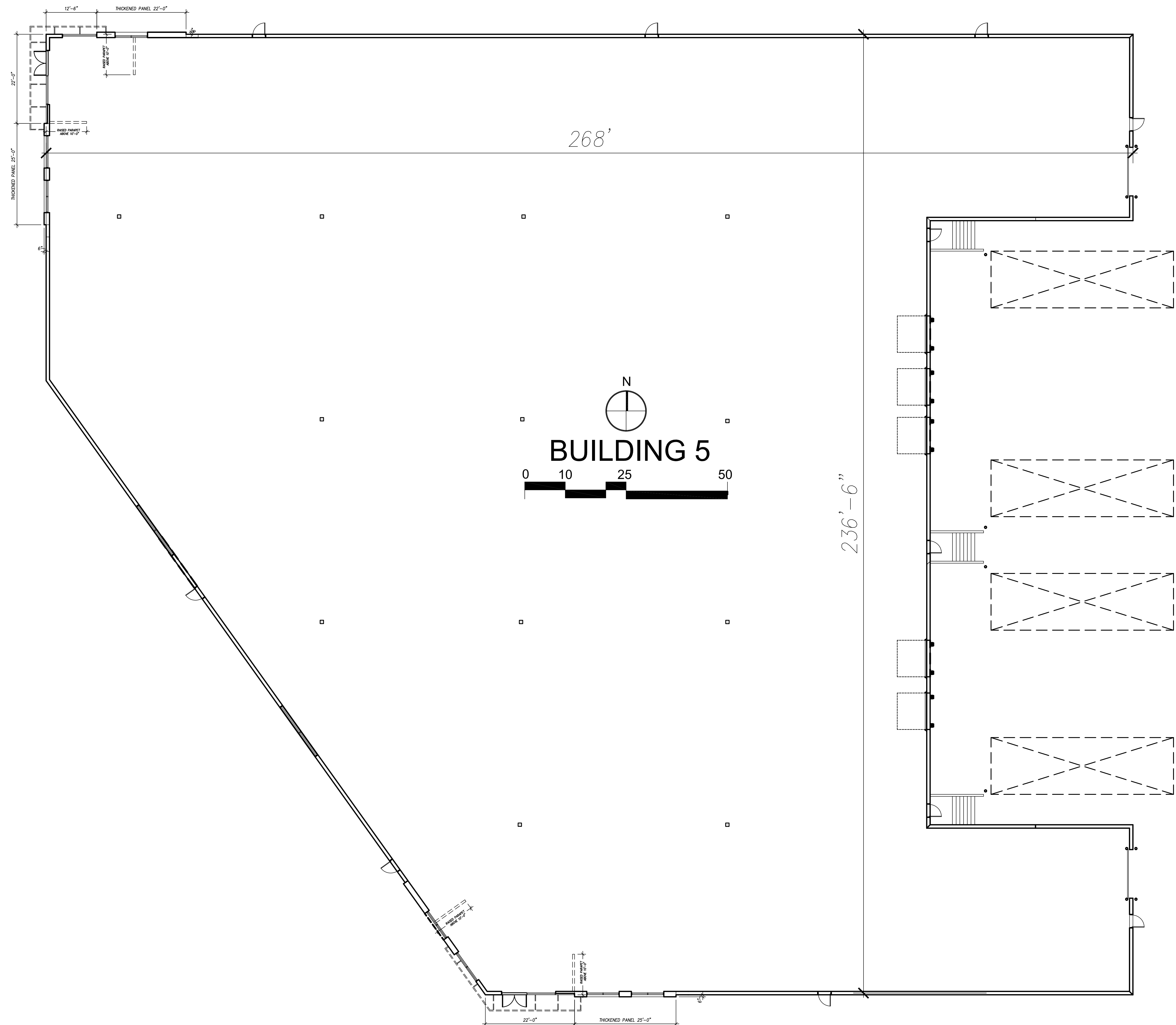
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A4-3

AO Architecture.
 Design.
 Relationships.
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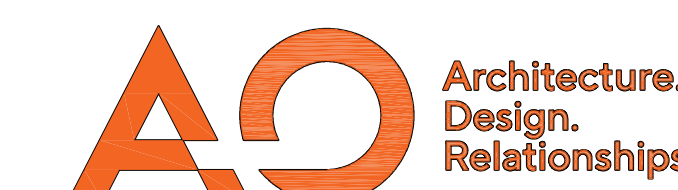
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BUILDING 5 FLOOR PLAN 07-07-2020

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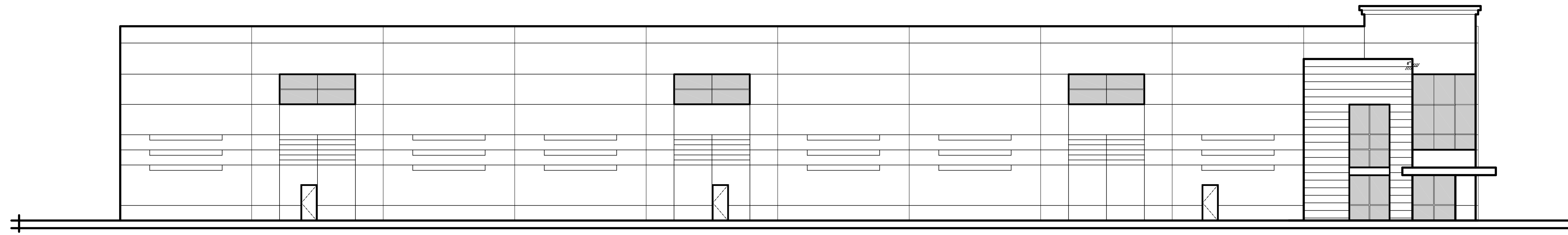
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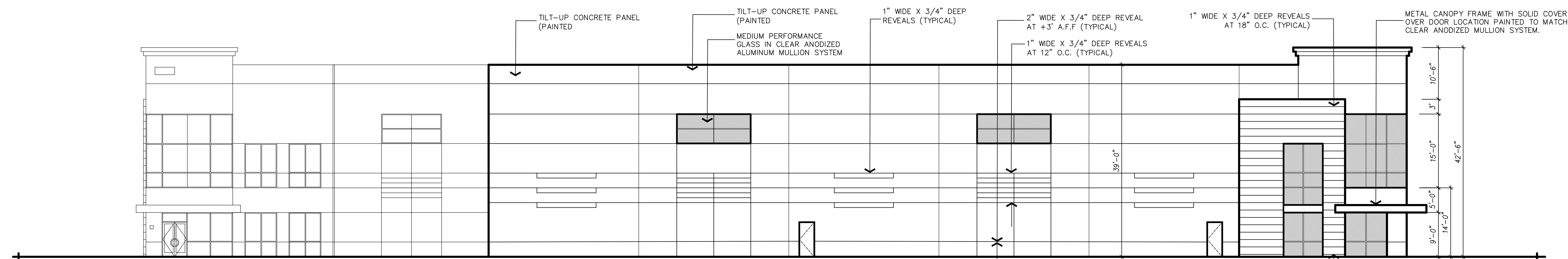
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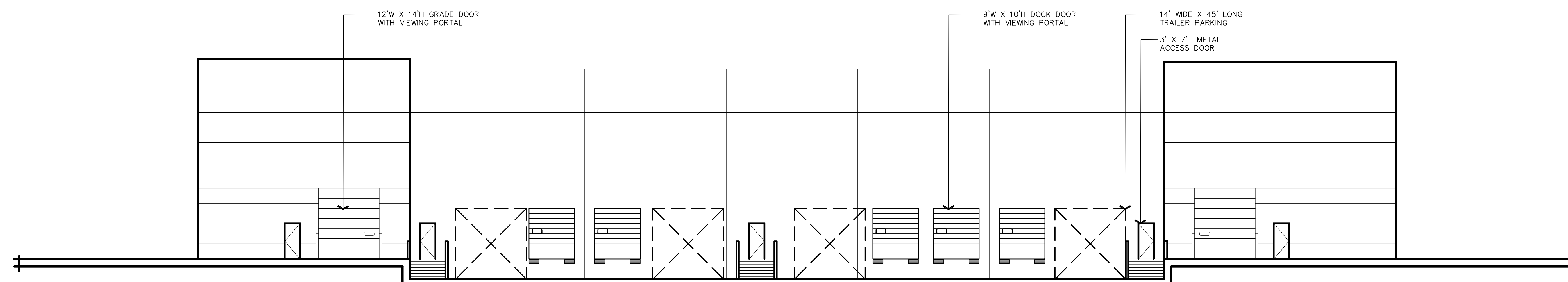
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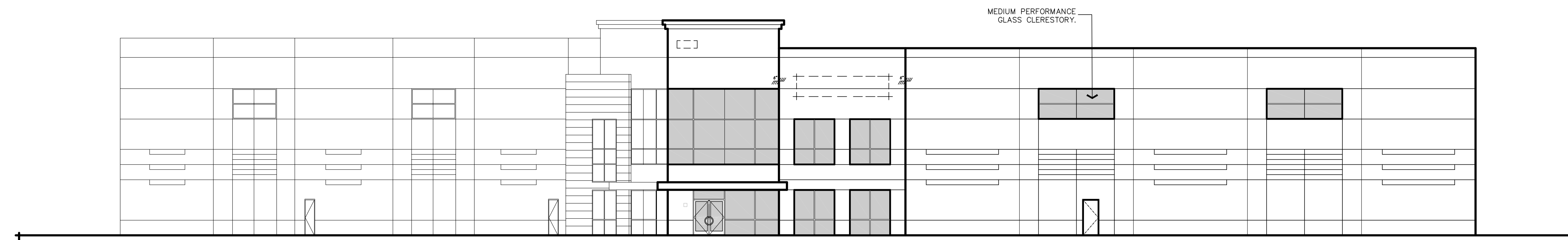
NORTH ELEVATION



SOUTH / WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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BUILDING 5 ELEVATIONS 07-07-2020

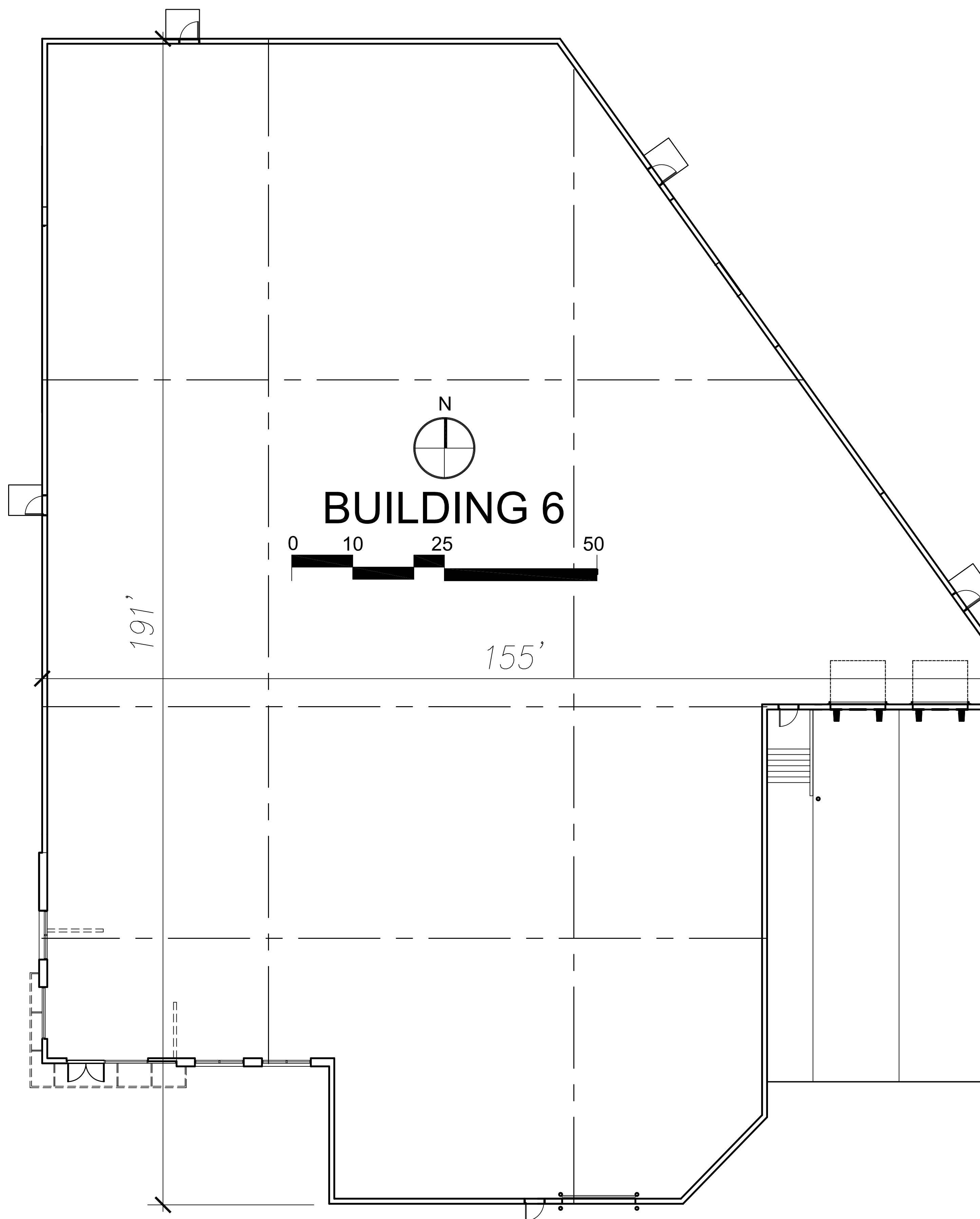
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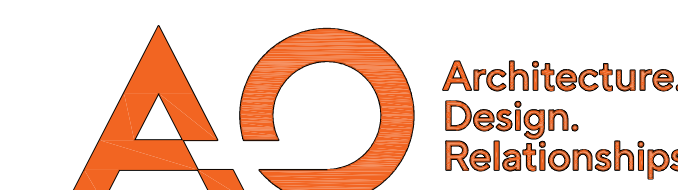
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BUILDING 6 FLOOR PLAN 07-07-2020

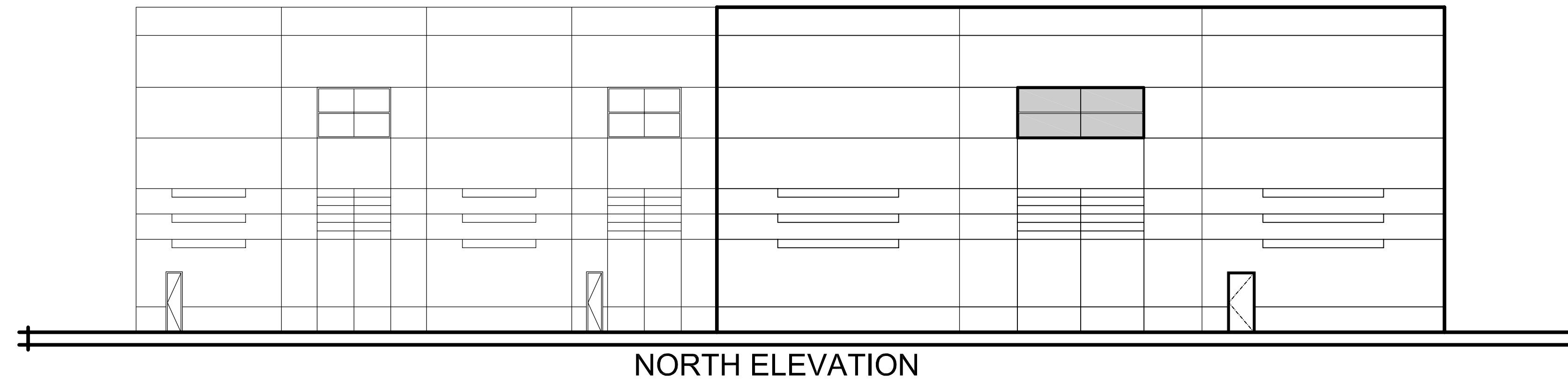
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A6-1

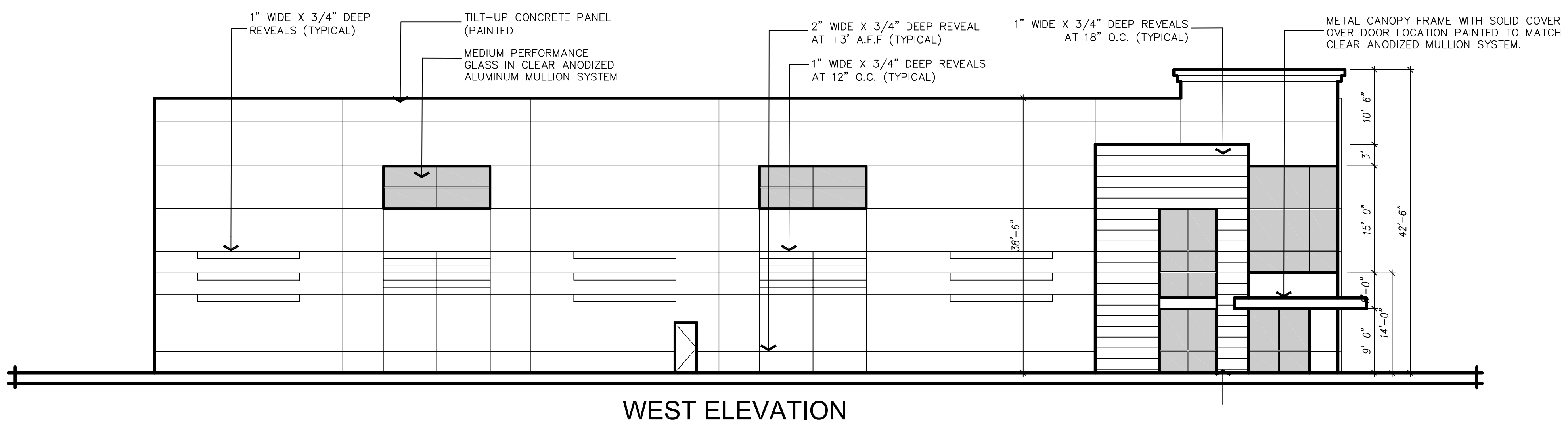


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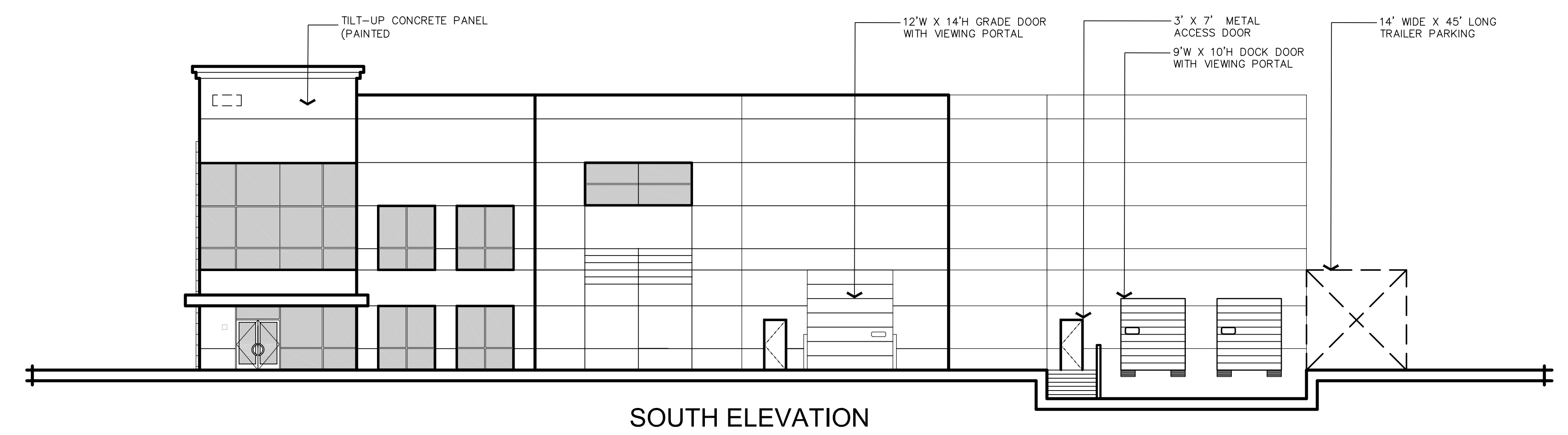
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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BUILDING 6 ELEVATIONS 07-07-2020

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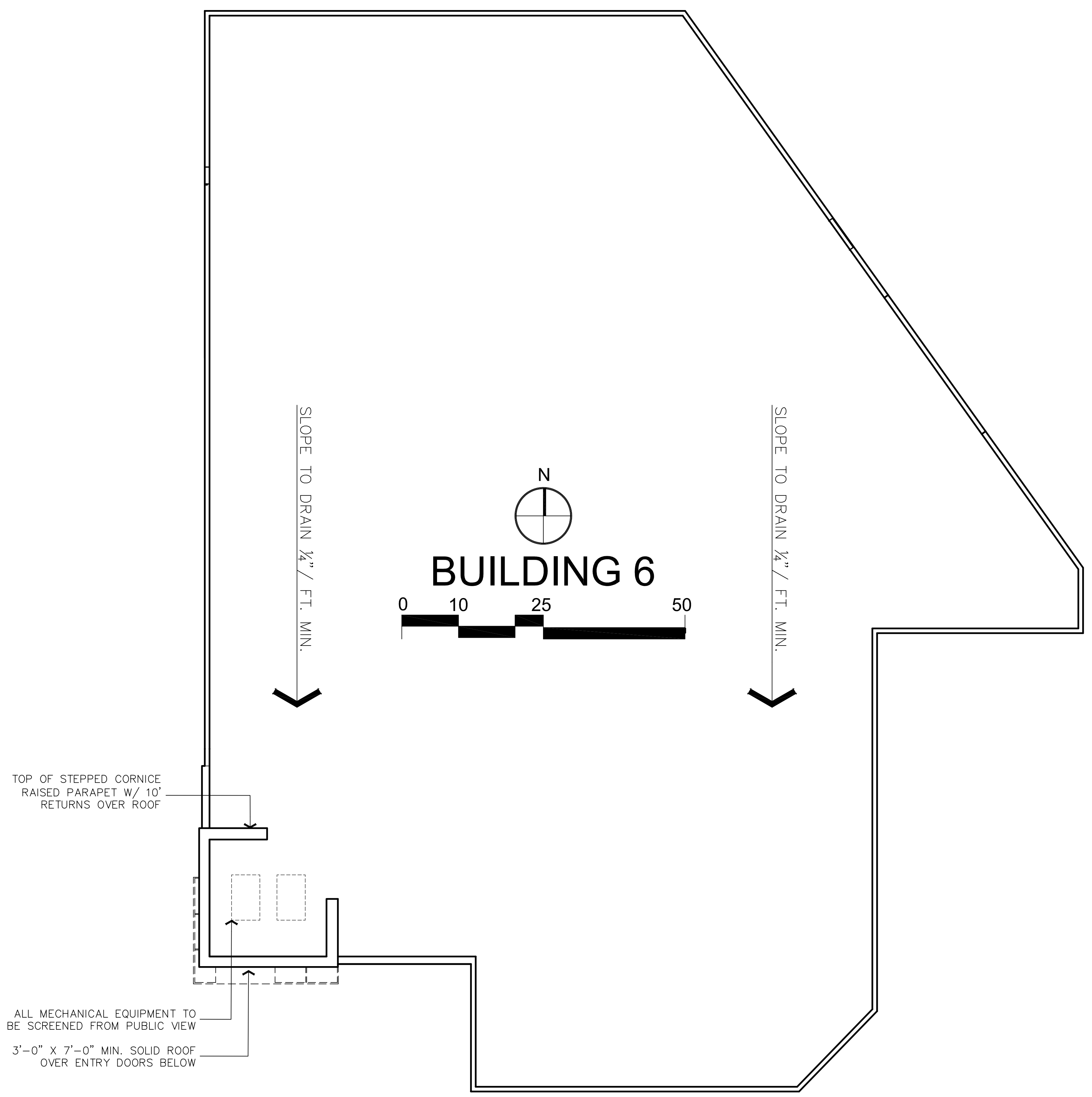
A6-2



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TOP OF STEPPED CORNICE
RAISED PARAPET W/ 10'
RETURNS OVER ROOF

ALL MECHANICAL EQUIPMENT TO
BE SCREENED FROM PUBLIC VIEW
3'-0" X 7'-0" MIN. SOLID ROOF
OVER ENTRY DOORS BELOW

DISCLAIMER:
ALL INFORMATION CONTAINED HEREIN MAY BE SUBJECT
TO CHANGE PENDING OWNER AND OR AGENCY REVIEW
AND IS FOR INFORMATION ONLY

ALESSANDRO INDUSTRIAL CENTER MORENO VALLEY, CA

BUILDING 6 ROOF PLAN 07-07-2020

GOLDEN | Management Services Inc.

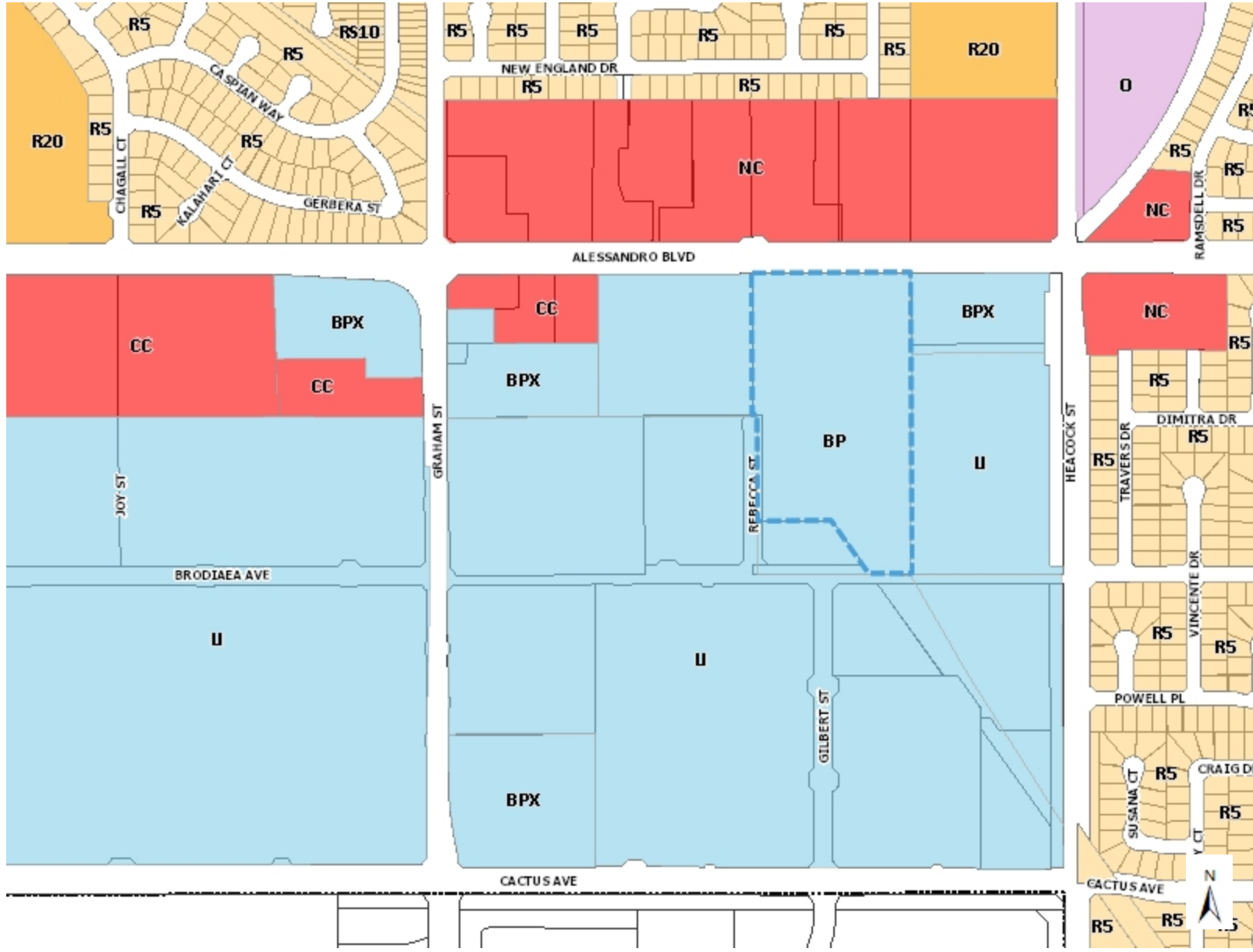
A6-3



144 North Orange Street, Orange, California 92866
714 / 639-9860
aoarchitects.com

Scale
Job No.
Date

Zoning Map



Legend

Zoning

- Commercial
- Industrial/Business Park
- Public Facilities
- Office
- Planned Development
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

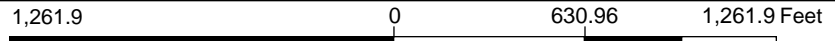
Master Plan of Trails

- Bridge
- Improved
- Multiuse
- Proposed
- Regional
- State

Road Labels

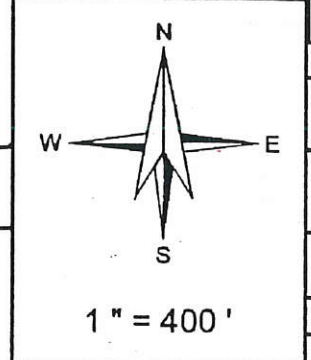
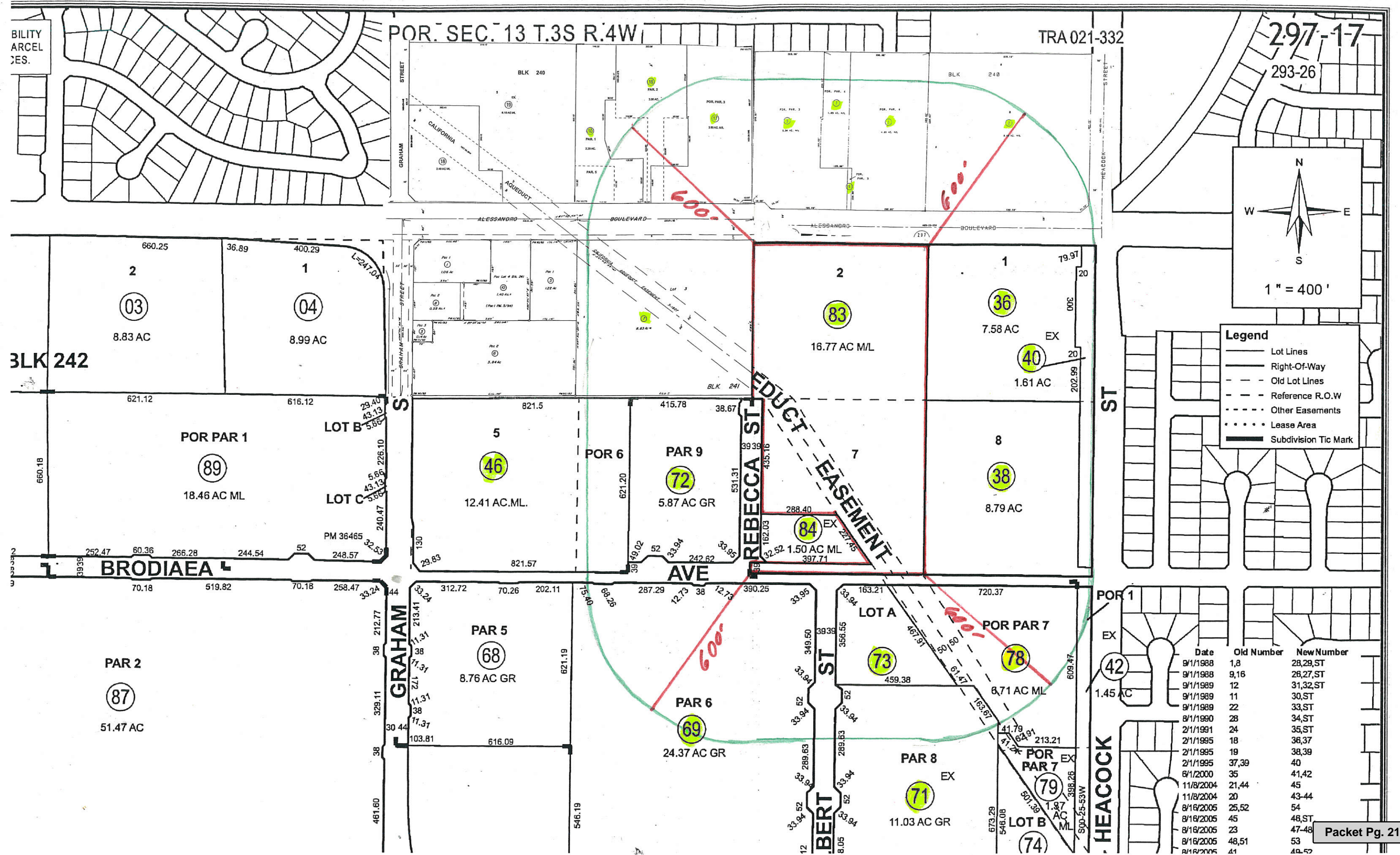
- Parcels
- City Boundary
- Sphere of Influence

Attachment: Zoning Map (4091 : Alessandro Industrial Center)



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:



Legend

- Lot Lines
- Right-Of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- Lease Area
- Subdivision Tic Mark

Date	Old Number	New Number
9/1/1988	1,8	28,29,ST
9/1/1988	9,16	26,27,ST
9/1/1989	12	31,32,ST
9/1/1989	11	30,ST
9/1/1989	22	33,ST
8/1/1990	28	34,ST
2/1/1991	24	35,ST
2/1/1995	18	36,37
2/1/1995	19	38,39
2/1/1995	37,39	40
6/1/2000	35	41,42
11/8/2004	21,44	45
11/8/2004	20	43-44
8/16/2005	25,52	54
8/16/2005	45	46,ST
8/16/2005	23	47-48
8/16/2005	48,51	53
8/16/2005	41	49,52

Attachment: Radius Map (4091 : Alessandro Industrial Center)



City of Moreno Valley
 Community Development Department
 Planning Division
 City Hall Council Chamber
 14177 Frederick Street
 Moreno Valley, CA 92553

NOTICE OF PUBLIC HEARING (VIA TELECONFERENCE ONLY)

PURSUANT TO COVID-19 GOVERNOR EXECUTIVE ORDER N-29-20



Notice of Teleconferenced Public Hearing before the Planning Commission of
DATE & TIME: August 13, 2020 at 7:00 P.M. **VIA TELECONFERENCE ONLY**

COVID-19 TELECONFERENCE INSTRUCTIONS:

For Teleconference Meeting public participation instructions, please see agency
<http://morenovalleyca.iqm2.com/Citizens/default.aspx>

PROJECT LOCATION: Southeast corner of Alessandro Blvd. and Rebecca Street
 (APN: 297-170-083), District 1.

CASE NUMBER(s): PEN20-0037 – Amended Tentative Parcel Map 3747
 PEN20-0038 – Amended Master Plot Plan

CASE PLANNER: Jeff Bradshaw, Associate Planner (951) 413-3224
jeffreyb@moval.org

<APN>
 <Property Owner>
 <Street Address>
 <City, State, Zip>

NOTICE OF PUBLIC HEARING

1.1

PROPOSAL: A Revised Tentative Parcel Map 37478 and Amended Master Plot Plan to re-configure the approved PAMA Business Park/Alessandro Industrial Center to avoid crossing the California Aqueduct easement. Revisions include reducing the total number parcels and buildings from seven to six, removing parking and drive aisles from within the easement and re-designing Rebecca Stre to end in cul-de-sacs on both the north and south sides of the California Aqueduct.

ENVIRONMENTAL DETERMINATION: An Addendum to the previously approved Mitigated Negative Declaration for the PAMA proje has been prepared pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 as the current proposal does r include changes which will require major revisions of the previous environmental document due to identification of new or increas significant environmental effects.

PUBLIC HEARING: All interested parties will be provided an opportunity to submit oral testimony during the teleconferenced Publi Hearing and/or provide written testimony during or prior to the teleconferenced Public Hearing. The application file and relate environmental documents may be inspected by appointment at the Community Development Department at 14177 Frederick Stree Moreno Valley, California by calling (951) 413-3206 during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday

COVID-19 – IMPORTANT NOTICES: Please note that due the COVID-19 pandemic situation, staff will attempt to make reasonabl arrangements to ensure accessibility to inspect the aforementioned records. **In addition, special instructions on how to effectivel participate in the teleconferenced Public Hearing, as approved by Governor Executive Order N-25-20, will be posted a <http://morenovalleyca.igm2.com/Citizens/default.aspx> and will be described in the Planning Commission agenda.**

PLEASE NOTE: The Planning Commission may consider and approve changes to the proposed items under consideration during th teleconferenced Public Hearing.

GOVERNMENT CODE § 65009 NOTICE: If you challenge any of the proposed actions taken by the Planning Commission in court, y may be limited to raising only those issues you or someone else raised during the teleconferenced Public Hearing described in th notice, or in written correspondence delivered to the Planning Division of the City of Moreno Valley during or prior to, the teleconferenc Public Hearing.

Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification c. 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 accessib