
PLANNING COMMISSIONERS

PATRICIA KORZEC
Chairperson

ALVIN DEJOHNETTE
Vice Chairperson

JEFFREY SIMS
Commissioner



RAFAEL BRUGUERAS
Commissioner

OMAR COBIAN
Commissioner

MATTHEW CHEN
Commissioner

VACANT
Commissioner

PLANNING COMMISSION

Regular Meeting

Revised Agenda

Thursday, February 24, 2022 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street

Teleconference Meeting

Pursuant to Assembly Bill No. 361

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/>

STEP 2

Get Meeting ID Number, password and on the list to speak by emailing zoom@moval.org or calling (951) 413-3206, no later than 5:00 p.m. on the day of the Planning Commission Meeting.

STEP 3

Select Audio Source

Computer Speakers/Microphone or Telephone

STEP 4

Public comments may be made via Zoom during the meeting, the Chairperson 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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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 the ADA Coordinator, at 951.413.3350 at least 48 hours before the meeting. The 48 hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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 procedure. 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 non-controversial, and may be enacted by one roll call vote. There will be no discussion of these items unless a member of the Planning Commission requests that an item be removed for separate action

No items for discussion.

NON-PUBLIC HEARING ITEMS

1. Case: PEN22-0001
Applicant: City of Moreno Valley
Property Owner: City of Moreno Valley
Representative: Community Development Department
Location: Citywide
Case Planner: Claudia Manrique
Council District: All
Proposal: Annual Progress Report as Required by Government Code 65400.

PUBLIC HEARING ITEMS

1. Case: PEN18-0038 (Conditional Use Permit)
Applicant: Anthem Energy
Property Owner: Anthem Energy
Representative: A&S Engineering, Inc.
Location: Southwest corner Hemlock Avenue and Redlands Boulevard
Case Planner: Jeff Bradshaw
Council District: 2
Proposal: Conditional Use Permit (PEN18-0038) for development of a service station on a 2.4-acre portion of a 6.9-acre site. The service station would include a 6,323-square foot retail building that includes 5,123-square foot food market and an adjacent 1,200-square foot retail tenant space, along with 16 fueling dispensers.

2. Case: PEN21-0192 (Conditional Use Permit)
Applicant: Moreno Valley Fresh Farms, LLC, Sigrid Lopez
Property Owner: Shlomo Botach
Representative: Sigrid Lopez
Location: Canyon Springs Plaza
Southwest corner of Box Springs Road and Day Street. APN: 291-050-035
Case Planner: Chris Ormsby, Senior Planner
Malinda Lim, Contract Planner
Council District: 2
Proposal: Conditional Use Permit (PEN21-0192) for the operation of a cannabis microbusiness within an existing 27,786 square-foot building at 12125 Day Street, Suite G301.

OTHER COMMISSION BUSINESS

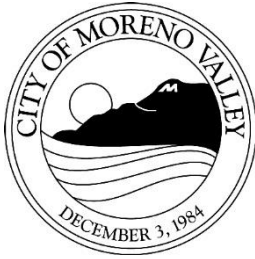
No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting, Thursday, March 10, 2022 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.



PLANNING COMMISSION

STAFF REPORT

Meeting Date: February 24, 2022

GENERAL PLAN ANNUAL PROGRESS REPORT AS REQUIRED BY GOVERNMENT CODE 65400

Case: PEN22-0001

Applicant: City of Moreno Valley

Property Owner: City of Moreno Valley

Representative: Community Development Department

Location: Citywide

Case Planner: Claudia Manrique

Council District: All

Proposal: Annual Progress Report as Required by Government Code 65400

SUMMARY

The City is required by State law (Government Code Section 65400) to prepare an annual progress report on the status of the City's General Plan and its implementation ("Annual Report"). The Annual Report must be submitted to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD). The Annual Report must be presented to the City Council for its review and acceptance before it is submitted to the above-referenced state agencies.

BACKGROUND

Under State law, the City is required to adopt and maintain a comprehensive, long-term General Plan for its physical development including consideration of any land located

outside its boundaries that bears a relationship to its planning activities. The General Plan is at the top of the hierarchy of the City's land use regulations, zoning, and other land use decisions must conform to the General Plan. In essence, the City's General Plan serves as the blueprint for future growth and development. As a blueprint for the future, the General Plan contains goals, objectives, policies and programs designed to provide decision makers with information and a basis for all land use related decisions.

The General Plan must contain the following eight mandatory elements: (1) Land Use Element; (2) Circulation Element; (3) Housing Element; (4) Conservation Element; (5) Open Space Element; (6) Noise Element; (7) Environmental Justice and (8) Safety Element.

Land Use Element

The Land Use Element must designate the proposed general distribution, location, and extent of land uses for housing; business; industry; open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty; education; public buildings and grounds; waste disposal facilities; and other categories of public and private uses.

Circulation Element

The Circulation Element must identify the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, military airports and ports, and other local public utilities and facilities.

Housing Element

The Housing Element must identify and analyze existing and projected housing needs and establish goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.

Conservation Element

The Conservation Element must address the identification, conservation, development, and use of natural resources.

Open Space Element

The Open Space Element details comprehensive and long-range plans and measures for (1) preserving open space for natural resources, (2) managing the production of resources, (3) outdoor recreation, (4) public health and safety, (5) military installations, and (6) Native American places, features, and objects.

Noise Element

The Noise Element considers potential noise problems in the community.

Environmental Justice Element

The Environmental Justice Element must identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity.

Safety Element

The Safety Element addresses risk associated with seismic, geologic, flood, and wildfire hazards. Known seismic and other geologic hazards must be mapped, and emergency evacuation routes, firefighting water supply, and similar emergency issues must be addressed.

City’s General Plan

The City’s MoVal 2040 General Plan, approved by City Council on June 15, 2021, incorporates all required elements summarized above, and also includes an Economic Development Element and a Healthy Community Element. The approved General Plan also included the City’s first Environmental Justice Element.

- Land Use Element titled as “Land Use and Community Character”
- Economic Development (*new*)
- Circulation
- Parks and Public Services
- Safety
- Noise
- Environmental Justice (*new*)
- Healthy Community (*new*)
- Open Space and Resource Conservation
- Housing Element

ANNUAL REPORT CONTENTS

The 2021 General Plan Annual Progress Report summarizes the City’s progress towards implementing the goals, policies and programs of the General Plan. It covers the period of January 1, 2021 through December 31, 2021. The Annual Report includes a report of all General Plan amendments approved by the Planning Commission and City Council in 2021. Three (3) General Plan Amendments were approved during the annual reporting period.

General Plan Amendments

Three General Plan Amendments were approved during the reporting period.

Project Number	Action	Description	Location
----------------	--------	-------------	----------

PEN20-0063 PEN20-0065 PEN20-0066 PEN20-0067	December 10, 2020 - Planning Commission recommended approval. February 2, 2021 - City Council approval with the second reading of the zoning ordinance on February 16, 2021.	Iris Park Planned Unit Development (PUD) – General Plan Amendment (GPA) amending the land use designation of the Project site from Residential 5 (R5) to Residential 10 (R10), a Change of Zone from Residential 5 (R5) to Residential Single-Family 10 (RS10), Tentative Tract Map 37909 for a single family 81 lot subdivision, and Conditional Use Permit for design.	South of Iris Avenue, east of Perris Boulevard
PEN20-0139 PEN20-0138 PEN20-0137	January 14, 2021 - Planning Commission recommended approval. February 2, 2021 - City Council approval with the second reading of the zoning ordinance on February 16, 2021.	The District - General Plan Amendment (GPA) amending the land use designation of the Project site from Commercial (C) to Business Park (BP), 2) a Specific Plan Amendment from SP205 Retail Commercial to SP205 Mixed Use, and a Plot Plan for an approximately 220,390 square foot light industrial building.	Southeast corner of Heacock Street and Ironwood Avenue
PEN19-0240 PEN21-0030	May 27, 2021 - Planning Commission continued May 28, 2021 - Planning Commission continued June 8, 2021 - Planning Commission recommended approval. June 15, 2021 - City Council approval with the second reading of the zoning ordinance on August 3, 2021.	MoVal2040 - Comprehensive General Plan, Climate Action Plan, Housing Element, and Municipal Code Zoning Ordinance Amendments to implement the updated General Plan.	Citywide

Housing

The California Department of Housing and Community Development (HCD) requires the reporting of development activity related to Housing Element implementation on specific State reporting forms, which were updated in January 2022. The method of reporting Housing Element implementation is established by HCD with the purpose of tracking overall housing production in a community, as well as, more specifically, the City’s progress towards meeting its Regional Housing Needs Allocation (RHNA). The City’s Housing Element Implementation Progress Report is included as Exhibit A to the Annual Report (Attachment 1).

In summary, 454 new residential permits were issued in 2021, including 105 multiple family (apartment) units and 349 single-family dwelling (SFD) units. The City’s progress in meeting its Year 2014-2021 RHNA goals is summarized in the table below.

City of Moreno Valley Cycle 5 RHNA Progress				
Income Level	<i>2014-2021 RHNA (# units)</i>	<i>2020 Annual Report Remaining RHNA Need</i>	<i>New Units 2021</i>	<i>2021 Remaining RHNA Need</i>

Very Low	1500	1500	40	1460
Low	993	993	41	952
Moderate	1112	344	24	320
Above-Moderate	2564	1090	349	741
Total	6,169	3,927	454	3,473

ACCOMPLISHMENTS IN 2021

The purpose of the Annual Report is to highlight significant accomplishments and summarize ongoing General Plan projects that the City has been working on since January 2021. Major accomplishments include key projects that demonstrate how the City is implementing the policy and realizing the vision of the General Plan.

Highlighted below are some of the items from the Annual Report.

Community Development Department (Planning)

- Three (3) General Plan related projects reviewed and approved by City Council.
- Sixteen (16) major projects reviewed and approved by the Planning Commission.
- Awarded the Inland Empire Economic Partnership's (IEEP) Innovative Use of Technology award for Simplicity - the City's new Digital Plan Room.

Public Works

- Citywide Pavement Rehabilitation Program for Arterials and Collectors FY 2020/21 (construction started in October 2021)
- South Lasselle Street Safety Corridor (construction completed in November 2021)
- SR 60-Moreno Beach Interchange project (design completed in September 2020, construction in Summer 2021)
- The Advanced Dilemma Zone Detection at Certain Intersections project allowed the installation of such zones at 65 existing signalized intersections which enhanced traffic safety via the reduction of rear-end and right-angle collisions (project completed October 2021)
- Public Improvements secured through bonds, etc.: \$13,865,000

Moreno Valley Utility (MVU)

- Accomplishments for energy efficiency in 2021 include the following:
 - Completion of the City Hall Annex 50 kW solar carport
 - Completion of the installation of three (3) electric vehicle charging stations at the City Hall Annex building - two Level Two chargers and one DC Fast Charger

Parks & Community Services

- Grand Opening and Dedication of the new Civic Center Amphitheater and Park took place on June 24, 2022

- Dedicated the new Dr. Carla J. Thornton Teen Spot at the Convention and Recreation Center on June 9, 2021
- Dedicated and opened the new Kawhi Leonard Basketball Court in Weston Park on September 25, 2021
- Revamped and relaunched the Beautify MoVal Program to great success and community participation

Financial and Management Services Department

- Upgraded internet connection at all three City library branches
- Received the California Humanities Library Innovation Lab Grant Award for the "Celebrating MoVal Cultures" project
- Moreno Valley GIS assisted Planning with the MoVal 2040 Comprehensive General Plan update
- Assisted 4,405 households with Fair Housing Services
- Provided 6 homes with energy efficiency solar systems
- Street improvements and ADA improvements funded by HUD's Community Development Block Grant (CDBG) Program completed in 2020/21 benefited cumulatively 57,418 low-moderate income persons

In conclusion, the General Plan Annual Report satisfies the State-mandated annual report on the implementation status of Moreno Valley's General Plan. The actions, plans, programs, and projects documented in the Annual Report represent the City's commitment to achieving the goals and objectives set forth in the State required mandated General Plan Elements.

ENVIRONMENTAL

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, it has been determined that this item does not constitute a "Project" under CEQA in that it does not involve any discretionary action that has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment, but rather it is a ministerial annual "reporting" duty the City must perform under State law.

NOTIFICATION

No public notification other than accomplished with routine posting of the meeting agenda is required for this City Council item.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2022-10 recommending that the City Council find and conclude that the January 2021 to December 2021 General Plan Annual Report is consistent with the requirements of Government Code Section 65400 and direct staff to submit the Annual Report to the Office of Planning and Research and to the Department of Housing and Community Development by April 1, 2022.

Prepared by:
Claudia Manrique
Associate Planner

Approved by:
Sean P Kelleher
Planning Division Manager

ATTACHMENTS

To view large attachments, please click your “bookmarks”  on the left hand side of this document for the necessary attachment.

1. Resolution 2022-10 - 2021 General Plan Annual Report
2. Exhibit A to Resolution No. 2022-10 - 2021 General Plan Annual Report

RESOLUTION NO. 2022-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING THAT THE CITY COUNCIL APPROVE THE 2021 GENERAL PLAN ANNUAL PROGRESS REPORT FOR SUBMISSION TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR) AND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

WHEREAS, under California law, the City is required to adopt and maintain a comprehensive, long-term General Plan for its physical development including consideration of any land located outside its boundaries which bears a relationship to its planning activities; and

WHEREAS, the General Plan is at the top of the hierarchy of the City's land use regulations; zoning and other land use decisions must conform to the General Plan; and

WHEREAS, the City's General Plan serves as the blueprint for future growth and development and contains goals, objectives, policies and programs designed to provide decision makers with information and a basis for all land use related decisions; and

WHEREAS, pursuant to state law, the General Plan must contain the following eight mandatory elements: (1) Land Use Element; (2) Circulation Element; (3) Housing Element; (4) Conservation Element; (5) Open Space Element; (6) Noise Element; (7) Environmental Justice and (8) Safety Element; and

WHEREAS, the City has the option of including additional elements in its General Plan as well; and

WHEREAS, the City of Moreno Valley's current General Plan was adopted on June 15, 2021; and

WHEREAS, the City's adopted General Plan incorporates all of the required elements, and also Economic Development and Healthy Community Elements as follows:

- Land Use Element titled as "Land Use and Community Character"
- Economic Development
- Circulation
- Parks and Public Services
- Safety
- Noise
- Environmental Justice
- Healthy Community
- Open Space and Resource Conservation
- Housing Element; and

WHEREAS, pursuant to Government Code Section 65400, the City is required to prepare an annual progress report on the status of the City's General Plan and its implementation ("Annual Report"); and

WHEREAS, the Annual Report must be submitted to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD), on or before April 1, 2022; and

WHEREAS, the Annual Report must be presented to the City Council for review and acceptance before it is submitted to the above-referenced state agencies; and

WHEREAS, OPR suggests that the Annual Report contain the following: (1) measures associated with the implementation of the General Plan with specific reference to individual elements; (2) the degree to which the General Plan complies with OPR's General Plan Guidelines; (3) the date of the last update to the General Plan; (4) priorities for land use decision making that have been established by the City Council such as the passage of moratoria or emergency ordinances; (5) goals, policies, objectives, standards or other plan proposals that need to be added or were deleted, amended, or otherwise adjusted; (6) references to the status of any specific General Plan element or policy with a brief comment on how each advanced the implementation of the General Plan during the past year; (7) planning activities initiated such as master plans, specific plans, master environmental assessments, annexation studies, and other studies or plans; (8) General Plan amendments; and (9) major development applications processed; and

WHEREAS, the City is required to submit a Housing Element Annual Progress Report to the Department of Housing and Community Development (HCD) using forms prescribed by HCD; and

WHEREAS, the City's Strategic Plan (Momentum MoVal), adopted on August 16, 2016, included Initiative 1.9.1 which provided guidance on the preparation of a General Plan Annual Report; and

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

Section 1. Recitals and Exhibits

That the foregoing Recitals and attached Exhibits are true and correct and are hereby incorporated by this reference.

Section 2. Evidence

That the Planning Commission has considered all of the evidence submitted into the administrative record for the 2021 General Plan Annual Progress Report (PEN22-0001), including, but not limited to, the following:

- a. Moreno Valley General Plan and all other relevant provisions contained therein;
- b. The 2021 General Plan Annual Progress Report, attached as Exhibit 1;
- c. Housing Element APR reporting requirements, which each jurisdiction is

- required to report certain housing information in accordance with state housing law (refer to Government Code Sections 65400, 65583 and 65584), attached as Appendix A to Exhibit 1;
- d. The City's General Plan Goals, Policies, and Actions updated as part of MoVal 2040, attached as Appendix B to Exhibit 1;
 - e. Staff Report prepared for the Planning Commission's consideration and all documents, records, and references related thereto, and Staff's presentation at the February 24, 2022 Planning Commission hearing.

Section 3. Findings

That based on the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission finds that the General Plan Annual Progress Report has been prepared for 2021 and is consistent with the guidelines from the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD).

Section 4. CEQA Analysis

That in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, it has been determined that this item does not constitute a "Project" under CEQA in that it does not involve any discretionary action that has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment, but rather it is a ministerial annual "reporting" duty the City must perform under State law.

Section 5. Recommendation

That the City Council approve the 2021 General Plan Annual Progress Report for submission to the Governor's Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD) on or before April 1, 2022.

Section 6. Repeal of Conflicting Provisions

That all the provisions heretofore adopted by the Planning Commission that are in conflict with the provisions of this Resolution, are hereby repealed.

Section 7. Severability

That the Planning Commission declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 8. Effective Date

That this Resolution shall take effect immediately upon its adoption.

Section 9. Certification

That the Secretary of the Planning Commission shall certify to the passage of this Resolution.

PASSED AND ADOPTED THIS 24th day of February 2022.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Patricia Korzec, Chairperson

ATTEST:

Sean Kelleher,
Planning Official

APPROVED AS TO FORM:

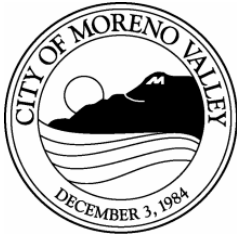
Steven B. Quintanilla,
Interim City Attorney

Exhibits:
Exhibit A: 2021 General Plan Annual Report

Attachment: Resolution 2022-10 - 2021 General Plan Annual Report [Revision 2] (5690 : General Plan Annual Progress Report)

Exhibit A
2021 General Plan Annual Report

Attachment: Resolution 2022-10 - 2021 General Plan Annual Report [Revision 2] (5690 : General Plan Annual Progress Report)



CITY OF MORENO VALLEY
Community Development Department
Planning Division

GENERAL PLAN ANNUAL PROGRESS REPORT

JANUARY 1, 2021 – DECEMBER 31, 2021

TABLE OF CONTENTS

ACKNOWLEDGEMENTS.....3

BACKGROUND, ANALYSIS AND CONCLUSION 4-10

MAJOR MILESTONES AND PROJECTS 11-17

ATTACHMENTS

1. Appendix A - 2021 Housing Element Annual Progress Report Table
2. Appendix B - Annual Report General Plan Goals-Policies 2021

ACKNOWLEDGEMENTS

CITY COUNCIL (Elected)	DISTRICT	TERM EXPIRES
Dr. Yxstian A. Gutierrez, Mayor	CITYWIDE MAYOR	November 2022
Vacant	1	November 2024
Edward A. Delgado	2	November 2022
David Marquez	3	November 2024
Ulises Cabrera	4	November 2022

PLANNING COMMISSION (Appointed)	TERM EXPIRES
Patricia Korzec, Chairperson	March 31, 2023
Alvin DeJohnette	June 30, 2022
Jeffrey D. Sims	March 31, 2023
Rafael Brugueras	March 31, 2023
Omar Cobian	June 30, 2022
Matthew Chen	March 31, 2025

CITY MANAGER

Mike Lee, City Manager / Economic Development Director

ASSISTANT CITY MANAGER

Ben Kim, Assistant City Manager (Development)

Brian Mohan, Assistant City Manager / Chief Financial Officer / City Treasurer

COMMUNITY DEVELOPMENT DEPARTMENT

Manuel A. Mancha, Community Development Director

Planning Division

Sean Kelleher, Planning Division Manager / Planning Official

Chris Ormsby, AICP Senior Planner

Claudia Manrique, Associate Planner

Gabriel Diaz, Associate Planner

Jeffrey Bradshaw, Associate Planner

Julia Descoteaux, Associate Planner

Grace Espino-Salcedo, Senior Permit Technician

Summer Looy, Permit Technician

Ashley Aparicio, Permit Technician

Naudia Samuels, Administrative Assistant

ANNUAL REPORT SUMMARY

BACKGROUND

On December 3, 1984, the City of Moreno Valley was incorporated as a general law city led by a City Council-Manager form of government. At the time of incorporation, the City of Moreno Valley consisted of 42 square miles and a population of 49,702 people. As of January 2022, the City includes 51.56 square miles with a population of 214,982 people.

The City adopted its first General Plan in 1988. The General Plan was amended and updated on July 11, 2006. The City began the process for a comprehensive General Plan update in November 2019 and was completed on June 15, 2021. The updated General Plan (MoVal 2040) recognizes the community's diverse population, distinct residential neighborhoods, neighborhood and regional commercial activities, industrial potential and recreational amenities. MoVal 2040 comprehensively updated all the programs and policies in General Plan and well as added new Elements.

This document constitutes an annual report to the Planning Commission and City Council as required by state law on the updates of programs and policies in the General Plan. The document includes major projects, General Plan amendments, a status report of goal objectives, policies and programs of the current General Plan, and a Housing Program Status Report. This Annual Report includes projects and information from January 1, 2021 through and up to December 31, 2021.

The following is a summary of the current adoption status of the different required elements of the General Plan:

- Land Use and Community Character
- Economic Development (*new*)
- Circulation
- Parks and Public Services
- Safety
- Noise
- Environmental Justice (*new*)
- Healthy Community (*new*)
- Open Space and Resource Conservation
- Housing Element

ANALYSIS

Government Code Section 65400

California Governments Code Section 65400 requires that an annual report be made to the legislative body of the submitting jurisdiction on the status of the General Plan and progress towards its implementation prior to submittal to the Office of Planning & Research and Department of Housing and Community Development. The report must also include activity that addresses the City's share of regional housing needs. State law requires the following:

- A) A General Plan Annual Report shall be provided by April of each year to the City Council, the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD); and
- B) A status of the General Plan and progress in its implementation shall be provided in the General Plan Annual Report; and
- C) Progress in meeting its share of the regional housing needs pursuant to Section 65584 of the Government Code shall be provided in the General Plan Annual Report.

Annual Review and Housing Program Summary Report

Pursuant to State Law, the Annual Report and Review of the City of Moreno Valley General Plan reports the progress in implementing the General Plan to the City Council. The City of Moreno Valley's Annual Report includes the following items:

- 1. A list of Accomplishments from January 2021 through December 2021
- 2. A list of General Plan Amendments from January 2021 through December 2021
- 3. Appendix A - Housing Element Implementation Progress Report includes the City's progress made in meeting its share of regional housing needs pursuant to State Government Code Section 65584.
- 4. Appendix B - MoVal 2040 General Plan complete list of goals, policies, objectives and programs towards implementing the City's blueprint for land use development, which was approved on June 15, 2021.

Housing Element Progress

State law requires that each jurisdiction in California include a Housing Element in its General Plan that establishes specific actions, objectives, and timelines for meeting its State mandated Regional Housing Needs Assessment (RHNA) for each income level. The RHNA is provided to jurisdictions in eight-year cycles. The current cycle is Cycle 5, which covers the time period of 2014 through 2021. Every year the City prepares an

annual Housing Element Progress Report (Appendix A) that it submits to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1st. Shown in Table 1 is the City's progress in meeting its RHNA.

Income Level	2014-2021 RHNA (# units)	2020 Annual Report Remaining RHNA Need	New Units 2021	2021 Remaining RHNA Need
Very Low	1500	1500	40	1460
Low	993	993	41	952
Moderate	1112	344	24	320
Above-Moderate	2564	1090	349	741
Total	6,169	3,927	454	3,473

The 2021 Housing Element Annual Report also includes required data on the number of applications submitted to the City for the production of housing units, the number of applications that were approved by the Planning Commission or City Council, and the number of building permits that were issued. The intention is to monitor whether cities are limiting housing production through its approval processes by comparing the number of housing applied for to the number that are actually constructed. The City of Moreno Valley encourages the production of new housing in the City and has a record of approving all applications that meet City standards. Table 2, taken from Table A of the 2021 Housing Element Annual Report, shows that 2,561 housing units were proposed in the applications received by the City in 2021

Total Housing Applications Submitted	71
Number of Proposed Units in All Applications Received	2,561
Total Housing Units Approved	440
Total Housing Units Disapproved	0
Total Housing Units in Review	2,121

Moreno Valley General Plan – Goals, Objectives, Policies and Programs

In the past, Appendix B evaluated the 2006 General Plan goals and policies in a comprehensive document providing the goal/policy number, a description of each goal and policy, a discussion on implementation status and the party responsible for carrying out each item. This year, Appendix B has been updated to reflect the new goals and policies from the MoVal 2040 General Plan.

- A goal is defined as a broad vision of what the community wants to achieve or provide to residents, landowners and business owners. It is a statement of a desired condition based on community values. Goals are general in nature and usually timeless.
- A policy is a specific statement that guides decision-making. It indicates a commitment of the City to a particular course of action. A policy is based on and assists to implement the goal.

The General Plan Annual Report also summarizes the objectives leading up to the goal/policy as well as an update on existing programs.

General Plan Update

The State Office of Planning and Research (OPR) recommends that cities update their General Plan every ten (10) years. The City of Moreno Valley completed its MoVal 2040 General Plan update on June 15, 2021.

Strategic Plan

Momentum MoVal, the City of Moreno Valley's Strategic Plan, represents the results of active engagement by Moreno Valley residents and the City Council in charting the community's course into the future. Adopted on August 16, 2016, the document provides a course of action for the City's next comprehensive General Plan update. This includes Objective 1.9 to "Ensure the City's General Plan articulates the vision of how Moreno Valley wants to evolve over time, and provides an orderly and predictable process through which this vision is developed and implemented, including new attention to economic development, sustainability, public health, and innovation."

Initiatives included in the City's Strategic Plan articulate a plan of action for completion of the comprehensive General Plan update. These include Initiative 1.9.3, which "includes consideration of incremental set aside of funding in the annual budget development in anticipation of future General Plan update and Initiative 1.9.4, which calls for "conducting the comprehensive update of the City's General Plan and supporting environmental document, including all mandatory elements (including the Housing Element (Cycle 6), which is due to the State on October 15, 2021). The comprehensive General Plan update (MoVal 2040) was approved on June 15, 2021 and included three new Elements: Environmental Justice, Healthy Community, and Economic Development. A Climate Action Plan was also developed.

Assembly Bill 168 – Tribal Consultation

Governor Newsom signed AB 168 into law on September 25, 2020. AB 168 closes the loophole created by SB 35 that allowed developers to gain fast-tracked approval of housing projects at locations with known tribal cultural resources, without being subject to CEQA environmental review or tribal consultation.

AB 168 also states that annual reports on the status of a City's general plan must now include information on the progress of the city in adopting or amending its general plan in compliance with its obligations to consult with California Native American tribes. In addition, local government agencies must provide formal notice to California Native American tribes affiliated with geographic areas proposed for development.

MoVal 2040 has complied with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004. California Native American Heritage Commission as well as all Tribal agencies on the City of Moreno Valley's consultation list received notification of the comprehensive General Plan Update on April 21, 2020 via certified US mail.

Adopted General Plan Amendments in 2020

The General Plan and Development Code provide the City of Moreno Valley the tools necessary to guide the development of the City. The updated General Plan, MoVal 2040, will provide direction for the City for decades to come. Implementation of the General Plan includes key projects that demonstrate how the City of Moreno Valley is carrying out the policy and vision of the Plan.

State law allows the General Plan to be amended four times annually. This allows the General Plan to remain a current document responsive to the community's needs. Requests for amendments may be submitted by individuals or initiated by the City.

The following General Plan related projects reviewed and approved in January 2021 through December 2021 are as follows:

Project Number	Action	Description	Location
PEN20-0063 PEN20-0065 PEN20-0066 PEN20-0067	December 10, 2020 - Planning Commission recommended approval. February 2, 2021 - City Council approval with the second reading of the zoning ordinance on February 16, 2021.	Iris Park Planned Unit Development (PUD) – General Plan Amendment (GPA) amending the land use designation of the Project site from Residential 5 (R5) to Residential 10 (R10), a Change of Zone from Residential 5 (R5) to Residential Single-Family 10 (RS10), Tentative Tract Map 37909 for a single family 81 lot subdivision, and Conditional Use Permit for design.	South of Iris Avenue, east of Perris Boulevard
PEN20-0139 PEN20-0138 PEN20-0137	January 14, 2021 - Planning Commission recommended approval. February 2, 2021 - City Council approval with the second reading of the zoning ordinance on February 16, 2021.	The District - General Plan Amendment (GPA) amending the land use designation of the Project site from Commercial (C) to Business Park (BP), 2) a Specific Plan Amendment from SP205 Retail Commercial to SP205 Mixed Use, and a Plot Plan for an approximately 220,390 square foot light industrial building.	Southeast corner of Heacock Street and Ironwood Avenue

PEN19-0240 PEN21-0030	May 27, 2021 - Planning Commission continued May 28, 2021 - Planning Commission continued June 8, 2021 - Planning Commission recommended approval. June 15, 2021 - City Council approval with the second reading of the zoning ordinance on August 3, 2021.	MoVal2040 - Comprehensive General Plan, Climate Action Plan, Housing Element, and Municipal Code Zoning Ordinance Amendments to implement the updated General Plan.	Citywide
--------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------

CONCLUSION

The City of Moreno Valley General Plan (MoVal 2040) continues to serve as an effective guide for orderly growth and development, preservation and conservation of open space and natural resources. The document also provides for the efficient expenditure of public funds.

The City of Moreno Valley’s legislative bodies will use MoVal 2040 as a primary source of long-range planning and policy direction. MoVal 2040 will guide future growth and preserve the quality of life within the community through the next planning period.

MAJOR MILESTONES AND PROJECTS

The City of Moreno Valley is committed to implementing the adopted General Plan, Development Code and Design Guidelines. The Development Code and Design Guidelines, combined with the adopted Landscape Guidelines, are major tools to implement the General Plan.

The purpose of this Annual Report is to highlight significant accomplishments and summarize ongoing General Plan projects that the City of Moreno Valley has been working on since January of 2021. Major accomplishments include key projects that demonstrate how the City of Moreno Valley is carrying out the policy and vision of the General Plan. This report is prepared in accordance with Section 65040.5 of the California Government Code.

Community Development Department – Planning

General Plan Goals, Policies, and Actions

Policy LCC.1-1: Foster a balanced mix of employment, housing, educational, entertainment, and recreational uses throughout the city to support a complete community.

Policy LCC.1-2: Expand employment opportunities locally and provide sufficient lands for commercial, industrial, residential and public/quasi-public uses while ensuring that a high quality of life is maintained in Moreno Valley.

Policy LCC.1-12: Balance levels of employment and housing within the community to provide more opportunities for Moreno Valley residents to work locally, cut commute times, and improve air quality.

Goal LCC-4: Expand the range of housing types in Moreno Valley and ensure a variety of options to suit the needs of people of all ages and income levels.

Policy LCC.4-1: Promote a range of residential densities throughout the community to encourage a mix of housing types in varying price ranges and rental rates.

Policy LCC.4-6: Cater to the needs of larger, multi-generational families by both promoting the development of 3 and 4-bedroom homes and by facilitating construction of accessory dwelling units.

Major Development Projects in 2021

Major development projects reviewed and approved in January 2021 through December 2021 include:

Project Number	Action	Description	Location
PEN20-0194	January 14, 2021 - Planning Commission approval.	Conditional Use Permit for a 1032 square foot Liquor Store (relocation of existing "Duke's Liquor").	25045 Sunnymead Boulevard, east side of Perris Boulevard
PEN20-0093	February 11, 2021 - Planning Commission approval.	Conditional Use Permit for a 1,474 square foot retail cannabis Dispensary, "It's 4:20 Time" (existing building).	24095 Sunnymead Boulevard, on the south side of Sunnymead Boulevard between Indian Street and Heacock Street.
PEN20-0060	February 11, 2021 - Planning Commission approval.	Plot Plan for the development of a new 5,000 square foot golf course clubhouse building at the existing Rancho Del Sol golf course.	28095 John F Kennedy Drive, east of Moreno Beach Dr.
PEN20-0057	March 11, 2021 - Planning Commission approval.	A Plot Plan for the construction of a 49-unit multifamily apartment complex.	21644 Dracaea Avenue (west of Edgemont Street)
PEN20-0214	April 8, 2021 - Planning Commission approval.	Amended Conditional Use Permit to expand an approved Cannabis Dispensary from 1,400 square feet to 2,373 square feet.	23031 Sunnymead Boulevard located on the south side of Sunnymead Boulevard east of Fredrick Street
PEN19-0068	April 8, 2021 - Planning Commission approval.	Conditional Use Permit for a 2,500 square foot retail cannabis Dispensary, "The Greenery," located within an existing retail building	24515 Alessandro Boulevard, Suite B, on the southeast corner of Alessandro Boulevard and Indian Street
PEN19-0057 PEN19-0058 PEN19-0059	May 13, 2021 - Planning Commission approval.	A Master Plot Plan for the expansion of the existing Farm Market site, Plot Plan for the building of a new 3,850 square foot multi-tenant retail development and Conditional Use Permit for a new vehicle service station use.	14058 Redlands Boulevard (southeast corner Redlands Blvd. and Alessandro Blvd.)
PEN20-0144	July 8, 2021 - Planning Commission approval.	To modify Tentative Tract Map 31590 Conditions of Approval deleting the Condition of Approval requiring construction of a traffic signal at the intersection of Alessandro Boulevard and Oliver Street.	Between Alessandro Boulevard and Brodiaea Avenue approximately 650 feet east of Oliver Street

PEN21-0085	July 8, 2021 - Planning Commission approval.	Variance to allow an increase of on-site retaining wall heights to not more than twelve feet six inches (12'6") for interior walls within an approved condominium project.	Southwest corner of Iris Avenue and Via Del Lago
PEN20-0141 PEN20-0142	July 22, 2021 - Planning Commission approval.	Conditional Use Permit and Plot Plan for a multi-tenant retail development including a gas station, convenience store and carwash.	Southeast corner of Sunnymead Blvd. and Graham St.
PEN21-0086	July 22, 2021 - Planning Commission approval.	Conditional Use Permit for an approximately 2,348 square foot fast food drive-through restaurant (Popeye's Chicken) located in the existing Stoneridge Town Center.	North side of Eucalyptus Ave in the Stoneridge Town Center
PEN21-0084 PEN21-0142	September 23, 2021 - Planning Commission approval.	Plot Plan and Conditional Use Permit for a 4-story hotel with 126 rooms and amenities that include a pool, spa, and patio for outdoor dining.	TownGate Square Shopping Center, southwest corner of Gateway Drive and Memorial Way
PEN19-0003	September 23, 2021 - Planning Commission approval.	CUP for a new 2,400 square foot commercial cannabis dispensary for retail purposes only on a 0.58 acre vacant lot	24985 Atwood Avenue located on the southside of Atwood Avenue west of Perris Boulevard
PEN20-0077 PEN19-0096 PEN19-0098 PEN19-0099	October 14, 2021 - Planning Commission approval.	Plot Plan for a new 7,982 square foot two-story building and three Conditional Use Permits for the operation of cannabis cultivation, distribution and manufacturing businesses.	Southwest corner of Cottonwood Avenue and Edgemont Street.
PEN21-0167	November 29, 2021 - Planning Commission approval.	Variance to allow an increase of on-site exterior retaining wall heights not exceeding six feet (6') in height within an approved 45 unit single-family residential project	North side of Brodiaea Avenue west of Quincy Channel.
PEN21-0095 PEN21-0096	November 29, 2021 - Planning Commission approval.	A Conditional Use Permit and Plot Plan for the construction and operation of a 7-Eleven with a 16-pump fueling station and an approximately 4,088 square foot convenience store with alcohol sales.	Northeast corner of Heacock Street and Hemlock Avenue

Administratively Approved Housing in 2021

Administratively approved residential development projects reviewed and approved in January 2021 through December 2021 are as follows:

Project Number	Action	Description	Location
----------------	--------	-------------	----------

PEN20-0105	January 25, 2021 – Administrative Approval	Accessory Dwelling Unit (ADU)/Garage Conversion	Indian Street, north of Webster Avenue
PEN21-0001	March 22, 2021 – Administrative Approval	Accessory Dwelling Unit (ADU)/Garage Conversion	Ramblewood Drive, south of Brodiaea Avenue
PEN20-0195	April 1, 2021 – Administrative Approval	Accessory Dwelling Unit (ADU)/Garage Conversion	Helene Drive, west of Morrison Street
PEN20-0128	April 7, 2021 – Administrative Approval	Accessory Dwelling Unit (ADU)/Garage Conversion	Theresa Avenue, north of Gentian Avenue
PEN20-0185	April 22, 2021 – Administrative Approval	Accessory Dwelling Unit (ADU)/Garage Conversion	Billie Drive, east of Perris Boulevard
PEN20-0218	June 16, 2021 – Administrative Approval	Accessory Dwelling Unit (ADU) – detached	Lantz Lane, west of Oliver Street
PEN21-0026	June 23, 2021 – Administrative Approval	Accessory Dwelling Unit (ADU)/Garage Conversion	Gold Star Drive, west of Perris Boulevard
PEN21-0014	June 27, 2021 - Administrative Approval	Attached Accessory Dwelling Unit (ADU)	Diza Street, east of Chagall Court
PEN21-0017	June 29, 2021 - Administrative Approval	Attached Custom Home/Guest House	Carrie Lane, south of Locust Avenue
PEN21-0062	July 1, 2021 - Administrative Approval	Accessory Dwelling Unit (ADU)/Garage Conversion	Sylmar Drive, north of Bay Avenue
PEN21-0068	July 8, 2021 - Administrative Approval	Accessory Dwelling Unit (ADU)/Garage Conversion	Fawn Street, east of Heacock Street
PEN21-0046	July 15, 2021 - Administrative Approval	Attached Accessory Dwelling Unit (ADU)	David Lane, east of Graham Street
PEN21-0048	July 15, 2021 - Administrative Approval	Accessory Dwelling Unit (ADU) – detached	Lake Valley Drive, west of Heacock Street
PEN21-0130	July 26, 2021 - Administrative Approval	Attached Accessory Dwelling Unit (ADU) – above existing garage	Arobles Court, south of Gentian Avenue
PEN21-0120	August 8, 2021 - Administrative Approval	Attached Accessory Dwelling Unit (ADU)	Goya Avenue, west of Emma Lane
PEN21-0144	August 17, 2021 - Administrative Approval	Accessory Dwelling Unit (ADU)/Garage Conversion	Lamont Drive, west of Indian Street
PEN21-0118	August 20, 2021 - Administrative Approval	Junior Accessory Dwelling Unit (JADU)	Alba Way, west of Kitching Street
PEN21-0009	August 26, 2021 - Administrative Approval	Custom Home	Kalmia Avenue, east of Perris Boulevard
PEN21-0029	August 31, 2021 - Administrative Approval	Accessory Dwelling Unit (ADU)/Garage Conversion	Hildegard Street, north of Cottonwood Avenue
PEN20-0133	September 20, 2021 - Administrative Approval	5-Unit Multiple Family Residential Project	Northwest corner of Atwood Avenue and Birchwood Drive
PEN21-0154	September 21, 2021 - Administrative Approval	Accessory Dwelling Unit (ADU)/Garage Conversion	Comfort Court, west of Indian Street
PEN21-0146	September 28, 2021 - Administrative Approval	Accessory Dwelling Unit (ADU) – detached	Chantry Drive, north of Cactus Avenue
PEN21-0121	September 29, 2021 - Administrative Approval	Expansion of an existing duplex	Edgemont St, north of Dracaea Avenue
PEN21-0098	September 30, 2021 - Administrative Approval	Accessory Dwelling Unit (ADU) – detached	Spring Grove Street, west of Moreno Beach Drive

PEN21-0181	November 17, 2021 - Administrative Approval	Revised 420-unit Multiple Family Apartment Complex (originally approved under PA15-0046).	Northwest corner of Alessandro Blvd and Darwin Drive
PEN21-0173	December 21, 2021 - Administrative Approval	Attached Accessory Dwelling Unit (ADU) – above existing garage	Hemlock Avenue, east of Swegles Lane

Technology Updates in 2021

The City of Moreno Valley received funding under the Department of Housing and Community Development's SB 2 Planning Grants Program. With a City Team including staff members from Planning, Building and Safety, Land Development, Fire Prevention, Parks and Community Services, Maintenance and Operations, Special Districts, Media and Technology Services, the first task completed under the SB2 grant was the City's new Digital Plan Room in April 2021.

The Digital Plan Room has reduced the amount of review time for plan checks by eliminating the need to deliver and return plans for each plan check. The City fully transitioned from 100% paper review to 100% electronic plan review overnight. These advances have earned the City's online services the distinction of being a truly reliable, always-open-never-closing, digital counter.

The City's Digital Plan Room is accessible at www.moval.org/simplicity.

Moreno Valley won the Innovative Use of Technology award at the Inland Empire Economic Partnership's (IEEP) 9th Annual Turning Red Tape to Red Carpet Awards in November 2021.

Public Works

General Plan Goals, Objectives, Policies

Policy C.1-1: Support regional infrastructure investments for all modes to relieve congestion and support healthy communities in the City of Moreno Valley.

Goal C-2: Plan, design, construct, and maintain a local transportation network that provides safe and efficient access throughout the City and optimizes travel by all modes.

Policy C.2-1: Design, plan, maintain, and operate streets using complete streets principles for all types of transportation projects including design, planning, construction, maintenance, and operations of new and existing streets and facilities. Encourage street connectivity that aims to create a comprehensive, integrated, connected network for all modes.

Policy C.3-D: Update ITS Master Plan to include latest technology and innovations, and continue investment to expand ITS and citywide camera system.

Policy PPS.4-5: Facilitate installation of advanced technology infrastructure, including, but not limited to, infrastructure for high-speed internet access and solar energy.

Major Projects and Activities

Capital Projects Division

- Citywide Pavement Rehabilitation Program for Arterials and Collectors FY 2019/20 (construction completed in February 2021)
- Pedestrian Hybrid Beacon on Cactus Avenue at Woodland Park (construction completed in March 2021)
- Sunnymead – Flaming Arrow Drive Storm Drain (construction completed in September 2021)
- South Lasselle Street Safety Corridor (construction completed in November 2021)
- Citywide Pavement Rehabilitation Program for Arterials and Collectors FY 2020/21 (construction started in October 2021)
- Pavement Rehabilitation Program for Various Local Street FY 2020/21 (construction started in September 2021)
- Juan Bautista De Anza Trail Gap Closure ATP 3 (construction started February 2021)
- Juan Bautista De Anza Multi-Use Trail Phase 1 (construction started November 2021)
- SR 60- Moreno Beach Interchange project (construction started in August 2021)

Transportation Division

- Advanced Dilemma Zone Detection at Certain Intersections project allowed the installation of such zones at 65 existing signalized intersections which enhanced traffic safety via the reduction of rear-end and right-angle collisions (project completed October 2021)
- Moreno Valley Ranch ITS project retrofitted 11 signalized intersections with Intelligent Transportation Systems (ITS) equipment. This allowed the replacement of outdated and obsolete equipment and advanced safety and mobility by better monitoring and controlling traffic movements while at the same time reducing maintenance costs (project completed September 2021)
- Pigeon Pass Road ITS project modernized 5 signalized intersections with Intelligent Transportation Systems (ITS) equipment. This allowed the replacement of outdated and obsolete equipment and advanced safety and mobility by better monitoring and controlling traffic movements while at the same time reducing maintenance costs (project completed September 2021)

Land Development Division

- Public Improvements Secured through bonds: \$13,865,000
- Private Development Reviews Completed: 2,065

- Private Development Inspections Conducted: 5,639
- Permits Issued: 529

Moreno Valley Utility (MVU)

Accomplishments for energy efficiency in 2021 include the following:

- Completion of the City Hall Annex 50 kW solar carport
- Completion of the installation of three (3) electric vehicle charging stations at the City Hall Annex building - two Level Two chargers and one DC Fast Charger
- Statistics for our Residential Direct Install Program:
 - Completed 276 energy audits
 - Performed tune-ups on 1,135 tons of HVAC systems
 - Changed 584 AC system filters
 - Installed 389 smart thermostats
 - Provided 4,987 LED lamps to replace inefficient lighting

PARKS & COMMUNITY SERVICES

General Plan Goals, Objectives, Policies

Policy PPS.1-6 Prioritize the maintenance and, where feasible, improvement of parks and recreational facilities to ensure safe, attractive facilities that are responsive to community needs.

Policy PPS.1-7 Provide on-going opportunities for public involvement and input into the park planning process, including priorities for amenities, facilities, programming, and improvements.

Policy PPS.1-8 Continue to encourage existing volunteer, service club and community group efforts to maintain and improve parks, such as "Beautify MoVal."

Policy HC1-4: Support community education programs on healthy eating habits and lifestyles, including topics such as nutrition, physical activity, and vegetable gardening.

Policy PPS.2-5 Partner with public and private entities to provide community services that support families and meet the diverse needs of community members of all ages, backgrounds, and interests.

Actions HC.1-K: Increase public awareness of youth program opportunities in Moreno Valley. Efforts may include, but are not limited: to helping to create and maintain a central directory of youth programs serving Moreno Valley and the school district; ensuring the directory is available online, as well as through guidance counselors; and targeting increasing participation in existing programs and increasing subsidized program spots for low-income youth.

Major Projects and Activities

- Grand Opening and Dedication of the new Civic Center Amphitheater and Park took place on June 24, 2022. The outdoor performance venue hosted many successful events over the past year including Moval Rocks Summer Concert Series, Moval Movies in the Park, 4th of July Celebration, El Grito, Day of the Dead and Snow Day.
- Revamped and relaunched the Beautify Moval Program to great success and community participation.
- Broke Ground on the new Demonstration Garden (March 29, 2021) and are planning to dedicate and open the site on February 23, 2022.
- Installed a new LED Marque Reader Board Sign on the corner of Alessandro Blvd and Frederick Street in June 2021. This new marketing tool has proven to be a valuable asset in promoting events and services that the city provides.
- Dedicated the new Dr. Carla J. Thornton Teen Spot at the Convention and Recreation Center on June 9, 2021. This new space is dedicated to providing programs and support for area teens in a space all their own.
- Dedicated and opened the new Kawhi Leonard Basketball Court in Weston Park.

FINANCIAL & MANAGEMENT SERVICES DEPARTMENT

General Plan Goals, Objectives, Policies

Policy PPS.4-5: Facilitate installation of advanced technology infrastructure, including, but not limited to, infrastructure for high-speed internet access and solar energy.

Policy E.3-4: Encourage the planning and development of well-designed business and industrial areas which meet modern standards in terms of parcel size, location, provide access to broadband and wifi, accommodations for autonomous technology, electric vehicles, and drone flights.

Action PPS.2-B: Pursue funding from public, private, or philanthropic sources to expand community facilities and programs to better serve the needs of Moreno Valley residents.

Housing Program 5-E: Continue to administer the Mobile Home Grant Program to address substandard living conditions for very low-income owner-occupants. Market program via City communications and continue to distribute program material to mobile home parks.

Housing Program 6-A: Promote the use of solar energy and other environmentally sound, energy efficient methods for heating and cooling homes, consistent with adopted building, mechanical and plumbing codes. Provide information through the website and newsletters to residents, highlighting the availability of financial incentives available through federal, State, and local government programs such as the County of Riverside Home Weatherization Program, Western Riverside Council of Governments' HERO program, and funding for solar projects for low-income homeowners available through the GRID Alternatives program.

Policy EJ.2-3: Actively promote efforts to repair, improve, and rehabilitate substandard housing conditions in collaboration with the Fair Housing Council of Riverside.

Action EJ.2-C Continue to implement recommendations made in the City of Moreno Valley's Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan.

Major Projects and Activities

Library

The main library branch now obtains its Internet connection from the California State-sponsored CENIC (Corporation for Education Network In California) provider. This ISP provides a 1-gigabit connection to the main library, which then shares that connection w/ the other two branches.

The Moreno Valley Library also received the California Humanities Library Innovation Lab Grant Award for the "Celebrating MoVal Cultures" project.

Technology Services Division

Technology Services' GIS Team assisted Planning in regards to the MoVal 2040 Comprehensive General Plan with the following:

- Created working maps for changes to the Zoning layer
- Conducted parcel analysis for areas of change
- Updated the Zoning and Overlay layers to correspond with the new General Plan
- Created new Zoning Atlases
- Updated Zoning and General Plan layers on the public and internal map viewers
- Created and printed Zoning and General Plan Map exhibits.

Administration/Housing

The City of Moreno Valley remains committed to maximizing existing resources and opportunities to achieve a better quality of life for its low to-moderate income residents.

- Assisted 4,405 households with Fair Housing Services
- Provided homelessness Prevention to thirty-five (35) persons and street outreach to eight (8) persons
- Provide 6 homes with energy efficiency solar systems
- Aided 57,418 individuals through public services, including senior services, employment resources, youth services, and the MoVal Policing program
- Street improvements and ADA improvements funded by HUD's Community Development Block Grant (CDBG) Program completed in 2020/21 benefited cumulatively 7,558 low-moderate income persons
- The City administered various CDBG-CV programs that benefited 11,300 individuals to prevent, prepare for and respond to coronavirus and 45 businesses received small business grants funded by the CDBG CARES (CDBG-CV) funds.

Appendix A: 2021 Housing Element Annual Progress Report Table

SUMMARY

Jurisdiction	Moreno Valley	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	40
	Non-Deed Restricted	0
Low	Deed Restricted	41
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	24
Above Moderate		349
Total Units		454

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	6	1
SFD	1	343	316
2 to 4	0	0	0
5 +	0	0	0
ADU	20	24	2
MH	0	0	0
Total	21	373	319

Housing Applications Summary	
Total Housing Applications Submitted:	71
Number of Proposed Units in All Applications Received:	2,561
Total Housing Units Approved:	440
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

b

Jurisdiction	Moreno Valley	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	Notes			
1				2	3	4	5							6	7	8	9	10		11	12		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*	
Summary Row: Start Data Entry Below							0	0	32	846	0	406	1277	2561	440	0							
	256150001	Jennings Court, east of Morton Road	PUD for Gateway Heights, a 108-unit Planned Unit Development (PUD) located north of Jennings Court, east of Morton Road	PEN21-0066/PEN20-0095/PEN20-0096	SFD	O	4/7/21							108				No	No	No	Pending		
	479140022	North side of Cottonwood.	PUD and TCM 34544 (Cottonwood Village) for the development of 23 4-plex buildings (92 attached multi-family units)	PEN21-0127	5+	R	6/9/21						92					No	No	No	Pending		
	487470025, 487470028, 487574001, 487574002	NEC of Alessandro Blvd and Bay Ave	TTM 38123 and related CUP for PUD with 195 lots and TPM 38098 (commercial use)	PEN21-0136/PEN21-0311	SFD	O	6/30/21						195					No	No	No	Pending		
	486260009, 486260003, 486260005	SWC of Alessandro Blvd and	Tentative Tract Map 38236, proposed single family residential development of 204 lots	PEN21-0184/PEN21-0185	SFD	O	8/25/21						204					No	No	No	Pending		
	486240010	Brodiaea Avenue and Oliver Street	Tentative Tract Map 38237, proposed single family residential development of 67 lots	PEN21-0199	SFD	O	9/8/21						67					No	No	No	Pending		
	316110005	SWC of Krameria and Perris Blvd	Revised Tentative Tract Map 37725 - amend the previously approved map (64 lots 128 units)	PEN21-0206	2 to 4	R	9/15/21						128					No	No	No	Pending		
	485220006, 485220007, 485220008, 485220009, 485220015, 485220043, 485220044	Iris Ave, west of Perris Blvd	"Perris at Pentecostal" - TTM 38064 for a multi-family project consisting of 426 units (R30)	PEN21-0216	5+	R	9/21/21				426			426				No	No	No	Pending		
	291120066	Elsworth St and Cottonwood Ave	Scottish Village TTM and Amended CUP for PUD for attached, detached condos and apartment units	PEN21-0233	2 to 4	R	10/4/21						188	4	192			No	No	No	Pending		
	478100012, 478100035	NWC of Cactus Ave and Wilmot St	Belago Park - PUD and Tentative Tract Map 38157 98, single-family detached residential units	PEN21-0238/PEN21-0145	SFD	O	10/7/21						98					No	No	No	Pending		
	478110002, 478110007	NWC of Cactus Ave and Redlands Blvd	Belago Park - PUD and Tentative Tract Map 38159 for a 102 single-family detached residential units on 8.81 net acres	PEN21-0241/PEN21-0242	SFD	O	10/7/21						102					No	No	No	Pending		
	478120001, 478120002, 478120005, 478120006	SEC of Brodiaea Ave and Wilmot St	Belago Park - PUD and Tentative Tract Map 38158 for a 122 single-family detached residential units on 15.55 net acres	PEN21-0239/PEN21-0240	SFD	O	10/7/21						122					No	No	No	Pending		
	487470022	Alessandro Blvd between Morrison Street and Nason Street	Tentative Tract Map 38265 and PUD for the 236 single family lots consisting of 20 live-work units and 216 residential units (236 total lots) on a 20.01-gross acre site	PEN21-0290/PEN21-0291	SFD	O	11/22/21						236					No	No	No	Pending		
	484102010	25261 RAMBLEWOOD CT, MORENO VALLEY, CA 92553	Accessory Dwelling Unit (ADU) Garage Conversion at 25261 Ramblewood Drive (APN: 484102010)	PEN21-0001	ADU	R	1/4/21						1					No	No	No	Approved		
	474590037	25133 KALMIA AVE, MORENO VALLEY, CA 92557	Custom Home Review for a 2,830 square foot single-story single family	PEN21-0009	SFD	O	1/27/21						1	1	1			No	No	No	Approved		
	296212057	23382 DIZA ST, MORENO VALLEY, CA 92553	attached accessory dwelling unit	PEN21-0014	ADU	R	2/2/21						1	1	1			No	No	No	Approved		

473180049	11260 CARRIE LN, MORENO VALLEY, CA 92555	Accessory Dwelling Unit	PEN21-0017	ADU	R	2/3/21							1		1		No	No	No	Approved		
485101013	24803 GOLD STAR DR, MORENO VALLEY, CA 92551	ADU/Garage Conversion	PEN21-0026	ADU	R	2/23/21							1		1		No	No	No	Approved		
263180041	13445 HILDEGARDE ST, MORENO VALLEY, CA 92553	ADU/garage conversion	PEN21-0029	ADU	R	3/8/21							1		1		No	No	No	Approved		
292221009	23610 DAVID LN, MORENO VALLEY, CA 92557	Accessory Dwelling Unit (ADU) attached	PEN21-0046	ADU	R	3/25/21							1		1		No	No	No	Approved		
260161021	23574 LAKE VALLEY DR, MORENO VALLEY, CA 92557	Detached ADU	PEN21-0048	ADU	R	3/29/21							1		1		No	No	No	Approved		
260251015	22478 COBBLE CREEK DR, MORENO VALLEY, CA 92557	Accessory Dwelling Unit (ADU) / Garage Conversion	PEN21-0061	ADU	R	4/5/21							1		1		No	No	No	Approved		
296233019	13625 SYLMAR DR, MORENO VALLEY, CA 92553	ADU/Garage Conversion	PEN21-0062	ADU	R	4/5/21							1		1		No	No	No	Approved		
482600018	24124 FAWN ST, MORENO VALLEY, CA 92553	ADU/Garage Conversion	PEN21-0068	ADU	R	4/12/21							1		1		No	No	No	Approved		
473250028	PETTIT RD, MORENO VALLEY, CA	Custom Home Review	PEN21-0082	SFD	O	4/29/21								1			No	No	No	Pending		
473250028	PETTIT RD, MORENO VALLEY, CA	Accessory Dwelling Unit (ADU) to be built concurrently with Custom Home Review PEN20-0025	PEN21-0083	ADU	R	4/29/21							1		1		No	No	No	Pending		
304510023	27861 SPRING GROVE ST, MORENO VALLEY, CA 92555	detached accessory dwelling unit (ADU)	PEN21-0098	ADU	R	5/12/21							1		1		No	No	No	Approved		
482161026	24502 COTTONWOOD AVE, MORENO VALLEY, CA 92553	Courtyards at Cottonwood Phase II affordable apartment community (for 32 units)	PEN21-0112	5+	R	5/27/21					32				32		No	Yes	Yes	Pending	Affordable Housing Agreement is required as part of the approval of the project. Also a parking reduction (20%).	
484273035	14780 ALBA WAY, MORENO VALLEY, CA 92553	Junior ADU/Garage Conversion	PEN21-0118	ADU	R	6/2/21							1		1		No	No	No	Approved		
484273035	14780 ALBA WAY, MORENO VALLEY, CA 92553	detached ADU	PEN21-0119	ADU	R	6/2/21							1		1		No	No	No	Pending		
316052024	24668 GOYA AVE, MORENO VALLEY, CA 92551	Accessory Dwelling Unit (ADU) I	PEN21-0120	ADU	R	6/3/21							1		1		No	No	No	Approved		
486435009	15510 AROBLES CT, MORENO VALLEY, CA 92555	Accessory Dwelling Unit (ADU)	PEN21-0130	ADU	R	6/15/21							1		1		No	No	No	Approved		
479090021	ATWOOD AVE, MORENO VALLEY, CA	5- Unit Multifamily Residential Project	PEN21-0133	5+	R	6/28/21							5		5		No	No	No	Approved		
296134010	23938 DEERFERN AVE, MORENO VALLEY, CA 92553	ADU/Garage Conversion	PEN21-0139	ADU	R	7/1/21							1		1		No	No	No	Pending		
482311021	24436 LAMONT DR, MORENO VALLEY, CA 92553	ADU/Garage Conversion	PEN21-0144	ADU	R	7/13/21							1		1		No	No	No	Approved		
484153004	14432 CHANTRY DR, MORENO VALLEY, CA 92553	detached ADU	PEN21-0146	ADU	R	7/13/21							1		1		No	No	No	Approved		
482382019	24363 COMFORT CT, MORENO VALLEY, CA 92553	ADU/Garage Conversion	PEN21-0154	ADU	R	7/20/21							1		1		No	No	No	Approved		
292222033	23769 HEMLOCK AVE, MORENO VALLEY, CA 92557	ADU/Existing Accessory Structure (above garage)	PEN21-0173	ADU	R	8/12/21							1		1		No	No	No	Approved		
479140019	13400 BIRCHWOOD DR, MORENO VALLEY, CA 92553	ADU/Garage Conversion	PEN21-0178	ADU	R	8/17/21							1		1		No	No	No	Pending		
486280058	ALESSANDRO BLVD, MORENO VALLEY, CA	Rocas Grande Revised Project - 420 units in R30/DC.	PEN21-0181	5+	R	8/19/21					420				420		No	No	No	Approved	Multiple Family/R30 zoning district	
482690026	14703 UNITY CT, MORENO VALLEY, CA 92553	ADU/Garage Conversion	PEN21-0186	ADU	R	8/26/21							1		1		No	No	No	Approved		
474180030	OUTLOOK CIR, MORENO VALLEY, CA	Custom Home Review (RA2)	PEN21-0190	SFD	O	8/31/21								1			No	No	No	Pending		
478450002	28487 LARKSONG WAY, MORENO VALLEY, CA 92555	ADU (attached)	PEN21-0194	ADU	R	9/2/21							1		1		No	No	No	Pending		
482060013	24937 ATWOOD AVE, MORENO VALLEY, CA 92553	ADU/Garage Conversion	PEN21-0226	ADU	R	9/29/21							1		1		No	No	No	Pending		
479603018	25681 PALMWOOD DR, MORENO VALLEY, CA 92557	ADU/Garage Conversion	PEN21-0231	ADU	R	10/4/21							1		1		No	No	No	Pending		
474481008	24224 RIMVIEW RD, MORENO VALLEY, CA 92557	junior accessory dwelling unit (JADU)	PEN21-0232	ADU	R	10/4/21							1		1		No	No	No	Pending		
482662045	14761 BRIANA ST, MORENO VALLEY, CA 92553	Attached ADU	PEN21-0246	ADU	R	10/11/21							1		1		No	No	No	Pending		
481130034	24144 FIR AVE, MORENO VALLEY, CA 92553	ADU/Garage Conversion	PEN21-0247	ADU	R	10/11/21							1		1		No	No	No	Pending		
479220024	13939 MORENO ROSE PL, MORENO VALLEY, CA 92553	multifamily housing development of eight 2-story buildings with a total of 64 units	PEN21-0250	5+	R	10/12/21						64			64		No	No	No	Pending		
481230052, 481230053, 481230054 & 481230055	Eucalyptus Ave, west of Perris Blvd	Plot Plan for a 4 Single Family Residential Development	PEN21-0263	SFD	O	10/20/21								4		4		No	No	No	Pending	
485032001	ELMS CT, MORENO VALLEY, CA	Plot Plan for two-story duplex.	PEN21-0264 PEN21-0265	2 to 4	R	10/20/21							2		2		No	No	No	Pending		
291281020	22800 BAY AVE, MORENO VALLEY, CA 92553	accessory dwelling unit	PEN21-0267	ADU	R	10/20/21							1		1		No	No	No	Pending		
474084029	25440 ALPHA ST, MORENO VALLEY, CA 92557	accessory dwelling unit	PEN21-0269	ADU	R	10/28/21							1		1		No	No	No	Pending		
484121016	14347 CHOLLA DR, MORENO VALLEY, CA 92553	detached accessory dwelling unit	PEN21-0270	ADU	R	10/29/21							1		1		No	No	No	Pending		
478040018	CURTIS CT, MORENO VALLEY, CA	Custom Home	PEN21-0276	SFD	O	11/9/21							1		1		No	No	No	Pending		
474130011	25301 MOUNTAIN CLIFF DR, MORENO VALLEY, CA 92557	Custom Home Review for expansion of existing residence	PEN21-0277	SFD	O	11/9/21							1		1		No	No	No	Pending		

475300046	24955 ESCONDIDO CT, MORENO VALLEY, CA 92557	Junior ADU	PEN21-0278	ADU	R	11/12/21						1		1			No	No	No	Pending
481260005	24151 FIR AVE, MORENO VALLEY, CA 92553	ADU/Garage Conversion (update illegal conversion)	PEN21-0297	ADU	R	12/13/21						1		1			No	No	No	Pending
478165022	KIMBERLY AVE, MORENO VALLEY, CA	Custom Home Review	PEN21-0298	SFD	O	12/13/21						1		1			No	No	No	Pending
475300023	24976 IRONWOOD AVE, Bldg, MORENO VALLEY, CA 92557	Custom Home Review	PEN21-0299	SFD	O	12/13/21						1		1			No	No	No	Pending
473171038	MANZANITA AVE, MORENO VALLEY, CA 92557	Custom Home Review	PEN21-0302	SFD	O	12/13/21						1		1			No	No	No	Pending
479641002	25663 DIRACABA AVE, MORENO VALLEY, CA 92553	Accessory Dwelling Unit (ADU) - Garage Conversion	PEN21-0304	ADU	R	12/14/21						1		1			No	No	No	Pending
484151029	14415 SYLVESTER CT, MORENO VALLEY, CA 92553	ADU Garage conversion	PEN21-0305	ADU	R	12/14/21						1		1			No	No	No	Pending
486290016	14361 ANTHONY PL, MORENO VALLEY, CA 92555	Detached ADU	PEN21-0306	ADU	R	12/14/21						1		1			No	No	No	Pending
487481016	26651 QUARTZ RD, MORENO VALLEY, CA 92555	accessory dwelling unit	PEN21-0309	ADU	R	12/15/21						1		1			No	No	No	Pending
481140024	24300 WEBSTER AVE, MORENO VALLEY, CA 92553	Time extension for approved New Development project of residential 12 units Condominium (PEN18-0234 and PEN18-0235)	PEN21-0314	2 to 4	O	12/20/21						12		12			No	No	No	Pending
474391009	25035 QUEBRADA CT, MORENO VALLEY, CA 92557	Garage conversion to a Junior ADU	PEN21-0315	ADU	R	12/20/21						1		1			No	No	No	Pending
478174027	ALESSANDRO BLVD, MORENO VALLEY, CA	Custom Home Review	PEN21-0316	SFD	O	12/21/21						1		1			No	No	No	Pending
478090023	28070 CACTUS AVE, MORENO VALLEY, CA 92555	ADU/Garage Conversion with the construction of a new 994 square foot detached garage.	PEN21-0319	ADU	R	12/27/21						1		1			No	No	No	Pending
486222040	15765 CAYMAN CIR, MORENO VALLEY, CA 92551	Accessory Dwelling Unit (ADU)	PEN21-0320	ADU	R	12/27/21						1		1			No	No	No	Pending
475150042	24835 KALMA ST, MORENO VALLEY, CA 92557	accessory dwelling unit	PEN21-0323	ADU	R	12/28/21						1		1			No	No	No	Pending
474402001	25476 KALMA ST, MORENO VALLEY, CA 92557	Accessory Dwelling Unit (ADU) - Garage Conversion	PEN21-0324	ADU	R	12/28/21						1		1			No	No	No	Pending

Jurisdiction: Moreno Valley
Reporting Year: 2021 (Jan. 1 - Dec. 31)
Planning Period: 3rd Cycle: 10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A2: Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units. Columns include Project Identifier, Unit Types, Affordability by Household Incomes (Completed Entitlement, Building Permits, Certificates of Occupancy), Streamlining, Infill, Housing with Financial Assistance, Housing without Financial Assistance, Term of Affordability, Demolished/Destroyed Units, Density Bonus, and Note.

Jurisdiction: Maricopa Valley
Reporting Year: 2021 (Jan. 1 - Dec. 31)
Planning Period: 3rd Cycle: 10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table with columns for ID, Address, Description, Status, Date, and other tracking metrics. Includes a large green shaded area in the middle of the table.

San Jose
2021
10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table with columns for Project ID, Address, Project Description, Status, and various metrics. Includes rows for projects like 25932028, 25933004, 25933003, etc., up to 48841007.

Jurisdiction: Maricopa Valley
Reporting Year: 2021 (Jan. 1 - Dec. 31)
Planning Period: 10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table with columns for ID, Address, Agency, Plan, Status, Date, and various metrics. Includes a large green shaded area in the middle columns.

Jurisdiction: Maricopa Valley
Reporting Year: 2021 (Jan. 1 - Dec. 31)
Planning Period: 3rd Cycle: 10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table with columns for ID, Name, Address, Agency, Project, Start Date, End Date, Status, and various metrics. Includes a large green shaded area in the middle of the table.

Attachment: Exhibit A to Resolution No. 2022-10 - 2021 General Plan Annual Report [Revision 3] (5690 : General Plan Annual Progress Report)

Jurisdiction	Moreno Valley	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

b

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,500	-	-	-	-	-	-	-	-	40	40	1,460
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	993	-	-	-	-	-	-	-	-	41	41	952
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	1,112	-	-	-	-	-	-	-	-	-	792	320
	Non-Deed Restricted		-	-	-	-	84	135	238	311	24		
Above Moderate		2,564	-	93	103	119	341	415	283	120	349	1,823	741
Total RHNA		6,169											
Total Units			-	93	103	119	425	550	521	431	454	2,696	3,473

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Moreno Valley
Reporting Year	2021
	(Jan. 1 - Dec. 31)

Table D
Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
Goal H-1: Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.			
	1.1 Review and update the General Plan periodically to ensure that growth trends are addressed.	Ongoing	The City of Moreno Valley completed its comprehensive General Plan Update on June 15, 2021.
Goal H-1 Continued	1.2 Encourage variety of housing development through various Overlay zone alternatives (Senior Housing, Planned Development, Mixed Use) or with the density bonus incentives. Goal was 1 mixed-use project over the planning period.	Ongoing	Adopted a density bonus incentive for multi-family projects that meet certain LEED standards. Program was modified as part of the MoVal 2040 General Plan Update. As part of the SB2 grant work approved by HCD, staff will be updating the density bonus incentives section of the development code. It is expected that the development code amendment proposed under the LEAP grant will be updating our development code in all of these areas.
Goal H-1 Continued	1.3 The Moreno Valley Housing Authority will utilize available funding, HOME, CDBG, etc. allocations to provide the following incentives which may be applied to an affordable housing project: 1) Lease or purchase of City owned property at low rates; 2) Provision of off-site improvements.	Ongoing	Finance used NSP and HOME funds for the 81-unit Courtyards at Cottonwood project in 2020. Program will be retained as part of the MoVal 2040 General Plan Update.
Goal H-1 Continued	1.4 Encourage a mixture of diverse housing types and densities in new developments, guided by specific plans and the Mixed Use Overlay District, around Sunnymead and Alessandro Boulevards and throughout the City. Focus development activity within the Village Specific Plan (SP 204) area to suitably zoned underutilized land and the potential for mixed-use projects exists for the development of affordable housing. Goal was 1 mixed-use project over the planning period.	Ongoing	Modified to be consistent with new growth concept areas in the MoVal 2040 General Plan Update.
Goal H-1 Continued	1.5 Support the use of innovative building techniques and construction materials for residential development, such as energy efficient buildings that utilize solar panels and sustainable building materials that are recyclable. Objective was to use SC Edison grants to develop innovative development standards for energy conservation.	Ongoing	Work was completed in 2014 under the Edison grant that included development of a Climate Action Strategy and GHG analysis/inventory. In addition, a Code amendment was completed that provides a density bonus for multi-family projects that meet specified LEED standards. Modified program was included in the MoVal 2040 General Plan Update.
Goal H-1 Continued	1.6 Work with Habitat for Humanity to utilize vacant Housing Authority owned infill lots for single-family development to provide housing for lower income families and individuals. Objective: Approval of 8 unit Tract Map and building 8 units in the planning period. Tentative Tract map for project was approved at Planning Commission on December 12, 2013. Building of units to begin in Fall 2014.	Ongoing	City Council in 2019 directed Grants Administration staff to dedicate HOME funds for the 81-unit Courtyards at Cottonwood project in 2020. Modified program was included in the MoVal 2040 General Plan Update.
Goal H-1 Continued	1.7 Continue to track affordable housing units City-wide. This includes monitoring the method by which units remain affordable to lower-income households (e.g., covenants, deed restrictions, loans, etc.).	Ongoing	Modified program was included in the MoVal 2040 General Plan Update with responsibility of this action reassigned to the Community Development Department and the Moreno Valley Housing Authority.
Goal H-1 Continued	1.8 The Planning Division will utilize design, development, processing and streamlining incentives, such as reductions in parking requirements, and other standards, to encourage residential uses and to promote more intense residential development in the Mixed Use Districts Overlay and Residential 30 (R30) areas. Objective was to promote development of one mixed-use project for lower and moderate-income households.	Ongoing	As of January 2022, there are no current projects in process. This program was revised based on the concept areas in the 2040 General Plan Update that allow for a mix of uses and mixed use. Update objective regarding promoting the development of one mixed use project for lower and moderate-income households.
Goal H-1 Continued	1.9 Establish parking standards for senior and affordable housing developments that are located in proximity to transit stops. Objective was to promote high density housing near transportation opportunities and to promote development of one senior and affordable housing development over the planning period.	Completed	The City currently has reduced senior/affordable parking standards. These standards were reviewed as part of the zoning consistency and development code update along with Density Bonus parking requirements (approved by City Council on January 18, 2022).
Goal H-1 Continued	1.10 To encourage the development of affordable residential and mixed-use projects, the City will offer incentives such as a reduction in development standards (i.e., lot size and parking requirements) and with assistance from the Moreno Valley Housing Authority, subsidize a portion of development costs to encourage lot consolidation and to promote more intense residential and mixed-use development on vacant and underutilized sites within the Village Specific Plan (SP 204) area. While the City is more than able to accommodate the remaining RHNA allocation for the planning period on sites larger than one acre, this program allows for the City to begin planning for the future by encouraging property owners to consolidate adjacent properties to develop larger projects.	Ongoing	Modified program was included in the MoVal 2040 General Plan Update. The redesignation of the Village Specific Plan area (Sunnymead Village) will allow higher density development (from 15 dwelling units an acre to 20 dwelling units) . The reduction in development standards will be explored further through the zoning consistency/development code updates in late 2022.
Goal H-2: Promote and preserve suitable and affordable housing for persons with special needs, including lower income households, large families, single parent households, the disabled, senior citizens and shelter for the homeless.			
	2.1 Utilize resources such as HOME funds, California Housing Finance Agency single-family and multiple- family programs, HUD Section 208/811 loans, and HOPE II and III Homeownership programs to stimulate private developer and non-profit entity efforts in the development and financing of housing for lower and moderate- income households.	Ongoing	Modified program was included in the MoVal 2040 General Plan Update with updated available financing.
Goal H-2 Continued	2.2 The Moreno Valley Housing Authority should facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower and moderate-income housing opportunities.	The objective was not met.	Program removed from the MoVal 2040 General Plan - 2019-2028 Housing Element.
Goal H-2 Continued	2.3 Consider pursuing a program through the Moreno Valley Housing Authority, if funding is available, or through interested certified Community Housing Development Organization's (CHDO) and/or non-profit organizations, to purchase affordability covenants on existing multiple-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households.	Ongoing	Continue program in the 2019-2028 Housing Element - The goal will still remain to have one project with a minimum of 40 units for extremely- low and very-low incomes.
Goal H-2 Continued	2.4 To comply with Senate Bill 2, the City has amended the Moreno Valley Industrial Area Plan (SP 208) to permit emergency shelters by right in the Industrial Support Area without a conditional use permit or other discretionary permit. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and will work with appropriate organizations to ensure the needs of the homeless population whenever possible. The objective was a yearly review of inventory sites in the Moreno Valley Industrial Area Plan (SP 208).	Ongoing	Planning staff has not actively been monitoring the inventory sites in SP 208 area, which as of today (January 2022) does not have many vacant parcels. This action was looked at during the COVID declaration, and staff will follow up with the Emergency Operations Manager. Program was removed from the 2019-2028 Housing Element and addressed through the MoVal 2040 General Plan's policies and actions.
Goal H-2 Continued	2.5 The City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.	Ongoing	Continue program in the 2019-2028 Housing Element.
Goal H-2 Continued	2.6 Continue cooperation with the Riverside County Housing Authority to provide Section 8 rental assistance and work with property owners to encourage expansion of rental projects participating in the program.	Ongoing	Continue program in the 2019-2028 Housing Element. The County is contributing Section 8 rental assistance to the Courtyards at Cottonwood project (81 affordable units currently under construction).
Goal H-2 Continued	2.7 Provide incentives for development of lower income housing through the density bonus program. Actively promote its use in conjunction with mixed-use projects in the Mixed Use Districts Overlay, for senior housing, and within multiple-family zones.	Ongoing	Objective was one mixed-use project over the planning period and this has not been met, however, the MoVal 2040 General Plan Update includes a variety of incentives to encourage mixed- use development in centers and along corridors within the city.
Goal H-2 Continued	2.8 Continue to support the City's effort of encouraging multiple- family developments with affordability covenants on units through offering development incentives. These incentives could include reduction in development standards, and expedited permit processing.	Ongoing	The City saw one affordable multifamily project (Courtyards at Cottonwood) entitled during the planning period and is undergoing building permit review, but no mixed use. Program was modified as part of the Moval 2040 General Plan Update.
Goal H-2 Continued	2.9 Pursuant to Government Code Section 65583, the City of Moreno Valley is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. To address the needs of this population, the City amended the Zoning Code to adopt formal reasonable accommodation procedures. Reasonable accommodation provides a basis for residents with disabilities to request flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements from the local government to ensure equal access to housing opportunities. The City will provide information regarding the City's reasonable accommodation ordinance and make information on the program more widely available to residents.	Ongoing	The City addressed reasonable accommodations but needs to continue work on "Supportive Housing" under 2018 State Law. The timeframe for municipal code amendment is late 2022. Program was modified as part of the Moval 2040 General Plan Update.
Goal H-2 Continued	2.10 Prioritize resources such as HOME funds, California Housing Finance Agency single-family and multiple- family programs, HUD Section 208/811 loans for the development of rental projects that provide units with two or three bedrooms.	Ongoing	Program was modified as part of the Moval 2040 General Plan Update.
Goal H-2 Continued	2.11 The City will adopt a density bonus ordinance in compliance with Government Code Section 65915. The objective was to promote the financial feasibility of development affordable to lower-income households utilizing density bonuses and incentives and concessions.	Ongoing	Program was modified as part of the Moval 2040 General Plan Update. The Density Bonus Section of Title 9 was approved by City Council on January 18, 2022 (funded by SB2).

Attachment: Exhibit A to Resolution No. 2022-10 - 2021 General Plan Annual Report [Revision 3] (5690 - General Plan Annual Progress Report)

<p>Goal H-3: Removal or mitigation of constraints to the maintenance, improvement and development of affordable housing, where appropriate and legally possible.</p>	<p>3.1 The City shall expedite and prioritize development processing time of applications for new construction or rehabilitation of housing for lower and moderate- income households and seniors (Previously referred to as Program 8.16). Expedited permit processing would allow complete development applications to be reviewed at an accelerated rate by City Staff in order to ensure that permit processing times do not create a potential constraint on the development of affordable units by adding to the overall cost of the project.</p>	<p>Ongoing</p>	<p>Program was modified as part of the Moval 2040 General Plan Update. Expedited permit processing is available for new construction or rehabilitation of housing for lower and moderate-income households and seniors.</p> <p>The City will be working on expedited permit processing assisted by SB2 Grant funds, and further streamlining by a comprehensive update of conditions of approval and integration with the case tracking system as part of the City's proposal for LEAP grant funds.</p>
<p>Goal H-3 Continued</p>	<p>3.2 To accommodate the needs of extremely low-income households and households with special needs and comply with Senate Bill 2, the City amended Zoning Code Section 9.09.190 to include Single room occupancy (SRO) facilities. Residential 30 (R30), the Mixed Use District Overlay and Community Commercial (CC) allow Single Room Occupancy (SRO) housing as a permitted use without a conditional use permit or other discretionary permit. The City will continue to monitor the inventory of sites appropriate to accommodate single-room occupancy units and will work with the appropriate organizations to ensure the needs of extremely low- income residents are met.</p>	<p>Completed</p>	<p>Program was removed from the 2019-2028 Housing Element - Moval 2040 General Plan.</p>
<p>Goal H-3 Continued</p>	<p>3.3 Continue to permit manufactured housing on permanent foundations in residential zones subject to compatibility criteria (manufactured housing is subject to the same design review criteria as custom or tract homes).</p>	<p>Ongoing</p>	<p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan.</p>
<p>Goal H-3 Continued</p>	<p>3.4 In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver a copy of the 2014-2021 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Moreno Valley.</p>	<p>Completed</p>	<p>Removed program from the 2019-2028 Housing Element - MoVal 2040 General Plan.</p>
<p>Goal H-3 Continued</p>	<p>3.5 Administer contract with fair housing agency (Previously referred to as Program 8.7). These services provide educating households on their rights and responsibilities and assist residents with fair housing issues. The goal was to assist 2,500 households during the planning cycle of 2014-2021.</p>	<p>Ongoing</p>	<p>These services are funded by HUD CDBG grants on an annual basis. The program was modified to change responsible party to the Financial and Management Services Department.</p>
<p>Goal H-3 Continued</p>	<p>3.6 Development Impact Fees (DIF) at a lower level for affordable units (Previously referred to as Program 8.15). The City offers 25% reduction in the Development Impact Fees (DIF) for affordable housing developments. The objective was 600 affordable units over the 5th planning cycle (2014-2021).</p>	<p>Ongoing</p>	<p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan. Current Development Impact Fees are at a lower level for affordable housing and are 50% of the DIF fee for single-family and multi-family. A recent affordable housing project, Courtyards at Cottonwood (81 units), benefited from the fee reduction.</p>
<p>Goal H-3 Continued</p>	<p>3.7 Defer Development Impact Fee for affordable units, until issuance of Certificate of Occupancy (Previously referred to as Program 8.14). The objective was 600 affordable units over the planning cycle.</p>	<p>Ongoing</p>	<p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan. The City's development impact fees are collected at certificate of occupancy based on current City policy. A recent affordable housing project, Courtyards at Cottonwood (81 units), benefited from the fee reduction.</p>
<p>Goal H-3 Continued</p>	<p>3.8 Waive Traffic Uniform Mitigation Fee (TUMF) for affordable units (Previously referred to as Program 8.17). The objective was 600 affordable units over the planning cycle.</p>	<p>Ongoing</p>	<p>Objective has not been met, however, the City continues to actively support affordable housing development.</p> <p>Modify to clarify that if a project qualifies, it will be exempt from TUMF based on the City's adopted ordinance.</p>
<p>Goal H-3 Continued</p>	<p>3.9 Apply for grant funds to upgrade water infrastructure in the Box Springs Municipal Water Company (BSMWC) service area (Previously referred to as Program 8.22).</p>	<p>Ongoing</p>	<p>Modify to state that the City will work with Box Springs Municipal Water Company Service area to support their pursuit of grant funding efforts to upgrade water infrastructure. The City has not been able to locate any grant funding for this purpose. Box Springs may have searched out funding independently.</p>
<p>Goal H-4: Provide increased opportunities for homeownership.</p>	<p>4.1 Continue to provide favorable home purchasing options to lower and moderate-income households, when funds are available, through the County of Riverside's First Time Homebuyers Down Payment Assistance Program and homeownership assistance with the County Mortgage Credit Certificate (MCC) program.</p>	<p>Ongoing</p>	<p>The City will continue as these programs are still available through the County of Riverside.</p>
<p>Goal H-4 Continued</p>	<p>4.2 Continue to work with Habitat for Humanity in the development of single-family homes for lower income families. The objective was approval of a Tract Map and building of eight (8) moderate income single-family units in the planning period.</p>	<p>Ongoing</p>	<p>The objective was met. A tentative tract was approved by Planning Commission on December 12, 2013. Building of units began in Fall 2014. Eight single-family residence were built and received Certificate of Occupancy on January 26, 2016.</p> <p>The 2019-2028 Housing Element - MoVal 2040 General Plan includes a modified program, which will be more general and inclusive. The City will continue to work with non- profit housing organizations as well as Habitat for Humanity,</p>
<p>Goal H-4 Continued</p>	<p>4.3 The Moreno Valley Housing Authority shall provide support to the California Housing Finance Agency (CHFA) program, which supports construction of new owner-occupied units in conjunction with non-profit organizations and/or private developers through advertisement and referral to the program.</p>	<p>Ongoing</p>	<p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan.</p>
<p>Goal H-4 Continued</p>	<p>4.4 The City shall establish relationships with local lenders, developers and other constituencies such as realtors, and non-profit organizations through community outreach workshops that emphasize specific ideas, issues, and expectations for future development in Moreno Valley.</p>	<p>Ongoing</p>	<p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan.</p>
<p>Goal H-4 Continued</p>	<p>4.5 Provide funds for Homebuyer Assistance Program (HAP) silent seconds. Work with approved lenders that have HAP experience. The goal of the program is to provide homeownership for low and moderate income families (Previously referred to as Program 8.10). The objective was a target of 15 units during the planning cycle of 2014-2021.</p>	<p>Ongoing</p>	<p>The objective was met. The Finance Department provides this program through the County using funds from the Permanent Local Housing Allocation (PLHA) program. During Cycle 5, 29 homebuyers have successfully used the County's PLHA Program.</p> <p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan with a modification to reflect the use of PLHA funds.</p>
<p>Goal H-5: Enhance the quality of existing residential neighborhoods in Moreno Valley, through maintenance and preservation, while minimizing displacement impacts</p>	<p>5.1 Maintain code compliance to ensure building safety and integrity of residential neighborhoods. Enforce the building code through issuance of a permit prior to construction, repair, addition to, or relocation of any residential structure.</p>	<p>Ongoing</p>	<p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan.</p>
<p>Goal H-5 Continued</p>	<p>5.2 Monitor the substandard dwellings which cannot be economically repaired and remove when necessary and feasible. The target goal was 3 units during the planning period.</p>	<p>Ongoing</p>	<p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan.</p>
<p>Goal H-5 Continued</p>	<p>5.3 Administer a program to provide grant funds for neighborhood beautification in targeted neighborhoods (Previously referred to as Program 8.3). The target goal was 3 units per year during the planning cycle of 2014-2021.</p>	<p>Ongoing</p>	<p>The target was not met, however, there are other efforts focused on neighborhood beautification like the Homeless-to-Work Program and Keep MoVal Beautiful, but no specific program aimed at beautification of residential units. Program was revised to reflect correct department(s) involved - CBDG funds may still be available to use for neighborhood clean ups in CBDG defined areas.</p>
<p>Goal H-5 Continued</p>	<p>5.4 Receive and approve applications for Mobile Home Grant Program (the goal of the program is to correct substandard living conditions for very low-income owner-occupants). Market program via City Links newsletter. Continue to distribute program material to mobile home parks (Previously referred to as Program 8.4). The target goal was 3 mobile homes per year during the planning cycle of 2014-2021.</p>	<p>Ongoing</p>	<p>Modify program to reflect the correct responsible party – Financial Operations Division (HUD's CDBG funds for Habitat for Humanity's Brush with Kindness Mobile Home Rehabilitation Program).</p>
<p>Goal H-5 Continued</p>	<p>5.5 Provide enhanced code compliance services in the CBDG target areas. Fund 5,000 hours of code enforcement in the CBDG target areas (Previously referred to as Program 8.5). The objective was to fund 5,000 hours of code enforcement over the next planning cycle of 2014-2021.</p>	<p>Ongoing</p>	<p>Modify program to reflect the correct funding as HUD's CBDG funds cannot be used for these activities.</p>
<p>Goal H-5 Continued</p>	<p>5.6 Conduct five (5) annual neighborhood clean-ups, improving the living environment of residents. Provide bins for trash disposal</p>	<p>Ongoing</p>	<p>Modify program to reflect the correct funding as HUD's CBDG funds cannot be used for these activities.</p>
<p>Goal H-6: Encourage energy conservation activities in all neighborhoods.</p>	<p>6.1 Encourage maximum utilization of Federal, State, and local government programs, such as the County of Riverside Home Weatherization Program and Western Riverside Council of Governments HERO program, and assist homeowners in providing energy conservation measures.</p>	<p>Ongoing</p>	<p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan. The City currently uses CBDG funds to fund solar projects for low income homeowners through GRID Alternatives.</p>
<p>Goal H-6 Continued</p>	<p>6.2 Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects</p>	<p>Ongoing</p>	<p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan.</p>
<p>Goal H-6 Continued</p>	<p>6.3 Facilitate sustainable development in the City by enforcing the goals, policies, and implementation measures established in the proposed Sustainable Community section in the Conservation Element.</p>	<p>Ongoing</p>	<p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan.</p>
<p>Goal H-6 Continued</p>	<p>6.4 The City shall implement its local action plan for reduction of greenhouse gas emissions</p>	<p>Ongoing</p>	<p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan, which includes a Climate Action Plan (CAP).</p>
<p>Goal H-6 Continued</p>	<p>6.5 Implement residential Solar Initiative Program to MV Utility customers (Previously referred to as Program 8.31). Literature for the public on energy saving programs offered by local utility companies are available in City Hall offices and on the City's website.</p>	<p>Ongoing</p>	<p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan. The solar program is continuing with almost 20% of MVU customers have installed solar systems for a combined total of over 10 MW.</p>
<p>Goal H-6 Continued</p>	<p>6.6 Market energy efficiency program for residents of MV Utility area (Previously referred to as Program 8.34). The City has energy efficiency information posted on its website and information regarding various programs is mailed out to MV Utility customers in their bills.</p>	<p>Ongoing</p>	<p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan. Moreno Valley Utility keeps an energy efficiency page on the city's website. MVU regularly includes bill inserts for customers that describe various cost-effective energy savings measures that can be easily implemented. MVU also distributes a quarterly newsletter to customers that contains energy efficiency information.</p>
<p>Goal H-7: Equal housing opportunity for all residents of Moreno Valley, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.</p>	<p>7.1 The City, in conjunction with the Riverside County Fair Housing Council, shall support efforts dedicated to working towards the elimination of the discrimination of housing by actively pursuing any complaints of housing discrimination within the City. Information detailing fair housing practices will be made available at City Hall and on the City's website. Additionally, the City will participate with the Riverside County Fair Housing Council to conduct workshops and seminars about landlord and tenant responsibilities and rights (Previously referred to as Program 8.7). The objective was to assist 2,500 households during the planning cycle of 2014-2021</p>	<p>Ongoing</p>	<p>Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan. Riverside County Fair Housing Council (RCFHC) receives funds yearly through CBDG grant funds - a full range of landlord tenant services that promote fair housing rights and obligations through the three basic areas of education, training, and enforcement.</p> <p>RCFHC will inform tenants and landlords of their legal rights and responsibilities, while providing mediation and enforcement of those rights. The Council will also provide referrals, training, and technical assistance. (Anti- Discrimination-Services & Landlord-Tenant-Counseling- Services for 2020-2021) Education opportunities continue on a regular basis.</p>

Goal H-7 Continued

7.2 The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Moreno Valley will also provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Moreno Valley will work with the Inland Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

Ongoing

Continue program in the 2019-2028 Housing Element - MoVal 2040 General Plan. Further modification to clarify that supportive housing will be addressed through the development code amendment that will be prepared. Funds are being requested under the LEAP grant (2021/2022 to support this work.

Jurisdiction	Moreno Valley	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT							
Local Early Action Planning (LEAP) Reporting							
(CCR Title 25 §6202)							
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.							
Total Award Amount	\$500,000		Total award amount is auto-populated based on amounts entered in rows 15-26.				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status			Other Funding	Notes
Zoning Consistency/Zoning Code Update	\$0.00		In Progress				Title of the first Task
I: Project Initiation	\$10,000.00		In Progress		In Progress		
Task 2: Preparation of Summary and Recommendations	\$100,000.00		In Progress				Senior Planner has prepared memo onlining the steps to complete the Municipal Code Amendment(s)
Task 3: Administrative Draft Zoning Code and Updated Zoning Map	\$275,000.00		In Progress				GIS has completed the updated zoning map and related zoning atlas. Planning has completed Part 1 of 3 of the Municipal Code Amendments (Planning Commission on 12/9/21, City Council on 1/4/22)
Task 4: Website Materials	\$5,000.00		In Progress				Revised zoning map and related data layers (GIS) is available on the City's website.
Task 5: Hearings (Planning Commission and City Council)	\$10,000.00		In Progress				Two meeting: Planning Commission on 12/9/21, City Council on 1/4/22
II: Update of Conditions of Approval and Integration with Case Track System	\$0.00		Other (Please Specify in Notes)				Title of the second Task
Task 1: Project Initiation	\$20,000.00		Other (Please Specify in Notes)				Updating of the Conditions of Approval to start in mid 2022
Task 2: Preparation of Comprehensive Update to conditions of approval for development services	\$60,000.00		Other (Please Specify in Notes)				Updating of the Conditions of Approval to start in mid 2022
Task 3: Technical Support and Final Testing in ACP	\$20,000.00		Other (Please Specify in Notes)				Updating of the Conditions of Approval to start in mid 2022

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	420
Moderate	Deed Restricted	0
	Non-Deed Restricted	25
Above Moderate		1
Total Units		446

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	40
	Non-Deed Restricted	0
Low	Deed Restricted	41
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	24
Above Moderate		349
Total Units		454

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	135
Above Moderate		317
Total Units		452

Exhibit B - MoVal 2040 Policies and Goals

LAND USE AND COMMUNITY CHARACTER	
GOAL LCC-1	ESTABLISH AN IDENTIFIABLE CITY STRUCTURE AND A FLEXIBLE LAND USE FRAMEWORK THAT ACCOMMODATES GROWTH AND DEVELOPMENT OVER THE PLANNING HORIZON
Policies	
Identifiable Structures	
LCC.1-1	Foster a balanced mix of employment, housing, educational, entertainment, and recreational uses throughout the city to support a complete community.
LCC.1-2	Expand employment opportunities locally and provide sufficient lands for commercial, industrial, residential and public/quasi-public uses while ensuring that a high quality of life is maintained in Moreno Valley.
LCC.1-3	Locate manufacturing, logistics and industrial uses in areas with good access to the regional transportation network near the periphery of the city.
LCC.1-4	Focus new development in centers and corridors so as to support the vitality of existing businesses, optimize the use of utility infrastructure, and reduce vehicle trip frequency, length, and associated emissions.
LCC.1-5	Encourage mixed use development in either a vertical or horizontal configuration in the Downtown Center, the Moreno Valley Mall/Towngate Center area, and at key intersections along major transit routes.
LCC.1-6	Promote infill development along Alessandro, Sunnymead, and Perris to create mixed use corridors with a range of housing types at mid-to-high densities along their lengths and activity nodes at key intersections with retail/commercial uses to serve the daily needs of local residents.
LCC.1-7	Support the continued buildout of residential areas as needed to meet the community's housing needs.
Growth Management	
LCC.1-8	Promote a land and resource efficient development pattern in order to support efficient delivery of public services and infrastructure, conserve open space lands surrounding the city, reduce vehicle trip lengths and improve air quality.
LCC.1-9	Maintain City boundaries that are logical in terms of City service capabilities, economic development needs, social and economic interdependencies, citizen desires, and City costs and revenues.
LCC.1-10	Plan comprehensively for the annexation of any new areas and approve annexation only after City approval of an appropriate area-wide plan (e.g., master plan, specific plan) that addresses land use, circulation, housing, infrastructure, and public facilities and services. Exceptions to this requirement for area-wide plans include annexations of:
	· Existing developed areas;
	· Areas of less than five acres;
	· Housing developments for very-low and low-income households.
LCC.1-11	Require that new development be compatible with the standards for land uses, density and intensity specified in the March Air Reserve Base/Inland Port Air-port Land Use Compatibility Plan (March ALUC Plan).
LCC.1-12	Balance levels of employment and housing within the community to provide more opportunities for Moreno Valley residents to work locally, cut commute times, and improve air quality.
Actions	
LCC.1-A	Use development agreements, impact fees, benefit districts and other mechanisms to ensure the provision of adequate infrastructure to serve new development.
LCC.1-B	Map all planning actions, such as rezonings on a large display map, keyed to the year action was taken. Use this map to pinpoint areas which require special studies and possible amendment on the General Plan land use map.
GOAL LCC-2	FOSTER VIBRANT GATHERING PLACES FOR MORENO VALLEY RESIDENTS AND VISITORS
Policies	
LCC.2-1	Create a Downtown Center with a vibrant mix of uses that will serve as the primary hub and focal point of Moreno Valley economic and cultural engine in the region.
LCC.2-2	Require that proposed projects in the Downtown Center prepare an area plan demonstrating consistency with the principles outlined in Table LCC-2 and the illustrative development program shown in Table LCC-3 prior to approval. De-velopment on smaller parcels may satisfy this requirement with a site plan.
LCC.2-3	Within the Downtown Center, ensure the high intensity of development is concentrated so as to create a central core with a mix of uses to activate it throughout the day and evening and to promote strong connectivity between new uses and RUMC, Aquabella, and the Kaiser hospital campus.

rev 1/15/22

LCC.2-4	Leverage the presence of the hospitals and large tracts of vacant land to attract new higher-wage employers to the Downtown Center.
LCC.2-5	Integrate new employment-oriented uses into the fabric of the Downtown Center as employment, educational, corporate, and research campuses and/or as part of mixed use developments.
LCC.2-6	Create a Central Park facility to serve as a defining feature of the Downtown Center.
LCC.2-7	Recognize recreation and entertainment as key contributors to the vitality of the Downtown Center and accommodate a world class sports/recreational facility to provide activities and entertainment for Moreno Valley residents.
LCC.2-8	Transform Nason Street and Alessandro Boulevard into a grand boulevard with a distinctive, inviting character that announces arrival in Downtown Moreno Valley.
LCC.2-9	Support the vitality of commercial and retail development downtown with significant new housing in and adjacent to the Downtown Center.
LCC.2-10	Create an attractive, safe environment for bicycles and pedestrians that promotes "micro-mobility" and connectivity within the Downtown Center as well as encourage electric and autonomous vehicles.
LCC.2-11	Allow for the evolution of the Downtown Center and encourage site planning that facilitates redevelopment of sites within the core of the area in the future as land values increase and higher development intensities become more financially feasible.
Moreno Valley Mall and Towngate	
LCC.2-12	Introduce medium to high density housing to the site and provide townhomes, apartments, and condominiums that cater to the needs of residents of all ages and stages of life.
LCC.2-13	Allow the maximum permitted FAR to be calculated across multiple parcels in a single proposed development at the Moreno Valley Mall in order to incentivize signature development that makes a positive contribution to community character at this prominent gateway site.
LCC.2-14	Focus on attracting essential services to the site, such as medical clinics, a grocery store, banks, and dry cleaners to the site to provide for the needs of area residents and ensure the vitality of the site over time.
LCC.2-15	Encourage mixed use development and the co-location of residential and commercial uses within sight distance of one another on the site to promote day and evening vitality.
LCC.2-16	Design residential buildings adjacent to the freeway with adequate ventilation and sound proofing to minimize air and noise impacts.
LCC.2-17	Provide restaurants, cafes and bars with terraces, as well as public plazas, parks, public art, and family-friendly amenities that activate public spaces and build sense of place.
LCC.2-18	Design and build new internal roadways with narrower widths, ample sidewalks, and street parking to help create a more intimate walkable feel in the areas.
LCC.2-19	Provide a network of interconnected streets, paseos, pathways, and bicycle routes onsite that facilitates travel through the site for pedestrians, cyclists and other non-motorized modes of transportation.
Corridor Streetscapes	
LCC.2-20	Encourage site designs that create an active street frontage and screen parking from the frontages of Alessandro, Sunnymead and Perris.
LCC.2-21	Orient residential uses to the street and discourage the use of walls and fences. Employ a variety of techniques to buffer residential uses on the corridors from traffic and noise, including setbacks, landscaping, stoops, and raised entries.
LCC.2-22	Encourage new mixed-use and commercial development to incorporate visual quality and interest in architectural design on all visible sides of buildings through the following approaches:
	· Utilizing varied massing and roof types, floor plans, detailed planting design, or color and materials;
	· Maintaining overall harmony while providing smaller-scale variety; and
	· Articulating building facades with distinctive architectural features like awnings, windows, doors, and other such elements.
LCC.2-23	Ensure that commercial uses are designed to incorporate ground floor transparency and pedestrian activity.
LCC.2-24	At intersections on the mixed use corridors, prioritize retail and other uses that promote pedestrian activity on the ground floor of buildings.
LCC.2-25	Encourage the development of bicycle, pedestrian, and transit access that reduces the need for on-site parking. Improve the pedestrian experience within these corridors through street trees and landscaping.
LCC.2-26	Provide streetscape improvements along the mixed use corridors of Alessandro, Sunnymead, and Perris to enhance livability, vitality, and safety for all modes of travel.
LCC.2-27	Where possible, require that adjacent uses share driveways in order to limit the number of curb cuts along Alessandro, Sunnymead, Nason, and Perris.
Public Open Spaces	
LCC.2-28	Encourage landscaped common public spaces to be incorporated into new mixed-use development.
LCC.2-29	Design of public spaces should ensure they are:

	· Lined with active uses at-grade and located near building entrances, windows, outdoor seating, patios, or balconies that overlook park spaces, and other areas with strong pedestrian activity.
	· Be completely visible from at least one street frontage and as feasible, be at least 50% visible from a secondary street frontage.
	· Primarily defined by adjacent buildings, which will contribute to the unity and environmental quality of the space.
	· Be located at the same grade level as the public sidewalk when possible. Where changes in grade are an important element of the overall design and programming, clear and direct access from the public sidewalk should be accommodated, and universal accessibility provided.
	· Reflect the design and placemaking elements of the surrounding area through the use of architectural styles, signage, colors, textures, materials, and other elements.
	· Be constructed with low impact and permeable paving materials to efficiently manage the stormwater and minimize the area's heat island effect.
	· Connect to bike and pedestrian facilities and be a part of an interconnected pathway or parkway system where feasible.
LLC.2-30	Establish parks and plazas to serve as meeting areas in new neighborhoods and ensure a safe and secure environment through the development review and approval process.
LCC.2-31	Support development of the Moreno Valley College campus in ways that both strengthen its ties to the community and enhance its status as a major activity center for the neighborhood.
Actions	
LCC.2-A	Establish flexible zoning regulations to guide development in the Downtown Center.
LCC.2-B	Prioritize the completion of catalyst projects for the Downtown Center, including the Town Center development at Nason and Alessandro and the Aquabella Specific Plan.
LCC.2-C	Work with property owners of the Moreno Valley Mall and Towngate Center to facilitate redevelopment of underutilized parcels.
GOAL LCC-3	BUILD A DISTINCTIVE SENSE OF PLACE AND PRIDE IN MORENO VALLEY
Policies	
General	
LCC.3-1	Insist on high-quality development that is sensitive to surrounding context throughout the city and particularly in centers and corridors.
LCC.3-2	Use development standards to ensure smooth transitions for areas that border one another so that neighborhoods and districts maintain their unique qualities while being compatible with one another.
LCC.3-3	Promote the Moreno Valley College as a community asset that contributes to local identity and seek to better integrate the College with the rest of the city, including the Downtown Center and adjacent neighborhoods through urban design, transportation linkages, and promotion of College events.
Gateways	
LCC.3-4	Strengthen the sense of arrival into Moreno Valley and the Downtown Center with gateway design at the locations shown on Figure LCC-4. Gateway design elements shall include streetscape design, signage, building massing, and similarly-themed design elements.
LCC.3-5	Incorporate prominent corner architectural features, such as prominent entries or corner towers, on new development at key intersections or gateways.
LCC.3-6	Maintain continuity in streetscape design along major streets and avenues that traverse the city north to south and east to west.
LCC.3-7	Continue to support community identity with streetscape improvement and beautification projects in both existing residential areas and commercial centers, as well as new mixed-use areas that incorporate unified landscaping and pedestrian amenities. Amenities should include bus shelters, pedestrian safety treatments such as sidewalk bulb-outs and widening and improved crosswalks, and city branded decorative elements such as street lighting, concrete pavers, tree grates, and theme rails.
Arts and Culture	
LCC.3-8	Encourage development and display of public art to promote the history, heritage, culture and contemporary identity of Moreno Valley.
LCC.3-9	Promote cooperative arrangements with other public or private agencies that facilitate the temporary or permanent display of works of art for display within or upon public or private facilities and land.
Historic Resources	
LCC.3-10	Balance the preservation of historic resources with the desire of property owners of historic structures to adopt energy efficient strategies.
LCC.3-11	Require any application that would alter or demolish an undesignated and un-surveyed resource over 50-years-old to be assessed on the merits of the structure.
Residential Areas	
LCC.3-12	Promote the preservation, maintenance, and improvement of property through code enforcement to mitigate or eliminate deterioration and blight conditions, and to help encourage new development and reinvestment.

LCC.3-13	New and retrofitted fences and walls should incorporate landscape elements and changes in materials or texture to deter graffiti and add visual interest.
LCC.3-14	Within individual residential projects, a variety of floor plans and elevations should be offered.
LCC.3-15	Encourage building placement variations, roofline variations, architectural projections, and other embellishments to enhance the visual interest along residential streets.
LCC.3-16	Design large-scale small lot single family and multiple family residential projects to group dwellings around individual open space and/or recreational features
LCC.3-17	Screen and buffer nonresidential projects to protect adjacent residential property and other sensitive land uses when necessary to mitigate noise, glare and other adverse effects on adjacent uses.
LCC.3-18	Design internal roadways so that direct access is available to all structures visible from a particular parking area entrance in order to eliminate unnecessary vehicle travel, and to improve emergency response.
Commercial Areas	
LCC.3-19	Ensure that neighborhood shopping centers are designed in a manner compatible with adjacent residential areas.
LCC.3-20	Rely on strong landscape treatments, setbacks, sign controls, and, where feasible, underground utilities and street improvements to prevent visual chaos where businesses are competing for attention.
LCC.3-21	Ensure that neighborhood shopping centers conform to regulations limiting the size, location, and general character of signage and facades so as not to dis-rupt the residential character of the neighborhood.
LCC.3-22	Preserve and encourage neighborhood stores that enable shoppers to walk or bike for everyday needs, provide access to healthy foods, and promote a sense of community.
LCC.3-23	Require reciprocal parking and access agreements between individual parcels where practical.
Actions	
LLC.3-A	Establish a unified gateway design palette and guidelines that address streetscape design, signage, lighting, and building massing and setbacks to heighten sense of place.
LCC.3-B	Develop a program of branding, signage, and wayfinding to promote connections with Lake Perris. The program should apply on key access routes to Lake Perris, including Moreno Beach Drive, Alessandro and Cactus and should seek to build visual connections and foster land uses and businesses that encourage recreational activities.
LCC.3-C	Consider establishing a public art ordinance that would require large projects to install public art or contribute an in lieu fee that can be put toward the cost of public art installations.
LCC.3-D	Continue to support and fund local artists and students to create public art.
LCC.3-E	Explore a range of public and private funding sources to support the visual and performing arts and cultural development goals and activities.
LCC.3.F	Establish residential design guidelines for single-family and multi-family development that address site design, building materials, roof lines, and landscaping.
LCC.3.G	Work with existing business owners to promote the improvement and maintenance of facades of commercial uses.
LCC.3-H	Pursue funding and programs to underground utilities and overhead wires.
GOAL LCC-4	
EXPAND THE RANGE OF HOUSING TYPES IN MORENO VALLEY AND ENSURE A VARIETY OF OPTIONS TO SUIT THE NEEDS OF PEOPLE OF ALL AGES AND INCOME LEVELS	
Policies	
LCC.4-1	Promote a range of residential densities throughout the community to encourage a mix of housing types in varying price ranges and rental rates.
LCC.4-2	Promote the development of a greater variety of housing types, including single-family homes on small lots, accessory dwelling units, townhomes, lofts, live-work spaces, and senior and student housing to meet the needs of future demographics and changing family sizes.
LCC.4-3	Encourage a mix of for sale and rental housing units in centers and corridors.
LCC.4-4	Encourage multi-family developments and live-work units in residential mixed use areas to provide housing options that are affordable for artists, creative entrepreneurs, emerging industries, and home-based business operators.
LCC.4-5	Encourage the use of innovative and cost-effective building materials, site design practices and energy and water conservation measures to conserve resources and reduce the cost of residential development.
LCC.4-6	Cater to the needs of larger, multi-generational families by both promoting the development of 3 and 4-bedroom homes and by facilitating construction of accessory dwelling units.
LCC.4-7	Promote availability of senior and independent assisted living facilities distributed equitably throughout the community to meet the needs of the community's aging population.
LCC.4-8	Facilitate opportunities to incorporate innovative design and program features into affordable housing developments, such as on-site health and human services, community gardens, car-sharing, and bike facilities. Support the development of projects that serve homeless and special needs populations.

LCC.4-9	Densities in excess of the maximum allowable density for residential projects may be permitted pursuant to California density bonus law.
ECONOMIC DEVELOPMENT	
GOAL E-1	DIVERSIFY AND GROW THE LOCAL ECONOMY.
Policies	
E.1-1	Focus business attraction efforts on emerging industries in the region that demonstrate strong growth potential and pay higher than average wages.
E.1-2	Actively recruit new businesses to build on existing employment concentrations in Moreno Valley, including businesses in the following sectors: healthcare, green tech, robotics, cyber security, electric and autonomous vehicles, and aerospace.
E.1-3	Support the continued expansion of Moreno Valley's health care sector by attracting and facilitating the establishment of synergetic businesses, including biotech, medical device manufacturing, healthcare informatics, and research and development.
E.1-4	Establish advanced manufacturing operations in Moreno Valley including component assembly, automated production, robotics, additive manufacturing/3D printing technology, and similar activities.
E.1-5	Leverage the availability of large parcels and excellent connections to the regional transportation network to attract new businesses and accommodate corporate campuses, research and development facilities, and higher educational institutions.
E.1-6	Anticipate the demands for commercial and industrial growth and employ governmental mechanisms to maintain a choice of sites and buildings, including large parcels, as an attraction to major employers.
E.1-7	Foster the expansion of airport-related businesses around the MARB, including businesses active in components/systems manufacturing; aircraft maintenance, repair and overhaul uses; aircraft restoration; aircraft testing; aircraft sales; corporate aviation departments; and fixed-base operations.
E.1-8	Continue to support and participate in regional economic development initiatives, including joint marketing initiatives, business attraction strategies, and workforce development efforts.
E.1-9	Continue to improve the balance of jobs and housing to ensure that residents can take advantage of employment opportunities within the city.
Actions	
E.1-A	Work with property owners, particularly those in opportunity areas, to facilitate development projects that generate local jobs.
E.1-B	Consult with real estate brokers, business leaders, and other informed stakeholders to understand the needs of prospective businesses and institutions. Use this information to design incentives that attract these targets and to update land use regulations to ensure that the spaces they require are available in Moreno Valley.
E.1-C	Expand the range and type of data available on the City's open data portal in order to spur data driven innovation and entrepreneurship.
E.1-D	Continue to produce marketing materials and refine the City's economic development web pages and social media platforms to promote business opportunities in Moreno Valley.
E.1-E	When appropriate and as resources allow, participate with Riverside Economic Development Agency (EDA), California Association for Local Economic Development (CALED), Governor's Office of Business and Economic Development (GO-Biz), and other organizations as a partner on trade missions, advocacy efforts, image campaigns, trade show attendance, and other marketing efforts.
E.1-F	Develop and launch a Digital Ambassador program, eliciting participation from the local business community to assist in efforts to extend awareness of Moreno Valley's assets, events, etc.
GOAL E-2	STRENGTHEN AND RETAIN EXISTING BUSINESSES.
Policies	
E.2-1	Focus business retention/expansion (BR&E) activities on primary employers defined as those that generate the majority of their revenue from the sale of products or services outside the region in order to maximize positive impacts on output, employment, and wages.
E.2-2	Strengthen the existing medical/hospital cluster by facilitating the establishment of supportive businesses and uses such as surgical centers, medical offices, post-acute care medical facilities, conference space, hotels, restaurants, and retail shops.
E.2-3	Promote strategies to increase local business-to-business commerce.
E.2-4	Support the vitality of existing logistics, e-commerce, and international trade businesses.
E.2-5	Support activities that foster economic gardening (locally-grown businesses) through entrepreneurship opportunities and partnerships that provide for business sector growth and expansion for in-demand industries (e.g., healthcare; technology; and manufacturing).

E.2-6	Partner with existing Moreno Valley businesses, the local chambers of commerce, and other groups to stimulate the growth and expansion of local businesses and address the City's economic development needs.
E.2-7	Encourage the development and retention of small business startups particularly in securing assistance with business planning, access to capital, and business expansion.
E.2-8	Cultivate a vibrant retail, entertainment, and restaurant sector and minimize retail sales leakage by concentrating new residential development in locations where it can support retail vitality, and by attracting higher wage jobs to Moreno Valley to support a robust retail economy.
Actions	
E.2-A	Continue to provide access to tools and assistance for starting and growing a business in Moreno Valley, such as referrals to the Small Business Development Center (SBDC), One-on-One Business Consulting, Small Business Wednesdays and incentive program like Hire MoVal.
E.2-B	Use initiatives such as the Business Roundtable to connect local businesses, entrepreneurs, investors, researchers, and higher educational institutions so as to spur innovation and job creation in Moreno Valley.
E.2-C	Continue to promote local business success and collaborate with local businesses on initiatives like Shop MoVal and the Business Spotlight.
E.2-D	Work with financial institutions to promote small business lending opportunities that support and encourage local entrepreneurship and business growth.
E.2-E	Maintain and promote a list of small business lending programs that may provide funding to local businesses that are denied access to capital through private markets.
E.2-F	Identify and incorporate zoning that supports innovative businesses located in residential neighborhoods and mixed use areas.
E.2-G	Implement a local procurement program that encourages sourcing supplies and services from local businesses.
GOAL E-3	ENHANCE MORENO VALLEY'S PROFILE AND COMPETITIVE POSITION
E.3-1	Actively promote Moreno Valley's assets and position the City as a destination for business, targeting Fortune 500 and international companies.
E.3-2	Attract business and investment with strategic investments in infrastructure, technology, and amenities.
E.3-3	Foster a healthy and diverse business base in Moreno Valley through the use of clear and consistent regulatory and permit processes.
E.3-4	Encourage the planning and development of well-designed business and industrial areas which meet modern standards in terms of parcel size, location, provide access to broadband and wifi, accommodations for autonomous technology, electric vehicles, and drone flights.
E.3-5	Promote revitalization and rehabilitation of older commercial areas to make them more competitive, accessible, aesthetically appealing, and economically viable, particularly at high-visibility gateways to the city.
E.3-6	Leverage City-owned properties and public investments to help create a vibrant downtown center that serves as a premier regional live, work, play destination.
E.3-7	Coordinate economic development activities with infrastructure planning efforts to ensure that to the extent possible, appropriately sized utilities are available to support development of the most feasible, top-priority opportunity sites.
E.3-8	Provide a range of housing types – from apartments and condominiums to starter homes and executive housing – throughout the community to attract new businesses and encourage expansion.
E.3-9	Collaborate and partner with local businesses, hospitals, colleges and other organizations to collectively market the community to potential visitors.
E.3-10	Promote and support recreational, sporting, cultural, and entertainment events in and around Moreno Valley to build the city's reputation as a desirable destination and help create opportunities for increased visitation, hotel stays, sales tax generation, and employment.
E.3-11	Support commercial recreation businesses as uses that draw new visitors to the city and help revitalize older commercial centers.
E.3-12	Prioritize economic development activities and maintain resource levels so as to ensure effective delivery of business attraction, retention and expansion assistance.
E.3-13	Encourage public/private technology infrastructure projects that support business and municipal efficiency.
E.3-14	Regularly assess Moreno Valley's competitiveness as a place to do business and maintain development regulations and fees accordingly.
Actions	
E.3-A	Continue to promote economic development opportunities in the city with an inventory of available sites published on the City's economic development web portal. The inventory should provide pertinent details (e.g.: size, location, land use/zoning designation, infrastructure location and sizing, price, property representative, special features).
E.3-B	Continue to monitor and assess viability of public financing mechanisms (e.g. enhanced infrastructure finance districts) to promote and support development opportunities in the City.
E.3-C	Work collaboratively with large employers and institutions that have large visitor and meeting needs on the potential to expand the city's visitor accommodation offerings.
E.3-D	Actively participate in regional trade and tourist councils and organizations.

E.3-E	Develop and produce local visitor guides highlighting activities and events in and around Moreno Valley.
E.3-F	Work with Caltrans and adjacent property owners to implement a coordinated landscaping and design strategy along State highway corridors.
E.3-G	Investigate methods such as a facade improvement program and attractive city entry signage to encourage upgrades to highly visible locations such as freeway interchanges, community entryways, and major corridors.
E.3-H	Periodically benchmark Moreno Valley's regulatory and permit costs against comparable communities, adjusting as needed to ensure competitiveness.
E.3-I	Maintain a dashboard that reports economic, educational, and occupational indicators that can be tracked over time and used to assess the city's progress and competitiveness, as well as to rank it in comparison to selected similar cit-ies in California and the U.S.
E.3-J	On an ongoing basis, solicit customer service feedback from businesses and individuals who do business with the City.
GOAL E-4	PROMOTE EDUCATION AND WORKFORCE DEVELOPMENT.
Policies	
E.4-1	Encourage development of a local labor force with skills to meet the needs of the area's businesses and industries.
E.4-2	Continually assess business workforce needs and requirements for developing a qualified workforce that meets the demands of businesses and industries concentrated within the city (e.g., health care, manufacturing and logistics).
E.4-3	Support efforts to enhance education, increase high school graduation rates, and improve workforce-readiness.
E.4-4	Partner with public, private, and academic stakeholders to develop programs that connect entrepreneurs to resources.
E.4.5	Collaborate with State and County agencies on re-integrating drug and rehabilitation program graduates and the formerly incarcerated into the community and the workforce.
Actions	
E.4-A	Continue to implement programs that help local businesses to hire local trainees.
E.4-B	Establish forums/channels for discussion and action on better aligning secondary and post-secondary education and training with the needs of local businesses.
E.4-C	Work with local colleges, school districts, and other education and training providers to develop and implement applicable training programs and identify joint opportunities to spur growth of new and emerging job clusters and pro-mote entrepreneurialism.
E.4-D	Identify and market local life-long learning opportunities, including work-study programs, internships, online learning, and expanded curriculum offerings, in collaboration with educational institutions, businesses, and non-profit organizations.
E.4-E	Expand programs and strengthen business networks that support female and minority-owned businesses and entrepreneurs.
E.4-F	Provide paid and volunteer jobs for local youth and for economically, physically, and socially disadvantaged people.
E.4-G	Continue to work with federal, State, and regional partners to seek funding op-portunities for strategic workforce and economic development programs.
E.4-H	Explore opportunities to create and fund additional financial literacy programming targeted to youth and low-income residents, supplementing programs available at the state and regional levels.
CIRCULATION	
GOAL C-1	STRENGTHEN CONNECTIONS TO THE REGIONAL TRANSPORTATION NETWORK.
Policies	
C.1-1	Support regional infrastructure investments for all modes to relieve congestion and support healthy communities in the City of Moreno Valley.
C.1-2	Maintain ongoing relationships with all agencies that play a role in the development of the City's transportation system.
C.1-3	Cooperatively participate with SCAG, RCTC, WRCOG, and the TUMF Central Zone Committee to facilitate the expeditious construction of TUMF Network projects, and planning for a transportation system that anticipates regional needs for the safe and efficient movement of goods and people, especially projects that directly benefit Moreno Valley.
Actions	
C.1-A	Advocate for the completion of proposed and planned regional transportation projects as they will alleviate congestion on I-215 and SR-60, and will improve traffic conditions on City streets.
C.1-B	Work with property owners, in cooperation with RCTC, to reserve rights-of-way for freeways, regional arterial projects, transit, bikeways, and interchange expansion and potential Community and Environmental Transportation Acceptability Process (CETAP) corridors through site design, dedication, and land acquisition, as appropriate.
C.1-C	Pursue grant funding, including for major projects that enhance connectivity to the regional network.

GOAL C-2	PLAN, DESIGN, CONSTRUCT, AND MAINTAIN A LOCAL TRANSPORTATION NETWORK THAT PROVIDES SAFE AND EFFICIENT ACCESS THROUGHOUT THE CITY AND OPTIMIZES TRAVEL BY ALL MODES.
C.2-1	Design, plan, maintain, and operate streets using complete streets principles for all types of transportation projects including design, planning, construction, maintenance, and operations of new and existing streets and facilities. Encourage street connectivity that aims to create a comprehensive, integrated, connected network for all modes.
C.2-2	Implement a layered network approach by prioritizing conflicting modes, such as trucks and bicyclists, on alternative parallel routes to provide safe facilities for each mode.
C.2-3	Work to eliminate traffic-related fatalities and severe injury collisions by developing a transportation system that prioritizes human life on the roadway network.
C.2-4	Space Collectors between higher classification roadways within development areas at appropriate one-quarter mile intervals.
C.2-5	Prohibit points of access from conflicting with other existing or planned access points. Require points of access to roadways to be separated sufficiently to maintain capacity, efficiency, and safety of the traffic flow.
C.2-6	Wherever possible, minimize the frequency of access points along streets by the consolidation of access points between adjacent properties on all circulation element streets, excluding collectors.
C.2-7	Plan access and circulation of each development project to accommodate vehicles (including emergency vehicles and trash trucks), pedestrians, and bicycles.
C.2-8	For developments fronting both sides of a street, require that streets be constructed to full width. Where new developments front only one side of a street, require that streets be constructed to half width plus an additional 12-foot lane for opposing traffic, whenever possible. Additional width may be needed for medians or left and/or right turn lanes.
C.2-9	Require connectivity and accessibility to a mix of land uses that meets residents' daily needs within walking distance. Typically, this means creating walkable neighborhoods with block lengths between 330 feet and 660 feet in length, based on divisions of the square mile grid on which the city is laid out.
C.2-10	Ensure that complete streets applications integrate the neighborhood and community identity into the street design and retrofits. This can include special provisions for pedestrians and bicycles that complement the context of each community.
C.2-11	Incorporate traffic calming design into local and collector streets to promote safer streets.
C.2-12	Recognize the need for modified sidewalk standards for local and collector roads within low density areas to reflect the rural character of those areas.
C.2-13	The City will coordinate with MARB and ALUC staff to ensure that Heacock Street within the Clear Zone is consistent with future land use plans adopted by the March Air Reserve Base and/or the Airport Land Use Commission.
Actions	
C.2-A	Update Standard Plan cross-sections consistent with best practices and to address new cross-sections adopted in the Circulation Diagram (Neighborhood Collector and Mixed-Use Boulevard).
C.2-B	Continue to implement the Bicycle Master Plan to provide low-stress bicycle network improvements citywide, and update the plan periodically as needed
C.2-C	Develop curb space management guidelines that incorporate best practices and strategies for deliveries and drop-offs in commercial and mixed-use areas.
C.2-D	Invest in critical infrastructure and implement pilot programs to leverage new transportation technology.
C.2-E	Establish uniform, transparent and anonymized data-sharing to assist mobility informed decision-making while maintaining people's privacy.
C.2-F	As new transportation technologies and mobility services, including connected and autonomous vehicles, electric vehicles, electric bicycles and scooters, and transportation network companies (e.g., Uber and Lyft) are used by the public, review and update City policies and plans to maximize the benefit to the public of such technologies and services without adversely affecting the City's transportation network. Updates to the City's policies and plans may cover topics such as electric vehicle charging stations, curb space management, changes in parking supply requirements, shared parking, electric scooter use policies, etc.
C.2-G	Research best management practices for new designs, improvements, and infrastructure upgrades such as Autonomous Vehicle (AV) sensors in the roadway and lane striping to promote safety, smart infrastructure that can communicate with vehicles and vice versa, and in road electrification of vehicles. Consider developing standards to designate AV parking areas separate from standard parking areas, where AVs have the ability to stack park when not in use.
C.2-H	Evaluate opportunities to implement roundabouts as traffic control as new development projects are proposed, considering safety, traffic calming, cost, maintenance, and greenhouse gas reduction related to idling.
GOAL C-3	MANAGE THE CITY'S TRANSPORTATION SYSTEM TO MINIMIZE CONGESTION, IMPROVE FLOW AND IMPROVE AIR QUALITY
Policies	
C.3-1	Strive to maintain Level of Service (LOS) "C" on roadway links, wherever possible, and LOS "D" in the vicinity of SR 60 and high employment centers. Strive to maintain LOS "D" at intersections during peak hours.

C.3-2	Allow for a list of locations to be exempt from the LOS policy based on right-of-way constraints and goals and values of the community. The City Engineer shall update the exempted intersections and roadway segments list periodically to be included with the traffic impact study guidelines and adopted by ordinance.
C.3-3	Where new developments would increase traffic flows beyond the LOS C (or LOS D, where applicable), require appropriate and feasible improvement measures as a condition of approval. Such measures may include extra right-of-way and improvements to accommodate additional left-turn and right-turn lanes at intersections, or other improvements.
C.3-4	Require development projects to complete traffic impact studies that conduct vehicle miles traveled analysis and level of service assessment as appropriate per traffic impact study guidelines.
C.3-5	Manage freeway bypass traffic during peak commute hours from SR-60 and I-215 through traffic signal timing coordination and Intelligent Transportation Systems (ITS) to limit impact on City streets.
C.3-6	Require new developments to participate in Transportation Uniform Mitigation Fee Program (TUMF), the Development Impact Fee Program (DIF) and any other applicable transportation fee programs and benefit assessment districts.
C.3-7	Support regional efforts for the development of a VMT mitigation impact fee program.
C.3-8	Ensure that new development pays a fair share of costs to provide local and regional transportation improvements and to mitigate cumulative traffic deficiencies and impacts.
C.3-9	Employ parking management strategies, such as shared parking in mixed use areas, on-street residential parking, and spill-over parking to avoid construction of unnecessary parking.
C.3-10	Require traffic and parking management plans for major events to utilize travel demand management strategies encouraging transit and other alternatives to single occupant vehicles to limit the impact to City Streets.
C.3-11	Implement National Pollutant Discharge Elimination System Best Management Practices relating to construction of roadways to control runoff contamination from affecting water resources.
C.3-12	Evaluate opportunities to incorporate new materials, technologies or design features that improve performance of the circulation system.
C.3-13	Promote efficient circulation planning at schools, partnering with the local school districts to optimize school drop-off/pick-ups.
Actions	
C.3-A	Periodically review and update traffic impact study guidelines for vehicle miles traveled and level of service assessment.
C.3-B	Periodically collect traffic count data to support existing traffic operations and future infrastructure.
C.3-C	Update the City's standard roadway cross-sections and standard plans to reflect state-of-the-practice in safe and efficient roadway design.
C.3-D	Update ITS Master Plan to include latest technology and innovations, and continue investment to expand ITS and citywide camera system.
GOAL C-4	PROVIDE CONVENIENT AND SAFE CONNECTIONS BETWEEN NEIGHBORHOODS AND DESTINATIONS WITHIN MORENO VALLEY.
C.4-1	Support the development of high-speed transit linkages or express routes connecting major destinations within the city and beyond, including the Metrolink Station, that would benefit the residents and employers in Moreno Valley.
C.4-2	Collaborate with major employers and other stakeholders to improve access and connectivity to key destination such as the Downtown Center, the Moreno Valley Mall, the hospital complexes, Moreno Valley College, and the Lake Perris State Recreation Area.
C.4-3	Support the establishment of a Transit Center/Mobility Hub in the Downtown Center.
C.4-4	All new developments shall provide sidewalks in conformance with the City's streets cross-section standards, and applicable policies for designated urban and rural areas.
C.4-5	Recognize that high-speed streets, high-volume streets and truck routes can increase pedestrian and bicycle stress levels and decrease comfortability. Provide increased buffers and protected bicycle lanes in high-stress areas, where feasible. Provide landscaped buffers where feasible to separate pedestrian environments from the travel way adjacent to motor vehicles. Provide convenient and high-visibility crossings for pedestrians.
Actions	
C.4-A	Prepare and maintain a Pedestrian Access Plan supporting a safer and more convenient network of identified pedestrian routes with access to major employment centers, shopping districts, regional transit centers, schools, and residential neighborhoods; the plan should address safer routes to schools, safer routes for seniors, and increase accessibility for persons with disabilities.
C.4-B	The City shall actively pursue funding for the infill of sidewalks in developed areas. The highest priority shall be to provide sidewalks on designated school routes.
C.4-C	Continue on-going coordination with transit authorities toward the expansion of transit facilities into newly developed areas.

C.4-D	Work with major employers, the hospital complexes, and Moreno Valley College to study alternatives to conventional bus systems, such as smaller shuttle buses (micro-transit), on-demand transit services, or transportation networking company services that connect neighborhood centers to local activity centers with greater cost efficiency.
C.4-E	Pursue regional, state and federal grant opportunities to fund design and construction of the City bikeway system.
C.4-F	Periodically review and update citywide wayfinding strategy that enhances access to key destinations, including Moreno Valley College, Riverside University Medical Center, Kaiser, and Lake Perris State Recreation Area.
GOAL C-5	ENHANCE THE RANGE OF TRANSPORTATION OPERATIONS IN MORENO VALLEY AND REDUCE VEHICLE MILES TRAVELLED.
C.5-1	Work to reduce VMT through land use planning, enhanced transit access, localized attractions, and access to non-automotive modes.
C.5-2	Encourage public transportation that addresses the particular needs of transit-dependent individuals, including senior citizens, the disabled, and low-income residents.
C.5-3	Encourage bicycling as an alternative to single occupant vehicle travel for the purpose of reducing fuel consumption, traffic congestion, and air pollution.
C.5-4	Particularly in corridors and centers, work with transit service providers to provide first-rate amenities to support pedestrian, bicycle and transit usage, such as bus shelters and benches, bike racks on buses, high-visibility crossings, and modern bike storage.
C.5-5	Encourage local employers to implement TDM strategies, including shared ride programs, parking cash out, transit benefits, allowing telecommuting and alternative work schedules.
Actions	
C.5-A	Keep the City's traffic impact study guidelines current and revise the CEQA threshold of significance for VMT as appropriate.
C.5-B	Maintain a list of recommended Transportation Demand Management (TDM) strategies for employers and new developments.
C.5-C	Remain flexible in the pursuit and adoption of transportation funding mechanisms that fund innovative transportation solutions.
C.5-D	Work with RTA and Metrolink to increase transit service frequency, speed, and reliability and increase ridership. Strengthen linkages and access to the Metrolink Station.
C.5-E	Integrate transit access and information systems into employment centers, major destinations and new multi-family residential development.
C.5-F	Develop a Park Once strategy to promote walkability in mixed use centers and corridors.
C.5-G	Study the feasibility of implementing car-sharing program, working with established providers.
GOAL C-6	PROVIDE FOR SAFE, EFFICIENT GOODS MOVEMENT BY ROAD, AIR AND RAIL.
C.6-1	Strive to be the most technologically advanced freight hub in the Country, that maximizes efficiency and economic benefit, while minimizing impacts to residents and visitors.
C.6-2	Support implementation of new technologies and best practices that make logistics operations cleaner, greener, and more efficient, including electric truck charging stations, autonomous vehicle sensors and communications.
C.6-3	Support March Global Port in its effort to develop an aviation cargo center at March Air Reserve Base.
Actions	
C.6-A	Evaluate opportunities to incorporate new materials, technologies, or design features that improve performance of the circulation system, including stronger concrete roads that will have a longer life cycle and require less maintenance.
C.6-B	Establish restrictions on vehicle weight limit near sensitive land uses such as schools and residential areas to discourage cut-through truck traffic.
C.6-C	Study options for accommodating increased demand for truck parking as logistics uses increase. Consider leasing City-owned land for short- and long-term parking as a form of revenue generation. Consider provisions that allow for shared parking in off-peak areas to maximize space utilization.
PARKS AND PUBLIC SERVICES	
GOAL PPS-1	PROVIDE AND MAINTAIN A COMPREHENSIVE SYSTEM OF QUALITY PARKS, MULTI-USE TRAILS, AND RECREATIONAL FACILITIES TO MEET THE NEEDS OF MORENO VALLEY'S CURRENT AND FUTURE POPULATION.
Policies	
PPS.1-1	Increase the acreage of parks in Moreno Valley to serve the needs of the growing population and maintain a standard of three acres of parkland per 1,000 residents.
PPS.1-2	Require that proponents of new development projects contribute to the acquisition and development of adequate parks and recreational facilities within the community, either through the dedication of park land and construction of facilities, or the payment of in-lieu fees.
PPS.1-3	Locate new parks in the generalized locations shown on Map PPS-1 so that all residents have easy access to a park from their home. New parks should be located outside of the 65dbL noise contour (see Map N-3) and be accessible by transit.
PPS.1-4	Design and construct parks, public spaces and recreational facilities for flexible use, energy efficiency, adaptability over time, and ease of maintenance.

PPS.1-5	Use site design, landscaping, lighting, and traffic calming measures to create safe parks and open spaces integrated with adjacent developments.
PPS.1-6	Prioritize the maintenance and, where feasible, improvement of parks and recreational facilities to ensure safe, attractive facilities that are responsive to community needs.
PPS.1-7	Provide on-going opportunities for public involvement and input into the park planning process, including priorities for amenities, facilities, programming, and improvements.
PPS.1-8	Continue to encourage existing volunteer, service club and community group efforts to maintain and improve parks, such as "Beautify MoVal."
PPS.1-9	Design and construct the multi-use trail network to connect parks, plazas, and open spaces within the community and promote access to these spaces.
Actions	
PPS.1-A	Prioritize the creation of a Central Park facility in the Downtown Center large enough to serve as an amenity and a focal point for the whole community and a draw for visitors from the wider region.
PPS.1-B	Update the Parks, Recreation and Open Space Comprehensive Master Plan to reflect projected community needs and continue to use the Master Plan as the primary tool for planning specific capital improvements and parks and recreation programming in Moreno Valley. The update should incorporate priorities, phasing and funding mechanisms and should also address completion of the multi-use trail system.
PPS.1-C	Explore the potential for additional linear parks along public and private utilities easements, including the California Aqueduct.
PPS.1-D	Evaluate changes to parkland dedication requirements that will ensure the adequate provision of parkland. These changes may include updating the municipal code to extend parkland dedication requirements to residential projects of fewer than 50 units and requiring that large residential projects provide public open space, parkland and amenities on-site.
PPS.1-E	Work with Moreno Valley Unified School District and Val Verde Unified School District to expand shared use of parks and recreational facilities.
PPS.1-F	Periodically assess in-lieu parkland dedication fees, park improvement impact fees, and other fees and charges to ensure they are adequately providing for community need and are competitive within the region.
PPS.1-G	Leverage city funds to access grants for the construction and maintenance of parks and recreational facilities from federal or state government, philanthropic organizations, or private partners
PPS.1-H	Investigate the feasibility of new park financing strategies such as impact bonds or public-private partnerships that make strategic use of public investment for community benefit.
GOAL PPS-2	LOCATE, DESIGN, AND PROGRAM PUBLIC FACILITIES AS CONTRIBUTORS TO NEIGHBORHOOD QUALITY OF LIFE.
PPS.2-1	Provide community centers, arts/cultural facilities, senior centers and other public facilities and programs, ensuring the facilities are distributed equitably and conveniently throughout Moreno Valley and the programs are accessible to all residents.
PPS.2-2	Encourage privately operated and community-based recreation opportunities, such as climbing gyms, fitness centers, yoga studios, dance schools and other hobby-oriented businesses.
PPS.2-3	Whenever feasible, co-locate City facilities with other public facilities (schools, post offices, hospitals/clinics) so that multiple services may be delivered from a single location.
PPS.2-4	Collaborate with schools to facilitate the shared use of sports and recreational facilities through continued/expanded Joint Use Agreements or other vehicles.
PPS.2-5	Partner with public and private entities to provide community services that support families and meet the diverse needs of community members of all ages, backgrounds, and interests.
Actions	
PPS.2-A	Continue to promote community health and active living through City-sponsored initiatives, events, and activities (Healthy MoVal, Community Demonstration Garden).
PPS.2-B	Pursue funding from public, private, or philanthropic sources to expand community facilities and programs to better serve the needs of Moreno Valley residents.
PPS.2-C	Develop partnerships with businesses, community organizations, and non-profits to supplement and sponsor City programs and events.
PPS.2-D	Raise awareness of facilities and programs currently offered by the City and work with residents and stakeholders to identify additional facilities and programs that respond to evolving needs.
GOAL PPS-3	PROVIDE FOR RESPONSIVE POLICE AND FIRE SERVICES THAT ENSURE A SAFE AND SECURE ENVIRONMENT FOR PEOPLE AND PROPERTY.
Policies	
PPS.3-1	Provide responsive, efficient, and effective police services that promote a high level of public safety.
PPS.3-2	Provide fire prevention and emergency response services that minimize fire risks and protect life and property, including fire prevention, fire-related law enforcement, and public education and information programs.

PPS.3-3	Locate and maintain police and fire equipment, facilities, and staffing at locations and levels that allow for effective service delivery.
PPS.3-4	Maintain mutual aid agreements and communication links with the County of Riverside and other surrounding jurisdictions that allow for supplemental aid from other police and fire personnel in the event of emergencies.
PPS.3-5	Monitor the pace and location of development in Moreno Valley and coordinate the timing of fire station construction or expansion to the rise of service demand in surrounding areas.
PPS.3-6	Continue to require that new development contribute funds to ensure the provision of adequate police and fire services.
PPS.3-7	Continue to engage the Police and Fire Departments in the development review process to ensure that projects are designed and operated in a manner that minimizes the potential for criminal activity and fire hazards and maximizes the potential for responsive police and fire services.
PPS.3-8	Apply Crime Prevention through Environmental Design principles in the design of new development and encourage the provision of adequate public lighting; windows overlooking streets or parking lots; and paths to increase pedestrian activity within private development projects and public facilities in order to enhance public safety and reduce calls for service.
PPS.3-9	Employ community-based policing strategies and encourage the establishment of neighborhood watch programs in partnerships with community groups.
PPS.3-10	Continue to provide community programs, volunteer opportunities, and fire safety education to residents of appropriate age.
Actions	
PPS.3-A	Explore new Moreno Valley Police Department volunteer programs and initiatives that continue to strengthen community policing.
PPS.3-B	Explore new technology to maintain and enhance public safety.
PPS.3-C	Periodically review and update the Fire Department Strategic Plan as conditions warrant.
GOAL PPS-4	PROVIDE FOR UTILITIES AND INFRASTRUCTURE TO DELIVER SAFE, RELIABLE SERVICES FOR CURRENT AND FUTURE RESIDENTS AND BUSINESSES.
Policies	
PPS.4-1	Coordinate with utility agencies to provide for water and sewer systems capable of meeting the daily and peak demands of Moreno Valley residents and businesses, including the provision of adequate fire flows.
PPS.4-2	Coordinate development activity with the provision of public infrastructure and services to eliminate possible gaps in service provision.
PPS.4-3	Prior to the approval of any new development application, continue to require "will serve" letters from utility providers demonstrating that adequate water and septic or sewer service capacity exists or will be available to serve the proposed development in a timely manner.
PPS.4-4	Whenever possible, public water, sewer, drainage and other backbone facilities needed for a project phase should be constructed prior to or concurrent with initial development within that phase. It shall be the ultimate responsibility of the sponsor of a development project to assure that all necessary infrastructure improvements (including system wide improvements) needed to support project development are available at the time that they are needed.
PPS.4-5	Facilitate installation of advanced technology infrastructure, including, but not limited to, infrastructure for high-speed internet access and solar energy.
PPS.4-6	Maintain a "dig once" policy to streamline the installation of infrastructure, minimize disruption from construction activities, and optimize coordination among responsible agencies and developers.
Actions	
PPS.4-A	Share information on development activity and growth projections with utility providers and coordinate with responsible agencies to ensure adequate planning of public utilities to serve the community.
PPS.4-B	Continue to implement comprehensive solutions to the financing of public facilities that adequately distribute costs based on the level of benefit received and the timing of development. Tools may include benefit assessment districts, Mello-Roos Community Facilities Districts, tax increment financing, and other financing mechanisms in combination with programmed capital improvements to eliminate existing public service and facility gaps, and to provide necessary facilities in advance of the impacts created by development.
PPS.4-C	Periodically review public facilities impact fees in accordance with State law to ensure that the charges are consistent with the costs of improvements. Utilize the service and mitigation standards contained in the Moreno Valley General Plan as the basis for determining improvement costs.
PPS.4-D	Implement the Transportation Electrification Roadmap to promote the use of electric vehicles in the city.
SAFETY ELEMENT	
GOAL S-1	PROTECT LIFE AND PROPERTY FROM NATURAL AND HUMANMADE HAZARDS

Policies	
S.1-1	Continue to restrict the development of habitable structures within Alquist-Priolo Earthquake Fault Zones consistent with State law.
S.1-2	In areas of high liquefaction risk (see Map S-2), require that project proponents submit geotechnical investigation reports and demonstration that the project conforms to all recommended mitigation measures prior to City approval.
S.1-3	Require geotechnical studies for new development in areas where sewers are not available to ensure that the surrounding soil can support alternative wastewater disposal systems.
S.1-4	Ensure that structures intended for human occupancy are designed and constructed to retain their structural integrity when subjected to seismic activity, in accordance with the California Building Code.
S.1-5	Continue to regulate development on hillsides where average slope is greater than 10 percent and limit the removal of natural vegetation in hillside areas when retaining natural habitat does not pose threats to public safety.
Flooding Hazards	
S.1-6	Coordinate with the Riverside County Flood Control and Water Conservation District to address storm drainage and flood control on a sub-regional basis in order to optimize the use of existing and planned conveyance facilities.
S.1-7	Design, construct and maintain street and storm drain flood control systems to accommodate 10-year and 100-year storm flows respectively, employing "green infrastructure" techniques as feasible and appropriate. The storm drain system shall conform to Riverside County Flood Control and Water Conservation District master drainage plans and the requirements of the Federal Emergency Management Agency.
S.1-8	Permit in the 100-year floodplain only that development which represents an acceptable use of the land in relation to the hazards involved and the costs of providing flood control facilities. Locate critical facilities, such as hospitals, fire stations, police stations, public administration buildings, and schools outside of flood hazard areas.
S.1-9	Encourage project designs that minimize drainage concentrations, minimize impervious coverage, utilize pervious paving materials, utilize low impact development (LID) strategies, and utilize best management practices (BMPs) to reduce stormwater runoff and minimize increases in downstream runoff resulting from new development.
S.1-10	Through development agreements and compliance with adopted master drainage plans and existing regulations, require that new development provide necessary storm drainage improvements and ensure that upstream stormwater generators fully address stormwater needs on their property.
S.1-11	Continue participation in the National Flood Insurance Program (NFIP) and the Community Rating System to ensure that the City is incentivized to reduce the risk of damage from flooding and improve flood preparedness.
S.1-12	Work to prevent wildland fire and to protect lives, property, and watersheds from fire dangers.
S.1-13	Jointly with State, County, local and other agencies, inform property owners of wildfire risks and measures to reduce those risks.
S.1-14	Require new development in Very High FHSZs to prepare a Fire Protection Plan that minimizes risks by: Assessing site-specific characteristics such as topography, slope, vegetation type, wind patterns etc.; Siting and designing development to avoid hazardous locations (eg. through fire breaks) to the extent feasible; Incorporating fuel modification and brush clearance techniques in accordance with applicable fire safety requirements and carried out in a manner which reduces impacts to environmentally sensitive habitat to the maximum feasible extent; Using fire-safe building materials and design features, consistent with the adopted Municipal Code and Fire and Building Code standards; Using fire-resistant landscaping; and Complying with established standards and specifications for fuel modification, defensible space, access, and water facilities.
S.1-15	Avoid, where feasible, locating new development in areas subject to high wildfire risk. If avoidance is not feasible, condition such new development on implementation of measures to reduce risks associated with that development.
S.1-16	Require that all new development located in a Very High Fire Hazard Severity Zone (VHFHSZ) or a State Responsibility Area (SRA) is served by adequate infrastructure, including safe access for emergency response vehicles, visible street signs, and water supplies for fire suppression.
S.1-17	Require new development in VHFHSZs to enter into a long-term maintenance agreement for vegetation management in defensible space, fuel breaks, and roadside fuel reduction.
S.1-18	Continue to require proactive weed abatement, brush thinning, and removal services on new and existing development in High and Very High Fire Hazard Severity Areas in order to curb potential fire hazards.
S.1-19	Cooperate with the Riverside County Fire Department and CALFIRE to ensure that all portions of the Planning Area are served and accessible within an effective response time and to address regional wildfire threats.

S.1-20	Work with responsible agencies and nongovernmental organizations to plan for post-fire recovery in a manner that reduces further losses or damages from future fires.
Wind Hazards	
S.1-21	Monitor issues related to damage from windstorms and undertake precautionary measures as needed, such as tree trimming.
S.1-22	Set new schools, housing, and care facilities a minimum of 100 feet back from high voltage power lines or substations.
Humanmade Hazards	
S.1-23	Continue to require remediation of hazardous material releases from previous land uses as part of any redevelopment activities.
S.1-24	Regulate development on sites with known contamination of soil or groundwater to ensure that construction workers, future occupants, adjacent residents, and the environment are adequately protected from hazards associated with contamination.
S.1-25	Consistent with State regulations, require proper storage and disposal of hazardous materials to reduce the likelihood of leakage, explosions, or fire, and to properly contain potential spills from leaving the site.
Actions	
S.1-A	Implement the seismic upgrade projects identified in the LHMP for overcrossing bridges at SR-60/Moreno Beach, SR-60/Redlands Avenue, and SR-60/World Logistics Parkway to ensure the seismic safety of critical transportation infrastructure in the city.
S.1-B	Use the building inspection program to inventory and evaluate earthquake hazards in existing buildings, especially buildings with unreinforced masonry (URM), using the most current seismic design standards and hazard reduction measures. Explore measures to encourage building owners to upgrade and retrofit structures to render them seismically safe.
S.1-C	Following adoption of the General Plan, work with the Riverside County Flood Control and Water Conservation District to update master drainage plans as needed to accommodate anticipated development.
S.1-D	Seek funding to implement the storm drain and flood control improvements detailed in master drainage plans including the Moreno, Sunnymead, West End, and Perris Valley Master Drainage Plans and the Local Hazard Mitigation Plan.
S.1-E	In updating the Capital Improvement Plan, consider and incorporate flood control improvements identified in master drainage plans, specifying funding and timing of prioritized improvements. Coordinate the City's Capital Improvement Plan with planned County improvements.
S.1-F	Periodically review the risk of increased flooding hazards due to climate change and develop strategies to adapt to changing flood hazard conditions, including those related to monitoring, emergency preparedness, vegetation management, and development policies, and ensure that the City's hazard information is up to date regarding climate trends.
S.1-G	Maintain and make publicly available an up-to-date a map of high and very high fire hazard areas, consistent with CALFIRE designations.
S.1-H	Consider developing alternative fire protection standards suitable for Rural Residential areas not exposed to high wildland fire hazards.
S.1-I	Disseminate information on fire weather watches and fire risks via the City's website and encourage all Moreno Valley residents to engage in risk reduction and fire preparedness activities.
GOAL S-2	PROVIDE EFFECTIVE RESPONSE TO DISASTERS AND EMERGENCIES
Policies	
S.2-1	Use the adopted Local Hazard Mitigation Plan and Emergency Operations Plan to guide actions and investments for emergency preparedness and response.
S.2-2	Maintain area-wide mutual aid agreements and communication links with partner agencies and other participating jurisdictions.
S.2-3	Locate critical facilities, such as hospitals and health care facilities, emergency shelters, fire stations, police stations, emergency command centers, and other emergency service facilities and utilities so as to minimize exposure to flooding, seismic, geologic, wildfire, and other hazards.
S.2-4	Maintain and periodically update the Emergency Operations Plan to effectively prepare for, respond to, recover from, and mitigate the effects of natural or human caused disasters that require the planned, coordinated response of multiple agencies or jurisdictions.
S.2-5	Partner with Caltrans and neighboring jurisdictions on measures to protect critical evacuation routes such as SR-60 and I-215 and work with local agencies to develop contingency plans for operations when these and other roads are inoperable due to flooding or wildfire.
S.2-6	Where possible, avoid the installation of raised and planted medians in areas shown on Map S-6. The use of painted medians in these areas will allow for reversible lanes that create additional outbound capacity to facilitate emergency evacuation.
S.2-7	Continue to engage the Police and Fire departments in the development review process to ensure that projects are designed and operated in a manner that minimizes the potential for criminal activity and fire hazards and maximizes the potential for responsive police and fire services.

S.2-8	Promote a greater community awareness and understanding of natural and humanmade hazards and steps that can be taken to reduce personal risk by:
	· Continuing FEMA Community Emergency Response Team Training to educate volunteers about disaster preparedness and train them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.
	· Providing emergency preparedness presentations to service clubs, homeowner's associations and other organizations to enhance preparedness.
S.2-9	Minimize risk and threat of infection or disease by encouraging and promoting participation in annual/seasonal immunization efforts.
Actions	
S.2-A	Collaborate and coordinate with the Riverside County Public Health Department to promote community awareness regarding prevention and protections from communicable disease and/or pandemic flu, including the provision of information to the public in English and Spanish.
S.2-B	Provide information on major evacuation routes and notification systems used for emergency alerts to residents and businesses in Moreno Valley.
S.2-C	Use the early warning notification system to notify residents by phone, text, or email of the need to evacuate in the event of emergency and the location of evacuation centers, particularly residents of vulnerable areas and neighborhoods with constrained emergency access.
S.2-D	Prioritize the connection of traffic signals in areas shown on Map S-6 to the City's Traffic Management Center to allow for real-time modifications to signal timing that can speed evacuation in the event of emergency.
S.2-E	Work with Riverside County, railroad operators, and other emergency response agencies to address disconnected routes and explore roadway improvements that can provide better emergency access under emergency evacuation scenarios.
S.2-F	Evaluate options for ensuring emergency power at critical and community facilities, including microgrids, solar capture and storage, distributed energy, and back-up generators. Consider the ability to reduce utility costs and carbon emissions in the assessment.
S.2-G	Consider creating neighborhood level plans to improve initial emergency response, subsequent recovery, and ongoing self-sufficiency within the city.
S.2-H	Work with property owners and HOAs in Very High Fire Hazard Severity Zones to explore options for improving emergency access in areas where existing roadways may not be fully compliant with current standards.
GOAL S-3	BUILD COMMUNITY RESILIENCE TO CLIMATE CHANGE
Policies	
S.3-1	Continue to collaborate in regional climate action planning initiatives.
S.3-2	Partner with local utilities, regional agencies, and local jurisdictions to assess the vulnerability of energy infrastructure and identify improvements that increase resilience of local energy infrastructure.
S.3-3	Consider climate impacts, risk, and uncertainty in designing and evaluating capital improvement program design and adjust infrastructure design standards and project locations to address asset- and site-specific vulnerabilities.
S.3-4	Employ best practices and protocols for outdoor safety on City operations and projects to accommodate City staff and City contractors during high temperature days and heat waves.
S.3-5	Expand access to and awareness of cooling centers and resilience hubs throughout the city, especially for outdoor workers, seniors, and the homeless and other vulnerable populations.
S.3-6	Encourage the use of landscaping, building materials, and site design techniques that provide passive cooling and reduce energy demand. In particular, promote the use of voluntary measures identified in the California Green Building Code (Title 24, Part 11 of the California Code of Regulations) to minimize heat island effects, including hardscape and roof materials with beneficial solar reflectance and thermal emittance values and measures for exterior wall shading.
S.3-7	Require new development to provide and maintain shade trees suitable to local climatic conditions. A climate-appropriate strategy may involve planting mostly drought-tolerant native trees that may have less foliage, interspersed with leafier trees at points where people gather.
S.3-8	Assess the feasibility of implementing urban heat island mitigation technologies in public gathering places, including UV-reflective materials and coatings, porous pavement, evaporative cooling towers, or other technologies that can reduce surface and air temperature and mitigate for the effects of extreme heat.

S.3-9	Use the Alert MoVal system to notify residents by phone, text, or email of extreme weather conditions such as heat waves, and the availability of shelters, cooling centers, and resilience hubs.
S.3-10	Encourage maintenance or removal of overgrown or dead trees that may pose a falling hazard in windy conditions.
Actions	
S.3-A	Identify additional locations for cooling centers and resilience hubs in Moreno Valley and ensure the locations develop backup power sources in the event of a power outage.
S.3-B	Prepare a Landscape Manual or enhance landscape standards in the Municipal Code to mitigate urban heat island effects. In addition to identifying a climate-appropriate planting palette and recommended plant mix, targets for street tree canopy, shade structure coverage, and asphalt paving coverage should be identified and the reflectance of stone and rock ground cover in heat generation should be considered.
S.3-C	Explore establishing a tree planting and maintenance program in partnership with local community groups or non-profit organizations.
S.3-D	Work with Riverside Transit Agency (RTA) to study the feasibility of bus shelter design that offers protection and relief from heat, including the incorporation of drinking fountains and shade trees with drip irrigation.
GOAL S-4	MINIMIZE AIRPORT SAFETY HAZARDS AND PROMOTE COMPATIBILITY WITH AIRPORT OPERATIONS
Policies	
S.4-1	Limit hazards from flight operations in Moreno Valley through consistency with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUC Plan).
S.4-2	Review all projects within the March Air Reserve Base/Inland Port Airport Influence Area for conformance with the compatibility criteria outlined in the March ALUC Plan.
S.4-3	Minimize the potential for development adjacent to the March Air Reserve Base/Inland Port Airport to adversely affect airport operations such as by reducing the potential for bird strikes and electromagnetic interference, and glare.
S.4-4	Coordinate with the March Air Reserve Base, the March Joint Powers Authority, and the March Inland Port Airport Authority to ensure that roadways are designed to safely accommodate airport vehicles and that airport-related traffic is routed to minimize hazards to or conflicts with Moreno Valley residents and businesses.
S.4-5	Use education and practical ways of reducing exposure to electromagnetic fields (EMFs) near transmission lines and other sources.
Actions	
S.4-A	Update applicable site development standards in the Development Code to incorporate measures for landscape design and maintenance on properties immediately adjacent to the MARB so as to reduce the potential for bird strikes. Standards should address planting palette, water features and maintenance practices.
NOISE ELEMENT	
GOAL N-1	DESIGN FOR A PLEASANT, HEALTHY SOUND ENVIRONMENT CONDUCIVE TO LIVING AND WORKING.
Policies	
N.1-1	Protect occupants of existing and new buildings from exposure to excessive noise, particularly adjacent to freeways, major roadways, the railroad, and within areas of aircraft overflight.
N.1-2	Guide the location and design of transportation facilities, industrial uses, and other potential noise generators to minimize the effects of noise on adjacent land uses.
N.1-3	Apply the community noise compatibility standards (Table N-1) to all new development and major redevelopment projects outside the noise and safety compatibility zones established in the March Air Reserve Base/Inland Port Airport Land Use Compatibility (ALUC) Plan in order to protect against the adverse effects of noise exposure. Projects within the noise and safety compatibility zones are subject to the standards contained in the ALUC Plan.
N.1-4	Require a noise study and/or mitigation measures if applicable for all projects that would expose people to noise levels greater than the "normally acceptable" standard and for any other projects that are likely to generate noise in excess of these requirements.
N.1-5	Noise impacts should be controlled at the noise source where feasible, as opposed to at receptor end with measures to buffer, dampen, or actively cancel noise sources. Site design, building orientation, building design, hours of operation, and other techniques, for new developed deemed to be noise generators shall be used to control noise sources.
N.1-6	Require noise buffering, dampening, or active cancellation, on rooftop or other outdoor mechanical equipment located near residences, parks, and other noise sensitive land uses.
N.1.7	Developers shall reduce the noise impacts on new development through appropriate means (e.g. double-paned or soundproof windows, setbacks, berming, and screening). Noise attenuation methods should avoid the use of visible sound walls where possible.
Actions	

N.1-A	Continue to review proposed projects for conformance with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, including consideration of the Compatibility Zone Fatores shown in Table MA-1 and the Basic Compatibility Criteria shown in Table MA-2, as may be amended.
N.1-B	Require dedication of an aviation easement as a condition of development approval for projects within the noise and safety compatibility zones identified by the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, as may be amended. The intention of this action is to alert interested individuals, including property buyers and developers, to the proximity of aircraft operations and related noise and safety compatibility protections.
N.1-C	Study the feasibility of using alternative pavement materials such as rubberized asphalt pavements on roadways to reduce generation. Update City standards as appropriate.
GOAL N-2	ENSURE THAT NOISE DOES NOT HAVE A SUBSTANTIAL, ADVERSE EFFECT ON THE QUALITY OF LIFE IN THE COMMUNITY.
Policies	
N.2-1	Use the development review process to proactively identify and address potential noise compatibility issues.
N.2-2	Continue to work with community leaders and business owners to address noise complaints and ensure voluntary resolution of issues through the enforcement of Municipal Code provisions.
N.2-3	Limit the potential noise impacts of construction activities on surrounding land uses thorough noise regulations in the Municipal Code that address allowed days and hours of construction, types of work, construction equipment, and sound attenuation devices.
N.2-4	Collaborate with the March Joint Powers Authority, March Inland Port Airport Authority, Riverside County Airport Land Use Commission, and otehr responsible agencies to formulate and apply strategies to address noise and safety compatibility protection from airport operations.
N.2-5	Encourage residential development heavily impacted by aircraft-related noise to transition to uses that are more compatible.
Actions	
N.2-A	Continue to maintain performance standards in the Municipal Code to ensure that noise generated by proposed projects is compatible with surrounding land uses.
N.2-B	Update the Municipal Code to establish controls on outdoor noise in public places, such as outdoor dining terraces in commercial mixed use areas, public plazas, or parks. Controls may include limits on noise levels or hours of operation.
ENVIRONMENTAL JUSTICE ELEMENT	
GOAL EJ-1	REDUCE POLLUTION EXPOSURE AND IMPROVE COMMUNITY HEALTH
Policies	
Air Quality	
EJ.1-1	Coordinate air quality planning efforts with other local, regional, and State agencies.
EJ.1-2	Require new development that would locate sensitive uses adjacent to sources of toxic air contaminants (TAC) to be designed to minimize any potential health risks, consistent with State law.
EJ.1-3	Collaborate with SCAQMD and other regional partners in the development and implementation of Community Emissions Reduction Plans, consistent with State mandates.
EJ.1-4	Continue purchase or lease of fuel-efficient and low emissions vehicles for City fleet vehicles.
EJ.1-5	Ensure that construction and grading activities minimize short-term impacts to air quality by employing appropriate mitigation measures and best practices.
EJ.1-6	Require new large commercial or light industrial projects to develop and implement a plan to minimize truck idling in order to reduce diesel particulate emissions.
EJ.1-7	Support the incorporation of new technologies and design and construction techniques in new development that minimize pollution and its impacts.
EJ.1-8	Designate truck routes that avoid sensitive land uses, where feasible.
Water and Soil	
EJ.1-9	Coordinate with water service providers to ensure that sources of potable water are protected from contamination.
EJ.1-10	Support Box Springs Mutual Water Company in pursuit of funding for water conveyance and treatment infrastructure improvements. Funding sources may include the Drinking Water State Revolving Fund or California Climate Investment programs.
EJ.1-11	Encourage use of cost-effective residential water filtration systems, providing information on product options and effectiveness on the City website.
EJ.1-12	Through the development review process, ensure that hazardous material-affected soil, groundwater, or buildings will not have the potential to adversely affect the environment or the health and safety of site occupants.
Actions	

EJ.1-A	Use the Climate Action Plan to guide City actions and investments aimed at reducing greenhouse gas emissions community-wide.
EJ.1-B	Work with SCAQMD, property owners, and community members to identify and implement actions that foster healthy air quality in identified SB617 communities, leveraging State funding.
EJ.1-C	Consider establishing a fee to be paid by new development to assist in the funding of local projects that contribute to the enhancement of air quality, particularly in DACs.
EJ.1-D	Work with the distribution and warehousing business community to improve outdoor air quality through improved operations and practices, such as planning for zero emissions trucks and vans.
EJ.1-E	Study the feasibility of measures to promote the use of electric vehicles, including the feasibility of offering incentives such as priority parking for EVs at public facilities and the feasibility of requiring a minimum number of EV-ready parking spaces in new commercial, industrial, and multi-unit residential projects.
EJ.1-F	Distribute information about best practices to reduce and/or eliminate sources of indoor air pollution.
GOAL EJ-2	PROVIDE SAFE AND SANITARY HOUSING FOR MORENO VALLEY RESIDENTS OF ALL AGES, ABILITIES, AND INCOME LEVELS
Policies	
EJ.2-1	Continue to work with developers to expand Moreno Valley's affordable housing stock, including a range of housing types that meets the needs of seniors, large and small families, low- and middle-income households, and people with disabilities.
EJ.2-2	Promote mixed-income development and the inclusion of affordable housing units throughout the city.
EJ.2-3	Actively promote efforts to repair, improve, and rehabilitate substandard housing conditions in collaboration with the Fair Housing Council of Riverside.
Actions	
EJ.2-A	Provide housing developers and home buyers with information on how to expand homeownership opportunities, including limited-equity components and Location-Efficient Mortgages.
EJ.2-B	Utilize federal, state, local, and private funding programs offering low interest loans or grants, and private equity for the rehabilitation of rental properties for lower income households.
EJ.2-C	Continue to implement recommendations made in the City of Moreno Valley's Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan.
EJ.2-D	Explore development and monitoring of indicators of displacement and use of this data to identify at-risk neighborhoods and target programs and resources to prevent homelessness.
GOAL EJ-3	EXPAND ACCESS TO HIGH-QUALITY, FRESH AND HEALTHY FOOD
Policies	
EJ.3-1	Promote the equitable distribution of healthy food retail and dining options throughout the city.
EJ.3-2	Encourage the development of healthy food outlets, small neighborhood markets, farmers' markets, and food cooperatives in/near homes by adopting flexible zoning standards to allow such uses where appropriate. Consider creation of a Healthy Food Zoning Overlay and allowing small-scale urban agriculture in specified areas of the city and as accessory uses, such as temporary on-site urban agriculture stands.
EJ.3-3	Collaborate with Riverside County Health Department, Moreno Valley College, Riverside University Medical Center, Kaiser Medical Center, and other community organizations to encourage and facilitate local urban agriculture, farmers' markets, mobile health food markets, food trucks, food stands, and healthy food in convenience markets.
EJ.3-4	Promote healthier eating through collaborations with Riverside County Department of Public Health and other community partners, expansion of hours and locations of City-sponsored food distribution programs, or programs such as free and culturally relevant nutrition and cooking classes at Moreno Valley community centers.
Actions	
EJ.3-A	Explore opportunities to incentivize grocery stores and healthy food retailers.
EJ.3-B	Identify and inventory potential community garden/urban farm sites on existing parks, utility easements and rights of way, and prioritize site use as community gardens in appropriate locations.
EJ.3-C	Prioritize policies, projects and programs that demonstrate best practices related to promoting wellness in City facilities and at City-sponsored events, such as serving healthy foods at community events.
EJ.3-D	Continue to allow small-scale urban farming consistent with local health/safety regulations.
EJ.3-E	Continue to focus business attraction efforts on grocery stores, food co-ops, and other healthy food retailers for underserved areas of the city.
GOAL EJ-4	ENCOURAGE THE ACTIVE PARTICIPATION OF LOCAL RESIDENTS AND BUSINESSES IN CIVIC LIFE

Policies	
EJ.4-1	Encourage inclusive, participatory City processes that emphasize the collaborative exchange of ideas by all segments of the community. Possible strategies may include:
EJ.4-2	· Holding public meetings and outreach activities at culturally appropriate neighborhood gathering places or community events when feasible.
EJ.4-3	· Employing a wide-range of outreach methods and activities, including pop-up events, focus groups, community workshops and online surveys, in various languages.
EJ.4-4	· Encouraging the participation of DAC residents in civic processes by providing transportation vouchers, translation services, childcare, food, or monetary compensation.
EJ.4-5	Support efforts that strengthen the ability of community members to participate in local decision-making and engage meaningfully in planning efforts, including increased representation in employment and civic life.
EJ.4-6	Where possible, target investments in public infrastructure, recreational facilities and programming, and air pollution control so as to benefit disadvantaged communities in Moreno Valley.
Actions	
EJ.4-A	Build strong, collaborative partnerships with existing community organizations to reach and engage underserved populations.
EJ.4-B	Work with community advocacy groups to encourage individuals from underrepresented populations, including communities of color, youth, and low-income populations, to represent their communities on City boards and commissions and at City-sponsored activities and events.
EJ.4-C	Indicators may include any racial, ethnic, or gender disparities related to employment rates, wages, classifications, upward mobility, or others.
EJ.4-D	Consider creating a Citizen Academy which provides opportunities to learn how the City is managed and operated, discuss challenges facing the City, and learn about strategies used to address challenges.
EJ.4-E	Explore innovative options for increasing citizen involvement, such as participatory budgeting.
EJ.4-F	Periodically audit City hiring practices with the goal of identifying areas of improvement for workforce diversity beyond federally required Equal Employment Opportunity reports.
HEALTHY COMMUNITIES	
GOAL HC-1	PROMOTE THE HEALTH AND WELL-BEING OF THOSE WHO LIVE, WORK, AND PLAY IN MORENO VALLEY.
Policies	
HC.1-1	Collaborate with local health officials, nonprofit organizations, hospitals, health clinics and community groups to improve community health.
HC.1-2	Communicate through the Libraries, Senior Community Center, and Teen SPOT (Support, Programs, Opportunities & Technology). Utilize the Libraries and Senior Community Center and Teen SPOT to provide informational resources about health.
HC.1-3	Promote access to a diverse array of health services.
HC.1-4	Support community education programs on healthy eating habits and lifestyles, including topics such as nutrition, physical activity, and vegetable gardening.
HC.1-5	Promote broad awareness of the recreation opportunities offered in Moreno Valley. Provide recreation programs in a variety of locations to make participation convenient.
HC.1-6	Promote walking and bicycling as a safe and convenient mode of transportation.
Actions	
HC.1-A	Incentivize health promotion groups to participate at city-sponsored events.
HC.1-B	Explore a Healthy Food and Beverage policy for City events and activities
HC.1-C	Continue initiatives such as Healthy MoVal and the City's Community Demonstration Garden
HC.1-D	Collaborate with Riverside University Health System/Public Health to monitor and maintain data related to Moreno Valley health outcomes and risk factors, and to use these data to inform new County and City programs to serve the Moreno Valley community.
HC.1-E	Organize health challenges such as stop smoking; lunchtime sponsored events; bike to work days to promote healthy lifestyles, food choices and work environments.
HC.1-F	Coordinate with public health agencies, health providers and community partners to provide outreach and education about lifestyle changes that can improve health including healthy eating habits and physical activity. Materials and programs should be tailored to multiple cultures and for community members of different ages.
HC.1-G	Incentivize health promotion groups to participate at city-sponsored events.
HC.1-H	Encourage and support efforts by schools to develop new and improved curricula about the importance of exercise and good nutrition.
HC.1-I	Explore the feasibility of a program of health clinics or workshops, run by medical service providers or Riverside University Health System/Public Health, but hosted in local neighborhood facilities such as schools, parks or even businesses or parking lots.

HC.1-J	Work with medical centers and Riverside County to locate new outpatient facilities in under-served neighborhoods, if feasible.
HC.1-K	Increase public awareness of youth program opportunities in Moreno Valley. Efforts may include, but are not limited to: Helping to create and maintain a central directory of youth programs serving Moreno Valley and the school district; ensuring the directory is available online, as well as through guidance counselors; and targeting increasing participation in existing programs and increasing subsidized program spots for low-income youth.
GOAL HC-2	ENGAGE COMMUNITY MEMBERS AND COMMUNITY PARTNERS IN EFFORTS TO CREATE A HEALTHIER MORENO VALLEY
Policies	
HC.2-1	Support efforts to allow schools to function as multi-service community hubs providing resources to children and adults in the surrounding neighborhoods.
HC.2-2	Create "People Places" such as public plazas with seating, art and play features near shopping and business districts. Promote public spaces that foster positive human interaction and healthy lifestyles.
HC.2-3	Encourage development and display of public art to promote the history, heritage, culture and contemporary identity of Moreno Valley.
HC.2-4	Provide recreation programs responding to the diverse interests, needs, ages and cultural backgrounds of Moreno Valley residents.
HC.2-5	Expand opportunities for residents to volunteer their time and talents to contribute to community health and quality of life. Expand opportunities for interaction between community members, elected officials, commission members and City staff and for partnerships between the City and community groups that revolve around making Moreno Valley a healthier place for all residents. Expand opportunities for residents to socially connect across generations and culture at the neighborhood level and citywide.
HC.2-6	Provide and encourage community events that promote cultural understanding and a shared sense of pride in Moreno Valley.
HC.2-7	Focus on youth engagement (28.7 percent of city's population is under 18 years-old).
Actions	
HC.2-A	Identify opportunities to support and fund local artists and students to create public art in the City.
HC.2-B	Work with community groups to increase the number of community gardens and to promote local food production.
HC.2-C	Work with interested community members and organizations to plan and develop an exercise circuit that takes advantage of existing parks, trails and other pedestrian infrastructure. The course should be clearly marked, and contain simple stations and diagrams for self-guided training.
HC.2-D	Work with interested organizations and residents to create a youth job development partnership - connecting local businesses to teens for after school and summer work, volunteer positions, and other skills development opportunities.
HC.2-E	Coordinate with local businesses, organizations, and the school district to support a year-round calendar of community events in City parks. Events should be geared toward families and youth, and contain components of physical activity, healthy food, arts, and music.
HC.2-F	Consider working with public and private civic institutions to incorporate healthy public spaces into significant projects.
GOAL HC-3	Promote a variety of businesses that help support community health.
Policies	
HC.3-1	Explore opportunities to bring businesses to Moreno Valley which encourage fitness, including, but not limited to, encouraging fitness centers such as gyms, yoga and dance studios, martial art studios and rock-climbing facilities. Encourage businesses or non-profit organizations to offer indoor recreational facilities and programs compatible with existing commercial structures and zones.
HC.3-2	Encourage safe, high quality, and affordable childcare services for residents and employees in or near housing, transportation, and employment centers.
HC.3-3	Support high-quality affordable and convenient access to a full range of traditional and alternative primary, preventive, emergency, and specialty health care options.
HC.3-4	Encourage new public public facilities, schools, parks, recreational facilities and commercial, office and medical buildings to provide drinking fountains and reusable water bottle filling stations.
HC.3-5	Partner with community and business leaders to introduce healthy food sales, childcare, laundry facilities and, other needed services in dense neighborhoods that have limited options within walking distance.
HC.3-6	Encourage equitable distribution of healthy food retail and dining options in all commercial and employment areas of Moreno Valley.
HC.3-7	Continue to encourage new businesses to give local residents preference in hiring decisions and develop incentives to support this effort.
OPEN SPACE AND RESOURCE CONSERVATION	

GOAL OSRC-1	PRESERVE, PROTECT, AND ENHANCE NATURAL RESOURCES, HABITATS, AND WATERSHEDS IN MORENO VALLEY AND THE SURROUNDING AREA, PROMOTING RESPONSIBLE MANAGEMENT PRACTICES.
Policies	
OSRC.1-1	Retain the maximum feasible amount of open space and agricultural land in areas outside the city surrounding Moreno Valley, recognizing its habitat value as well as its contribution to the local economy, quality of life, healthy air quality, and community character.
OSRC.1-2	Support regional efforts to preserve, protect, and enhance environmentally sensitive areas, including hillsides, canyon areas, wildlife corridors, natural watercourses, and riparian areas in and adjacent to the planning area.
OSRC.1-3	Maximize public access to natural resource areas where appropriate, to enhance environmental awareness and provide recreational opportunities.
OSRC.1-4	Encourage the development of interpretive facilities that provide education about local environmental resources and ecosystems.
OSRC.1-5	Design stormwater detention basins as multi-use amenities providing recreation, aesthetic value, and wildlife habitat along with flood control.
OSRC.1-6	Where agriculture exists within the City limits, allow uses to continue until urban development occurs on these properties and support appropriate commercial activities (i.e. horse stables, agri-tourism) in rural areas in and around Moreno Valley.
OSRC.1-7	Require that grading plans include appropriate and feasible measures to minimize erosion, sedimentation, wind erosion and fugitive dust. Particularly in hillside areas, new roadways and trails should follow natural contours to minimize grading.
Habitat Conservation and Species Protection	
OSRC.1-8	Cooperate with federal, State, and local regulatory agencies as well as non-profit organizations to promote the responsible stewardship of natural resources and habitats within the planning area.
OSRC.1-9	Ensure that adverse impacts on sensitive biological resources, sensitive natural communities, sensitive habitat, and wetlands are avoided or mitigated to the greatest extent feasible as development takes place.
OSRC.1-10	In areas where development (including trails or other improvements) has the potential for adverse effects on special-status species, require project proponents to submit a study conducted by a qualified professional that identifies the presence or absence of special-status species at the proposed development site. If special-status species are determined to be present, require incorporation of appropriate mitigation measures as part of the proposed development prior to final approval.
OSRC.1-11	Require all development, including roads, proposed adjacent to riparian and other biologically sensitive habitats to mitigate impacts to such areas.
OSRC.1-12	Limit to extent feasible the removal of natural vegetation in hillside areas when retaining natural habitat does not pose threats to public safety.
OSRC.1-13	Promote the use of conservation easements and preserves as means to conserve natural habitats and protect natural resources.
Recreational Trails	
OSRC.1-14	Coordinate with public and private entities to link regional open spaces with a network of paths and trails, including connections to Moreno Valley's Multi-Use Trail System.
OSRC.1-15	Expand the City's network of multi-use trails and provide connections from residential and commercial areas within the city to surrounding hillsides, ridgelines, open spaces and other scenic areas.
OSRC.1-16	Provide sufficient resources for the maintenance of trails and staging areas through a combination of grant funding, city resources, and volunteer efforts.
Water Quality and Groundwater Protection	
OSRC.1-17	Continue to participate in regional efforts to proactively manage surface and groundwater resources and ensure their long-term health and viability, including the development and implementation of the San Jacinto Groundwater Basin Groundwater Sustainability Plan (Basin Plan).
OSRC.1-18	Preserve natural drainage courses in their natural state to the extent feasible
OSRC.1-19	Maximize the amount of pervious surfaces in public spaces to permit the percolation of urban runoff while implementing best practices for stormwater pollution prevention.
OSRC.1-20	Facilitate groundwater recharge in Moreno Valley by encouraging development projects to use Low Impact Development (LID) practices such as bioretention, porous paving, and rainwater harvesting systems, and by encouraging private property owners to design or retrofit landscaped or impervious areas to better capture storm water runoff.
OSRC.1-21	Continue to regulate new commercial and industrial activities as well as construction and demolition practices to minimize discharge of pollutants and sedimentation into the stormwater drainage system.
OSRC.1-22	Allow new development to use individual wells only where an adequate supply of good quality groundwater is available.
Actions	

OSRC.1-A	Work with responsible public agencies, including the Riverside Transit Agency, Lake Perris State Recreation Area, and Box Springs Mountain Reserve Park, to provide convenient public access to open space lands and trails, except in those areas where public safety would be compromised or significant land use conflicts would occur.
OSRC.1-B	Work with public agencies and non-profit organizations to establish a coordinated web-presence and region-wide map of open space areas and recreational facilities.
OSRC.1-C	Partner with public agencies to offer programs that foster local environmental awareness and encourage the protection of natural resources.
OSRC.1-D	Continue to participate in the implementation of regional habitat conservation and restoration programs, including the Western Riverside County Multiple Species Habitat Conservation Plan and the Stephens' Kangaroo Rat Habitat Conservation Plan.
OSRC.1-E	Develop standards for planning, design, management, and maintenance of trails and pathways within parks, preserves, open space, and rights-of-way.
OSRC.1-F	Continue to provide information to local residents and businesses regarding proper disposal practices for common household waste items, such as paints, pool chemicals, pesticides, motor oil, and household cleaners and disinfectants.
OSRC.1-G	In concert with Eastern Municipal Water District, identify aquifer recharge areas and establish regulations to protect recharge areas and regulate new individual wells.
OSRC.1-H	Pursue funding from the Sustainable Groundwater Management Grant Program and other sources for investments in groundwater recharge and projects to implement the Basin Plan.
OSRC.1-I	Monitor groundwater production, recharge and related activities in the Hemet/San Jacinto Groundwater Management Area to ensure adequate protections for groundwater available in Moreno Valley.
GOAL OSRC-2	PRESERVE AND RESPECT MORENO VALLEY'S UNIQUE CULTURAL AND SCENIC RESOURCES, RECOGNIZING THEIR CONTRIBUTION TO LOCAL CHARACTER AND SENSE OF PLACE.
Policies	
OSRC.2-1	Limit development on hillsides and ridgelines where structures interrupt the skyline.
OSRC.2-2	Incorporate significant rock formations into the design of hillside developments.
OSRC.2-3	Minimize alteration of the topography, drainage patterns and vegetation of land with slopes of ten percent or more and maintain development standards to protect the environmental and aesthetic integrity of hillside areas.
OSRC.2-4	Reduce or avoid visual intrusion from energy and telecommunications infrastructure. Encourage the undergrounding of utility lines wherever feasible and promote the use of "stealth" designs that locate wireless infrastructure on existing poles, buildings and other structures.
OSRC.2-5	Recognize the scenic value of views of hills surrounding Moreno Valley from Gilman Springs Road, Moreno Beach Drive, and State Route 60 and encourage measures to preserve viewsheds, as possible. The view of Mystic Lake from Gilman Springs Road should also be considered
OSRC.2-6	The use of natural materials such as stone, brick, and wood is preferable to metal posts and rails for roadside appurtenances along local scenic roads.
OSRC.2-7	Ensure any signage along local scenic roads does not detract from the area's scenic character.
OSRC.2-8	Require cultural resource assessments prior to the approval of development proposals on properties located in archaeologically sensitive areas.
Actions	
OSCR.2-A	Update the Municipal Code to require a Hillside Development Permit as part of a proposed subdivision for proposed development or new land use on that portion of a site with a slope of 10 percent or greater.
OSRC.2-B	Maintain a map of sensitive archaeological sites in Moreno Valley and use it to inform project applicants of the need for cultural resource assessments.
GOAL OSRC-3	USE ENERGY AND WATER WISELY AND PROMOTE REDUCED CONSUMPTION.
Policies	
OSRC.3-1	Promote energy conservation throughout the community and encourage the use of renewable energy systems and technologies to supplement or replace traditional building energy systems.
OSRC.3-2	Participate in regional energy efficiency financing programs such as low-interest revolving loan funds, the California Comprehensive Residential Building Retrofit Program, and California First that enable property owners to obtain low-interest financing for energy improvements.
OSRC.3-3	Promote energy and water use awareness community-wide by informing the community regarding energy audits and incentive programs (tax credits, rebates, exchanges, etc.) available for energy conservation as well as water conservation techniques, services, devices, and rebates.
OSRC.3-4	Continue to implement energy and water conservation measures in City facilities and operations.
OSRC.3-5	Promote the retention and reuse of rainwater onsite and promote the use of rain barrels or other rainwater reuse systems throughout the community.
OSRC.3-6	Encourage new development to incorporate as many water-wise practices as feasible in their design and construction.

OSRC.3-7	Conserve water through the provision of water-efficient infrastructure, drought tolerant plantings, and greywater usage to support public parks and landscaped areas.
OSRC.3-8	Conserve water through the planting and maintenance of trees, which will provide for the capture of precipitation and runoff to recharge groundwater, in addition to providing shading for other landscaping to reduce irrigation requirements. Ensure that any 'community greening' projects utilize water-efficient landscape
Actions	
OSRC.3-A	Use the Climate Action Plan to help guide energy and water reduction efforts.
OSRC.3-B	Connect businesses and residents with voluntary programs that provide free or low-cost energy and water efficiency audits, retrofit installations, rebates, and financing by publishing information on the City's website.
OSRC.3-C	Seek funding programs to assist low and moderate-income households in energy conservation.
OSRC.3-D	Encourage City employees to submit energy efficiency and conservation recommendations for City operations and follow up on the recommendations.
OSRC.3-E	Periodically review and update City plans, resolutions, and ordinances to promote greater energy efficiency in both existing and new construction in regard to site planning, architecture, and landscape design.
GOAL OSRC-4	OPTIMIZE THE USE OF AVAILABLE RESOURCES BY ENCOURAGING RESIDENTS, BUSINESSES AND VISITORS TO REUSE AND RECYCLE.
Policies	
OSRC.4-1	Reduce the amount of solid waste disposed in landfills by promoting source reduction and recycling throughout Moreno Valley and by expanding the range of programs and information available to local residents and businesses, consistent with State requirements.
OSRC.4-2	Strive to reduce at source, recycle, or compost 75 percent of solid waste generated in the community from the year 2021 forward, consistent with State targets.
OSRC.4-3	Continue to promote the safe disposal of household hazardous waste through public education.
OSRC.4-4	Provide information via the City's website on curbside pick up of donations by local organizations such as Goodwill and Salvation Army.
OSRC.4-5	Ensure the continued provision of adequate solid waste and recycling services in Moreno Valley, including the availability of adequate landfill capacity to meet the City's future needs.
OSRC.4-6	Plan and secure access for recycling and edible food recovery capacity.
Actions	
OSRC.4-A	Plan and implement programmatic and budgetary changes to address regulatory requirements, such as enforcement, inspections, education, and collection. Adopt an ordinance, or similarly enforceable mechanism that is consistent with these regulatory requirements prior to 2022.
OSRC.4-B	Continue to monitor compliance and conduct enforcement on non-compliant entities.
OSRC.4-C	Work with the waste hauler and other appropriate businesses and agencies to identify additional incentives and programs to encourage recycling and waste management as needed to meet State mandates.
OSRC.4-D	Work with commercial and industrial generators to develop and implement a source reduction and recycling plan tailored to their individual waste streams.
OSRC.4-E	Establish a procurement target for recyclable and recovered organic products used in City operations. The target should be linked to the City's population.
OSRC.4-F	Explore the feasibility of providing compost receptacles in parks and public spaces, in addition to trash and recycling receptacles.
OSRC.4-G	Establish edible food recovery program for all Tier 1 and 2 commercial edible food generators to reduce organic waste in the community and divert consumable food to those in need. (See also healthy food policies and actions in the Environmental Justice Element).
HOUSING ELEMENT (2021-2029)	
Housing Goal #1	Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.
Policy 1-1	Maintain sufficient land designated and appropriately zoned for housing to achieve a complimentary mix of single-family and multi-family development to accommodate Moreno Valley's Regional Housing Needs Assessment (RHNA) growth needs throughout the planning period.
Policy 1-2	Promote development that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate services and recognition of environmental constraints.
Policy 1-3	Promote mixed use developments with a residential component and locate higher density residential development in proximity to employment, shopping, transit, recreations, and other services.
Policy 1-4	Continue to partner with and support non-profit and for-profit organizations in their efforts to construct, acquire, and improve housing to accommodate households with lower and moderate incomes.

Policy 1-5	Promote the construction of housing suitable for students near and in areas with good access to higher educational institutions, including Moreno Valley College.
Policy 1-6	Avoid the over-concentration of housing constructed expressly for lower income households in any single portion of any neighborhood.
Program 1-A	Review and update the General Plan periodically (if an update is needed) to ensure that growth trends are addressed. Responsible Agency: City of Moreno Valley Planning Division Timeframe: Ongoing 2021-2029 Potential Funding Source: General Fund
Program 1-B	Encourage development of a variety of housing types through zoning mechanisms such as overlay zones (Senior Housing, Planned Development) and incentives. Update the density bonus incentives section of the development code. Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority Timeframe: Ongoing and as opportunities arise Potential Funding Source: General Fund; SB2 and LEAP grants Objective: Target one mixed-use project over the planning period
Program 1-C	Foster a diverse mix of housing types and densities in proximity to employment, shopping, transit, recreation, and other services by focusing new development on vacant and underutilized sites in the Center Mixed Use, Corridor Mixed Use, and Downtown Center General Plan land use designations. Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority Timeframe: Ongoing and as opportunities arise Potential Funding Source: General Fund; Moreno Valley Housing Authority Objective: Target one mixed-use project with a residential component over the planning period (2021-2029)
Program 1-D	Continue to work with non-profit and for-profit housing developers to assist in achieving the City's housing goals and implementing programs, including through the publication of an inventory of available properties on the City's website. Coordination should occur on an ongoing basis and as special opportunities arise as the Housing Element is implemented. Participation of non-profit and for-profit developers in an advisory role when implementing housing programs would be desirable to help understand the needs and opportunities in the community. Responsible Agencies: City of Moreno Valley Planning Division; City of Moreno Valley Grants Monitoring and Administration; Moreno Valley Housing Authority Time Frame: Ongoing and as opportunities arise Potential Funding Source: CDBG funds for property rehabilitation; HOME funds Objective: Outreach and involvement of non-profit and for-profit housing developers
Program 1-E	Encourage Innovative and 'Non-Traditional' Forms of Housing. Provide opportunities and facilitate innovative housing approaches in financing, design, construction and types of housing to increase the variety and supply of lower and moderate-income housing. Examples include co-housing, eco-housing, manufactured housing, new construction or rehabilitation self-help or "sweat equity" housing for first time lower or moderate income homeowners, and co-operatives or joint ventures between owners, developers and nonprofit groups in the provision of affordable housing. Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority; City of Moreno Valley Planning Commission; Moreno Valley City Council Time Frame: 2022 Potential Funding Source: General Fund and Grants Objective: Opportunity for innovative housing types

Program 1-F	<p>Encourage Manufactured Housing. Continue to allow manufactured housing units in single-family detached areas, consistent with State law requirements, to provide a mix of affordable and moderate income homes. The City’s Zoning Ordinance allows manufactured housing by right in single-family detached ar-eas in the HR, RR, R1, RA2, R2, R3 and R5 districts, so long as the housing is placed on permanent foundations in compliance with all applicable building regulations; is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 and was constructed not more than ten (10) years prior to request to install; and is compatible with the immediate area and meets the development standards of the underlying district. Review the Planning and Zoning Code to identify and address any requirements that may restrict or prevent the construction of modular housing.</p> <p>Responsible Agencies: City of Moreno Valley Planning Division Time Frame: Ongoing 2021-2029 Potential Funding Source: General Fund and Grants Objective: 20 moderate income manufactured housing units</p>
Program 1-G	<p>Continue to use available funds for the development, acquisition, rehabilita-tion, and preservation of multifamily rental and ownership housing that is af-fordable to lower and moderate-income households. Allocations may be used to (1) acquire and redevelop foreclosed properties that might otherwise become sources of blight; (2) subsidize the development of affordable housing; (3) provision of off-site improvements.</p> <p>Responsible Agency: Moreno Valley Housing Authority Timeframe: Ongoing 2021-2029 Potential Funding Source: CDBG; HOME; General Fund; Permanent Local Housing Allocation (PLHA) program</p>
Program 1-H	<p>Periodically review parking standards for senior and affordable housing developments that are located in proximity to transit stops and evaluate opportunities to revise with a view to further incentivizing such projects.</p> <p>Responsible Agency: City of Moreno Valley Planning Division Timeframe: Ongoing 2021-2029 Potential Funding Source: General Fund; SB2 and LEAP grants Objective: To promote high density housing near transportation opportuni-ties</p>
Program 1-I	<p>To ensure consistency between the concurrent update to the 2040 General Plan and the 2021-29 Housing Element, the City shall prepare an update to Title 9 (Planning and Zoning) of the Municipal Code, an update to the City’s Zoning Map, and rezone identified Inventory sites in all RHNA income levels with the view of ensuring residential density development standards are consistent with adopted planning documents (see Appendix D for List of Sites to be Rezoned). Inventory sites identified for rezoning include targeted efforts to expand the supply of available residential land, up-zone existing neighborhoods in areas of opportunity or in high quality neighborhood transit areas, and to allow and encourage mixed-use zoning.</p> <p>Responsible Agency: City of Moreno Valley Planning Division Timeframe: Rezoned by October 15, 2024 Potential Funding Source: General Fund; SB2 and LEAP grants Objective: To ensure consistency between the concurrent update of the 2040 General Plan, 2021-29 Housing Element, Zoning Ordinance Update, and re-lated adopted planning documents.</p>
Housing Goal #2	Suitable and affordable housing for persons with special needs, including housing for lower income households, large families, single parent households, the disabled, and senior citizens and shelter for the homeless.
Policy 2-1	Support innovative public, private, and non-profit efforts in the development of affordable housing, particularly for the special needs groups.
Policy 2-2	Continue to encourage the development of rental units with three or more bed-rooms to provide affordable housing for large families.
Policy 2-3	Work with non-profit agencies and private sector developers to encourage the development of senior housing.
Policy 2-4	Encourage the development of residential units which are accessible to persons with disabilities or are adaptable for conversion to residential use by persons with disabilities.
Policy 2-5	Provide access to regional emergency shelters with emergency support for city residents, including disadvantaged groups.

Program 2-A	<p>Continue to track affordable housing units citywide. This includes monitoring the method by which units remain affordable to lower-income households (i.e., covenants, deed restrictions, loans, etc.).</p> <p>Responsible Agency: City of Moreno Valley Community Development Department; Moreno Valley Housing Authority</p> <p>Timeframe: Ongoing 2021-2029</p> <p>Potential Funding Source: General Fund</p>
Program 2-B	<p>Utilize available funds to stimulate the development and financing of housing for lower and moderate-income households, the disabled, and persons experiencing homelessness. Actions may include matching portions of funds provided for affordable housing developments; funding accessibility modifications in lower-income owner-occupied housing; providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing; operating and capital costs for navigation centers and emergency shelters; and the new construction, rehabilitation, and preservation of permanent and transitional housing.</p> <p>Responsible Agency: Moreno Valley Housing Authority</p> <p>Potential Funding Source: HOME funds; CDBG; ESG; CHFA funds; PLHA; HUD, Local Lenders</p> <p>Timeframe: Ongoing 2021-2029</p>
Program 2-C	<p>Explore regulatory incentives that can help promote the development of rental housing units with three or more bedrooms suitable for families.</p> <p>Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority; City of Moreno Valley Planning Commission; Moreno Valley City Council</p> <p>Timeframe: 2022-2023</p> <p>Potential Funding Source: General Fund</p> <p>Objective: Opportunity for increased number of family-sized rental housing units</p>
Program 2-D	<p>Facilitate home sharing and tenant matching opportunities as viable options to make efficient use of existing housing that will help address the housing needs of seniors, people living with disabilities, people living with developmental disabilities, people at risk of homelessness and single heads of households. Work with non-profit groups to create home sharing/matching opportunities for renters as a means of efficiently using the existing housing stock. Tasks to be considered would include:</p> <ul style="list-style-type: none"> a. Assist in outreach in identifying potential owners, such as seniors who wish to remain in their home or new buyers who could afford single family homes with the extra income potential. b. Assist in publicizing and helping to identify potential renters interested in home sharing opportunities. c. Consider opportunities for renters who do not have vehicles to be matched at locations that have limited parking available. <p>Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority</p> <p>Timeframe: Outreach and discussions with non-profits</p> <p>Potential Funding Source: General Fund</p>
Program 2-E	<p>Consider pursuing a program through the Moreno Valley Housing Authority, if funding is available, or through interested certified Community Housing Development Organization's (CHDO) and/or non-profit organizations, to purchase affordability covenants on existing multiple-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low-income households.</p> <p>Responsible Agency: Moreno Valley Housing Authority</p> <p>Timeframe: Ongoing 2021-2029</p> <p>Potential Funding Source: Moreno Valley Housing Authority; CDBG; HOME; Bond Financing</p> <p>Objective: Target one project of a minimum of 40 units for extremely-low and very-low incomes</p>
Program 2-F	<p>Maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.</p> <p>Responsible Agency: Moreno Valley Housing Authority</p> <p>Timeframe: Ongoing 2021-2029</p> <p>Potential Funding Source: General Fund</p>

Program 2-G	Continue to offer incentives such as reduction in development standards, and expedited permit processing in exchange for affordability covenants on units in multiple-family developments. Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority Timeframe: Ongoing 2021-2029 Potential Funding Source: CDBG; HOME funds; Bond Financing; General Fund Objective: 20 units over the planning period
Program 2-H	Update the Municipal Code to permit permanent supportive housing to be developed by-right in all multifamily and mixed-use zones, consistent with AB 2162. Responsible Agency: City of Moreno Valley Planning Division Timeframe: Ongoing 2021-2029 Potential Funding Source: General Fund; SB2 and LEAP grants
Program 2-I	Prioritize resources such as HOME funds, California Housing Finance Agency single-family and multiple-family programs, HUD Section 208/811 loans for the development of rental projects that provide units with two or three bed-rooms. Responsible Agency: Moreno Valley Housing Authority Timeframe: Ongoing 2021-2029 Potential Funding Source: CHFA funds; HUD loans; HOPE funds; HOME funds Objective: Promote the development of 20 rental units with two or three bedrooms over the planning period
Housing Goal #3	Removal or mitigation of constraints to the maintenance, improvement, and development of affordable housing, where appropriate and legally possible.
Policy 3-1	When feasible, consider reducing, waiving, or deferring development fees to facilitate the provision of affordable housing.
Policy 3-2	Periodically review and revise City development standards to facilitate quality housing that is affordable to lower and moderate income households.
Policy 3-3	Monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.
Policy 3-4	Ensure that water and sewer providers are aware of the City's intentions for residential development throughout the City.
Program 3-A	Continue to offer additional incentives including a reduction in development impact fees to projects that make 100 percent of their units available to lower income households. The City currently offers a 50 percent reduction of the development impact fee and park land impact mitigation fee for units afford-able to very low income households, and 25 percent reduction of the develop-ment impact fee and park land impact mitigation fee for units affordable to low income households. Responsible Agency: City of Moreno Valley Planning Division Timeframe: 2022-2023 Potential Funding Source: General Fund Objective: 600 affordable units over the planning cycle
Program 3-B	Continue to defer payment of development impact sees for affordable units until issuance of Certificate of Occupancy. Responsible Agency: City of Moreno Valley Planning Division Timeframe: 2022-2023 Potential Funding Source: General Fund Objective: 600 affordable units over the planning cycle.
Program 3-C	Continue to exempt Traffic Uniform Mitigation Fee (TUMF) for qualifying affordable projects as provided for in the adopted fee ordinance. Responsible Agency: City of Moreno Valley Planning Division Timeframe: 2022-2023 Potential Funding Source: General Fund Objective: 600 affordable units over the planning cycle.

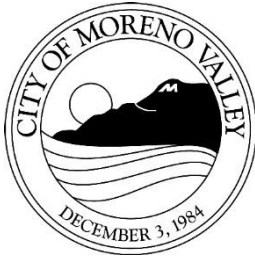
Program 3-D	<p>Offer incentives to encourage the development of higher density housing in the Sunnymead Village area, which has numerous small vacant and underutilized lots in proximity to transit stops, parks, and shopping. Incentives may include reductions in development standards (e.g., parking, common open space), expedited permit processing, or subsidizing a portion of development costs with available funding.</p> <p>Responsible Agency: City of Moreno Valley Planning Division and Moreno Valley Housing Authority Timeframe: Ongoing 2021-2029 Potential Funding Source: General Fund Objective: Encourage the consolidation of smaller, adjacent lots in a centrally located area of the city where higher density would support retail vitality and more frequent/reliable transit service</p>
Program 3-E	<p>Implement electronic plan check software to streamline the development application process and facilitate plan check corrections and resubmittals.</p> <p>Responsible Agency: City of Moreno Valley Planning Division Timeframe: Ongoing 2021-2029 Potential Funding Source: SB2 grant</p>
Program 3-F	<p>Consistent with SB 1087 (Government Code Section 65589.7), provide a copy of the adopted Housing Element to water and sewer providers immediately upon adoption and will work with water and sewer providers to adopt written policies and procedures that grant priority for service allocations to proposed developments that include housing units affordable to lower income households.</p> <p>Responsible Agency: City of Moreno Valley Planning Division; Eastern Municipal Water District; Box Springs Mutual Water Company; Edgemont Community Services District Timeframe: 2021 Potential Funding Source: General Fund Objective: Comply with Government Code Section 65589.7</p>
Program 3-G	<p>In coordination with other jurisdictions in Riverside County and the SCAG region, as appropriate, lobby for modifications to address unfunded State mandates and to provide opportunities for additional funding for affordable housing. Specific modifications include, but are not limited to, the following:</p> <ol style="list-style-type: none"> Address unfunded mandates and expenses local governments must incur to comply with State requirements. Assist local governments in meeting their affordable housing requirements and identify alternatives means of funding through the State of California to replace Redevelopment. <p>Responsible Agency: City of Moreno Valley Planning Division; Moreno Valley Housing Authority; Moreno Valley City Manager; City of Moreno Valley Planning Commission; Moreno Valley City Council Timeframe: 2022-2023 Objective: Work collaboratively to address shortfall of funding for affordable housing Potential Funding Source: General Fund</p>
Program 3-H	<p>Support Box Springs Mutual Water Company in pursuit of funding to upgrade water conveyance and treatment infrastructure in the Edgemont area. Potential funding sources may include the California State Water Resources Control Board's Safe and Affordable Drinking Water (SADW) Fund Program or other California Climate Investment programs.</p> <p>Responsible Agency: City of Moreno Valley Planning Division Timeframe: Ongoing Potential Funding Source: Grants</p>
Housing Goal #4	Increased opportunities for homeownership.
Policy 4-1	Pursue a variety of private, local, state and federal assistance options to support development or purchase of housing within the income limits of lower income households.
Program 4-A	<p>Continue to provide favorable home purchasing options to lower and moderate-income households, when funds are available, through the County of Riverside's First Time Homebuyers Down Payment Assistance Program and homeownership assistance with the County Mortgage Credit Certificate (MCC) program.</p> <p>Responsible Agency: County of Riverside Housing Authority and Moreno Valley Housing Authority Timeframe: Ongoing 2021-2029 Potential Funding Source: County of Riverside Economic Development De-partment; Permanent Local Housing Allocation (PLHA) program</p>

Program 4-B	Continue to work with non-profit housing organizations in the development of single-family homes for lower income families. Responsible Agency: Moreno Valley Housing Authority Timeframe: Ongoing 2021-2029 Potential Funding Source: HOME Funds
Program 4-C	Continue to provide homebuyer support, including down payment and closing cost assistance and foreclosure prevention resources, through the homebuyer programs such as those offered by the California Housing Finance Agency (CHFA). Responsible Agency: Moreno Valley Housing Authority Timeframe: Ongoing 2021-2029 Potential Funding Source: HOME Funds, CHFA Funds
Program 4-D	Maintain relationships with local lenders, developers and other constituencies such as realtors, and non-profit organizations through applications workshops and other events that emphasize specific opportunities, issues, and ideas for future housing development in Moreno Valley. Responsible Agency: Moreno Valley Housing Authority Timeframe: Ongoing 2021-2029 Potential Funding Source: General Fund, HOME funds
Program 4-E	Continue to provide funds for Homebuyer Assistance Program (HAP) silent seconds and work with approved lenders that have HAP experience. The goal of the program is to provide homeownership for low and moderate income families. Responsible Agency: County of Riverside Timeframe: 2021-2029 Potential Funding Source: Permanent Local Housing Allocation (PLHA) program Objective: Target of 15 units during the planning cycle
Housing Goal #5	Enhanced quality of existing residential neighborhoods in Moreno Valley, through maintenance and preservation, while minimizing displacement impacts.
Policy 5-1	Work to preserve property values, correct housing deficiencies, bring substandard units into compliance with City codes, and improve overall housing conditions in Moreno Valley.
Policy 5-2	Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.
Policy 5-3	Encourage compatible design of new residential units to minimize the impact of intensified reuse of residential land on existing residential development.
Policy 5-4	Preserve units affordable to lower and moderate-income households which are “at-risk” of converting to market rate through County, State, and Federal funding mechanisms.
Program 5-A	Assist in implementing the Riverside County Neighborhood Stabilization Program operated by the County through CDBG funding to assist local governments to provide targeted emergency assistance to acquire and redevelop abandoned and foreclosed residential properties that might otherwise become sources of abandonment and blight within the communities. Responsible Agency: Community Development Department and Moreno Valley Housing Authority Timeframe: Ongoing 2021-2029 Potential Funding Source: General Fund; County NSP
Program 5-B	Ensure building safety and integrity of residential neighborhoods through code enforcement. Enforcement actions may include issuance of a permit prior to construction, repair, addition to, or relocation of any residential structure. Responsible Agency: City of Moreno Valley Planning Division and Building Division; Moreno Valley Housing Authority Timeframe: Ongoing 2021-2029 Potential Funding Source: General Fund; Housing Authority
Program 5-C	Monitor substandard dwellings and in cases where repair is not financially feasible, remove when necessary and feasible. Responsible Agency: City of Moreno Valley Planning Division and Building Division Timeframe: Ongoing 2021-2029 Potential Funding Source: General Fund Objective: Target of three units during the planning period

Program 5-D	Continue to administer a program to provide grant funds for neighborhood beautification in targeted neighborhoods. Responsible Agency: City of Moreno Valley Grants Monitoring and Administration Timeframe: Ongoing 2021-2029 Potential Funding Source: General Fund; CDBG funds for cleanups in de-fined areas. Objective: Target of 3 units per year during the planning period
Program 5-E	Continue to administer the Mobile Home Grant Program to address substandard living conditions for very low-income owner-occupants. Market program via City communications and continue to distribute program material to mobile home parks. Responsible Agency: City of Moreno Valley Grants Monitoring and Administration Timeframe: 2021-2029 Potential Funding Source: CDBG funds Objective: Target of 3 mobile homes per year during the planning period
Program 5-F	Provide enhanced code compliance services in the CDBG target areas with funding of up to 5,000 hours of code enforcement in the CDBG target areas. Responsible Agency: City of Moreno Valley Code and Neighborhood Services Division. Timeframe: 2021-2029 Potential Funding Source: General Fund Objective: Target is to fund up to 5,000 hours of code enforcement over the next planning period
Program 5-G	Conduct four (4) annual neighborhood clean-ups as part of the Keep MoVal Beautiful program. Throughout the year, community groups and volunteers will be invited to clean up a park, street segment, or other areas that need care, improving the living environment of residents. Responsible Agency: City of Moreno Valley Grants Monitoring and Administration; City of Moreno Valley Code and Neighborhood Services Division Timeframe: 2021-2029 Potential Funding Source: General Fund; CDBG; ESG funds (Homeless to Work) Objective: Target of 4 clean-ups per year during the planning period
Housing Goal #6	Proactive energy conservation and waste reduction activities in all residential neighborhoods.
Policy 6-1	Promote energy conservation programs and incentives, including those offered by The County of Riverside, the Western Riverside Council of Governments, Moreno Valley Utility, Southern California Edison, and SoCalGas.
Policy 6-2	Encourage the incorporation of energy conservation design features in existing and future residential developments to conserve resources and reduce housing costs.
Policy 6-3	Encourage the use of building placement, design, and construction techniques that promote energy conservation, including green building practices, the use of recycled materials, and the recycling of construction and demolition debris.
Program 6-A	Promote the use of solar energy and other environmentally sound, energy efficient methods for heating and cooling homes, consistent with adopted building, mechanical and plumbing codes. Provide information through the website and newsletters to residents, highlighting the availability of financial incentives available through federal, State, and local government programs such as the County of Riverside Home Weatherization Program, Western Riverside Council of Governments' HERO program, and funding for solar projects for low-income homeowners available through the GRID Alternatives program. Responsible Agency: Moreno Valley Housing Authority; Moreno Valley Utility Timeframe: Ongoing 2021-2029 Potential Funding Source: County of Riverside; CDBG funds.
Program 6-B	Continue to offer incentives for residential housing units built to green building standards that exceed the requirements of the City's building code. Through its Density Bonus Program for green building and energy efficiency, the City currently offers a density bonus of up to 5 percent to developers of multifamily residential housing dwelling units in the R10, R15, R20, R30, and SP204-Village Residential zones. Extend this incentive to qualifying multifamily residential housing dwelling units in the Center Mixed Use (CEMU) and Corridor Mixed Use (COMU) general plan land use designations subsequent to adoption by the City Council. Responsible Agency: City of Moreno Valley Community Development Department Timeframe: Ongoing 2021-2029 Potential Funding Source: An additional funding source would not be required. It would be included in the Municipal Code Amendment funded by LEAP grant.

Program 6-C	<p>Encourage and facilitate environmentally sensitive construction practices by:</p> <ul style="list-style-type: none"> a. Restricting the use of chloroflourocarbons (CFCs), hydrochloroflourocarbons (HCFCs), and halons in mechanical equipment and building materials; b. Promoting the use of products that are durable and allow efficient end-of-life disposal (recyclable); c. Requiring large project applicants to submit a construction waste management plan for City approval; d. Promoting the use of locally or regionally available materials; and e. Promoting the use of cost-effective design and construction strategies that reduce resource and environmental impacts. <p>Responsible Agency: City of Moreno Valley Community Development Department; City of Moreno Valley Public Works Department Timeframe: Ongoing 2021-2029 Potential Funding Source: General Fund</p>
Housing Goal #7	Equal housing opportunity for all residents of Moreno Valley, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.
Policy 7-1	Enforce fair housing laws and address discrimination in the building, financing, selling or renting of housing based on race, religion, family status, national origin, disability, or other protected class.
Policy 7-2	Work collaboratively with local non-profit, public, and private sector partners to raise awareness and achieve implementation of fair housing practices.
Policy 7-3	Diversify and expand the housing stock in Moreno Valley in order to better accommodate the varied housing needs of current and future residents.
Program 7-A	<p>In conjunction with the Riverside County Fair Housing Council (RCFHC), support efforts to eliminate housing discrimination by actively tracking and pursuing any complaints within Moreno Valley. Make information detailing fair housing practices available at City Hall and on the City's website and support RCFHC's efforts regarding mediation and enforcement of rights. Partner with the RCFHC to conduct workshops and seminars about landlord and ten-ant responsibilities and rights.</p> <p>Responsible Agency: City of Moreno Valley Grants Monitoring and Administration; Riverside County Fair Housing Council Timeframe: Ongoing 2021-2029 Potential Funding Source: CDBG grants Objective: To assist 2,500 households during the planning period</p>
Program 7-B	<p>Work with the Housing Authority of the County of Riverside to encourage voucher holders to select rental housing in high opportunity neighborhoods identified by the Housing Authority in order to reduce the geographic concentration of Section 8 housing in any area of Moreno Valley.</p> <p>Responsible Agency: City of Moreno Valley Grants Monitoring and Administration; Riverside County Housing Authority Timeframe: Ongoing 2021-2029 Potential Funding Source: Riverside County Vouchers</p>
Program 7-C	<p>Pursuant to HUD-LA guidance, amend the definitions of the following terms found in the Planning and Zoning Code to help eliminate potential impediments to fair housing choice in Moreno Valley: "disability," "supportive housing," "transitional housing," "residential care facilities," and "special needs populations." Definitions will be amended for consistency with the federal Fair Housing Act, the California Fair Employment and Housing Act, and the California the Health and Safety Code as appropriate. Additionally, the Planning and Zoning Code will be revised to indicate the residential zones in which transitional and supportive housing is permitted.</p> <p>Responsible Agency: City of Moreno Valley Planning Division Timeframe: 2021 Potential Funding Source: LEAP grant</p>

<p>Program 7-D</p>	<p>The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and require, in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. The City will also update the Planning and Zoning Code to provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with developmental disabilities. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Moreno Valley will work with the Inland Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.</p> <p>Responsible Agency: City of Moreno Valley Grants Monitoring and Administration; City of Moreno Valley Planning Division</p> <p>Timeframe: Ongoing 2021-2029</p> <p>Potential Funding Source: General Fund; LEAP grant</p>
--------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



PLANNING COMMISSION

STAFF REPORT

Meeting Date: February 24, 2022

A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION WITH A MARKET THAT INCLUDES FUELING STATIONS ON A 2.4-ACRE PORTION OF 6.9-ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF REDLANDS BOULEVARD AND HEMLOCK AVENUE

Case:	PEN18-0038 (Conditional Use Permit)
Applicant:	Anthem Energy
Property Owner	Anthem Energy
Representative	A&S Engineering, Inc.
Location:	Southwest corner Hemlock Avenue and Redlands Boulevard
Case Planner:	Jeff Bradshaw
Council District:	2
Proposal	Conditional Use Permit for development of a service station on a 2.4-acre portion of a 6.9-acre site. The service station would include a 6,323-square foot retail building that includes 5,123-square foot food market and an adjacent 1,200-square foot retail tenant space, along with 16 fueling dispensers.

SUMMARY

The Applicant, Anthem Energy, is requesting approval of Conditional Use Permit (PEN18-0038) for the development of a service station with a 6,323-square foot retail building that includes 5,123-square foot food market with office and storage in a mezzanine level and an adjacent 1,200-square foot retail tenant space, and fueling stations within the Highway Office/Commercial (HO/C) District.

PROJECT DESCRIPTION

Project

The Project consists of a Conditional Use Permit (PEN18-0038) for the development of a service station with 16 fueling dispensers under two separate canopies on a portion of a vacant property of approximately 6.9-acres that is located within the Highway Office/Commercial (HO/C) District. The Project also includes a 6,323-square foot retail building with a 5,123-square foot market (including a 1,200-square foot mezzanine for office and storage) and an adjacent 1,200-square foot retail tenant space is a permitted use in the Highway Office/Commercial (HO/C) District.

The Applicant is proposing to provide the following fuels as part of this development traditional gasoline in various grades, diesel, E85 (ethanol), and pre-designed locations for future installation of two electric vehicle charging stations. Additionally, the site has been designed to allow for space to expand the sale of alternative fuels such as Hydrogen. Should the applicant wish to pursue an above ground hydrogen tank a separate plot plan application for its design and screening would be required.

Conditional Use Permit PEN18-0038

The Moreno Valley Municipal Code provides that if the development of a service station in the Highway Office/Commercial (HO/C) District is within 300 feet of a residential district or existing residential use, approval of a Conditional Use Permit is required. As the project is located within 300 feet of the Residential 1 (R1) District to the north as well as existing single family residences within the Highway Office/Commercial (HO/C) District approval of a Conditional Use Permit is required.

In any event, a Conditional Use Permit allows the City to impose special development requirements to ensure that certain uses will not be detrimental to the surrounding properties. Basically, conditionally permitted uses may be appropriate at one location but not at another because of the potential for impacts on surrounding properties that cannot be adequately mitigated through a Conditional Use Permit.

The following conditions of approval are intended to minimize impacts on nearby residential uses to the east:

- Condition of Approval to prepare a Security Plan for the service station; and
- Condition of Approval to contact the Moreno Valley Police Department to establish and maintain a relationship with the City of Moreno Valley Police Department and cooperate with the Problem Oriented Policing (POP) program, or its successors.;

The project as designed and conditioned satisfies all requirements of the General Plan and the Municipal Code.

Site/Surrounding Area

The Project includes the development of a 2.4-acre portion of a vacant 6.9-acre site within the Highway Office/Commercial (HO/C) District located at the southwest corner of Redlands Boulevard and Hemlock Avenue. The topography of the vacant site is mostly level and at grade with Redlands Boulevard and Hemlock Avenue. The site wraps around the Eastern Municipal Water District's (EMWD's) Redlands and Hemlock Booster station, which has been constructed at the intersection of Redlands Boulevard and Hemlock Avenue. An open earthen channel that stretches from Hemlock Avenue to Spruce Street, separates the Project site from Redlands Boulevard. The Redlands Boulevard frontage also includes overhead power lines.

Existing development in the near vicinity includes existing homes to the south, along Spruce Avenue and to the east, across Redlands Boulevard within the Highway Office/Commercial (H/OC) District. Properties to the north and east are vacant and located within the Residential 1 (R1) District and the Highway Office/Commercial (H/OC) District respectively.

Access

The Project will have two points of access from full access driveways on Hemlock Avenue and Spruce Avenue. The Spruce Avenue driveway will be accessible via the lighted intersection at Redlands Boulevard and Spruce Avenue. All driveways have been designed and conditioned to conform to City's standards for commercial driveway approaches with the following types of access:

Parking

The Project requires a total of 25 vehicle parking spaces to satisfy Municipal Code requirements for the combination of retail and service station uses on the Project Site. The Project as designed, satisfies the City's parking requirements.

Design

The design of the service station's retail building is intended to reflect General Plan goals and policies regarding architecture in the Highway Office/Commercial (H/OC) District with an emphasis on the rural character of the area. The design includes vertical and horizontal articulation to frame distinct building elements; this is intended to break up the massing of each elevation (façade). The elevations combine multiple materials including the use of stucco in tan earth tones, glass, aluminum awnings, a composite faux wood material and standing seam roof elements along with dark gray tones on the mullions and door frames. The fueling station canopies have been designed to complement the market building.

Landscaping

The Project will involve the development of a 2.4-acre portion of 6.9-acre site. The Project has been designed to meet and exceed the required design and landscape standards and objectives of the Municipal Code to include parking lot landscape, perimeter landscape, and street trees. The Applicant has agreed to and been

conditioned to install landscape planters along the western and southern limits of the service station site along with a vinyl rail fence.

REVIEW PROCESS

The Project has been considered by all appropriate agencies within and outside of the City, which is part of the standard review process for development applications. The Project was reviewed by the Project Review Staff Committee as required by the Municipal Code. Following subsequent revisions and reviews by staff, the Project's application and related materials were determined to be complete with a recommendation to approve the Project as designed and conditioned.

ENVIRONMENTAL

A Mitigated Negative Declaration was prepared by Rincon Consultants, Inc. in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Mitigated Negative Declaration examined the potential of the Project's impacts on the environment. The Mitigation Negative Declaration provides information in support of the finding that a Mitigated Negative Declaration serves as the appropriate CEQA documentation for the Project in that the Project, with the implementation of the proposed mitigation measures, will not have a significant effect on the environment. Technical studies prepared in support of the IS/MND include the following: Air Quality / Greenhouse Gas Analysis, MSHCP Consistency and Habitat Assessment, Jurisdictional Delineation Study, Determination of Biologically Equivalent or Superior Preservation (DBESP) Study, Cultural Resource Survey, Geotechnical Study, Preliminary Hydrology Study, Noise Study, Preliminary Water Quality, Traffic Impact Analysis, and Vehicle Miles Traveled memorandum. The electronic files for the Mitigated Negative Declaration with appendices are attached to this staff report. Anyone wishing to view the documents can also do so at City Hall or the Public Library on Alessandro Boulevard.

Mitigation measures are recommended for the Project in the following areas: Biological Resources, Geological Resource, and Cultural Resources, all of which are incorporated into the Mitigation Monitoring and Reporting Program. Based on the Initial Study, and the proposed mitigation measures, the Project will not result in any significant impacts or environmental damage.

The Public Comment Period for the Notice of Availability for the Mitigated Negative Declaration began on January 14, 2022 and ended on February 14, 2022, which satisfied the required 30-day review period. As of the preparation of this staff report, the City had received fourteen comment letters. A copy of that letter is attached to this report for reference.

NOTIFICATION

Consistent with the City Municipal Code provisions, public notice was sent to all property owners of record within 600' of the project site, posted on the project site, and published in the local newspaper. As of the publishing of this report 7 comment letters

were received for the project. Should additional comments regarding the Project be received prior to the Planning Commission they will be provided at the public hearing.

REVIEW AGENCY COMMENTS

The Project's application materials were circulated for review by all appropriate City Departments and Divisions as well as applicable outside agencies.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

- a. That the Planning Commission **ADOPT** Resolution No. 2022-11, and thereby:
 1. **APPROVE** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of Conditional Use Permit (PEN18-0038) pursuant to CEQA and the CEQA Guidelines; based on the findings set forth and/or referenced in Resolution 2022-11; and
 2. **CERTIFY** the Initial Study/Mitigated Negative Declaration prepared for Conditional Use Permit (PEN18-0038) on file with the Community Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration, and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts, based on the findings set forth and/or referenced in Resolution 2022-11.
- b. That the Planning Commission **ADOPT** Resolution No. 2022-12, and thereby:
 1. **APPROVE** Conditional Use Permit (PEN18-0038), based on the Recitals, Evidence contained in the Administrative Record, and Findings as set forth and/or referenced in Resolution No. 2022-12.

Prepared by:
Jeffrey Bradshaw
Associate Planner

Approved by:
Sean P Kelleher
Planning Division Manager

ATTACHMENTS

To view large attachments, please click your "bookmarks"  on the left hand side of this document for the necessary attachment.

1. Resolution 2022-11 - ISMND
2. Exhibit A to Resolution 2022-11 - ISMND

3. Appendix A - Air Quality / Greenhouse Gas Study
4. Appendix B - MSHCP Consistency Analysis
5. Appendix C - Jurisdictional Delineation Report
6. Appendix D - DBESP
7. Appendix E - Focused Burrowing Owl Survey
8. Appendix F - Cultural Resource Study
9. Appendix G - Construction and Operational Energy Fuel Consumption Calcs
10. Appendix H - Preliminary Geotechnical Investigation Report
11. Appendix I - Preliminary Hydrology Study
12. Appendix J - Noise Impact Study
13. Appendix K - Preliminary Water Quality Management Plan
14. Appendix L - Traffic Impact Analysis
15. Appendix M - Traffic Study - Appendices
16. Exhibit B to Resolution 2022-11 - NOI to Adopt MND
17. Exhibit C to Resolution 2022-11 - MMRP
18. Resolution 2022-12 - Conditional Use Permit
19. Exhibit A to Resolution 2022-12 - Conditions of Approval
20. Project Plans
21. Zoning Map
22. Comments Received in Response to Notice of Availability
23. Public Comments on the Project

RESOLUTION NUMBER 2022-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING A MITIGATION MONITORING AND REPORTING PROGRAM AND CERTIFYING A MITIGATED NEGATIVE DECLARATION FOR THE ANTHEM ENERGY SERVICE STATION PROJECT LOCATED AT THE SOUTHWEST CORNER OF REDLANDS BOULEVARD AND HEMLOCK AVENUE (APN: 488-310-012)

WHEREAS, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California, and the Lead Agency for the preparation and consideration of environmental documents for local projects that are subject to requirements of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines²; and

WHEREAS, Anthem Energy, (“Applicant”) is seeking approval of Conditional Use Permit (PEN18-0038) for the development of a service station that includes a 6,323-square foot retail building that includes a 5,123-square foot food market with office and storage in a mezzanine level and an adjacent 1,200-square foot retail tenant space, along with 16 fueling dispensers (“Proposed Project”) on a 2.4-acre portion of a 6.9-acre site located at the southwest corner of Redlands Boulevard and Hemlock Avenue (APN 488-310-012) (“Project Site”); and

WHEREAS, Planning Division Staff completed an environmental assessment for the Proposed Project, and, based on the assessment, elected to prepare an Initial Study (“IS”) and a Mitigated Negative Declaration (“MND”) in accordance with Section 6 (Negative Declaration Procedures) of the City’s Rules and Procedures for the Implementation of the California Environmental Quality Act and the requirements of the CEQA Guidelines Sections 15070 – 15075; and

WHEREAS, a Notice of Intent to Adopt a Mitigated Negative Declaration was duly noticed and circulated for public review for a period of 30 days commencing on January 14, 2022, through February 14, 2022; and

WHEREAS, in conformance with CEQA and the CEQA Guidelines, a Mitigation Monitoring and Reporting Program (“MMRP”) that includes a program for monitoring and reporting on the Proposed Project’s mitigation measures was prepared for the Proposed Project and circulated with the Mitigated Negative Declaration; and

WHEREAS, at the February 24, 2022 public hearing, the Planning Commission considered the Mitigation Monitoring and Reporting Program and the Mitigated Negative Declaration prepared for the Proposed Project; and

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

WHEREAS, at the conclusion of the public hearing, in the exercise of its own independent judgment, the Planning Commission determined that the Mitigation Monitoring and Reporting Program and the Mitigated Negative Declaration prepared for the Proposed Project would reduce the environmental impacts of the Proposed Project to levels of insignificance and that there is no substantial evidence supporting a fair argument that the Proposed Project will have a significant effect on the environment that would otherwise require the preparation and certification of an Environmental Impact Report.

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

Section 1. Recitals and Exhibits

That the foregoing Recitals and attached exhibits are true and correct and are hereby incorporated by this reference.

Section 2. Evidence

That the Planning Commission has considered all of the evidence submitted into the Administrative Record for the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for the Proposed Project, including, but not limited to, the following:

- (a) Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, attached hereto as Exhibits A and C respectively;
- (b) Published newspaper Notice of Intent to Adopt a Mitigated Negative Declaration, attached hereto as Exhibit B;
- (c) Staff Report prepared for the Planning Commission's consideration and all documents, records, and references related thereto, and Staff's presentation at the public hearing;
- (d) Public hearing notices;
- (e) Notice of Intent to Adopt a Mitigated Negative Declaration; and
- (f) Testimony, comments, and correspondence from all persons, including without limitation the Applicant and its representatives that were provided at, or prior to, the public hearing.

Section 3. Findings

Based on the content of the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission makes the following findings:

- (a) That the City has independently reviewed, analyzed, and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Proposed Project, and the entirety of the Administrative

- Record, including without limitation, the Initial Study and comments received;
- (b) That the proposed mitigation measures will reduce all environmental impacts of the Proposed Project to levels of insignificance and there is no substantial evidence supporting a fair argument that the Proposed Project will have a significant effect on the environment;
 - (c) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Proposed Project have been completed in compliance with CEQA and the CEQA Guidelines consistent the City's Rules and Procedures for the Implementation of the California Environmental Quality Act;
 - (d) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Proposed Project reflect the independent judgment and analysis of the City as Lead Agency for the Proposed Project; and
 - (e) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Proposed Project are adequate to serve as the required CEQA environmental documentation for the Proposed Project.

Section 4. Adoption

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings, as set forth herein, the Planning Commission hereby certifies the Mitigated Negative Declaration attached hereto as Exhibit A and approves the Mitigation Monitoring and Reporting Program attached hereto as Exhibit C.

Section 5. Repeal of Conflicting Provisions

That all the provisions as heretofore adopted by the Planning Commission that conflicts with the provisions of this Resolution are hereby repealed.

Section 6. Severability

That the Planning Commission declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 7. Effective Date

That this Resolution shall take effect immediately upon the date of adoption.

Section 8. Certification

That the Secretary of the Planning Commission shall certify to the passage of this Resolution.

PASSED AND ADOPTED THIS 24th day of February 2022.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Patricia Korzec, Chairperson

ATTEST:

Sean P. Kelleher, Planning Official

APPROVED AS TO FORM:

Steven B. Quintanilla, Interim City Attorney

Exhibits:

Exhibit A: Mitigated Negative Declaration

Exhibit B: Notice of Intent to Adopt a Mitigated Negative Declaration/Newspaper Notice

Exhibit C: Mitigation Monitoring and Reporting Program

Attachment: Resolution 2022-11 - ISMND [Revision 2] (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

Exhibit A
MITIGATED NEGATIVE DECLARATION

Attachment: Resolution 2022-11 - ISMND [Revision 2] (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

Exhibit B

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION/NEWSPAPER NOTICE**

Attachment: Resolution 2022-11 - ISMND [Revision 2] (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

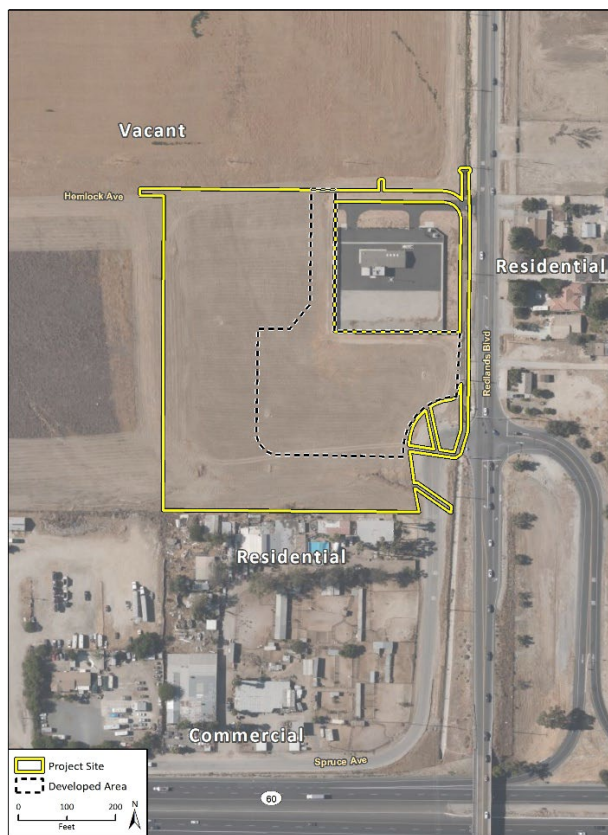
Exhibit C

MITIGATION MONITORING AND REPORTING PROGRAM



CITY OF MORENO VALLEY

INITIAL STUDY FOR REDLANDS BOULEVARD AND HEMLOCK AVENUE GAS STATION



Imagery provided by Microsoft Bing and its licensors © 2021.

REDLANDS BOULEVARD AND HEMLOCK AVENUE GAS STATION PROJECT (PEN18-0038 – Conditional Use Permit)

January 7, 2021

Lead Agency
CITY OF MORENO VALLEY
14177 Frederick Street
Moreno Valley, CA 92552

Prepared By
Rincon Consultants, Inc.
Bill Vosti
1980 Orange Tree Lane, Suite 105
Redlands, California 92374, 909-253-0705

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

TABLE OF CONTENTS

BACKGROUND INFORMATION AND PROJECT DESCRIPTION:	1
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:	11
DETERMINATION (To be completed by the Lead Agency):	11
EVALUATION OF ENVIRONMENTAL IMPACTS:	11
ISSUES & SUPPORTING INFORMATION SOURCES:	14
I. AESTHETICS	14
II. AGRICULTURE AND FOREST RESOURCES	15
III. AIR QUALITY	17
IV. BIOLOGICAL RESOURCES	23
V. CULTURAL RESOURCES	26
VI. ENERGY	30
VII. GEOLOGY AND SOILS	32
VIII. GREENHOUSE GAS EMISSIONS	35
IX. HAZARDS AND HAZARDOUS MATERIALS	37
X. HYDROLOGY AND WATER QUALITY	40
XI. LAND USE AND PLANNING	42
XII. MINERAL RESOURCES	43
XIII. NOISE	43
XIV. POPULATION AND HOUSING	47
XV. PUBLIC SERVICES	47
XVI. RECREATION	48
XVII. TRANSPORTATION	49
XVIII. TRIBAL CULTURAL RESOURCES	51
XIX. UTILITIES AND SERVICE SYSTEMS	52
XX. WILDFIRE	54
XXI. MANDATORY FINDINGS OF SIGNIFICANCE	55

TABLES

Table 1 SCAQMD Air Quality Significance Thresholds	17
Table 2 SCAQMD LSTs for Construction	18
Table 3 Project Construction Emissions	18
Table 4 Project Operational Emissions	19
Table 5 Maximum Resident and Worker Cancer Risk	22
Table 6 Estimated Fuel Consumption during Construction	30
Table 7 Estimated Fuel Consumption during Operation	31
Table 8 Project Consistency with the City of Moreno Valley CAP Checklist ¹	36
Table 9 HVAC Noise Levels	44
Table 10 Roof Exhaust Fan Noise Levels	45
Table 11 Operational Noise Levels at Off-site Land Uses	45
Table 12 Vibration Levels Measured during Construction Activities	46
Table 13 Opening Year (2024) Intersection Level of Service	49

Table 14 Project Trip Generation 50

FIGURES

Figure 1 Regional Location..... 6
Figure 2 Project Site Location..... 7
Figure 3 Project Site Plans 8
Figure 4 Project Elevation Site Plans..... 9
Figure 5 Project Gas Station Logo Elevation Plans 10

MITIGATION MONITORING AND REPORTING PROGRAM (Separate Document if applicable)

APPENDICES (Separate Documents)

- A. Air Quality and Greenhouse Gas Impact Study
B. MSHCP Consistency and Habitat Assessment Analysis
C. Jurisdictional Waters and Wetlands Delineation
D. Determination of Biologically Equivalent or Superior Preservation
E. Focused BUOW Survey
F. Cultural Resources Survey Report
G. Energy Construction and Operational Energy Fuel Consumptions
H. Preliminary Geotechnical Investigation Report
I. Preliminary Hydrology Studies and Project Specific Water Quality Management Plan
J. Noise Impact Study
K. Traffic Impact Analysis

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)



INITIAL STUDY (IS) FOR Redlands Boulevard and Hemlock Avenue Gas Station Project

BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

2. **Project Title:** Redlands Boulevard and Hemlock Avenue Gas Station Project
3. **Public Comment Period:**
4. **Lead Agency:** City of Moreno Valley
Jeff Bradshaw, Planning Department
14177 Frederick Street
Moreno Valley, CA 92552
(951) 413-3224
jeffreyb@moval.org
5. **Documents Posted At:** <http://www.moval.org/cdd/documents/about-projects.html>
6. **Prepared By:** Bill Vosti, Project Manager
Rincon Consultants, Inc.
1980 Orange Tree Lane, Suite 105
Redlands, California 92374
909-253-0705
bvosti@rinconconsultants.com
7. **Project Sponsor:**

<p>Applicant/Developer Ahmad Ghaderi A & S Engineering, Inc. 28405 Sand Canyon, Suite B Canyon Country, CA 91387 661-250-9300 ahmadg@asengineer.com</p>	<p>Property Owner Chandish Ravaliya cravaliya@gmail.com</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------
8. **Project Location:** The project site is located in the eastern portion of the City of Moreno Valley, Riverside County, California. The project site includes a portion of Assessor Parcel Number (APN) 488-310-012 and is located at the southwestern corner of the intersection of Redlands Boulevard and Hemlock Avenue. See Figure 1 and Figure 2 for the regional and project site location, respectively.

9. **General Plan Designation:** Under the General Plan 2040, the project site has a land use designation of Highway Office/Commercial. Permitted uses for this designation include office, research/development facilities, retail, and service commercial uses. The General Plan 2040 was adopted in June 2021 by the City of Moreno Valley City Council.
10. **Specific Plan Name and Designation:** Not Applicable
11. **Existing Zoning:** The project site is zoned Highway Office/Commercial (H-OC) District, which allows for distinctive employment or educational campuses along State Route 60 with primary entrances at Moreno Beach Drive and the World Logistics Center Parkway. This zone would serve as a major gateway to the City of Moreno Valley from the east.
12. **Surrounding Land Uses and Setting:**

	Land Use	General Plan 2040	Zoning
Project Site	Undeveloped	Highway Office/Commercial	Highway Office/Commercial (H-OC) District
North	Redlands and Hemlock Booster Station is adjacent to the project's northeastern corner and remaining area is undeveloped	Highway Office/Commercial and Residential 1	Highway Office/Commercial (H-OC) District and Residential 1 (R1) District
South	Single-family residences and commercial uses	Highway Office/Commercial	Highway Office/Commercial (H-OC) District
East	Single-family residences	Highway Office/Commercial	Highway Office/Commercial (H-OC) District
West	Undeveloped	Highway Office/Commercial	Highway Office/Commercial (H-OC) District

13. **Description of the Site and Project:**

Environmental Setting

The proposed project is located on a 2.4-acre portion of a 6.9-acre parcel located in the City of Moreno Valley in Riverside County, California. Project modifications would also include off-site areas totaling approximately 0.63-acre. The project site lies southwest of the intersection of Redlands Boulevard and Hemlock Avenue (Assessor Parcel Number 488-310-012). The site is relatively flat with an elevation of approximately 1,760 feet above mean sea level and is currently vacant. Surrounding land uses include single-family residences and commercial uses to the south and vacant land to the west and north. Redlands Boulevard borders the project to the east. In addition, the Redlands and Hemlock Booster Station is adjacent to the project's northeastern boundary. State Route 60 is approximately 560 feet south of the project site.

Project Description

The project would include the development of a gas station with 11 fueling stations (16 total dispensers), a 5,123 square foot food mart including 1,200 square feet of

office and storage in the mezzanine level, and a 1,200 square foot retail store adjacent to the food mart. Of the 16 dispensers, 14 of the dispensers would be gasoline dispensers and would be underneath a 5,581 square foot canopy. The remaining two dispensers would be diesel dispensers underneath a 3,120 square foot canopy. An 18 x 12.5 x 6 foot trash enclosure would also be constructed adjacent to the western boundary of the food mart/retail store. The project would also be served by an on-site septic system. The septic tank would have a capacity of approximately 4,000 gallons.

The project would provide a total of 29 parking spaces in a surface lot with two stalls for electric vehicle parking. Additional improvements include curb and sidewalk enhancements and landscaping. Access to the project site would be provided from two driveways with one off Redlands Boulevard and the other driveway off of Hemlock Avenue. Of the 6.9-acre site, only approximately 2.4 acres would be developed; the remaining 4.5 acres would remain undeveloped. An additional 0.63 acre would be improved for off-site modifications (e.g., storm drain improvements) for a total disturbed area of 7.53 acres.

The project would include a Conditional Use Permit (PEN18-0038) for a service station. The City updated its General Plan, which designated the project area as a highway office/commercial land use.

For purposes of environmental assessment, construction of the project is proposed to start in January 2022 and estimated to be completed in December 2022 for a total construction period of 12 months. Construction activities would include site preparation, grading, building construction, paving, and architectural coating (e.g., painting). During grading, approximately 300 cubic yards of soil would be exported. All construction would occur within the current conceptual limits of the project.

Refer to Figure 3, Figure 4, and Figure 5 for the project site plans, elevation plans, and gas station logo elevation plans, respectively.

14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

HELIX Environmental Planning contacted the Native American Heritage Commission (NAHC) on November 1, 2017 for a Sacred Lands File search and list of Native American contacts for the project area. The NAHC indicated in a response dated November 2, 2017 that no known sacred lands or Native American cultural resources are within the project area. Letters were sent on November 9, 2017 to Native American representatives and interested parties identified by the NAHC. The following eight tribes responded: Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Indians, Morongo Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Luiseño Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseño Indians, and Viejas Band of Kumeyaay Indians. The Morongo Band of Mission Indians, Pechanga Band of Luiseño Indians, and Soboba Band of Luiseño Indians all requested consultation in letters dated April 4, 2018, March 22, 2018, and April 3, 2018, respectively. The Tribes requested consultation with the City.

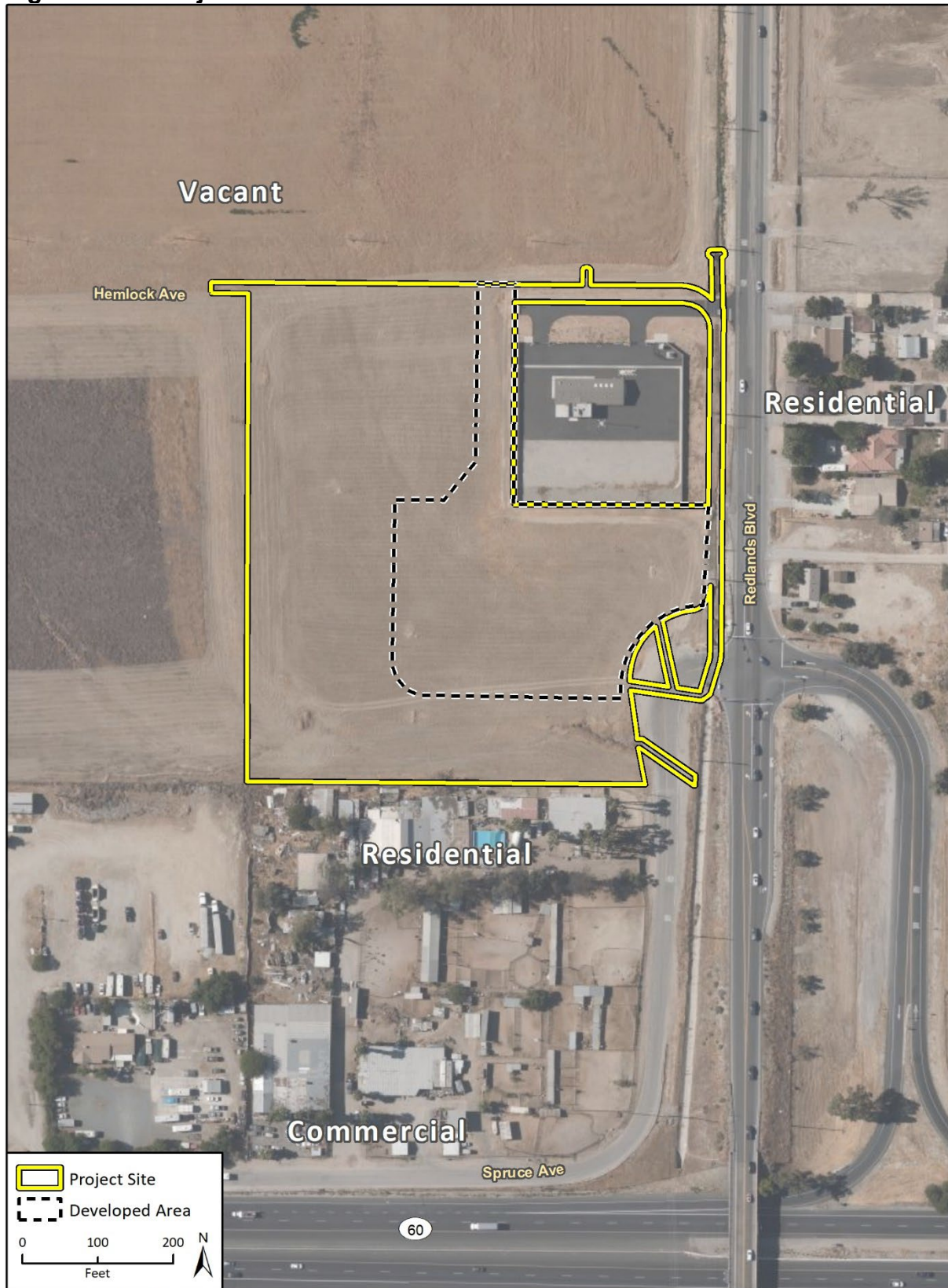
15. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**
- a. N/A
16. **Other Technical Studies Referenced in this Initial Study (Provided as Appendices):**
- a. Air Quality, Health Risk, and Greenhouse Gas Impact Study – Rincon Consultants Inc., December 2021
 - b. MSHCP Consistency Analysis and Habitat Assessment – Rincon Consultants Inc., September 2021
 - c. Jurisdictional Waters and Wetlands Delineation – Rincon Consultants Inc., June 2021
 - d. Determination of Biologically Equivalent or Superior Preservation – Rincon Consultants, October 2021
 - e. Focused Borrowing Owl Survey – HELIX Environmental Planning, May 2018
 - f. Cultural Resources Survey Report – HELIX Environmental Planning, January 2018
 - h. Preliminary Geotechnical Investigation Report – Geotechnical Group, Inc., April 2017
 - i. Preliminary Hydrology Studies and Project Specific Water Quality Management Plan – Winchester Associates, Inc., April 2021
 - j. Noise Impact Study – Rincon Consultants, November 2021
 - k. Traffic Impact Analysis – Ganddini Group, Inc., August 2019

17. **Acronyms:**

ADT -	Average Daily Traffic
AEP -	Association of Environmental Professionals
ALUCP -	Airport Land Use Compatibility Plan
AQMP -	Air Quality Management Plan
BMP -	Best Management Practice
CALGreen -	California's Green Building Standards Code
CAP -	Climate Action Plan
CAPCOA -	California Air Pollution Control Officers Association
CBSC	California Building Standards Code
CC -	Community Commercial
CCR -	California Code of Regulations
CEQA -	California Environmental Quality Act
CO	Carbon Monoxide
CUPA -	Certified Unified Program Agency
dBA -	Decibels using the A-weighted sound pressure level
DBESP -	Determination of Biologically Equivalent or Superior Preservation
DMA -	Drainage Management Areas
DPM -	Diesel Particulate Matter
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
FEIR -	Final Environmental Impact Report

FEMA -	Federal Emergency Management Agency
FTA	Federal Transit Administration
GHG -	Greenhouse Gas
GWh -	Gigawatt hours
HARP 2 -	Hotspots Analysis and Reporting Program
HcC -	Hanford coarse sandy loam
HRA -	Health Risk Assessment
HVAC -	Heating, ventilation, and air conditioning
IS -	Initial Study
L _{eq}	Equivalent Noise Level
LID -	Low Impact Development
LOS -	Level of Service
LST -	Localized Significance Threshold
MARB -	March Air Reserve Base
MARB/IPA-	March Air Reserve Base/Inland Port Airport
MEIR -	Maximum Exposed Individual Resident
MEIW -	Maximum Exposed Individual Worker
MLD -	Most Likely Descendant
MMBTu -	Million Metric British Thermal Units
MRZ -	Mineral Resource Zone
MSHCP -	Multiple Species Habitat Conservation Plan
MVPD -	Moreno Valley Police Department
MVU -	Moreno Valley Electric Utility
NO _x	Nitrogen Oxides
NPDES -	National Pollutant Discharge Elimination System
OEHHA -	Office of Environmental Health Hazard Assessment
PaC2 -	Pachappa fine sandy loam
PM _{2.5} -	Particle matter that is 2.5 microns or less in diameter
PM ₁₀ -	Particle matter that is 10 microns or less in diameter
R1 -	Residential 1 District
RCMN -	Roadway Construction Noise Model
RMP -	Risk Management Policy
RTP -	Regional Transportation Plan
RWQCB -	Regional Water Quality Control Board
SB -	Senate Bill
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SCE -	Southern California Edison
SO ₂	Sulfur Dioxide
SRA -	Source Receptor Area
SWPPP -	Storm Water Pollution Prevention Plan
SWRCB -	State Water Resources Control Board
TAC -	Toxic Air Containments
TCR -	Tribal Cultural Resources
VHFHSZ -	Very High Fire Hazard Severity Zone
VMT -	Vehicle Miles Traveled
VOC -	Volatile Organic Compounds
WQMP -	Water Quality Management Plan

Figure 2 Project Site Location

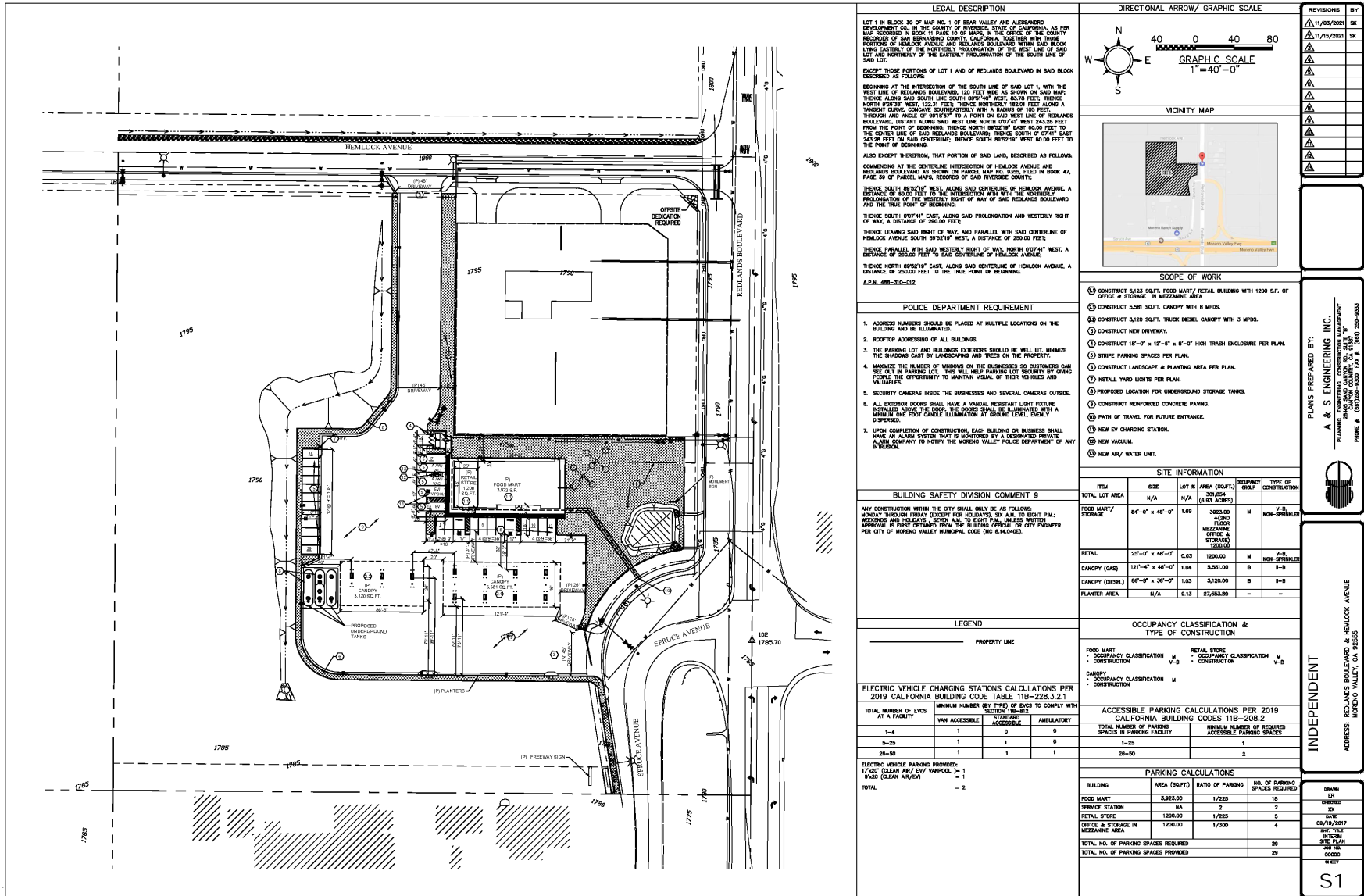


Imagery provided by Microsoft Bing and its licensors © 2021.

Fig. 2 Project Location

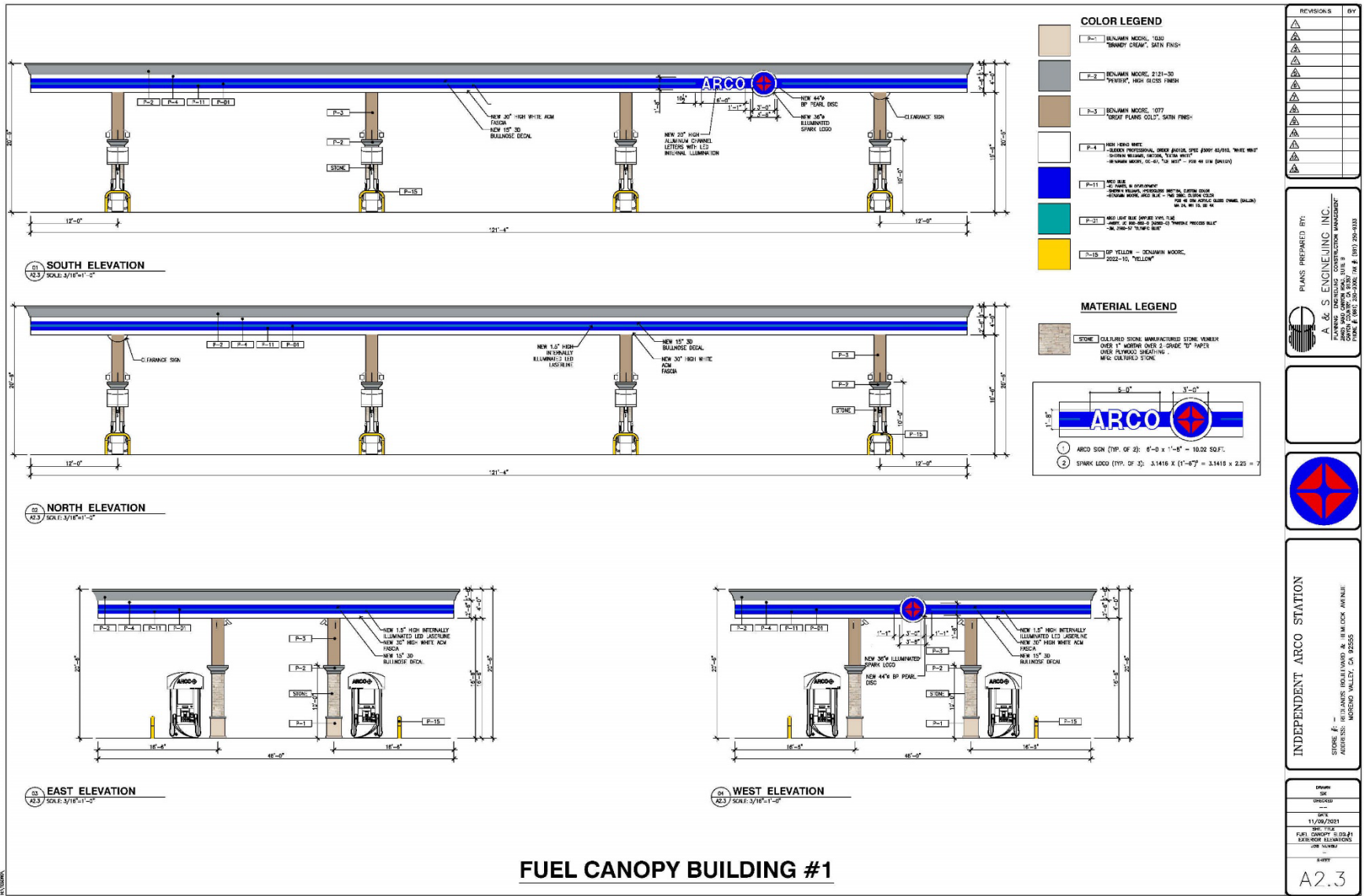
Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

Figure 3 Project Site Plans



Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE

Figure 5 Project Gas Station Logo Elevation Plans



FUEL CANOPY BUILDING #1

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately 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.

Jeff Bradshaw
 Signature
Jeffrey Bradshaw
 Printed Name

01/10/22
 Date
City of Moreno Valley
 For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or another 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 Analyses 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 explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099 , 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"/>
Response: The project site is located within Moreno Valley, which lies within a relatively flat valley floor surrounded by rugged hills and mountains. Topographic features of Moreno Valley that provide vistas include the Box Springs Mountains and Reche Canyon to the north, Moreno Peak in the middle of the city, the Badlands to the east and the Mount Russell area to the south. According to General Plan Figure 7-2, the project site is located within a view corridor for the Badlands, which are a mountain range. ¹ The proposed food mart/retail store would have a maximum height of 35 feet and the fueling pump canopies would have a maximum height of approximately 20.5 feet. These structures would not obstruct public viewing of the Badlands since a viewer on the project site would need to look to the northeast to view the mountain. The structures are oriented on the site in such a manner that they would only obstruct public viewing of the Badlands if the viewer was looking due north. The Badlands would still be visible from public viewing areas. Therefore, implementation of the proposed project would not have a substantial effect on a scenic vista and impacts would have less than significant impact.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
Response: The project site is not located within or adjacent to a scenic highway corridor and would not damage scenic resources. There are no State-designated or eligible scenic highways within the city. ² The nearest designated scenic highway is State Route 74 near Banning, which is approximately 16 miles southeast of the project site. The project would be visible from State Route 60 or Moreno Beach Drive. However, there are intervening structures and vegetation that would limit the visibility of the proposed project from both roadways. Along State Route 60, trees, commercial developments, and single-family residences would slightly obscure visibility of the project. Visual impacts would be minimal. In addition, the site is currently vacant with non-native grassland, and therefore no historical buildings, trees, nor rock outcroppings would be directly affected by the project. 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, impacts would be less than significant.				
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: Implementation of the proposed project would convert land that was previously vacant and undeveloped to a commercial development with a gas station including fuel station canopies, food mart/retail store, parking lot, landscaping, exterior lighting, walls, and signage. The project site is located in a portion of the city that is primarily comprised of vacant abandoned agricultural fields with small parcels of residential and commercial development. Because the site is currently designated and zoned as highway office/commercial area under the General Plan 2040, the project would not conflict with the applicable zoning. Permitted uses for this designation include office, research/development facilities, retail, and service commercial uses. Thus, the design of the development would be consistent with the site's proposed General Plan land use and zoning designation. In addition, project signage would be consistent with the City of Moreno Valley Municipal Code requirements. Therefore, although the project would				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
develop a vacant lot, it would not substantially degrade the existing visual character or quality of the site, or its surroundings and impacts would be less than significant.				
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"/>
<p>Response:</p> <p>The project site does not contain artificial light sources or sources of glare under existing conditions since it is vacant. The proposed project would include exterior lighting associated with the gas station fuel station canopies, food mart/retail store, and parking lot. The proposed project would be required to adhere to the lighting requirements as set forth in the City Municipal Code. Municipal Code Chapter 9.08.100 specifies that all outdoor lighting associated with nonresidential uses shall be fully shielded and directed away from surrounding residential uses to reduce glare and light trespass and shall not exceed one-quarter-foot-candle minimum maintained lighting, measured from within five feet of any property line.³ Furthermore, the City's Municipal Code specifies that exterior lighting shall not blink, flash, or oscillate or be of unusually high intensity or brightness. The project would be required to demonstrate compliance with these requirements to the City prior to issuance of building permits. Project compliance with the lighting requirements of the City Municipal Code would ensure that the proposed project would not produce a new source of substantial light or glare from artificial lighting sources that would adversely affect day or nighttime views in the area. Therefore, impacts from lighting and glare would be less than significant.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley 2040 General Plan, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 2 – Land Use & Community Character Element • Chapter 10 – Open Space & Resource Conservation <ul style="list-style-type: none"> - Map OSRC-3: Scenic Resources and Ridgelines 2. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan <ul style="list-style-type: none"> • Section 4.1 Aesthetics 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Section 9.10.110 – Light and Glare of the Moreno Valley Municipal Code. • Chapter 9.16 – Design Guidelines • Section 9.17.030 G – Heritage Trees 				
<p>II. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:</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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>According to mapping available from the <i>California Department of Conservation, California Important Farmland Finder</i>, the project site is mapped within an area defined as “Farmland of Local Importance”.¹ However, the project site does not include any lands mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland).² As such, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impact would occur.</p>				
<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"/>
<p>Response:</p> <p>No land within the city, including the project site, is under a Williamson contract.³ Surrounding sites contain land use and zoning designations that allow for residential, and office uses. Accordingly, because the project site is not located on or adjacent to land zoned for agricultural use and is also not subject to a Williamson Act contract, the proposed project has no potential to conflict with existing zoning for agricultural use or a Williamson Act contract. Therefore, no impact would occur.</p>				
<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"/>
<p>Response:</p> <p>The project site is not zoned as forest land, timberland, or Timberland Production. The surrounding area also does not include any forest land, timberland, or Timberland Production land.³ Furthermore, the City of Moreno Valley does not have land zoned for the above land uses. Therefore, the project has no potential to conflict with existing zoning for forest land, timberland or Timberland Production. No impact would occur.</p>				
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>The project site is not designated as forest land, nor does it contain forest land. Therefore, the project has no potential to lose forest land or convert forest land into non-forest uses. No impact would occur.</p>				
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>As discussed under Item II(a) and II(c), the project is not considered Farmland (i.e., Prime Farmland, Unique Farmland, or Farmland of Statewide Importance) nor does it contain forest land. Therefore, the project would not result in the conversion of Farmland to non-agricultural uses or conversion of forestland to non-forest use. No impact would occur.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. California Department of Conservation <ul style="list-style-type: none"> • California Important Farmland Finder (https://maps.conservation.ca.gov/DLRP/CIFF/) 2. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan <ul style="list-style-type: none"> • Section 4.2 Agriculture and Forestry Resources <ul style="list-style-type: none"> - Figure 4.2.1 – Important Farmlands 3. Moreno Valley 2040 General Plan, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 10 – Open Space & Resource Conservation Element 				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	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 district 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 type="checkbox"/>	<input checked="" type="checkbox"/>
---------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Response:

A project may be inconsistent with the South Coast Air Quality Management District’s (SCAQMD) Air Quality Management Plan (AQMP) if it would generate population, housing, or employment growth exceeding forecasts used in the development of the AQMP. The 2016 AQMP, the most recent AQMP adopted by the South Coast Air Quality Management District (SCAQMD), incorporates local city general plans and the Southern California Association of Governments’ (SCAG) 2016 RTP/SCS socioeconomic forecast projections of regional population, housing, and employment growth.^{1,2}

The employment growth forecasts in SCAG’s 2016 RTP/SCS for the City estimate that the total number of jobs would increase from 31,400 in 2012 to 83,200 in 2040, a total increase of 51,800 jobs.² The minor increase in employment anticipated from a gas station with a food mart/retail store component would be within the SCAG’s project 2040 employment increase of 51,800 from 2012, and the project would not cause the City to exceed official regional employment projections.

In addition, the AQMP provides strategies and measures to reach attainment with the thresholds for 8-hour and 1-hour ozone and fine particulate matter (PM_{2.5}). As shown in Table 3 and Table 4, below, the project would not generate criteria pollutant emissions that would exceed SCAQMD thresholds for ozone precursors (volatile organic compounds [VOC] and nitrogen oxides [NO_x]) and PM_{2.5}. Since the project’s employment would be within SCAG 2016 forecasts, the project would be consistent with the AQMP. No impact would occur.

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

Response:

The SCAQMD recommends quantitative regional significance thresholds for temporary construction activities and long-term project operation in the SCAB. These thresholds are shown in Table 1 and are used to evaluate a project’s potential air quality impacts.¹

Table 1 SCAQMD Air Quality Significance Thresholds

Pollutant	Construction (Pounds per Day)	Operation (Pounds per Day)
NO _x	100	55
VOC	75	55
PM ₁₀	150	150
PM _{2.5}	55	55
SO _x	150	150
CO	550	550

NO_x = Nitrogen Oxides; VOC = Volatile Organic Compounds; PM₁₀ = Particulate Matter with a diameter of 10 microns or less; PM_{2.5} = Particulate Matter with a diameter of 2.5 microns or less; SO_x = Sulfur Oxide; CO = Carbon Monoxide

Source: Appendix A

In addition to the above regional thresholds, the SCAQMD has developed Localized Significance Thresholds (LSTs) in response to the Governing Board’s Environmental Justice Enhancement Initiative (1-4), which was prepared to update the 1993 *CEQA Air Quality Handbook*. LSTs were derived in

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

response to concern regarding exposure of individuals to criteria pollutants in local communities and have been developed for NO_x, carbon monoxide (CO), large particulate matter (PM₁₀), and PM_{2.5}. LSTs represent the maximum emissions from a project that will not cause or contribute to an air quality exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor, taking into consideration ambient concentrations in each source receptor area (SRA), distance to the sensitive receptor, and project size. LSTs have been developed for emissions within construction areas up to five acres in size. However, LSTs only apply to emissions in a fixed stationary location and are not applicable to mobile sources, such as cars on a roadway. As such, LSTs are typically applied only to construction emissions because the majority of operational emissions are associated with project-generated vehicle trips.

The SCAQMD provides LST lookup tables for project sites that measure one, two, or five acres. If a site is greater than five acres, SCAQMD recommends a dispersion analysis be performed. The project parcel totals approximately 6.9 acres, but project construction would only disturb an area of approximately 2.4 acres. Therefore, this analysis utilizes the two-acre LSTs. LSTs are provided for receptors at a distance of 82 feet (25 meters), 164 feet (50 meters), 328 feet (200 meters), 1,640 feet (500 meters) from the project disturbance boundary to the sensitive receptors. The main construction activity would occur approximately 125 feet (38 meters) north of the closest sensitive receptor, which is a single-family residential property. Therefore, the allowable emissions for 125 feet were linearly interpolated using the emissions at 82 feet and 164 feet at SRA-24 (Perris Valley). LSTs for construction in SRA-24 on a two-acre site with a receptor 125 feet away are shown in Table 2.

Table 2 SCAQMD LSTs for Construction

Pollutant	Allowable Emissions for a 2-acre Site in SRA-24 for a Receptor 125 Feet Away (pounds per day)
Gradual conversion of NO _x to NO ₂	162
CO	1,080
PM ₁₀	14
PM _{2.5}	5

NO_x = Nitrogen Oxides; NO₂ = Nitrogen Dioxide; CO = Carbon Monoxide; PM₁₀ = Particulate Matter with a diameter of 10 microns or less; PM_{2.5} = Particulate Matter with a diameter of 2.5 microns or less

Source: Appendix A

The project's construction and operational emissions were estimated using the California Emissions Estimator Model (CalEEMod), version 2020.4.0 CalEEMod uses project-specific information, including the project's land uses, square footages for different uses, and location, to estimate a project's construction and operational emissions. Appendix A describes the methodology used.

Construction Impacts

Project construction would involve site preparation, grading, building construction, paving, and architectural coating activities that have the potential to generate air pollutant emissions. Table 3 summarizes the estimated maximum daily emissions of VOC, NO_x, CO, sulfur dioxide (SO₂), PM₁₀, and PM_{2.5}. As shown in the table, emissions would not exceed the SCAQMD regional thresholds or LSTs. Furthermore, the project would implement all standard mitigation measures to control fugitive PM₁₀ dust. Therefore, project construction would not result in a cumulatively considerable net increase of criteria pollutant, and impacts would be less than significant.

Table 3 Project Construction Emissions

Year	Maximum Daily Emissions (lbs/day)					
	VOC	NO _x	CO	PM ₁₀	PM _{2.5}	SO _x

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:			Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	2022	5	18	16	4	2
SCAQMD Regional Thresholds	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Maximum On-site Emissions	5	17	14	4	2	<1
SCAQMD LST	N/A	162	1,080	N/A	14	5
Threshold Exceeded?	No	No	No	No	N/A	N/A
<p>lbs/day = pounds per day; VOC = volatile organic compounds; NO_x = nitrogen oxide; CO = carbon monoxide; PM₁₀ = particulate matter with a diameter less than 10 microns; PM_{2.5} = particulate matter with a diameter less than 2.5 microns; SO_x = sulfur oxide</p> <p>Notes: Some numbers may not add up precisely due to rounding considerations. Maximum on-site emissions are the highest emissions that would occur on the project site from on-site sources, such as heavy construction equipment and architectural coatings, and excludes off-site emissions from sources such as construction worker vehicle trips and haul truck trips</p> <p>Source: Table 2.1 "Overall Construction-mitigated" emissions of Appendix A. Highest of Summer and Winter emissions results are shown for all emissions.</p>						
Operational Impacts						
<p>The project would generate criteria pollutants during operation. To determine whether a project would result in emissions that would violate an air quality standard or contribute substantially to an existing or projected air quality violation, a project's emissions are evaluated based on the quantitative emission thresholds established by the SCAQMD.</p> <p>Table 4 summarizes the project's operational emissions by emission source (area, energy, and mobile). As shown below, the emissions generated by operation of the proposed project would not exceed the SCAQMD's threshold for any criteria pollutant. Therefore, project would not contribute substantially to an existing or projected air quality violation. In addition, because criteria pollutant emissions and regional thresholds are cumulative in nature, the project would not result in a cumulatively considerable net increase of criteria pollutants.</p>						
Table 4 Project Operational Emissions						
Maximum Daily Emissions (lbs./day)						
Emission Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	6	4	33	<1	4	1
Project Emissions	6	4	33	<1	4	1
SCAQMD Regional Thresholds	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
<p>lbs/day = pounds per day; VOC = volatile organic compounds; NO_x = nitrogen oxide; CO = carbon monoxide; PM₁₀ = particulate matter with a diameter less than 10 microns; PM_{2.5} = particulate matter with a diameter less than 2.5 microns; SO_x = sulfur oxide</p> <p>Notes: Some numbers may not add up precisely due to rounding considerations.</p> <p>Source: Table 2.2 "Overall Operation-Mitigated" emissions of Appendix A. Highest of Summer and Winter emissions results are shown for all emissions. The mitigated emissions account for project sustainability features and/or compliance with specific regulatory standards. No mitigation measures are required for this project.</p>						

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
------------------------------------------	--------------------------------	----------------------------------------------------	------------------------------	-----------

Therefore, project construction and operation would not result in a cumulatively considerable net increase of a criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. Impacts would be less than significant

c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Response:

The sensitive receptors nearest to the project site are single-family residences located approximately 125 feet south of the main project operational area. Residences are also located east the project boundaries across Redlands Boulevard.¹

Carbon Monoxide Hotspots

A carbon monoxide hotspot is a localized concentration of carbon monoxide that is above a carbon monoxide ambient air quality standard. Localized carbon monoxide hotspots can occur at intersections with heavy peak hour traffic. Specifically, hotspots can be created at intersections where traffic levels are sufficiently high such that the local carbon monoxide concentration exceeds the federal one-hour standard of 35.0 ppm or the federal and state eight-hour standard of 9.0 ppm.

A detailed carbon monoxide analysis was conducted during the preparation of SCAQMD's 2003 AQMP.⁷ The locations selected for microscale modeling in the 2003 AQMP included high average daily traffic (ADT) intersections in the SCAB, those which would be expected to experience the highest CO concentrations. The highest CO concentration observed was at the intersection of Wilshire Boulevard and Veteran Avenue on the west side of Los Angeles near the Interstate-405. The concentration of CO at this intersection was 4.6 ppm, which is well below the state and federal standards. The Wilshire Boulevard/Veteran Avenue intersection has an ADT of approximately 100,000 vehicles per day.

The total existing ADT for the nearest major intersection to the proposed project, Hemlock Avenue and State Route 60 westbound ramps, was estimated at 14,470 vehicles based on the traffic impact analysis (Appendix J). In the opening year of the project, the ADT at this intersection would increase to 19,150 vehicles with the project generating approximately 532 trips (11.4 percent of the total new trips). Both the existing and opening year ADT are below the 100,000-vehicle count on the Wilshire Boulevard/Veteran Avenue intersection that was already well below the standards. Thus, even though there would be more vehicle trips under the proposed project than under existing conditions, project-generated local mobile-source CO emissions would not result in or substantially contribute to concentrations that exceed the one-hour or eight-hour CO standard. Therefore, impacts would be less than significant.

Toxic Air Contaminants

Construction Impacts

Construction-related activities would result in temporary project-generated emissions of diesel particulate matter (DPM) exhaust emissions from off-road, heavy-duty diesel equipment for site preparation, grading, building construction, and other construction activities. DPM was identified as a toxic air containment (TAC) by CARB in 1998.

Generation of DPM from construction projects typically occurs in a single area for a short period. Construction of the proposed project would occur over approximately 12 months. The dose to which the receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the extent of exposure that person has with the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher exposure level for the Maximally Exposed Individual. The risks estimated for a Maximally Exposed Individual are higher if a fixed exposure occurs over a longer period of time. According to the Office of Environmental Health Hazard Assessment, health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 70-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the project. Thus, the duration of proposed construction activities (i.e., 12 months) is one percent of the total exposure period used for health risk calculation. Therefore, DPM generated by project construction would not create conditions where the probability is greater than 10 in one million of contracting cancer for the Maximally Exposed Individual or to generate ground-level concentrations of non-carcinogenic

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>TACs that exceed a Hazard Index greater than one for the Maximally Exposed Individual. This impact would be less than significant.</p> <p><i>Operational Impacts</i></p> <p>TACs commonly associated with gasoline dispensing stations include the organic compounds of benzene, toluene, and xylene. In particular, benzene is a known human carcinogen and can result in short-term acute and long-term chronic health impacts. Between 1990 and 2005, benzene in California's air was reduced by over 75 percent due to implementation of control technologies, such as vapor recovery systems, and reductions of benzene levels in gasoline. Today, gasoline dispensing facilities account for a relatively small fraction of total benzene emissions. However, near source exposure resulting from gasoline dispensing facilities, particularly very high throughput retail or wholesale facilities, can result in elevated health risks to nearby sensitive receptors.</p> <p>The project would require a permit to construct and operate a gasoline dispensing facility from the SCAQMD, which will review the facility design and location for compliance with SCAQMD standards for air quality and community health. SCAQMD Rule 461 requires all retail service stations to have Phase I and Phase II EVR systems to control gasoline emissions. All storage tank vent pipes are also required to have valves to further control emissions. While the emission factors employed in this analysis assume use of Phase I EVR technology to control loading emissions and Phase II EVR systems for spillage emissions, hose permeation and refueling emission factors do not account for use of Phase II EVR systems and, therefore, the analysis is conservative.</p> <p>To evaluate the potential impacts of TACs emitted during operation of the proposed gas station component of the project, Rincon completed a health risk assessment (HRA) using CARB's Hotspots Analysis and Reporting Program (HARP 2) model (version 19121). Potential health risks to nearby sensitive receptors from the emission of TACs during operations at the proposed gasoline fueling facility were analyzed in accordance with the SCAQMD's <i>Risk Assessment Procedures for Rules 1401, 1401.1 and 212 AB 2588 and Rule 1402 Supplemental Guidelines</i>, California Air Pollution Control Officers Association's (CAPCOA) <i>Gasoline Service Station Industrywide Risk Assessment Guidelines</i>, and the Office of Environmental Health Hazard Assessment (OEHHA) <i>Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments</i>.</p> <p>SCAQMD has developed significance thresholds for the emissions of TACs based on health risks associated with elevated exposure to such compounds. For carcinogenic compounds, cancer risk is assessed in terms of incremental excess cancer risk. A project would result in a potentially significant impact if it would generate an incremental excess cancer risk of 10 in 1 million (1×10^{-6}) or a cancer burden of 0.5 excess cancer cases in areas exceeding 1 in 1 million risk. Additionally, non-carcinogenic health risks are assessed in terms of a hazard index. A project would result in a potentially significant impact if it would result in a chronic and acute hazard index greater than 1.0.</p> <p>Residential cancer risks were calculated for a 30-year exposure duration using the Risk Management Policy (RMP) and the Derived Method by selecting HARP 2's Inhalation, Soil Ingestion, Dermal, Mother's Milk, and Homegrown Produce pathways. Pursuant to SCAQMD Risk Assessment Procedures, residents aged 16 and older were assumed to spend 73 percent of their time at home. Residents under age 16 were assumed to attend a school or daycare proximate to their home, and therefore, fraction of time at home values were not applied to this age group. For off-site worker receptors, cancer risk was calculated using the OEHHA Derived Method for the Inhalation, Soil, and Dermal exposure pathways. A 25-year exposure duration for worker receptors was modeled. For all risk scenarios, a deposition rate of 0.02 meters/second was applied, and a warm climate was assumed for the dermal pathway pursuant to SCAQMD guidance.</p> <p>Finally, for comparison with applicable SCAQMD thresholds, overall cancer burden associated with the project was calculated. Cancer burden evaluates the potential population-level increase in cancer risk and is defined as the increases in cancer cases in the population due exposure to TACs from a project. Pursuant to OEHHA, cancer burden uses a 70-year exposure duration and only evaluates residential exposure. In this analysis, cancer burden was calculated by estimating the number of residents that could be exposed to an incremental excess cancer risk of 1 in 1 million and multiplying the number of exposed residents by the estimated incremental excess cancer risk of the maximum exposed individual resident (MEIR) at the 70-year exposure duration. The number of residents that could be exposed to an incremental excess cancer risk was estimated by counting the number of residences in or touching the</p>				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

1 in 1 million risk isopleth at the 70-year exposure duration (eight residences for this project) and assuming that each residence contains 3.85 individuals, the average household size in the City of Moreno Valley.

The maximum resident and worker cancer risks, as well as cancer burden, are presented in Table 5. The MEIR is the modeled residential receptor experiencing the highest incremental excess cancer risk under 30-year residential exposure duration. The MEIW is the off-site work receptor experiencing the highest incremental excess cancer risk under a 25-year worker exposure duration. Both the MEIR and MEIW were determined through an iterative process evaluating and relocating potential receptors based on model-generated risk contours to ensure the maximum incremental excess cancer risk is captured. The model outputs and summary form are along with the risk isopleths are available in Appendix A. As shown in Table 5, incremental excess cancer risks resulting from operation of the project would not exceed SCAQMD thresholds.

Table 5 Maximum Resident and Worker Cancer Risk

	Maximum Exposed Individual Resident (MEIR) ¹	Maximum Exposed Individual Worker (MEIW) ²	Cancer Burden ³
Incremental Excess Cancer Risk	5.5 in 1 million	0.2 in 1 million	0.0002
Threshold	10 in 1 million	10 in 1 million	0.5
Threshold Exceeded?	No	No	No

¹ Based on 30-year resident exposure.

² Based on 25-year worker exposure.

³ Based on eight households within the 1 in 1 million incremental excess cancer risk contour, an average household size of 3.85 persons per household in the city of Moreno Valley (California Department of Finance 2020), and the MEIR 70-year incremental excess cancer risk of 6.24×10^{-6} .

See Appendix A for model outputs.

Other long-term operational TAC emissions include toxic substances such as cleaning agents in use on-site. Compliance with state and federal handling regulations would ensure that emissions remain below a level of significance. The use of such substances such as cleaning agents is regulated by the 1990 CAA Amendments as well as state-adopted regulations for the chemical composition of consumer products. Therefore, long-term operation of the project would not result in the exposure of sensitive receptors to substantial pollutant concentrations and the impact would be less than significant.

d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)

Response:

For construction activities, odors would be short-term in nature and are subject to SCAQMD Rule 402 Nuisance. Construction activities would be temporary and transitory and associated odors would cease upon construction completion. Accordingly, the proposed project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant.¹

Common sources of operational odor complaints include sewage treatment plants, landfills, recycling facilities, and agricultural uses. The proposed project, a fueling station with a food mart/retail store, would not include any of these uses. The fueling station would emit odors during operation in the form of diesel exhaust from vehicles and operation of the fueling pumps. The increase in odor emissions, however, would be minimal, as vehicle exhaust is already prevalent due to the high levels of vehicle traffic on Redlands Boulevard and State Route 60.¹

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------------------------	--------------------------------	----------------------------------------------------	------------------------------	-----------

Solid waste generated by the proposed on-site uses would be collected by a contracted waste hauler, ensuring that any odors resulting from on-site waste would be managed and collected in a manner to prevent the proliferation of odors. Operational odor impacts would be less than significant.

Sources:

1. Appendix A Air Quality and Greenhouse Study prepared by Rincon Consultants, June 2021
2. 2016-2040 RTP SCS Appendix Demographics and Growth Forecast prepared by SCAG, April 2016

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"/>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

Rincon Consultants prepared a Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis and Habitat Assessment in September 2021, a Jurisdictional Waters and Wetlands Delineation Report in September 2021, and a MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP) in October 2021.^{1,2,3} The MSHCP Consistency and Habitat Assessment Report mapped vegetation, aquatic communities, and unvegetated land; documented plant and wildlife species present; and evaluated habitats on-site for the potential to support special-status species. A formal jurisdictional delineation was completed by Rincon on April 19, 2021, with a jurisdictional delineation field survey conducted on May 27, 2021. A field reconnaissance survey was conducted on March 22, 2021. Additionally, a focused Burrowing Owl (BUOW) survey was prepared by HELIX Environmental Planning, Inc. in May 2018.⁴ The DBESP was prepared due to the project's impacts to MSHCP Section 6.1.2 riparian/riverine habitat. The results and project impacts summarized below are based on findings from all three reports.

Response:

The project site is a vacant parcel that has been subject to periodic mechanical disturbance and is dominated by annual, ruderal vegetative species. Surrounding land uses include residences and commercial uses to the south and vacant land to the west and north. The project site is within the Reche Canyon/Badlands Area Plan and not within any required amphibian and mammal habitat assessment areas, Criteria Area Species Survey Area, or Narrow Endemic Plant Survey Area. However, the site is within a BUOW survey area.¹

No special status plants or wildlife species were observed during the March 22, 2021 field reconnaissance survey. The BUOW habitat assessment that occurred simultaneously with the field survey did not detect any BUOW signs or individuals. The focused BUOW survey conducted by HELIX Environmental Planning in April 2018 also did not observe BUOWs or signs of BUOW.³ However, since the site is suitable habitat for BUOWs there is potential for BUOWs to be present on-site. Therefore, the project would have a potentially substantial adverse effects on special-status plants species or wildlife species. Implementation of Mitigation Measure BIO-1 would require a pre-construction survey be conducted in all areas of suitable habitat. Impacts would be less than significant with mitigation.

Mitigation Measure

- **Mitigation Measure BIO-1:** A pre-construction survey shall be performed in accordance with the Western Riverside County Regional Conservation Burrowing Owl Survey Instructions (2006) 30 days prior to site disturbance and by a qualified biologist. The pre-construction survey shall include suitable habitat within the project site and areas up to 492 feet (150 meters) within the project site. If burrowing owls are detected within the survey area, then consultation with the CDFW and USFWS (collectively referred to as the "Wildlife Agencies") regarding an appropriate buffer from active burrows is required. The Wildlife Agencies may additionally require preparation

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and implementation of an approved BUOW Avoidance and Relocation Plan to ensure any project impacts to BUOW are avoided.				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>The MSHCP has specific habitat assessment requirements, including the identification of riparian/riverine habitat and vernal pools within the project area. Two drainage features were identified during the field reconnaissance survey and jurisdictional delineation. The first feature is a roadside drainage channel that borders the western edge of Redlands Boulevard, and the second feature is an erosional feature that is part of a larger discontinued wash that originates from the Box Springs Mountains and flows southeastward over the Moreno Valley. Per the Jurisdictional Waters and Wetlands Delineation Report, both features appeared to be ephemeral water bodies due to their overall dry conditions and storm flows that appeared to last only a short time following precipitation. These features are considered riverine but do not contain habitat for riparian/riverine/vernal pool species. The features do not have upland, non-riparian/riverine vegetative species and do not contain habitat for wildlife species under MSHCP Section 6.1.2.² The roadside drainage channel is 0.21 acre and 520 linear feet, and the erosional drainage ditch is 0.04 acre and 100 linear feet. Construction of the project would permanently impact 0.21 acres of riparian riverine area in the roadside drainage channel with no temporary impacts anticipated. The project would fill the roadside drainage channel on-site, install a 54-inch reinforced concrete pipe (RCP), remove the existing 24-inch RCP with associated headwalls near the intersection of Redlands Boulevard and Hemlock Avenue and remove the existing concrete box culvert under the Spruce Avenue.² Therefore, to compensate for the permanent loss of riparian/riverine resources, Mitigation Measure BIO-2 would be required. Compensatory mitigation for permanent impacts to riparian/riverine area would involve purchase of re-establishment credits at a 1:1 mitigation to impact ratio and rehabilitation credits at a 1:1 mitigation to impact ratio from the Riverpark Mitigation Bank. In addition, to avoid indirect impacts due to construction activities, the MSHCP Appendix C Standard Best Management Practices would be required and as a standard conditional of approval. Refer to Appendix D for a list of those measures. Impacts would be less than significant with mitigation.</p> <p>Mitigation Measure</p> <ul style="list-style-type: none"> • Mitigation Measure BIO-2: To compensate for the permanent loss of 0.21 acre of riparian/riverine resources in the project site, ensure no net loss of riparian/riverine resources, and address the temporal loss of riparian/riverine resources, the project applicant shall purchase 0.21 acre of re-establishment credits and 0.21 acre of rehabilitation credits from the Riverpark Mitigation Bank, based on Wildlife Agencies approval. This compensatory mitigation shall be implemented prior to ground disturbance associated with project construction activities. 				
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>As discussed under Item IV(b), two drainage sites were identified on-site. Both features are riparian/riverine but do not act as vernal pool habits since no signs of pooling were observed on-site. The features are not considered waters of the United States and would not require regulation by the by United States Army Corps of Engineers (USACE) due to the promulgation of the 2008 Rapanos Guidance. The features also do not contain wetland waters subject to the Santa Ana Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (CDFW). Therefore, since there are no State or the federally protected wetlands within the project area, there would be no substantial adverse effect and no impacts would occur.</p>				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>Wildlife movement includes migration (i.e., usually one way per season), inter-population movement (i.e., long-term genetic flow) and small travel pathways (i.e., daily movement corridors within an animal's territory). While small travel pathways usually facilitate movement for daily home range activities such as foraging or escape from predators, they also provide connection between outlying populations and the main corridor, permitting an increase in gene flow among populations. Redlands Boulevard borders the project site to the east and State Route 60 is approximately 560 feet south of the site. Residential and commercial uses are also immediately south of the project's southern border. Vacant parcels are north and west. The surrounding roadways and developed land uses act as barriers to movement for terrestrial species, thus eliminating any connectivity between blocks of core habitat and constraining wildlife movement in the immediate vicinity of the project site. Furthermore, the project is not located within a conservation and separated to the nearest conservation area (approximately 0.8-mile northeast of the site) by roadways and development.¹ It does not serve as a wildlife corridor or nursery site. The project would not interfere with the movement of native resident or migratory species, nor would it impede wildlife corridors or nursery sites. Therefore, no impacts would occur.</p>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>General Plan 2040 and the Moreno Valley Municipal Code contain policies, development standards and permitting procedures applicable to sites containing wetlands, waterways and riparian habitat, hillsides, and woodland resources. The applicable ordinance includes City of Moreno Valley Municipal Code Chapter 3.48 <i>Western Riverside County MSHCP Fee Program</i> and Chapter 8.60 <i>Threatened and Endangered Species</i>. Per Municipal Code Chapter 3.48, the project would be required to pay a local development mitigation fee to assist the City of Moreno Valley implement the MSHCP reserve system. Under Municipal Code 8.60, the project would be required to pay a local development and mitigation fee that supports that habitat conservation plan for the Stephens's Kangaroo Rat.⁵ Therefore, the project would not conflict with local policies and ordinances. Impacts would be less than significant.</p>				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>The project area is located within the Riverside County MSHCP. The proposed project would not conflict with the MSHCP, or any other known local, regional, or state habitat conservations plans as the project site does not contain sensitive plant or animal species, vernal pools, or sensitive natural communities. In addition, the site is not within a burrowing owl special survey area or proposed conservation area.⁶ The project will be conditioned to pay the required Stephen's Kangaroo Rat mitigation fees and will also be subject to impact fees to support the implementation for the MSHCP as provided for by City ordinance. Implementation of Mitigation Measures BIO-1 and BIO-2 to ensure that requirements of the MSHCP are adhered to during construction activities. Therefore, no impacts to the MSHCP or other habitat conservation area would occur.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Appendix B MSHCP Consistency and Habitat Assessment Analysis prepared by Rincon Consultants, Inc., September 2021 2. Appendix C Jurisdictional Waters and Wetlands Delineation prepared by Rincon Consultants, Inc., September 2021 				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Appendix D Determination Biologically Equivalent or Superior Preservation prepared by Rincon Consultants Inc., October 2021 4. Appendix E Focused Burrowing Owl Survey prepared by HELIX Environmental Planning, May 2018 5. Moreno Valley Municipal Code Chapter 8.60 – Threatened and Endangered Species 6. Moreno Valley Municipal Code Chapter 3.48 – Western Riverside County Multiple Species Habitat Conservation Plan Fee Program Ordinance				

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Response:

A Cultural Resources Survey Report was prepared by HELIX Environmental Planning (HELIX).¹ HELIX conducted a records search of the California Historical Resources Information System (CHRIS) at the Eastern Information Center (EIC) on October 24, 2017. The records search covered a one-mile radius around the project area and included archaeological and historical resources, locations and citations for previous cultural resources studies, and a review of the state Office of Historic Preservation (OHP) historic properties directory. The records search indicated the presence of 21 previously recorded cultural resources within a one-mile radius of the project site, all of which are historic. None of the resources were located within the project site.

According to Section 15064.5 of the CEQA Guidelines, a substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. Because no historical resources are present on site, the proposed project would not result in an adverse change in the significance of an historical resource. Therefore, no impacts to historical resources will occur.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

Response:

As discussed under Item V(a), a records search was conducted for a one-mile radius around the project area and indicated that there are no recorded archaeological resources within the project site.¹

HELIX contacted the Native American Heritage Commission (NAHC) on November 1, 2017 for a Sacred Lands File search and list of Native American contacts for the project area. The NAHC indicated in a response dated November 2, 2017 that no known sacred lands or Native American cultural resources are within the project area. Letters were sent on November 9, 2017 to Native American representatives and interested parties identified by the NAHC. Six responses were received as follows:

- 1) The Agua Caliente Band of Cahuilla Indians responded on December 18, 2017 and deferred to the Soboba Band of Luiseño Indians.
- 2) The Augustine Band of Cahuilla Indians responded on December 1, 2017 that they were not aware of any specific cultural resources that would be affected by the project and that Native American Tribes within immediate vicinity of the project be contacted for more specific information regarding cultural resources. In addition, the Tribe encouraged that a monitor who is qualified in Native American cultural resources be contracted for the full-time monitoring during pre-construction and construction phases of the project. If any cultural resources are discovered during the development of the project, then the Augustine Band of Cahuilla Indians wants to be notified.
- 3) The Pala Band of Missions Indians determined that the project is not within the Pala Indian Reservation and is beyond the territory that the tribes considers its Traditional use Area in a response dated December 27, 2017. The Tribe defer to the wishes of Tribes in closer proximity to the project area.

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------------------------	--------------------------------	----------------------------------------------------	------------------------------	-----------

- 4) The Rincon Band of Luiseño Indians responded on December 8, 2017 that the project is within the territory of the Luiseño people and within Rincon’s specific area of Historic interested. There is a Luiseño place name, Noiléngli, located approximately two miles north of the project. A copy of the cultural resources report and the records search result was requested by the Tribe.
- 5) The Soboba Band of Luiseño Indians stated that the project area is within the bounds of the Tribal Traditional Use Area and is considered sensitive by the people of Soboba in a response dated December 7, 2017. Thus, they requested the following:
 - To initiate a consultation with the project proponents and lead agency.
 - The transfer of information to the Soboba Band of Luiseño Indians regarding the progress of this project should be done as soon as new developments occur.
 - Soboba Band of Luiseño Indians continue to act as a consulting tribal entity for this project.
 - Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason, the Soboba Band of Luiseño Indians request that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
 - Request that proper procedures be taken and requests of the tribe be honored.
- 6) The Viejas Band of Kumeyaay Indians responded on November 20, 2017 that the project site has little cultural significant to Viejas and recommends the Tribes closet to the cultural resources are contacted.

In addition, the following responses for tribal consultation were received by the City:

- 1) The Morongo Band of Mission Indians started that the project site is located within the Tribe’s aboriginal territory, or in an area considered to be a traditional use area, or one in which the Tribe has cultural ties. The Tribe requested the following in a letter dated April 4, 2018:
 - A thorough records search be conducted by contacting the CHRIS Archaeological Information Centers and a copy of the search results be provided to the Tribe.
 - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results. If a pedestrian survey has already been conducted, then a copy of the Phase I is requested by the Tribe.
- 2) The Pechanga Band of Luiseño Indians requested formal consultation in a letter dated March 22, 2018. The Tribe stated that they would assist the City in determining the type of environmental document that should be prepared for the project, help identify potential tribal cultural resources, determining substantial adverse effects, and to develop appropriate preservation, avoidance, and/or mitigation measures. It was also requested that the Tribe be added to all distribution lists for public notices and circulation of documents. It was further requested that the Tribe be directly notified of all public hearings and scheduled approvals.
- 3) The Soboba Band of Luiseño Indians requested formal consultation with the City in a letter dated April 3, 2018. The letter requested similar items compared to the December 7, 2017 letter with the Tribe requesting that they continue being a consulting tribal entity for the project and that Native American Monitor(s) from the Soboba Band of Luiseño Indians be present during any ground disturbance. In addition, the transfer of information should be continued and that all proper procedures be taken at the request of the Tribe.

A pedestrian survey of the project site was conducted on November 10, 2017 by a HELIX archaeologist and Native American monitor from the Soboba Band of Luiseño Indians. The project area had excellent overall visibility with some vegetation obscuring ground area and a moderate amount of modern trash scattered throughout the project boundaries. No prehistoric or historic cultural material was observed within the archaeological survey area.

Although no archaeological resources have been recorded or identified within the project site, the potential to discover archaeological resources that may also be considered historical resources during

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
------------------------------------------	--------------------------------	----------------------------------------------------	------------------------------	-----------

construction of the project remains a possibility. As such, impacts to unanticipated resources are potentially significant. The following mitigation would reduce archaeological impacts to less than significant levels.

Mitigation Measures

- **Mitigation Measure CR-1:** 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 AB 52 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 AB 52 consultation process, and has completed AB 52 consultation with the City as provided for in Public Resources Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include:

 - a) Project grading and development scheduling;
 - b) The Project Archeologist and the Consulting Tribes(s) as defined in Mitigation Measure 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 following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project Archaeologist and Consulting 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 Tribe(s) and Project Archaeologist shall 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.
- **Mitigation Measure CR-2:** Prior to the issuance of a grading permit, the Developer shall secure agreements with the Morongo Band of Mission Indians, Pechanga Band of Luiseño Indians, Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all 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. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to Public Resources Code Section 21083.2.
- **Mitigation Measure CR-3:** 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:

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:</p> <ul style="list-style-type: none"> 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. On-site reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-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 Consulting Native American Tribal Governments as defined in Mitigation Measure CR-1. <ul style="list-style-type: none"> • Mitigation Measure CR-4: 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." • Mitigation Measure CR-5: If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the mitigation measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in Mitigation Measure CR-1 before any further work commences in the affected area. <p>Adherence to Mitigation Measures CR-1 through CR-5 would reduce impacts to cultural resources to a less-than-significant level.</p>				
<p>c) Disturb any human remains, including those interred outside of formally dedicated cemeteries?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>No human remains have been identified within the project site; however, the discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, California Health and Safety Code Section 7050.5 states 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. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner would notify the Native American Heritage Commission, which would determine and notify a most likely descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance. With adherence to State law</p>				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

and incorporation of Mitigation Measure CR-6, impacts related to the discovery of human remains would be less than significant.¹

Mitigation Measures

- **Mitigation Measures CR-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 5-days 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 (Public Resources Code 5097.98) (GP Objective 23.3, CEQA).

Adherence to Mitigation Measure CR-6 would reduce impacts to a less-than-significant level.

Sources:

1. Appendix F Cultural Resources Survey Report prepared by HELIX, January 2018.

VI. ENERGY – Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Response:

The proposed project would use nonrenewable resources for construction and operation of the project. Natural resources that would be utilized by the project include petroleum-based fuels for vehicles and equipment. The anticipated use of these resources is detailed in the following subsections. As supported by the discussion below, the proposed project would not create energy demand that would result in a significant environmental impact.

Construction Energy Demand

During project construction, energy would be consumed in the form of petroleum-based fuels used to power off-road construction vehicles and equipment on the project site, construction worker travel to and from the project site, and vehicles used to deliver materials to the site. The project would require site preparation and grading, including hauling material off-site; pavement and asphalt installation; building construction; architectural coating; and landscaping and hardscaping. As shown in Table 6, project construction would require approximately 30,661 gallons of diesel fuel and approximately 6,102 gallons of gasoline. Of the 28,282 gallons of diesel fuel, construction equipment would consume an estimated 27,119 gallons and hauling and vendor trips would consume approximately 3,542 gallons of diesel fuel. These construction energy estimates are conservative because they assume the equipment used operates every day of construction.¹

Table 6 Estimated Fuel Consumption during Construction

Source	Fuel Consumption (gallons)	
	Gasoline	Diesel
Construction Equipment and Hauling Trips	–	30,661
Construction Worker Vehicle Trips	6,102	–

See Appendix G for energy calculation sheets.

Energy use during construction would be temporary, and construction equipment used would be typical of similar-sized construction projects in the region. In addition, construction contractors would be required to comply with the provisions of California Code of Regulations (CCR) Title 13 Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more

ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

than five minutes, minimizing unnecessary fuel consumption. Construction equipment would be subject to the U.S. Environmental Protection Agency (USEPA) Construction Equipment Fuel Efficiency Standard, which would also minimize inefficient, wasteful, or unnecessary fuel consumption. Furthermore, per applicable regulatory requirements such as California’s Green Building Standards Code ([CALGreen] CCR, Title 24, Part 11), the project would comply with construction waste management practices to divert a minimum of 75 percent of construction and demolition debris. These practices would result in efficient use of energy necessary to construct the project. In the interest of cost-efficiency, construction contractors also would not utilize fuel in a manner that is wasteful or unnecessary. Therefore, the project would not involve the inefficient, wasteful, and unnecessary use of energy during construction, and the construction-phase impact related to energy consumption would be less than significant.

Operational Energy Demand

Operation of the project would contribute to regional energy demand by consuming electricity, natural gas, and gasoline and diesel fuels. Natural gas and electricity would be used for heating and cooling systems, lighting, appliances, and water and wastewater conveyance, among other purposes. Gasoline and diesel consumption would be associated with vehicle trips associated with customers and employees. As shown in Table 7, project operation would require approximately 88,551 gallons of gasoline and 15,118 gallons of diesel fuel for transportation fuels, 0.1 GWh of electricity, and 121 U.S. therms of natural gas. Transportation fuels would represent the greatest operational use of energy associated with the project. Compared to the existing undeveloped site, the project would result in an increase in the use of transportation fuel, electricity, and natural gas.^{1,2}

Table 7 Estimated Fuel Consumption during Operation

Source	Energy Consumption per Year ¹	
Transportation Fuels ²		
Gasoline	88,551 gallons	9,722 MMBtu
Diesel	15,118 gallons	1,927 MMBtu
Electricity	0.1 GWh	263 MMBtu
Natural Gas Usage	121 U.S. therms	1 MMBtu

¹ Energy consumption is converted to MMBtu for each source

² The estimated number of average daily trips associated with the project is used to determine the energy consumption associated with fuel use from operation of the project. According to CalEEMod calculations (see Appendix A), the project would result in approximately 1,907,475 annual vehicle miles traveled (VMT).

MMBtu: million metric British thermal units; GWh: Gigawatt hours

See Appendix A for CalEEMod output results for electricity and natural gas usage and Appendix G for transportation energy calculation sheets

The project would comply with all standards set in the California Building Standards Code, which would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. California’s CALGreen standards (CCR Title 24, Part 11) require implementation of energy efficient light fixtures and building materials into the design of new construction projects. Furthermore, the 2019 Building Energy Efficiency Standards (California Building Code Title 24, Part 6) requires newly constructed buildings to meet energy performance standards set by the Energy Commission. These standards are specifically crafted for new buildings to result in energy efficient performance so that the buildings do not result in wasteful, inefficient, or unnecessary consumption of energy. The standards are updated every three years and each iteration is more energy efficient than the previous standards, with the 2019 standards being 30 percent more efficient for non-residential land uses than the 2016 standards. Furthermore, the project would further reduce its use of nonrenewable energy resources because the electricity generated by renewable resources provided by Southern California Edison (SCE) or the Moreno Valley Electric Utility (MVU) continues to increase to comply with State requirements through Senate Bill (SB) 100, which requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
100 percent by 2045. Through adherence with the above regulations, operational building energy usage would not be wasteful, inefficient, or unnecessary, and impacts would be less than significant.				
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>The City adopted its Energy Efficiency and Climate Action Strategy (Strategy) in 2012, which includes energy conservation goals and policies for municipal operations in Moreno Valley, and outreach programs to encourage local businesses and residents to implement utility energy efficiency measures such as design features that achieve water and energy use reductions, including compliance with Title 24.³ The goals and policies established by the Strategy are geared towards municipal operations and the establishment of new local energy policies and, therefore, have limited applicability to commercial projects in the city. However, the proposed project would be in accordance with the overall intent of the Strategy. For example, the project would be required to comply with the non-residential mandatory measures in the 2019 CALGreen, Title 24, Part 11. The proposed project would also be required to comply with the energy standards in the California Energy Code, CALGreen Part 6. In addition, the project would provide electric vehicle parking spaces and use electricity from SCE and or MVU which are both subject to SB 100. Compliance with these regulations would minimize potential conflicts with adopted energy conservation plans. There would be no impact.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Appendix G Energy Construction and Operational Energy Fuel Consumptions 2. Appendix A Air Quality and Greenhouse Gas Impact Study 3. City of Moreno Valley Energy Efficiency and Climate Action Strategy, adopted October 9, 2012 <ul style="list-style-type: none"> • Section I – Energy Efficiency 				
<p>VII. GEOLOGY AND SOILS – Would the project:</p>				
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:</p>				
<p>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 https://www.conservation.ca.gov/cgs/Documents/SP_042.pdf</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>The project site is located within a seismically active region and is within an Alquist-Priolo earthquake fault zone.¹ The nearest mapped fault is the San Jacinto Fault, which is located approximately 0.6 mile northeast of the project site, as mapped on City of Moreno Valley 2040 General Plan Final Environmental Impact Report (FEIR) Figure 4.7-1, Fault Zones.² Because there are no faults located on the project site, the potential for the proposed project to expose people or structures to substantial adverse effects, including the risk of loss, injury or death involving ground rupture is considered low, and impacts would be less than significant.</p>				
<p>ii) Strong seismic ground shaking?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>As discussed above under Item VI(a)(i), the project site is located in a seismically active area of southern California and is expected to experience moderate to severe seismic events during the lifetime of the proposed project. As a mandatory condition of project approval, the project would be required to construct the proposed buildings in accordance with the California Building Standards Code (CBSC), also known as California Code of Regulations (CCR), Title 24 (Part 2), and the City of Moreno Valley Building Code, which is based on the CBSC with local amendments. The CBSC and City of Moreno Valley Building Code provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures, and have been specifically tailored for California</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
earthquake conditions. With mandatory compliance with these standards, the project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking, and impacts would be less than significant.				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion and behave as a liquid. According to City of Moreno Valley 2040 General Plan FEIR Figure 4.7-2, the project site is located in an area with a moderate potential for liquefaction. ² However, in the Preliminary Geotechnical Report, there is low potential for liquefaction on-site (Appendix H). ³ In addition, as described above in Item VI(a)(ii), the City would require that the property be developed in accordance with the latest applicable seismic safety guidelines, including the standard requirements of the CBSC and the City of Moreno Valley Building Code. Therefore, the project's impacts related to exposing people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving seismic-related ground failure, including liquefaction, would be less than significant.				
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: The City of Moreno Valley 2040 General Plan identifies the Badlands area of the city as having a potential for landslides. The project site is located approximately 1.5 miles south from the Badlands area and is in a flat area lacking steep slopes. ⁴ Therefore, the project site is not at risk of landslides and no related impacts would occur.				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: On-site soils include Hanford coarse sandy loam (HcC) and Pachappa fine sandy loam (PaC2), each of which comprises approximately half the area of the site. ⁵ Development of the vacant site would involve grading and soil movement, which could result in erosion. Because the project site has an area greater than one acre, the proposed project is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. A Storm Water Pollution Prevention Plan (SWPPP) would also be required to address erosion and discharge impacts associated with the proposed on-site grading. In addition to preparation of a SWPPP, new development projects submitted to the City would be required to submit a project-specific Water Quality Management Plan (WQMP). A project specific WQMP was prepared for this project (Appendix H) by Winchester Associates, Inc. ⁶ The WQMP identifies measures to treat and/or limit the entry of contaminants into the storm drain system. Through compliance with the required permits and plans and preparation of the WQMP, the project would not result in substantial soil erosion or loss of topsoil, and impacts would be less than significant.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
Response: See Items VI(a)(iii), VI(a)(iv), and VI(b). The project site has a low potential for liquefaction, landslides, and soil erosion. With compliance with the CBSC and the City of Moreno Valley Building Code, design and engineering standards, impacts would be less than significant.				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response:				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Expansive soils generally have a significant amount of clay particles, which can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The extent of shrink/swell is influenced by the amount and kind of clay in the soil. The occurrence of these soils is often associated with geologic units having marginal stability. The distribution of expansive soils can be widely dispersed, and they can occur in hillside areas as well as low-lying alluvial basins.</p> <p>The soil types discussed in Item VI(b) have a low shrink-swell potential due to their low clay content. Additionally, development of the proposed project site would be required to adhere to the CBSC and the City of Moreno Valley Building Code design and engineering standards. Impacts associated with this issue would therefore be less than significant.</p>				
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>The project would be served by an on-site septic system. Septic tank installation would be subject to review, approval, and permitting by the Riverside County Department of Environmental Health prior to commencement of septic system construction.⁷ To obtain a county permit for a new septic system, the Riverside County Department of Environmental Health requires that a percolation report be prepared by a Professional of Record for the proposed septic system to ensure that the soils can drain excess wastewater and therefore suitable to hold a septic tank. The Riverside County Department of Environmental Health would also review the site plan of the septic system to check that the design is adequate and complies with applicable building codes, including the California Building Code and Uniform Plumbing Code. Adherence to this process would reduce impacts to a less than significant level.</p>				
<p>f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>As shown in Figure 4-7.4 of the City of Moreno Valley's 2040 General Plan FEIR, the project site is located in a "Low Potential" paleontological resource area as excavation does not exceed 10 feet.² Exceeding 10 feet of excavation would change the paleontological sensitivity to high. The project would excavate greater than 10 feet below the ground surface when excavating for the underground storage tanks, which will require approximately 18 feet depth for excavation. Therefore, the possibility to uncover unique paleontological resources or geological features is potentially significant. Mitigation Measure GEO-1 has been identified to reduce paleontological resource impacts to less than significant.</p> <p><u>Mitigation Measures</u></p> <p>Mitigation Measure GEO-1: Prior to construction involving excavation more than 10 feet below existing surface grade, the construction contractor shall provide evidence that a qualified paleontologist has been retained, and that the paleontologist(s) shall be present during all grading and other significant ground-disturbing activities that reach more than 10 feet below existing surface grade. This is anticipated to only be for underground storage tank excavation for the proposed project. In the event fossiliferous deposits are encountered, the following measures shall be implemented:</p> <ul style="list-style-type: none"> Monitoring shall be conducted by qualified paleontological monitor(s) of excavation in areas identified as likely to contain paleontological resources, including very old alluvial fan deposits. Paleontological monitors shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced 				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------------------------	--------------------------------	----------------------------------------------------	------------------------------	-----------

if the potentially fossiliferous units are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.

- Paleontological monitoring of any earthmoving shall be conducted by a monitor, under direct guidance of a qualified paleontologist. Earthmoving in areas of the parcel where previously undisturbed sediments are buried, but not otherwise disturbed, will not be monitored.
- If too few fossil remains are found after 50 percent of the planned-for earthmoving below 10 feet has been completed, monitoring can be reduced or discontinued in those areas at the project paleontologist's direction.
- Recovered specimens shall be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates.
- Specimens shall be identified and curated into a professional, fully accredited museum repository with permanent retrievable storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities.
- A report of findings with and appended itemized inventory of specimens shall be prepared. The report and inventory, when submitted to the City along with confirmation of the curation of recovered of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources.

Adherence to Mitigation Measure GEO-1 would reduce impacts to paleontological resources to a less-than-significant level.

Sources:

1. California Geological Survey Information Warehouse: Regulatory Maps, California Department of Conservation, 2015, <https://maps.conservation.ca.gov/cgs/informationwarehouse/>
2. Final Environmental Impact Report City for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan
 - Section 4.7 – Geology and Soils
 - Figure 4.7-1 – Fault Zone
 - Figure 4.7-2 - Liquefaction
 - Figure 4.7-4 – Paleontological Sensitivity
 - Figure 5.6-2 – Seismic Hazards
 - Section 5.10 – Cultural Resources
 - Figure 5.10-3 Palaeontologic Resource Sensitive Areas
3. Appendix H Preliminary Geotechnical Investigation Report prepared by Geotechnical Group, April 2017
4. Moreno Valley 2040 General Plan, adopted June 15, 2021
 - Chapter 6 – Safety Element
 - Map S-3: Landslide Hazards
5. Web Soil Survey, U.S. Department of Agriculture, 2017, <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
6. Appendix I Preliminary Hydrology Studies and Project Specific Water Quality Management Plan prepared by Winchester Associates, Inc., April 2021
7. Riverside County Department of Environmental Health, Septic Systems, 2015, <https://www.rivcoeh.org/OurServices/LandDevelopment/SepticSystems>

VIII. GREENHOUSE GAS EMISSIONS – Would the 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"/>
-----------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Response:

The vast majority of individual projects do not generate sufficient GHG emissions to directly influence climate change. However, physical changes caused by a project can contribute incrementally to significant cumulative effects, even if individual changes resulting from a project are limited. As a result, the issue of climate change typically involves an analysis of whether a project's contribution towards an

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

impact would be cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines Section 15064[h][1]).

According to CEQA Guidelines Section 15183.5, projects can tier off of a qualified GHG reduction plan, which allows for project-level evaluation of GHG emissions through the comparison of the project's consistency with the GHG reduction policies included in a qualified GHG reduction plan. This approach is considered by the Association of Environmental Professionals (AEP) in their white paper, *Beyond Newhall and 2020*, to be the most defensible approach presently available under CEQA to determine the significance of a project's GHG emissions. The City of Moreno Valley has adopted a qualified climate action plan (CAP).

The City of Moreno Valley CAP was adopted on June 15, 2021. The CAP addresses the SB 32 target of reducing GHG emissions 40 percent below 1990 levels by 2030 and the GHG emission target set in EO S-3-15 for 2050 (i.e., 80 percent below 1990 levels by 2050). Pursuant with CEQA Guidelines Section 15183.5(b), the CAP is considered a qualified GHG reduction strategy that will allow developments to tier off and streamline the GHG analyses under CEQA. The CAP is a qualified GHG reduction strategy since it completed the following steps required to be considered qualified: the GHGRS quantified community-wide GHG emissions; the GHGRS prepared GHG projections for the next target year (e.g. 2030) for business-as-usual conditions and conditions that include GHG reduction measures; the GHGRS established emission level targets based on substantial evidence; the GHGRS specified mandatory and enforceable reduction measures that are applicable to existing developments, new developments, and municipal operations; the GHGRS includes an implementation and monitoring plan to monitor the plan's progress; the GHGRS underwent CEQA review and was adopted after public hearings. Thus, the 2030 GHGRS is a qualified CAP that projects can tier off of for CEQA review. In addition, the CAP includes a consistency checklist for project-level tiering purposes. GHG emissions associated with the proposed project would be less than significant if the project is consistent with the *Climate Action Plan Consistency Checklist*. Table 8 shows the projects consistency with the CAP checklist.

Table 8 Project Consistency with the City of Moreno Valley CAP Checklist¹

Goals, Targets, and Policies	Consistency
City of Moreno Valley General Plan Consistency	
Are the proposed land uses in the project consistent with the existing 2040 General Plan land use and zoning designation?	<p>Consistent</p> <p>The project is a commercial development consisting of a 11 fueling stations (16 total dispensers), a 5, 123 square foot food mart including a 1,200 square feet office and storage in the mezzanine level, and a 1,200 square foot retail store adjacent to the food mart. The project site is designated and zoned Highway Office/Commercial (H-OC) District, which allows for office, research/development facilities, retail, and service commercial uses. The project would be consistent with this land use designation and zoning since it would be a commercial use open to the general public.</p>
City of Moreno Valley CAP Measure Consistency	

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>If the project includes new residential, commercial, and/or mixed-use development, would the project implement trip reduction programs? (Examples of residential trip reduction programs, or transportation demand management (TDM) strategies include, among others, installing and maintaining on-site bicycle parking; providing designated parking spaces for car share operations; offering an annual carshare membership to building residents or employees; posting wayfinding signage near major entrances directing building users to bus stops, bicycle facilities, car sharing kiosks, and other alternative travel options; and unbundling the price of parking from rents or sale of units.)</p>	<p>Not Applicable The project would accommodate a few employees. The project is anticipated to be exempt from the trip reduction requirement because the limited number of employees generated by the project would be less than typical thresholds. However, the project would include on-site bicycle parking for employee and customer use.</p>			
<p>For projects including new construction or major remodeling of residential development, does the project include installation of real-time energy smart meters?</p>	<p>Not Applicable The project is a commercial use and would not be required to adhere to this measure.</p>			
<p>During project construction, will clear signage reminding construction workers to limit idling of construction equipment provided?</p>	<p>Consistent The project would have clear signage on-site during all construction activities to limit idling of construction equipment.</p>			
<p>During project construction, will the project limit construction-related GHG emissions through one or more of the following measures: substituting electrified or hybrid equipment for diesel/gas powered equipment; using alternative-fueled equipment on-site; and avoiding use of on-site diesel/gas powered generators?</p>	<p>Consistent The project would avoid the use of on-site diesel/gas powered generators. Instead, electricity would be provided on-site during construction.</p>			
<p>For any new landscaping to be included as part of the project, does the project incorporate climate-appropriate, water-wise landscaping features, such as those identified in the <i>County of Riverside Guide to California Friendly Landscaping</i>.</p>	<p>Consistent The project would incorporate the climate-appropriate, water-wise landscaping features that are identified in the County of Riverside Guide to California Friendly Landscaping.</p>			
<p>As shown in Table 8, the project would be consistent with the CAP Checklist measures. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and this impact would be less than significant.</p>				
<p>b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: As detailed above, the City of Moreno Valley CAP addresses the 2017 CARB Scoping Plan and SB 32 in addition to EO S-3-15. Consistency with the CAP ensures that projects would be consistent with the applicable plan, policy, and regulations adopted to reduce GHG emissions. The proposed project would not conflict with plans and policies aimed at reducing GHG emissions since it is consistent with the CAP Checklist. Therefore, impacts would be less than significant.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> Appendix A Air Quality and Greenhouse Study prepared by Rincon Consultants, December 2021 				
<p>IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</p>				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
<p>Response:</p> <p>The proposed project involves the construction and operation of underground storage tanks and 16 fuel dispensers. The Riverside County Department of Environmental Health, as the Certified Unified Program Agency (CUPA), would review the project to ensure the fuel dispensing system is designed in accordance with Federal and State Water Resources Control Board (SWRCB) standards for leak detection. The transport of fuel and tank filling operations would be conducted in compliance with applicable regulatory requirements. Other potentially hazardous materials associated with the fuel facility could be used and stored at the project site in accordance with regulatory requirements. The proposed project would not create a significant hazard to the public or the environment through routine use, transport, or disposal of hazardous materials, or from accidents involving the release of hazardous materials. Therefore, impacts would be less than significant.</p>				
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"/>
<p>Response:</p> <p>Construction and operation of the fuel facility and food mart/retail store would be conducted in accordance with applicable regulatory requirements. hazardous material impacts during construction are not expected. Construction activities would potentially use a limited amount of hazardous, flammable substances/oils during heavy equipment operation for site preparation and building construction. However, any transport, use, and storage of hazardous materials during construction of the proposed project would be conducted in accordance with all applicable State and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22.¹ Therefore, impacts from the upset and accident conditions involving the release of hazardous materials would be less than significant.</p>				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>The nearest school, Valley View High School, is located two miles to the southwest of the project site. The proposed project would comply with applicable regulatory requirements for hazardous materials. Therefore, the project would not emit hazardous emissions or create significant hazards from hazardous materials within one-quarter mile of an existing or proposed school, and no impacts would occur.</p>				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>Pursuant to Government Code Section 65962.5, the Department of Toxic Substance Control's Envirostor and SWRCB Geotracker databases were searched for hazardous materials sites at or in proximity to the project site. The results of the searches indicated that no hazardous materials sites are located on or immediately adjacent to the project site. The closest listed site is located approximately 4.5 miles west of the project site on Hemlock Avenue. The site is associated with tetrachlorethylene contamination at a site used for dry cleaning. The site has no potential to have an adverse effect on the project site. As such, no impacts would occur.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>The project site is located approximately 6.5 miles northeast of March Air Reserve Base. According to City of Moreno Valley 2040 General Plan Map S-7, Airport Land Use Compatibility Zones, the project site is not located within the Airport Influence Area.^{2,3} Because the project site is not located in an area identified within the Airport Influence Area, implementation of the proposed project would not result in a safety hazard for people living or working in the project area, and no impacts would occur.</p>				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>The project site does not contain emergency facilities, nor does it serve as an emergency evacuation route. During construction and long-term operation, the proposed project would be required to maintain adequate emergency access for emergency vehicles, as required by the City. Because the proposed project would not interfere with an adopted emergency response or evacuation plan, impacts would be less than significant.^{4,5}</p>				
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>According to City of Moreno Valley 2040 General Plan FEIR Figure 4.18-1, the project site is not located in an area of substantial or high fire risk.⁶ The surrounding area has either been developed or has vacant lots mostly devoid of vegetation. No wildlands are located on or adjacent to the project site. Therefore, implementation of the proposed project would not 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. No impacts related to wildland fires would occur.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 2. Moreno Valley 2040 General Plan, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 6 – Safety Element <ul style="list-style-type: none"> - Map S-7 – Airport Land Use Compatibility Zones 3. March Air Reserve Base (MARB)/March Inland Port (MIP) Airport Land Use Compatibility Plan (ALUCP) on November 13, 2014, (http://www.rcaluc.org/Portals/13/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700) 4. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, (http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf) <ul style="list-style-type: none"> • Chapter 5 – Wildland and Urban Fires <ul style="list-style-type: none"> - Figure 5-2 – Moreno Valley High Fire Area Map 2016 • Chapter 12 – Dam Failure/Inundation <ul style="list-style-type: none"> - Figure 12-2 Moreno Valley Evacuation Routes Map 2015 • Chapter 13 – Pipeline <ul style="list-style-type: none"> - Figure 13-1 – Moreno Valley Pipeline Map 2016 • Chapter 14 – Transportation <ul style="list-style-type: none"> - Figure 14-1.1 – Moreno Valley Air Crash Hazard Area Map 2016 • Chapter 16 – Hazardous Materials Accident <ul style="list-style-type: none"> - Moreno Valley Hazardous Materials Site Locations Map 2016 				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf <ul style="list-style-type: none"> • Hazard Mitigation and Hazard Analysis • Threat Assessment 2 – Hazardous Materials • Threat Assessment 3 – Wildfire • Threat Assessment 6 – Transportation Emergencies <ul style="list-style-type: none"> - Figure 17 – Air Crash Hazards 6. Final Environmental Impact Report City of Moreno Valley for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan <ul style="list-style-type: none"> • Section 4.18 – Wildfire <ul style="list-style-type: none"> - Figure 4.18-1 – California Fire Hazard Severity Zone 				

X. HYDROLOGY AND WATER QUALITY – Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Response:

Temporary site preparation, grading, building construction, and paving activities during construction would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to affect water quality. The on-site construction activities would be required to comply with the City of Moreno Valley Municipal Code Chapter 8.10 *Stormwater/Urban Runoff Management and Discharge Controls*.¹ In addition, all of Moreno Valley County is within the jurisdiction of the RWQCB, which requires that all sites that disturb one acre or more obtain a National Pollutant Discharge Elimination System (NPDES) permit (Order No. R8-2010-0033) per Municipal Code Section 8.21.170.² The project would disturb approximately 2.4 acres; therefore, adoption and implementation of a SWPPP would be required during construction. Best management practices (BMPs) that may be implemented during construction include silt fences, gravel bag barriers, street sweeping, solid waste management, stabilized construction entrance/exit, water conservation practices, and spill prevention and control. Implementation of these or similar BMPs would reduce potentially adverse impacts of storm waters discharged from portions of the site affected by construction activities.

Long-term operation of the project may also generate water quality pollutants such as sediment, nutrients, heavy metals, organic compounds, trash and debris, oxygen-demanding substances, oils and grease, bacteria and viruses, and pesticides. As required by the City, the project proponent prepared a Water Quality Management Plan (WQMP). The project specific WQMP was prepared by Winchester Associates, Inc (Appendix I).³ Operational BMPs include designing landscaping to minimize irrigation and runoff; bioretention facilities with underdrain and Filterra Bioscape open top planters; prohibiting vehicle equipment repair and maintenance, avoiding roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff; and sweeping sidewalks and parking lots regularly to prevent accumulation of litter and debris. In addition, the project would need to install a 40 foot by 120-foot underground detention/infiltration system to manage the increased downstream volume with the proposed development. Adoption and implementation of the required long term WQMP, which reflect the project's commitment to install and maintain appropriate stormwater structural facilities, as well as implement non-structural BMPs, would reduce potential long-term water quality impacts related to stormwater discharges to a less-than-significant level.

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>The proposed project would not require the use of groundwater and instead would rely on the Eastern Municipal Water District (EMWD) for imported water.⁴ The project would increase the impervious surface area on-site through the development of canopy structures, buildings, and a parking lot (approximately 79,305 square feet).³ An increase in impervious surface would potentially reduce the amount of groundwater recharge. However, runoff from the proposed impervious surfaces would be directed into proposed on-site bio-retention basins, where it would be eventually conveyed to an area where it could infiltrate into the local groundwater basin. Therefore, the project would have a less than significant impact on groundwater supply and recharge.</p>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>The existing site is relatively flat with a gentle fall to the southeast. The drainage pattern post-development would be similar as the existing conditions. The stormwater runoff will flow westerly to the southeast property corner, where it will be intercepted by the existing storm drain inlet and be discharged into the existing concrete drainage ditch along Redlands Boulevard.³</p> <p>As discussed under Item X(a), the project has prepared a WQMP and would be required to comply with the requirements from a project specific SWPPP and the Santa Ana RWQCB NPDES. Compliance with these regulatory requirements would reduce erosion and siltation on- and-off-site. Therefore, implementation of the proposed project would not alter the existing drainage pattern of the site in a manner which would result in substantial erosion or siltation on- or off-site, and impacts would be less than significant.</p>				
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>The project would increase the impervious surface area and would have the potential to increase flow. However, the project would implement Low Impact Development (LID) bioretention BMPs to address all Drainage Management Areas (DMA).³ These BMPs along with the WQMP would not increase the rate of amount of surface runoff that would result in flooding on-or offsite. Impacts would be less than significant.</p>				
iii) Create or contribute runoff water 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>See Item X(a). Through the use of bioretention facilities and the implementation of a NPDES permit, SWPPP, BMPs, and a WQMP, implementation of the proposed project would not create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The proposed development does not create any impact to the downstream storm drain system. Impacts would be less than significant.</p>				
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p>				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (Production ID 06065C0760G), the project site is identified as Zone X (“dotted”).⁵ Under this designation, the area is considered an area of minimal flood hazard (0.2 percent chance of annual floods) and is not a special flood hazard area. Therefore, the project is not expected to impede or redirect flood lows since the chances of flooding are low. Also, as discussed in Item X(a) and x(c)(ii), the project includes BMPs to manage runoff and flooding. Impacts would be less than significant.</p>				
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The project site is approximately over 40 miles east of the Pacific Ocean, thus there is no potential for tsunamis. There is also no potential for seiches since Perris Reservoir, the nearest body of water, is approximately five miles south of the project site. The site is also not located in potential inundation area due to failure of Lake Perris Dam (Figure 6-4 Flood Hazards).⁶ However, the project site is located within a 500-year floodplain. Therefore, the project would be required to comply with Municipal Code Chapter 8.12 <i>Flood Damage Prevention and Implementation of National Flood Insurance Program</i> to ensure that flood safety measures are taken.⁷ Impacts would be less than significant.</p>				
<p>e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: As discussed in Item X(a), the project would not use groundwater nor would it obstruct with groundwater recharge. It would submit a SWPPP and implement a WQMP in compliance with Santa Ana RWQCB requirements and to minimize the potential for waterborne pollutants. Furthermore, the septic system proposed on-site would be required to be installed and maintained in accordance with the Riverside County Department of Environmental Health requirements, which would ensure that the design and operation of septic system does not impact groundwater quality. Therefore, the project would not conflict or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley Municipal Code Chapter 8.10 – Stormwater/Urban Runoff Management and Discharge Controls 2. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations 3. Appendix I Preliminary Hydrology Studies and Project Specific Water Quality Management Plan prepared by Winchester Associates, Inc., April 2021 4. Eastern Municipal Water District (EMWD) 2015 Urban Water Management Plan 5. FEMA Flood Map Service Center, https://msc.fema.gov/portal/home 6. Moreno Valley 2040 General Plan, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 6 – Safety Element <ul style="list-style-type: none"> - Map S-4: Flood Hazard Areas 7. Moreno Valley Municipal Code Chapter 8.12 – Flood Damage Prevention 				
<p>XI. LAND USE AND PLANNING – Would the project:</p>				
<p>a) Physically divide an established community?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: The project site consists of vacant and undeveloped land located in a mostly undeveloped area of the city. The project site is located off public roadways and development of the site would not prohibit access to any existing public areas or throughfares. Furthermore, the proposed development is a Conditionally permitted use within the Highway Office/Commercial (H-OC) District. Therefore, the project would not physically disrupt or divide the established community and no impacts would occur.</p>				
<p>b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
regulation adopted for the purpose of avoiding or mitigating an environmental effect?				
<p>Response:</p> <p>The project proposes to develop the property with a gas station and food mart/retail store. The proposed project would include a Conditional Use Permit (PEN18-0038) for a service station. These uses would be consistent with the proposed zoning and land use designation of highway office/commercial from the 2040 General Plan.¹ Therefore, the project would not conflict with an applicable land use plan, policy, or regulation and no impact would occur.</p>				
<p>Sources:</p> <p>1. Moreno Valley 2040 General Plan 2040, adopted June 15, 2021</p> <ul style="list-style-type: none"> • Chapter 2 – Land Use & Community Character - Map LLC-4: General Plan Land Use 				
<p>XII. MINERAL RESOURCES – Would the project:</p>				
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"/>
<p>Response:</p> <p>The City of Moreno Valley 2040 General Plan FEIR identifies the project area as Mineral Resource Zone 3 (MRZ-3). MRZ-3 denotes that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The proposed project would occur in an area that has not been used for mining, is currently designated as highway office/commercial, and is surrounded by other urban development where mining operations are not expected to occur. Therefore, no impacts would occur.</p>				
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"/>
<p>Response:</p> <p>See Item XI(a), above. No impacts related to mineral resource recovery would occur.</p>				
<p>Sources:</p> <p>1. Final Environmental Impact Report City for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan</p> <ul style="list-style-type: none"> • Section 4.12 – Mineral Resources • Figure 4.12-1 – Mineral Resource Zones <p>2.</p>				
<p>XIII. NOISE – Would the project result in:</p>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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"/>
<p>Response:</p> <p>There are a variety of noise descriptors that occur in this analysis. One of the most frequently used noise metrics is the equivalent noise level (Leq); it considers both duration and sound power level. Leq is defined as the single steady A-weighted level equivalent to the same amount of energy as that contained in the actual fluctuating levels over time. Typically, Leq is summed over a one-hour period. Lmax is the highest root mean squared (RMS) sound pressure level within the sampling period, and Lmin is the lowest RMS sound pressure level within the measuring period.¹</p>				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Noise that occurs at night tends to be more disturbing than that occurring during the day. Community noise is usually measured using Day-Night Average Level (Ldn), which is the 24-hour average noise level with a +10 dBA penalty for noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours.²

Construction Noise Impacts

Construction noise was estimated using the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM). RCNM predicts construction noise levels for a variety of construction operations based on empirical data and the application of acoustical propagation formulas. Using RCNM, construction noise levels were estimated at noise sensitive receivers near the project site. Construction noise is typically loudest during activities that involve excavation and move soil, such as site preparation and grading. A potential high-intensity construction scenario includes a grader, loader, dozer, and dump truck working during grading to excavate and move soil.

At a distance of 100 feet, a grader, front-end loader, a dozer, and a dump truck would generate a noise level of 78 dBA L_{eq} (8-hour). For the Highway Office/Commercial (H-OC) District designated parcels developed with single-family and commercial uses to the south, project construction noise levels would be 74 dBA L_{eq} (8-hour) and 72 dBA L_{eq} (8-hour), respectively (see Appendix J for construction noise modeling results). The Federal Transit Administration’s (FTA) daytime construction noise limit is 80 dBA (8-hour) for residential uses; therefore, project construction noise levels would not exceed construction noise thresholds. In addition, construction activities would be restricted to daytime hours per the Moreno Valley Municipal Code Chapters 11.80 allowed hours of 7:00 a.m. and 7:00 p.m. Therefore, impacts from construction noise would be less than significant.³

Operational Noise Impacts

Noise-generating mechanical equipment on the retail store and food mart rooftops include heating, ventilation, and air conditioning (HVAC) units and an exhaust fan (food mart only). The equipment was assumed to be placed on the approximate center of the rooftop; noise levels for the equipment are described below. This analysis conservatively assumes the equipment would operate continuously for a full hour (100 percent for 60 minutes) during the daytime and nighttime. For a conservative assessment, it has been assumed that the equipment would not include any type of screening.

Heating, Ventilation, and Air Conditioning Units

Based upon one ton of HVAC per 600 square feet of building space and the square footage of each proposed building shown on the site plan, one 3-ton Carrier 38HDR036 Performance Series Air Conditioner unit is estimated to be required for the retail store and one 10-ton Carrier 38AUD14 HVAC unit is estimated to be required for the food mart (see Appendix J for manufacturer’s specifications). The units for the retail store and food mart would generate an approximate sound power level of 72 dBA and 79 dBA; respectively, see Table 9 for noise spectrum data.³

Table 9 HVAC Noise Levels

HVAC Unit	Noise Levels in dB ¹ Measured at Octave Frequencies							Overall Noise Level in A-weighted Scale (dBA) ¹
	125 Hz	250 Hz	500 Hz	1 KHz	2 KHz	4 KHz	8 KHz	
3-ton	56.5	63.0	65.0	66.0	64.0	62.5	57.0	72
10-ton	78.6	78.1	75.1	75.2	71.4	67.9	65.1	79

¹ Noise Levels for 3-ton Carrier HDR38 Performance Series and 10-ton Carrier 38AUD14 rooftop HVAC units (see Appendix J for specification sheets).

Hz = Hertz; KHz = kilohertz

Roof Exhaust Fan

The food mart would also potentially include a roof exhaust fan on the rooftop of the building. It has been assumed that a Greencheck G-090-VG Direct Drive Centrifugal Roof Exhaust Fan would be used for the project (see Appendix J for manufacturer’s specifications). This unit would generate an approximate sound power level of 66 dBA; see Table 10 for noise spectrum data.³

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Table 10 Roof Exhaust Fan Noise Levels

Noise Levels in dB ¹ Measured at Octave Frequencies								Overall Noise Level in A-weighted Scale (dBA) ¹
63 Hz	125 Hz	250 Hz	500 Hz	1 KHz	2 KHz	4 KHz	8 KHz	
77	74	69	63	58	55	51	44	55

¹ Noise Levels for a Greencheck G-090-VG Direct Drive Centrifugal Roof Exhaust Fan (see Appendix J for specification sheets).

Hz = Hertz; KHz = kilohertz

Based on Moreno Valley Municipal Code Table 11.80.030-2, operational noise would be significant if noise levels exceed 60 dBA from 8:00 a.m. to 10:00 p.m. or 55 dBA from 10:00 p.m. to 8:00 a.m. Noise levels at the nearest properties from each noise source and their combined noise levels are shown in Table 11.³

Table 11 Operational Noise Levels at Off-site Land Uses

Receiver	Description	Noise Level (dBA L _{eq})				Exceed Thresholds ? ⁴
		3-ton HVAC	10-ton HVAC	Exhaust Fan	Combined	
Residential	South of site ^{1,2}	37	44	20	45	No
Residential	East of site ³	36	44	20	45	No

¹ South of site residential receivers are located on properties that are zoned office use.

² Assumes 280 feet to residence south of the site

³ Assumes 285 feet to residence east of the site

⁴ Thresholds would be exceeded if exterior noise levels exceed 60 dBA from 7:00 a.m. to 10:00 p.m. or 55 dBA from 10:00 p.m. to 7:00 a.m.

See Figure 4 in Appendix J for receiver locations.

As shown in Table 11, combined operational activities on the project site would generate noise levels up to 45 dBA L_{eq} at nearby Highway Office/Commercial (H-OC) District and Residential 1 (R1) District properties. The combined operational noise from the retail store and food mart mechanical equipment would not exceed Moreno Valley's daytime and nighttime noise standards of 60 dBA and 55 dBA L_{eq}, respectively. Therefore, impacts from operational noise would be less than significant.³

Off-site Traffic Noise

Traffic-related noise impacts would be considered significant if project-generated traffic would result in exposure of sensitive receivers to an unacceptable increase in noise levels. For purposes of this analysis, a significant impact would occur if project-related traffic increases the ambient noise environment of noise-sensitive land uses by 3 dBA or more if the locations are subject to noise levels in excess of conditionally compatible levels, or by 5 dBA or more if the locations are not subject to noise levels in excess of the conditionally compatible levels identified in the City of Moreno Valley 2040 General Plan.⁴

The project would generate new vehicle trips that would increase noise levels on nearby roadways, which would occur primarily on Redlands Boulevard. The increase in roadway noise with the addition of project traffic is shown in Appendix J. Traffic data was obtained from the project's Traffic Impact Analysis, which is Appendix J. Due to the relatively small increase in overall ADT volumes from project-generated traffic, the noise level increases would range between 0.1 dBA L_{dn} to be 2.8 dBA L_{dn}. One project area roadway segment, Eucalyptus Avenue from Redlands Boulevard to east of Redlands Boulevard would experience the largest traffic noise level increase, 2.8 dBA L_{dn}, when comparing existing to existing plus project traffic scenario. It should be noted that there are no noise sensitive receivers along this roadway segment. Furthermore, the project's traffic noise increase would not exceed 3 dBA or more, and impacts would be less than significant.³

b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Response:

Vibration amplitudes are usually expressed in peak particle velocity (PPV) or RMS vibration velocity. The PPV and RMS velocity are normally described in inches per second. PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is often used in monitoring of blasting vibration because it is related to the stresses that are experienced by buildings.⁵

The greatest vibratory source during construction within the project vicinity would be a large bulldozer. Neither blasting nor pile driving would be required for construction of the project. Construction vibration estimates are based on vibration levels reported by Caltrans and the FTA. Table 12 shows typical vibration levels for various pieces of construction equipment used in the assessment of construction vibration.⁶

Table 12 Vibration Levels Measured during Construction Activities

Equipment	PPV at 25 ft. (in/sec)
Large Bulldozer	0.089
Loaded Trucks	0.076
Small Bulldozer	0.003

Source: FTA 2018

A significant impact would occur if the project would result in the generation of excessive groundborne vibration or groundborne noise levels. Vibration levels equal to or below 0.4 in./sec. PPV at residential structures would prevent structural damage for most residential building and vibration levels equal to or less than 1.0 in./sec. PPV would prevent damage to more substantial construction, such as high-rise, commercial, and industrial buildings. For human annoyance, the vibration level threshold at which transient, or temporary, vibration sources are considered to be distinctly perceptible is 0.24 in./sec. PPV.

Construction activities known to generate excessive groundborne vibration, such as pile driving, would not be conducted by the project. The greatest anticipated source of vibration during general project construction activities would be from a large bulldozer, which may be used within 50 feet of the nearest off-site structure. A large bulldozer creates approximately 0.089 in./sec. PPV at a distance of 25 feet.⁶ This would equal a vibration level of 0.0315 in./sec. PPV at 50 feet. This vibration level is lower than the threshold of 0.24 in./sec. PPV. Therefore, temporary impacts associated with construction would be less than significant.

c) For a project located within the vicinity of a private airstrip or 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?



Response:

A significant impact would occur if the project exposes people residing or working in the project area to excessive noise levels. The March Air Reserve Base/Inland Port Airport is the nearest airport, located approximately 6.7 miles to the southwest of the project site. According to the noise compatibility contours figure for the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, the project site is located outside the airport's 60 dBA CNEL noise contour.⁷ Therefore, no substantial noise exposure from airport noise would occur to construction workers, users, or employees of the project, and no impacts would occur.

Sources:

1. Malcolm J. Crocker (Editor). 2007. Handbook of Noise and Vibration Control Book, ISBN: 978-0-471-39599-7, Wiley-VCH, October.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. California Department of Transportation (Caltrans). 2013. Technical Noise Supplement to the Traffic Noise Analysis Protocol. (CT-HWANP-RT-13-069.25.2) September. http://www.dot.ca.gov/hq/env/noise/pub/TeNS_Sept_2013B.pdf 3. Appendix J Noise Study prepared by Rincon Consultants, April 2021 4. Moreno Valley 2040 General Plan, adopted June 15, 2021 • Chapter 7 – Noise Element - Table N-1: Community Noise Compatibility Matrix 5. California Department of Transportation (Caltrans). 2020 Transportation and Construction Vibration Guidance Manual. (CT-HWANP-RT-20-365.01.01) September. https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf . 6. Federal Transit Administration (FTA). 2018. <i>Transit Noise and Vibration Impact Assessment</i> . November. https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf 7. MARB/MIP Airport Land Use Compatibility Plan (ALUCP) on November 13, 2014. http://www.rcaluc.org/Portals/13/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700				

XIV. POPULATION AND HOUSING – Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Response:
 The project involves the construction and operation of a retail/food mart and fuel facility. No residential uses or other land uses associated with directly impacting population growth are included as part of the project. The temporary construction jobs associated with the project are expected to be fulfilled by the existing local labor pool, and it is not anticipated that the project would result in indirect population growth. Additionally, the project would use existing utilities and infrastructure on-site, and would not result in off-site improvements that would drive job or population growth; therefore, no impacts associated with population growth inducement would occur.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Response:
 The project site is vacant and would not displace existing housing. No impacts associated with housing displacement would occur.

Sources:
 1. No sources cited

XV. PUBLIC SERVICES – Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:
 The City contracts with the Riverside County Fire Department to provide fire protection, fire prevention, and emergency services to its residents.¹ The fire station nearest the project site is the Riverside County Fire Department located at 28040 Eucalyptus Avenue, an approximate two-mile driving distance west of the project site. The proposed project would incrementally increase the need for fire protection services

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>within the city but would not require the construction of new fire facilities to maintain acceptable service ratios, response times, or other performance objectives. The project would be required to adhere to all standards and conditions required by the City and the Riverside County Fire Department, including, but not limited to, restrictions on project design, imposition of construction standards, and payment of impact fees.² Adherence to these standards would result in a less than significant impacts associated with the provision of fire protection.</p>				
<p>ii) Police protection?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>The City contracts police services from the Riverside County Sheriff's Department.¹ The Moreno Valley Police Department (MVPD) operates out of the Central Police Station, located at 22850 Calle San Juan de Los Lagos. The proposed project would incrementally increase the need for police protection services within the city. The proposed project would be required to adhere to all standards and conditions required by the City and the MVPD, including the payment of impact fees. While the proposed project would incrementally increase the need for police protection, it would not require the construction of new facilities to maintain acceptable service ratios, response times, or other performance objectives.² Therefore, the proposed project would result in a less than significant impact associated with the provision of police protection.</p>				
<p>iii) Schools?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>The proposed project does not include uses that would generate school age children. As such, implementation of the proposed project would not place an increased demand on schools or require the construction of new schools, and no impacts would occur.</p>				
<p>iv) Parks?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>The proposed project does not include uses that would increase population growth. As such, implementation of the proposed project would not place an increased demand on parks or require the construction of new parks, and no impacts would occur.</p>				
<p>v) Other public facilities?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>The proposed project does not include uses that would increase population growth. As such, implementation of the proposed project would not place an increased demand on other public facilities or require the construction of new facilities, and no impacts would occur.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan <ul style="list-style-type: none"> • Section 4.15 – Public Services and Recreation <ul style="list-style-type: none"> - Figure 4.15-1 – Location of Public Facilities 2. City of Moreno Valley Municipal Code <ul style="list-style-type: none"> • Chapter 3.42, Commercial and Development Impact Fees (Ordinance No. 695) <ul style="list-style-type: none"> - Figure 5.13-1 – Location of Public Facilities 				
<p>XVI. RECREATION – Would the project:</p>				
<p>a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p>				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact																
Per Impact XV Response IV, the proposed project would not increase the usage of parks. No impacts would occur.																				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>																
<p>Response:</p> <p>The project involves the construction and operation of a gas station, fuel canopies, and a food mart/retail store. The project does not include recreational facilities or require the construction or expansion of recreational facilities. No impacts would occur.</p>																				
<p>Sources:</p> <p>1. No sources cited.</p>																				
<p>XVII. TRANSPORTATION – Would the project:</p>																				
a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																
<p>Response:</p> <p>Ganddini Group, Inc prepared a Transportation Impact Analysis (TIA) in August 2019 for the proposed project. The analysis is included in Appendix K and is summarized below.¹</p> <p>Roadway segment and intersection operating conditions are typically described in terms of Level of Service (LOS). LOS is a scale used to indicate the quality of traffic flow on roadway segments and at intersections, with a range from LOS A (free flow, little congestion) to LOS F (forced flow, extreme congestion). Although LOS is no longer a CEQA issue, LOS is discussed in the City’s General Plan and is provided here as an impact analysis for consistency with the City’s General Plan requirements. In this study, Existing Plus Project conditions are compared to Existing conditions to identify potentially significant, direct, project-related traffic impacts according to the following criteria:</p> <ul style="list-style-type: none"> • If an intersection operating at an acceptable LOS (LOS D or better) under Existing conditions and the addition of project traffic causes the intersection to operate at an unacceptable LOS (LOS E or F); • If an intersection is operating at an unacceptable LOS (LOS E or F) under Existing conditions and the addition of project traffic at the intersection is 50 or more peak hour trips; or • If a roadway segment operating at an acceptable LOS (LOS D or better) under Existing conditions and the addition of project traffic causes the roadway to operate an unacceptable LOS (LOS E or F). <p>The study roadway segments currently operate within acceptable Levels of Service (D or better) for Existing conditions, except for the following:</p> <ul style="list-style-type: none"> • Redlands Boulevard – Ironwood Avenue to Hemlock Avenue • Redlands Boulevard – Hemlock Avenue to State Route 60 Westbound Ramps <p>Table 13 shows the project’s impact on the LOS of the surrounding intersections. Delay during AM and PM peak hours would increase as a result of the project. However, the project would not result in an unacceptable LOS for any of the surrounding intersections.</p> <p>Table 13 Opening Year (2024) Intersection Level of Service</p> <table border="1" data-bbox="203 1843 1409 1953"> <thead> <tr> <th rowspan="2">Study Intersection</th> <th rowspan="2">Traffic Control¹</th> <th colspan="2">Opening Year (2024) Without Project</th> <th colspan="2">Opening Year (2024) With Project</th> </tr> <tr> <th>AM Peak Hour</th> <th>PM Peak Hour</th> <th>AM Peak Hour</th> <th>PM Peak Hour</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Study Intersection	Traffic Control ¹	Opening Year (2024) Without Project		Opening Year (2024) With Project		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour						
Study Intersection	Traffic Control ¹	Opening Year (2024) Without Project		Opening Year (2024) With Project																
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour															

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:		Potentially Significant Impact		Less Than Significant with Mitigation Incorporated		Less Than Significant Impact		No Impact	
		Delay ²	LOS ³	Delay ²	LOS ³	Delay ²	LOS ³	Delay ²	LOS ³
1. Redlands Blvd at Ironwood Ave	TS	21	C	27.8	C	21.5	C	28.7	C
2. Redlands Blvd at Hemlock Ave	CSS	-		-		16	C	17.3	C
3. Redlands Blvd at State Route 60 WB Ramps	TS	42.8	D	27.4	C	44.5	D	43.3	D
4. Redlands Blvd at State Route 60 EB Ramps	TS	27	C	56.6	E	27.3	C	58	E
With Improvements	TS	23.9	C	32.8	C	24	C	34.6	C
5. Redlands Blvd at Eucalyptus Ave	TS	22.2	C	36.4	D	22.9	C	37.5	D
6. Project North Access at Hemlock Ave	CSS	-		-		8.4	A	8.4	A
7. Spruce Ave at Project South Access	CSS	-		-		8.7	A	8.7	A

¹ TS = Traffic Signal; CSS = Cross Street Stop
² Delay is shown in seconds per vehicle. For intersections with traffic signal or all way stop control, overall average intersection delay and LOS are shown. For intersections with cross street stop control, LOS is based on average delay of the worst individual lane (or movements sharing a lane)
³ LOS = Level of Service

For Opening Year (2024) interim conditions prior to the State Route 60 /Redland Boulevard interchange reconfiguration, the Spruce Avenue project driveway is proposed to provide full access ingress and egress to the site. The project driveway on Hemlock Avenue is proposed to provide full ingress and egress to the site. For General Plan Buildout (Year 2040) after State Route 60 /Redlands Boulevard interchange reconfiguration (any alternative), the Redlands Boulevard project driveway is proposed to be restricted to right turns in/out only access. The project driveway on Hemlock Avenue is proposed to continue to provide full ingress and egress to the site.

According to the TIA, the proposed project is expected to generate 3,050 ADT, including a total of 78 AM peak-hour trips, 101 PM peak-hour trips (see Table 14). These trip totals factor in pass-by reductions (for vehicles that would be traveling in the area regardless of the proposed project facilities). According to the TIA, the proposed project would have a less than significant impact at the study intersections for Existing Plus Project conditions.

Table 14 Project Trip Generation

Trip Generation Rates									
Land Use	Source ¹	Units ³	AM Peak Hour			PM Peak Hour			Daily Rate
			% In	% Out	Rate	% In	% Out	Rate	
Gas Station with Convenience Market	ITE 945 ¹	VFP	51%	49%	12.47	51%	49%	14%	205.36
General Office Building	ITE 710 ²	TSF	88%	12%	1.52	17%	83%	1.44	10.84

Trips Generated									
Land Use	Quantity ⁴	Units ³	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
General Office Building	1.200	TSF	2	0	2	0	2	2	13
Gas Station with Convenience Market	16	VFP	102	98	200	144	110	224	3,286
Trip Credits ⁴ Pass By - Cars Gas Station w/ Convenience Market (AM:62%, PM:56%)			-63	-61	-124	-64	-61	-125	-249
Total Net New Trips			41	37	78	50	51	101	3,050

¹ Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition, 2017)

² Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021).

³ VFP = Vehicle Fueling Positions; TSF = thousand square feet

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
------------------------------------------	--------------------------------	----------------------------------------------------	------------------------------	-----------

⁴ Source: Drawing S-1 Site Plan for Project: Tesoro Refining & Marketing Co., received May 29, 2019

The project site is located in a relatively undeveloped area of the city. No bikeway or public transit facilities exist on Redlands Boulevard or Hemlock Avenue. Additionally, the proposed project would make sidewalk improvements on Redlands Boulevard and Hemlock Avenue, which would support pedestrian transit better than existing conditions. Therefore, the project would not conflict with a program, plan, ordinance, or policy addressing transit, roadway, bicycle, and pedestrian facilities and impacts would be less than significant.

b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b) ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Response:

The City Transportation Impact Analysis Guidelines includes screening criteria for certain types of projects that are local serving in nature or generate a low number of vehicle trips and may be presumed to have a less than significant impact. In addition to local serving retail with less than 50,000 square feet, gas stations are also presumed to have a less than significant impact. Local serving projects will generally redistribute trips rather than creating new trips. By adding local opportunities into the urban fabric and thereby improving proximity, local serving projects tend to shorten trips and reduce VMT. This project adds neighborhood retail use which are largely absent from the northeast quadrant of the city; thus, redistributing existing trips and shortening travel lengths with improving proximity. The proposed project meets the definition of local serving gas station, non-destination hotel and local-serving retail less than 50,000 square feet.¹ Therefore, the proposed project satisfies the project type screening criteria for local serving uses and may be presumed to result in a less than significant VMT impact in accordance with VMT guidelines established by the City of Moreno Valley.

c) Substantially increase hazards due to a geometric 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"/>
------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Response:

The project does not propose a design feature or incompatible uses that could substantially increase hazards. The project's driveways along Redlands Boulevard and Hemlock Avenue have been designed to allow safe ingress and egress in accordance with Section 9.11.080 of the City Municipal Code, which outlines design standards for driveways.² In addition, consistent with City practices, operation of the driveways would be continually reviewed, and modifications would be made if hazardous conditions are present. Therefore, with compliance with City design standards, no associated impacts would occur.

d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Response:

Access to the site for emergency vehicles would be provided via the project driveways along Redlands Boulevard and Hemlock Avenue. The project would be subject to City review and approval for consistency with design requirements while acquiring building permits to ensure that no impediments to emergency access occur.¹ No impacts would occur.

Sources:

- Appendix K ARCO AM/PM Service Station Traffic Impact Analysis, prepared by Ganddini Group, Inc, June 2019 (Revised August 2019).
Moreno Valley Municipal Code Section 9.11.080

XVIII. TRIBAL CULTURAL RESOURCES – Would the project:

a) 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:

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) 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) , or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) 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 Resources Code Section 5024.1 , the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Tribal cultural resources (TCRs) are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources, as defined in subdivision (k) of Public Resources Code Section 5020.1, or determined to be significant pursuant to criteria set forth in Public Resources Code Section 5024.1. As discussed in Impact V, <i>Cultural Resources</i>, the NAHC indicated in a letter dated November 2, 2017 that there are no known scared lands or Native American cultural resources within the project area. However, there is still potential to discover TCRs during project construction. Therefore, the project would need to implement Mitigation Measures CR-1 through CR-6 to reduce potentially significant impacts to TCRs to less than significant.</p>				
<p>Sources:</p> <p>1. No sources cited.</p>				
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>The project would involve the construction of gutters, bio-retention basins, storm drainpipes, and storm drain outlet structures. The construction of stormwater drainage facilities proposed by the project would result in physical impacts to the surface and subsurface of the project site. These impacts are considered to be part of the project’s construction phase and are evaluated throughout this Initial Study accordingly. The proposed drainage facilities are expected to be sufficient to convey post-development flows; therefore, the construction or expansion of additional off-site drainage facilities would not be required.¹</p> <p>Other utilities such as electrical power would be connected to existing infrastructure in the area, consistent with City and provider regulations. The project would involve an increase in electricity demand to serve the proposed project; however, this demand increase would not be a wasteful use of energy, would be within anticipated energy usage, and would not require additional electricity substations or natural gas storage/transmission facilities. Impacts would be less than significant.</p>				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p>				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The operation of the proposed food mart/retail store and gas station would result in an increase in potable water demand from the local water purveyor, EMWD. However, the proposed project is consistent with the assumptions made in EMWD's 2020 Urban Water Management Plan, as the project site is consistent with the existing land use and zoning designations that are used to calculate population projections. EMWD's 2020 Urban Water Management Plan concludes that the EMWD has sufficient water supplies available to serve planned land uses within its service area through at least 2045.² In addition, the proposed project would not be subject to the provisions of SB 610, requiring a Water Supply Assessment, because the proposed project does not involve a use that would result in water demand equivalent to a residential development of more than 500 dwelling units. Therefore, impacts related to water supply would be less than significant.</p>				
<p>c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>The project would not result in any direct impacts to wastewater facilities because the project would construct an on-site septic system to service the project's wastewater generation. Therefore, the proposed project would not require the construction of new municipal wastewater treatment facilities or adversely affect the treatment capacity of existing municipal wastewater treatment providers. Impacts to wastewater treatment facilities would be less than significant.</p>				
<p>d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Implementation of the proposed project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The project would be required to comply with City of Moreno Valley Ordinance No. 706, which requires a minimum of 50 percent of all construction waste and debris to be recycled. Additionally, the project would be required to comply with mandatory waste reduction requirements.</p> <p>Solid waste generated by the proposed project would be disposed at the Badlands Sanitary Landfill, the Lamb Canyon Sanitary Landfill, and/or the El Sobrante Landfill. Existing capacities at each of these landfills are discussed below.</p> <p>The Badlands Landfill has a permitted disposal capacity of 4,800 tons per day and a remaining capacity of 15,748,799 cubic yards.³ The Badlands Landfill is estimated to reach capacity in the year 2022; however, future landfill expansion opportunities exist at this site. The Lamb Canyon Landfill has a permitted disposal capacity of 5,000 tons per day and has a remaining capacity of 19,242,950 cubic yards.³ The Lamb Canyon Landfill is estimated to reach capacity in the year 2029; however, future landfill expansion opportunities exist at this site. The El Sobrante Landfill has a permitted disposal capacity of 16,054 tons per day and a remaining capacity of 143,977,170 tons.³ The El Sobrante Landfill is estimated to reach capacity in the year 2051; however, future landfill expansion opportunities exist at this site.</p> <p>For the proposed project, waste would be generated by the construction process, primarily consisting of discarded materials and packaging. Based on the total project site area to undergo construction of 13,194 square feet and the Leadership in Energy and Environmental Design construction waste generation factor of 2.5 pounds per square foot for commercial construction, approximately 17 tons of waste would be generated during the construction process.⁴</p> <p>Based on a daily waste generation factor of five pounds of waste per 1,000 square feet of building area per day obtained from CalRecycle, long-term, on-going operation of the proposed 4,493-square foot food</p>				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------------------------	--------------------------------	----------------------------------------------------	------------------------------	-----------

mart/retail store would generate approximately 22.5 pounds of waste per day.⁵ At least 50 percent is required to be recycled pursuant to State law.

Solid waste generated by the proposed project would be disposed at the aforementioned El Sobrante Landfill, the Badlands Sanitary Landfill, and/or the Lamb Canyon Sanitary Landfill. Each of these landfills receive well below their maximum permitted daily disposal volume and have the potential for future expansion. The landfills have sufficient capacity to accept solid waste generated by the project's construction and operational phases; therefore, associated impacts would be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------------------------------------------------------------------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Response:

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

Sources:

1. Appendix I Preliminary Hydrology Studies and Project Specific Water Quality Management Plan
2. Eastern Municipal Water District (EMWD) 2020 Urban Water Management Plan. July 1, 2021. https://www.emwd.org/sites/main/files/file-attachments/urbanwatermanagementplan_0.pdf?1625160721
3. CalRecycle "Facility/site Summary Details 2021"; CalRecycle "Estimated Solid Waste Generation Rates; USEPA "Construction Waste Management Guidance"
4. Construction Waste Management Guidance for Section 01 74 19, December 2007. <https://19january2017snapshot.epa.gov/sites/production/files/2014-03/documents/017419g.pdf>
5. CalRecycle. 2016. Estimated Solid Waste Generation Rates: Commercial Sector Generation Rates

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------------------------------------------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Response:

The project would not be located in or near a CAL FIRE recommended very high fire hazard severity zone (VHFHSZ) or state responsibility area. As discussed in Section XVII, *Transportation*, the project would not impede access to emergency services. The project would be designed, constructed, and operated pursuant to applicable standards outlined in the latest California Fire Code, and specifications for the proposed improvements would be subject to County requirements, including Chapter 83.09 – Infrastructure Improvement Standards, and Chapter 83.12 – Road System Design Standards to ensure that adequate dimensions for emergency vehicles is met.

While project construction may require temporary truck and equipment access and parking on and around the project site, construction would not require lane or roadway closures that would temporarily impair emergency response or evacuation. Therefore, no impact would occur.

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>The project is not located in or near a designated VHFHSZ and would not be situated near steep slopes. The project would adhere to applicable standards outlined in the latest California Fire Code, and County regulations put forth out in their County Development Code. Therefore, the project would not exacerbate wildfire risks, and would not expose occupants to pollutant concentrations or the uncontrolled spread of wildfire. No impact would occur.</p>				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>The project would not result in significant environmental effects associated with the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. The project would require installation of standard water and sewer laterals or appurtenances to serve the proposed buildings and landscaping. New or relocated utilities and systems associated with the project would comply with state and local fire codes to reduce the risk of fires, and none of these potential infrastructure improvements would exacerbate fire risk on-site. No impact would occur.</p>				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>As discussed in Section VII, Geology and Soils, the project site is not located on an area of significant slopes. Additionally, the project site is not susceptible to landslides or downstream flooding. The project would be required to comply with the County's Development Code and the latest CBSC requirements. In addition, the project would be required to implement all recommendations of the geotechnical report through the City's design review process. Implementation of the recommendations from the site-specific geotechnical analysis in the design and construction of the project would reduce potential hazards from post-fire landslides or slope instability. This impact would be less than significant.</p>				
<p>Sources:</p> <p>1. CAL FIRE. 2021. FHSZ Viewer. https://egis.fire.ca.gov/FHSZ/</p>				
XXI. 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, substantially 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"/>
<p>Response:</p>				

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
-----------------------------------------------------	--------------------------------	----------------------------------------------------	------------------------------	-----------

As discussed in this Initial Study, the project would have a no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. Regarding cultural and paleontological resources, the project has the potential to degrade unknown prehistoric archeologic sites. Implementation of Mitigation Measures BIO-1, BIO-2, CR-1 through CR-6 and GEO-1 would reduce potential impacts to biological, historical, and archaeological resources to a less-than-significant level.

<p>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 project, and the effects of probable future projects.)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------

Response:

The proposed project was determined to have no impact in comparison to existing conditions for Agriculture and Forestry Resources and Mineral Resources. Therefore, as there would be no direct or indirect impacts, the proposed project would not contribute to cumulative impacts to these issue areas.

For all other issue areas, the proposed project would have either direct or indirect impacts that have been determined to be less than significant, or less than significant with mitigation incorporated. The project would involve the construction of a gas station and food mart/retail store on a site that is currently vacant. The project would not adversely affect biological, cultural, or other physical resources outside of the project site with mitigation measures implemented. Other impacts, such as air quality, noise, transportation, GHG, and utilities, would not be substantial and would not be cumulatively considerable. Construction of the project is not anticipated to overlap with other proposed projects since there are no proposed construction projects within the immediate vicinity of the project. Therefore, construction equipment exhaust emissions, GHG emissions, and noise would not overlap during construction. The effects of the project would not combine with impacts from other projects in the vicinity to result in a significant cumulative impact.

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

Response:

Effects on human beings are generally associated with impacts related to issue areas such as air quality, geology and soils, hazards and hazardous materials, noise, and transportation. As discussed, in this Initial Study, the project would have a less than significant impact in each of these resource areas. Therefore, the project would not cause substantial adverse effects on human beings, either directly or indirectly and impacts associated with the project would be less than significant.

Attachment: Exhibit A to Resolution 2022-11 - ISMND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

CITY OF MORENO VALLEY

**RECIRCULATED NOTICE OF AVAILABILITY AND INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION (MND)**

NOTICE IS HEREBY GIVEN that the City of Moreno Valley is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the CEQA guidelines. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **ENVIRONMENTAL CHECKLIST**, which supports the proposed findings, are on file at the City of Moreno Valley.

Project: Conditional Use Permit (PEN18-0038)
Applicant: Anthem Energy
Property Owner: Anthem Energy
APN: 488-310-012
Location: Southwest corner of Redlands Boulevard and Hemlock Avenue
Proposal: Applicant is requesting approval of a Conditional Use Permit for development of a service station on a 2.4-acre portion of a 6.9-acre site. The service station would include a 6,323-square foot retail building that includes 5,123-square foot food market and an adjacent 1,200-square foot retail tenant space, along with 14 gasoline fueling dispensers and 2 diesel fueling dispensers.
Council District: 2

This Recirculated Notice of Availability (NOA) has been prepared to notify agencies and interested parties that the City of Moreno Valley as the Lead Agency has prepared an Initial Study and Mitigated Negative Declaration pursuant to requirements of the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with construction and operation of the project as described below.

Project Description: The Applicant proposes to develop a 2.4-acre portion of a 6.9-acre site as a service station with a 6,323-square foot retail building that includes 5,123-square foot food market with office and storage in a mezzanine level and an adjacent 1,200-square foot retail tenant space, fueling stations gasoline and diesel dispensing within the Highway Office/Commercial (HO/C) District.

Project Location: The Project site is located on the southwest corner of Redlands Boulevard and Hemlock Avenue in Moreno Valley, Riverside County, California. (Assessor Parcel Number (APN): 488-310-012). The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Potential Environmental Impacts: The City of Moreno Valley has prepared an Initial Study to determine the environmental effects associated with the above actions and finds the issuance of a Mitigated Negative Declaration is the appropriate level of environmental review. The Initial Study/Mitigated Negative Declaration concludes that all potentially significant impacts of the Project would be mitigated to a less than significant level.

Public Review and Comment Deadline: Copies of the Initial Study/Mitigated Negative Declaration are available at the Planning Division at the address listed below. Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 30-day public review period for the Initial Study/Mitigated Negative Declaration which begins January 14, 2022 and ends February 14, 2022. Written comments on the Initial Study/Mitigated Negative Declaration must be received at the City of Moreno Valley Community Development Department by no later than the conclusion of the 30-day review period, 5:30 pm on February 14, 2022. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Jeff Bradshaw, Associate Planner
 14177 Frederick Street
 Post Office Box 88005
 Moreno Valley, California 92552
 Phone: (951) 413-3224
 Email: jeffreyb@moval.org

Document Availability: The Initial Study/Mitigated Negative Declaration, and all documents incorporated and/or referenced therein, can be reviewed during normal business hours (Monday through Thursday, 7:30 a.m. to 5:30 p.m., and Friday, 7:30 a.m. to 4:30 p.m.) at the City of Moreno Valley Planning Division counter, located at 14177 Frederick Street, Moreno Valley, CA 92553. The documents may also be reviewed at the Moreno Valley Library, located at 25480 Alessandro Boulevard, Moreno Valley, California or on the City's website at <https://moval.gov/cdd/documents/about-projects.html>

Press-Enterprise

January 14, 2022

Sean Kelleher

Newspaper

Date of Publication

Planning Official, Community Development Department

Attachment: Exhibit B to Resolution 2022-11 - NOI to Adopt MND (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE

REDLANDS BOULEVARD AND HEMLOCK AVENUE GAS STATION PROJECT

(PEN18-0038)

Mitigation Monitoring and Reporting Program

Introduction

This Mitigation Monitoring and Reporting Program has been prepared for the use in implementing mitigation for the Mitigated Negative Declaration (MND) for the Redlands Boulevard and Hemlock Avenue Gas Station Project (PEN18-0038). The program has been prepared in compliance with State law and the MND prepared for the project.

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

The monitoring program contains the following elements:

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

Mitigation Monitoring and Responsibilities

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

Mitigation Monitoring and Reporting Program Checklist

Project: Redlands Boulevard and Hemlock Avenue Gas Station Project (PEN18-0038)

Applicant: A & S Engineering, 28405 Sand Canyon Road, Suite “B”, Canyon Country, CA 91387

Date: December 2021

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Biological Resources						
BIO-1: A pre-construction survey shall be performed in accordance with the Western Riverside County Regional Conservation Burrowing Owl Survey Instructions (2006) 30 days prior to site disturbance and by a qualified biologist. The pre-construction survey shall include suitable habitat within the project site and areas up to 492 feet (150 meters) within the project site. If burrowing owls are detected within the survey area, then consultation with the CDFW and USFWS (collectively referred to as the “Wildlife Agencies”) regarding an appropriate buffer from active burrows is required. The Wildlife Agencies may additionally require preparation and implementation of an approved BUOW Avoidance and Relocation Plan to ensure any project impacts to BUOW are avoided.	City of Moreno Valley - Planning Division, Developer, and On-site Construction Manager	Once	30 days prior to initiating any construction or earthwork activities	Review and approval of BUOW survey		Withhold grading permits
BIO-2: To compensate for the permanent loss of 0.21 acre of riparian/riverine resources in the project site, ensure no net loss of riparian/riverine resources, and address the temporal loss of riparian/riverine resources, the project	City of Moreno Valley - Planning Division, Developer,	Once	Prior to approval of grading permits	Provide proof of credit purchase to the City		Withhold grading permits

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
applicant shall purchase 0.21 acre of re-establishment credits and 0.21 acre of rehabilitation credits from the Riverpark Mitigation Bank, based on Wildlife Agencies approval. This compensatory mitigation shall be implemented prior to ground disturbance associated with project construction activities.	CDFW, and USFWS					
Cultural Resources						
<p>CR-1: 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 AB 52 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 Public Resources Code Section 21080.3.2(b)(1) of AB 52. Details in the Plan shall include:</p>	City of Moreno Valley - Planning Division, Developer, project archaeologist	Once	Prior to approval of grading permits	Review and approval of the CRMP		Withhold grading permits

Attachment: Exhibit C to Resolution 2022-11 - MMRP (5710 : CONDITIONAL USE PERMIT FOR THE

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>a. Project grading and development scheduling;</p> <p>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 following the initial Training must take the Cultural Sensitivity Training prior to beginning work and the Project Archaeologist and Consulting Tribe(s) shall make</p>						

Attachment: Exhibit C to Resolution 2022-11 - MMRP (5710 : CONDITIONAL USE PERMIT FOR THE

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>themselves available to provide the training on an as-needed basis;</p> <p>c. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project Archaeologist shall 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.</p>						
<p>CR-2: Prior to the issuance of a grading permit, the Developer shall secure agreements with the Morongo Band of Mission Indians, Pechanga Band of Luiseño Indians, Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all 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. In consultation with the Native American Tribal Representatives, the Project Archaeologist</p>	<p>City of Moreno Valley - Planning Division, Developer</p>	<p>Once</p>	<p>Prior to approval of grading permits or any ground-disturbance permits</p>	<p>Provide evidence to the City that notice has been sent to applicable tribes and a response has been received. Provide evidence that a qualified archaeologist or Native American Tribal Representative has been retained to oversee all ground-disturbance activities</p>		<p>Withhold grading permits</p>

Attachment: Exhibit C to Resolution 2022-11 - MMRP (5710 : CONDITIONAL USE PERMIT FOR THE

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
shall evaluate the suspected resource and make a determination of significance pursuant to Public Resources Code Section 21083.2.						

<p>CR-3: 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:</p> <ul style="list-style-type: none"> a. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department: <ul style="list-style-type: none"> 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. On-site reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-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 Consulting Native American Tribal Governments as defined in Mitigation Measure CR-1. 	<p>City of Moreno Valley - Planning Division, Developer, project archaeologist</p>	<p>Ongoing during construction</p>	<p>During all grading and ground-disturbance activities</p>	<p>Provide evidence that a qualified archaeologist or Native American Tribal Representative has been retained to oversee all ground-disturbance activities</p>		<p>Issuance a stop work order</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------	------------------------------------	-------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-----------------------------------

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
<p>CR-4: The City shall verify that the following note is included on the Grading Plan:</p> <p>“If any suspected archaeological resources are discovered during ground-disturbing activities and the 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.”</p>	City of Moreno Valley	Prior to construction	Prior to issuance of Grading Permit	Review of grading plan		Withhold Grading Permit
<p>CR-5: If potential historic or cultural resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 CFR 61), Tribal Representatives, and all site monitors per the mitigation measures, shall be consulted by the City to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, or prehistoric resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in Mitigation</p>	City of Moreno Valley - Planning Division, Developer, project archaeologist	Ongoing during construction	During all grading and ground-disturbance activities	Review report of findings prepared by a qualified archaeologist		Issuance a stop work order

Attachment: Exhibit C to Resolution 2022-11 - MMRP (5710 : CONDITIONAL USE PERMIT FOR THE

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Measure CR-1 before any further work commences in the affected area.						
CR-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 5-days 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 (Public Resources Code 5097.98) (GP Objective 23.3, CEQA).	City of Moreno Valley - Planning Division, Developer, County Coroner	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy
Geology and Soils						
GEO-1: Prior to construction involving excavation more than 10 feet below existing surface grade, the construction contractor shall provide evidence that a qualified paleontologist has been retained, and that the paleontologist(s) shall be present during all grading and other significant ground-disturbing activities that reach more than 10 feet below existing surface grade. This is anticipated to only be for underground storage tank excavation for the proposed project. In the event fossiliferous deposits are encountered, the following measures shall be implemented:	City of Moreno Valley - Planning Division and Construction Manager	Ongoing throughout grading and excavation work	During grading of greater than 10 feet	Provide evidence that a qualified paleontological monitor has been retained to oversee all ground-disturbance activities greater than 10 feet		Issuance a stop work order

Attachment: Exhibit C to Resolution 2022-11 - MMRP (5710 : CONDITIONAL USE PERMIT FOR THE

<ul style="list-style-type: none"> Monitoring shall be conducted by qualified paleontological monitor(s) of excavation in areas identified as likely to contain paleontological resources, including very old alluvial fan deposits. Paleontological monitors shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially fossiliferous units are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. Paleontological monitoring of any earthmoving shall be conducted by a monitor, under direct guidance of a qualified paleontologist. Earthmoving in areas of the parcel where previously undisturbed sediments are buried, but not otherwise disturbed, will not be monitored. If too few fossil remains are found after 50 percent of the planned-for earthmoving below 10 feet has been completed, monitoring can be reduced or discontinued in those areas at the project paleontologist's direction. Recovered specimens shall be prepared to a point of identification and permanent preservation, including 						
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--	--	--	--

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

Attachment: Exhibit C to Resolution 2022-11 - MMRP (5710 : CONDITIONAL USE PERMIT FOR THE

RESOLUTION NUMBER 2022-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (PEN18-0038) FOR THE ANTHEM ENERGY SERVICE STATION PROJECT LOCATED AT THE SOUTHWEST CORNER OF REDLANDS BOULEVARD AND HEMLOCK AVENUE (APN: 488-310-012)

WHEREAS, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California and pursuant to its police powers is authorized to approve a conditional use permit for the development of conditionally permitted uses; and

WHEREAS, Anthem Energy, (“Applicant”) is seeking approval of Conditional Use Permit (PEN18-0038) for the development of a service station that would include a 6,323-square foot retail building that includes 5,123-square foot food market with office and storage in a mezzanine level and an adjacent 1,200-square foot retail tenant space, along with 16 fueling dispensers (“Proposed Project”) on a 2.4-acre portion of a 6.9-acre site located at the southwest corner of Redlands Boulevard and Hemlock Avenue (APN 488-310-012) (“Project Site”); and

WHEREAS, Section 9.02.060 (Conditional Use Permits) of the Moreno Valley Municipal Code acknowledges that the purpose of conditional use permits is to allow the establishment of uses that may have special impacts or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location and that the conditional use permit application process involves the review of the location, design, and configuration of improvements related to the project, and the potential impact of the project on the surrounding area based on fixed and established standards; and

WHEREAS, Conditional Use Permit (PEN18-0038) has been evaluated in accordance with Section 9.02.060 (Conditional Use Permits) of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

WHEREAS, Section 9.02.060 of the Municipal Code provides that conditions of approval for projects for which a Conditional Use Permit (CUP) is required may be imposed by the Planning Commission to address on-site improvements, off-site improvements, the manner in which the site is used, and any other conditions as may be deemed necessary to protect the public health, safety, and welfare to ensure that the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Municipal Code and Government Code Section 65905, a public hearing was scheduled for February 24, 2022, and notice thereof was duly published and posted, and mailed to all property owners of record within 600 feet of the

Project Site; and

WHEREAS, at the February 24, 2022 public hearing, the Planning Commission considered Conditional Use Permit (PEN18-0038); and

WHEREAS, consistent with the requirements of Section 9.02.060 (Conditional Use Permits) of the Municipal Code, the Planning Commission considered the proposed Conditions of Approval set forth in Conditional Use Permit (PEN18-0038), which conditions were prepared by Planning Division staff who deemed said conditions to be necessary to protect the public health, safety, and welfare and to ensure the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

WHEREAS, the Planning Commission reviewed and considered whether each of the requisite findings specified in Section 9.02.060 of the Municipal Code and set forth herein could be made with respect to the Proposed Project as conditioned by the Conditions of Approval; and

WHEREAS, on February 24, 2022, in accordance with the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines, the Planning Commission approved Resolution 2022-11, approving the Mitigation Monitoring and Reporting Program and certifying the Mitigated Negative Declaration prepared for the Proposed Project.

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

Section 1. Recitals and Exhibits

That the foregoing Recitals and attached Exhibits are true and correct and are hereby incorporated by this reference.

Section 2. Notice

That pursuant to Government Code section 66020(d)(1), notice is hereby given that the Proposed Project is subject to certain fees, dedications, reservations, and other exactions as provided herein.

Section 3. Evidence

That the Planning Commission has considered all of the evidence submitted into the administrative record for the Proposed Project, including, but not limited to the following:

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;

- (c) Application for the approval of Conditional Use Permit (PEN18-0038) and all documents, records, and references contained therein;
- (d) Conditions of Approval for Conditional Use Permit (PEN18-0038), attached hereto as Exhibit A;
- (e) Public hearing notices;
- (f) Staff Report prepared for the Planning Commission's consideration and all documents, records, and references related thereto, and Staff's presentation at the public hearings;
- (g) Staff Report prepared for the Planning Commission's consideration and all documents, records, and references related thereto, and Staff's presentation at the public hearings;
- (h) Testimony and/or comments from Applicant and its representatives during the public hearings; and
- (i) Testimony and/or comments from all persons provided in written format or correspondence, at, or prior to, the public hearings.

Section 4. Findings

That based on the content of the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission makes the following findings in approving Conditional Use Permit (PEN18-0038):

- (a) That the Proposed Project is consistent with the goals, objectives, policies, and programs of the General Plan;
- (b) That the Proposed Project complies with all applicable zoning and other regulations;
- (c) That the Proposed Project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity; and
- (d) The proposed project's location, design, and operation will be compatible with existing and planned land use in the vicinity.

Section 5. Approval

That based on the foregoing Recitals, Administrative Record, and Findings, the Planning Commission hereby approves CUP PEN18-0038 subject to the Conditions of Approval for CUP PEN18-0038, attached hereto as Exhibit A.

Section 6. Repeal of Conflicting Provisions

That all the provisions as heretofore adopted by the Planning Commission that conflicts with the provisions of this Resolution are hereby repealed.

Section 7. Severability

That the Planning Commission declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive

legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 8. Effective Date

That this Resolution shall take effect immediately upon the date of adoption.

Section 9. Certification

That the Secretary of the Planning Commission shall certify to the passage of this Resolution.

PASSED AND ADOPTED THIS 24th day of February 2022.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Patricia Korzec, Chairperson

ATTEST:

Sean P. Kelleher, Planning Official

APPROVED AS TO FORM:

Steven B. Quintanilla, Interim City Attorney

Exhibits:
Exhibit A: Conditions of Approval

Attachment: Resolution 2022-12 - Conditional Use Permit [Revision 1] (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A

Exhibit A

CONDITIONAL USE PERMIT (PEN18-0038) CONDITIONS OF APPROVAL

Attachment: Resolution 2022-12 - Conditional Use Permit [Revision 1] (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 1

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN18-0038)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning Division

1. Conditional Use Permit PEN18-0038 is approved for the Anthem Energy Service Station project to develop a service station on a 2.4-acre portion of a 6.9-acre site. The service station would include a 6,323-square foot retail building that includes 5,123-square foot food market with a mezzanine for office and storage area and an adjacent 1,200-square foot retail tenant space, along with 16 fueling dispensers. 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.
2. 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 9.02.080)
3. 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)
4. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
5. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (applicable to CUP's)
6. The Developer shall defend, indemnify and hold harmless the City, city council, commissions, boards, subcommittees and the City's elected and appointed officials, commissioners, board members, officers, agents, consultants and

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 2

employees (“City Parties”) from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) any prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above items or any portion thereof, the Parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, the City, at its sole option, may tender the complete defense of any third party challenge as described herein. In the event the City elects to contract with special counsel to provide for such a defense, the City shall meet and confer with the Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.

7. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
8. 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)
9. 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)
10. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

Special Conditions

11. A detailed security plan shall be submitted to the City for review and approval prior to building permit issuance. At a minimum, the security plan shall include the

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 3

following to ensure security at the site:

- a) Security surveillance cameras and a video recording system must be installed to monitor all doors into and out of the building(s) on the site, the parking lot, loading areas, and all exterior sides of the property adjacent to the public rights-of-way. The cameras and recording system must be of adequate quality, color rendition, and resolution to allow the identification of any individual present on the site.
- b) Professionally and centrally monitored fire, sprinkler, robbery and burglar alarm systems must be installed as required and maintained in good working condition. The alarm system must include a private security company that is required to respond to every alarm.

Through the security plan, the City may require details regarding staffing and deployment of security for a commercial center larger than two (2) acres, and if deemed necessary for the purposes of security, the City may require that the property owner maintain the services of a private security company to monitor the buildings and parking areas based on the specific facts and circumstances associated with the site.

12. The aluminum composite material awnings on the front elevation shall be a dark brown color finish.

Prior to Building Permit

13. Prior to issuance of any grading permit, all Conditions of Approval and Mitigation Measures shall be printed on the building plans.
14. Prior to the issuance of building permits, proposed covered trash enclosures shall be included in the Planning review of the Fence and Wall plan or separate Planning submittal. The trash enclosure(s), including the roof materials, shall be compatible with the architecture, color and materials of the building(s) design. Trash enclosure areas shall include landscaping on three sides. Approved design plans shall be included in a Building submittal (Fence and Wall or building design plans). (GP Objective 43.6, DG)
15. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approval by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Requirements and shall include:
 - a. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
 - b. Finger and end planters with required step outs and curbing shall be provided

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 4

every 12 parking stalls as well as at the terminus of each aisle.

- c. Diamond planters shall be provided every 3 parking stalls.
 - d. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas (or no sod shall be installed)
 - e. Street trees shall be provided every 40 feet on center in the right of way.
 - f. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
 - g. Enhanced landscaping shall be provided at all driveway entries and street corner locations. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
 - h. Landscaping on three sides of any trash enclosure.
 - i. All site perimeter and parking lot landscape and irrigation shall be installed prior to building final.
16. Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30)
 17. 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)
 18. 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)
 19. Prior to or at building plan check submittal, the elevation plans shall include

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 5

- decorative lighting sconces on all sides of the buildings of the complex facing a parking lot, courtyard or plaza, or public right of way or open space to provide up-lighting and shadowing on the structures. Include drawings of the sconce details for each building within the elevation plans, approved by the Planning Division prior to building permit issuance.
20. Detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be included in the Building Plans for review by the Planning Division. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used, shall include style, illumination, location, height and method of shielding per the City's Municipal Code requirements. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, 9.16.280)
 21. Prior to issuance of building permits, screening details shall be addressed on the building plans for roof top equipment submitted for Planning Division review and approval through the building plan check process. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building.
 22. Prior to issuance of any grading permit, all Conditions of Approval, and Mitigation Measures shall be printed on the grading plans.
 23. Prior to the issuance of grading permits, decorative (e.g. colored/scored concrete or as approved by the Planning Official) pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect commercial buildings with open space, parking and the public right-of-way. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)
 24. 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.
 25. 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)
 26. Prior to the issuance of any grading permits and prior to any physical disturbance of any natural drainage course, for any area determined to contain riparian vegetation, the applicant shall obtain a stream bed alteration agreement or permit, or a written waiver of the requirement for such an agreement or permit, from both the California Department of Fish and Wildlife and the U.S. Army Corps of Engineers. Written

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 6

verification of such a permit or waiver shall be provided to the Planning Division and the Public Works Department - Land Development Division. (CEQA, State and Federal codes)

27. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
28. 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.
29. 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 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 of headlights.
 - b. 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.
 - c. A vinyl fence of two or three rails shall be required at the back of the perimeter landscape planters along the service stations site's southern and western limits.
30. 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.
31. Prior to issuance of grading permits, the location of the trash enclosure shall be included on the plans.

Prior to Building Final or Occupancy

32. 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.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 7

(MC 9.03.040, MC 9.17).

33. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.
34. Prior to building final or Certificate of Occupancy, the owner or owner's representative shall provide documentation to the Planning Division that they have contacted the Moreno Valley Police Department to establish and maintain a relationship with the City of Moreno Valley Police Department and cooperate with the Problem Oriented Policing (POP) program, or its successors.

Building Division

35. 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.
36. 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.
37. Contact the Building Safety Division for permit application submittal requirements.
38. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m.(except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
39. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
40. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
41. 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.
42. All new structures shall be designed in conformance to the latest design standards

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 8

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.

43. The proposed non-residential project shall comply with 2016 California Green Building Standards Code, Section 5.106.5.3, mandatory requirements for Electric Vehicle Charging Station (EVCS).
44. 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 2016 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
45. COUNTY OF RIVERSIDE: The proposed project is subject to approval by the County Of Riverside Department of Environmental Health and all applicable fees and charges shall be paid prior to permit issuance. Contact the Downtown Riverside branch office at 951-955-8980 for specific details pertaining to septic and Onsite Water Treatment Systems.
46. 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)

47. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.
48. 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 public recruitment.
49. New Moreno Valley businesses are encouraged to hire local residents.
50. 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.
51. New Moreno Valley businesses may utilize the workforce recruitment services provided by the Moreno Valley Business & Employment Resource Center ("BERC").

The BERC offers free assistance to Moreno Valley businesses recruiting and

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 9

training potential employees. Complimentary services include:

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

FIRE DEPARTMENT**Fire Prevention Bureau**

52. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
53. 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)
54. 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)
55. 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)
56. 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)
57. 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)
58. 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)
59. 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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 10

- rear access locations. The numerals shall be a minimum of twelve inches in height. (CFC 505.1, MVMC 8.36.060[I])
60. Prior to issuance of Certificate of Occupancy, approval shall be required from the County of Riverside Community Health Agency (Department of Environmental Health) and Moreno Valley Fire Prevention Bureau to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 105)
 61. 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.
 62. 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.
 63. 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)
 64. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
 65. 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])
 66. 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])

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 11

67. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.060, CFC 501.4)
68. 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)
69. 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)
70. 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)
71. 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)
72. Prior to issuance of Building Permits, plans for structural protection from vegetation fires shall be submitted to the Fire Prevention Bureau for review and approval. Measures shall include, but are not limited to: noncombustible barriers (cement or block walls), fuel modification zones, etc. (CFC Chapter 49)
73. 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)
74. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
75. 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.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 12

76. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
77. 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)
78. 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)
79. 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.

FINANCIAL & MANAGEMENT SERVICES DEPARTMENT**Moreno Valley Utility**

80. 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.
81. 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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 13

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.

82. 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.

PUBLIC WORKS DEPARTMENT**Land Development**

83. Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, shall be required prior to 90% security reduction or the end of the one-year warranty period of the public streets as approved by the City Engineer. If slurry is required, a slurry mix design shall be submitted for review and approved by the City Engineer. The latex additive shall be Ultra Pave 70 (for anionic) or Ultra Pave 65 K (for cationic) or an approved equal per the geotechnical report. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.
84. The developer shall comply with all applicable City ordinances and resolutions

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 14

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]

85. The final approved conditions of approval (COAs) issued and any applicable Mitigation Measures by the Planning Division shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plans.
86. 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.
87. 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.
88. In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. If unsuccessful, the Developer shall enter into an agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. [GC 66462.5]
89. 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

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 15

- 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)]
90. The developer shall protect downstream properties from damage caused by alteration of drainage patterns (i.e. concentration or diversion of flow, etc). Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. [MC 9.14.110]
 91. Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: "Drainage Easement – no structures, obstructions, or encroachments by land fills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.
 92. 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.
 93. The proposed private storm drain system shall connect to the proposed RCFC&WCD Master Drainage Plan (MDP) 54" RCP. 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.
 94. 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. Rough grading w/ erosion control plan prior to grading permit issuance;
 - b. Precise grading w/ erosion control plan (prior to BUILDING permit issuance);
 - c. PUBLIC IMPROVEMENT PLAN (e.g., STREET/STORM DRAIN w/ STRIPING, RCFC STORM DRAIN, etc.) prior to ENCROACHMENT PERMIT ISSUANCE;
 - d. Final drainage study (prior to grading plan approval);
 - e. Final WQMP (prior to grading plan approval);
 - f. LEGAL DOCUMENTS (e.g., VACATION, etc.) prior to OCCUPANCY RELEASE;
 - g. As-Built revision for all plans (prior to Occupancy release);
 95. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for commercial development shall not be used as a construction BMP. Water quality BMPs shall be maintained for the entire

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 16

duration of the project construction and be used to treat runoff from those developed portions of the project. Water quality BMPs shall be protected from upstream construction related runoff by having proper best management practices in place and maintained. Water quality BMPs shall be graded per the approved design plans.

Prior to Grading Plan Approval

96. Resolution of all drainage issues shall be as approved by the City Engineer.
97. 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)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.
98. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
99. The final project-specific Water Quality Management Plan (WQMP) shall be consistent with the approved P-WQMP, as well as 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. The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits. At a minimum, the F-WQMP shall include the following: Site Design BMPs; Source Control BMPs, Treatment Control BMPs, Operation and Maintenance requirements for BMPs and sources of funding for BMP implementation.
 - a. The Applicant has proposed to incorporate the use of an underground infiltration chamber system and two bioretention facilities with underdrains. Final design and sizing details of all BMPs must be provided in the first submittal of the F-WQMP. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance document.
 - b. The Applicant shall substantiate the applicable Hydrologic Condition of Concerns (HCOC) in Section F of the F-WQMP.
 - c. All proposed LID BMP's shall be designed in accordance with the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011.
 - d. The proposed LID BMP's as identified in the project-specific P-WQMP shall be incorporated into the Final WQMP.
 - e. The NPDES notes per City Standard Drawing No. MVFE-350-0 shall be included in the grading plans.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 17

- f. Post-construction treatment control BMPs, once placed into operation for post-construction water quality control, shall not be used to treat runoff from construction sites or unstabilized areas of the site.
- g. Prior to precise grading plan approval, the grading plan shall show any proposed trash enclosure to include a cover (roof) and sufficient size for dual bin (1 for trash and 1 for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building and Safety Division.
100. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - c. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
 - d. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) 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.
101. 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.
102. 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.
103. The developer shall submit recorded slope easements from adjacent property owners in all areas where grading resulting in slopes is proposed to take place outside of the project boundaries. For all other offsite grading, written permission from adjacent property owners shall be submitted.
104. The developer shall pay all remaining plan check fees.
105. 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.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 18

106. 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.

Prior to Grading Permit

107. A receipt showing payment of the Area Drainage Plan (ADP) fee to Riverside County Flood Control and Water Conservation District shall be submitted. [MC 9.14.100(O)]
108. The developer shall pay current DIF fees adopted by the City Council. [Ord. 695 § 1.1 (part), 2005] [MC 3.38.030, 040, 050]
109. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
110. Security, in the form of a cash deposit (preferable), bond 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)]
111. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
112. The developer shall pay all applicable inspection fees.
113. 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]

Prior to Improvement Plan Approval

114. 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.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 19

115. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
116. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
117. 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.
118. 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.
119. 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]
120. 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.
121. 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 may be allowed for emergency repairs or as specifically approved in writing by the City Engineer. Special requirements shall be imposed for repaving, limits to be determined by the City Engineer.
122. 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

123. A digital (pdf) copy of all approved improvement plans shall be submitted to the

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 20

Land Development Division.

124. All applicable inspection fees shall be paid.
125. For non-subdivision projects, execution of a Public Improvement Agreement (PIA) and/or security (in the form of a cash deposit or other approved means) may be required as determined by the City Engineer. [MC 9.14.220]
126. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

127. 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.
128. 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.
129. Certification to the line, grade, flow test and system invert elevations for the water quality control BMPs shall be submitted for review and approved by the City Engineer.
130. For non-subdivision projects, the developer shall guarantee the completion of all related public improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
131. 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.
132. For non-subdivision projects, the developer shall guarantee the completion of all related public improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 21

133. For non-subdivision projects, the developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities.

Prior to Occupancy

134. All outstanding fees shall be paid.
135. 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.
136. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
137. In compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. Under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (NPDES) as mandated by the Federal Clean Water Act, this project is subject to the following requirements:
- a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
 - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or
 - ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.
 - b. Notify the Special Districts Division of the intent to request building permits 90 days prior to their issuance and the financial option selected. The financial option selected shall be in place prior to the issuance of certificate of occupancy. [California Government Code & Municipal Code]
138. 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 (MVU: SL-2), signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 22

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 as applicable .

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.

139. "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant" shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of the covenants and agreements can be obtained by contacting the Land Development Division.

140. 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.

141. 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.

Special Conditions

142. The Developer shall construct the RCFC&WCD Moreno Master Drainage Plan Line F-2 infrastructure from south of the project frontage on Redlands Blvd to the

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 23

intersection of Redlands Blvd/Spruce Ave, and Line F-15 on Hemlock from Redlands Blvd to the end of the project west boundary.

143. 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.
144. The Developer shall process a street vacation for the southerly seven (7) feet of Hemlock Avenue from the intersection with Redlands Blvd, westerly to the project's west boundary.
145. Additional street right-of-way dedication will be required at all proposed commercial driveway approaches per City Standard MVSI-118C. Additional corner cutoff right-of-way dedication will be required at the southwest corner of Redlands Blvd and Hemlock Ave.
146. Redlands Blvd shall be constructed per City Standard MVSI-102A Modified Divided Major Arterial Street (120' RW / 102' CC).
Hemlock Ave shall be constructed per City Standard MVSI-106B-0 Collector Street (66' RW / 44'CC).

Special Districts Division

147. NEW STREET LIGHT INSTALLATION FEES. Prior to the issuance of the first building permit for this project, the Developer shall pay New Street Light Installation 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.
148. This project is conditioned for a proposed district to provide a funding source for the operation and maintenance of public improvements and/or services associated with new development in that territory. The Developer shall satisfy this condition with one of the options outlined below.
 - a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 24

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

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

149. 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. If a median is required, Landscape Maintenance Services for parkway, open space, and/or median landscaping on Redlands Blvd.

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

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 when submitting the application for building permit issuance. The option for participating in a special election requires approximately 90 days to complete the special election process.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 25

This allows adequate time to be in compliance with the provisions of Article 13C of the California Constitution.

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

150. Commercial (BP) If Land Development, a Division of the Public Works Department, requires this project to supply a funding source necessary to provide for, but not limited to, stormwater utilities services for the continuous operation, remediation and/or replacement, monitoring, systems evaluations and enhancement of on-site facilities and performing annual inspections of the affected areas to ensure compliance with state mandated stormwater regulations, a funding source needs to be established. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org of its selected financial option for the National Pollution Discharge Elimination System (NPDES) program when submitting the application for the first building permit issuance (see Land Development's related condition). Participating in a special election the process requires a 90 day period prior to the City's issuance of a building permit. This allows adequate time to be in compliance with the provisions of Article 13D of the California Constitution. (California Health and Safety Code Sections 5473 through 5473.8 (Ord. 708 Section 3.1, 2006) & City of Moreno Valley Municipal Code Title 3, Section 3.50.050.)
151. If a median is required, for those areas to be maintained by the City and prior to the issuance of the first Building Permit, Planning Division (Community Development Department), Special Districts Division (the Public Works Department) and Transportation Division (the Public Works Department) shall review and approve the final median, parkway, slope, and/or open space landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval prior to the issuance of the first Building Permit.
152. This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for Public Safety services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the property owner shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance to determine the requirement for participation. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the condition applies, the special election will require a minimum of 90 days prior to issuance of the first building permit. This allows adequate time to be in

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 26

- compliance with the provisions of Article 13C of the California Constitution. (California Government Code Section 53313 et. seq.)
153. If a median is required, the Developer, or the Developer's successors or assignees shall be responsible for all parkway and/or median landscape maintenance for a period of one (1) year commencing from the time all items of work have been completed to the satisfaction of Special Districts staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the District accepts maintenance responsibilities.
 154. If a median is required, 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)
 155. If a median is required, plans for parkway, median, slope, and/or open space landscape areas designated in the project's Conditions of Approval for incorporation into a City Coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at www.moval.org/sd or from the Special Districts Division (951.413.3480 or specialdistricts@moval.org).
 156. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
 157. If a median is required, plan check fees for review of parkway/median landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)
 158. 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.
 159. 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.
 160. If a median is required, parkway, open space, and/or median landscaping specified in the project's Conditions of Approval shall be constructed in compliance with the approved landscape plans and completed prior to the issuance of the first

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 27

Certificate of Occupancy/Building Final for this project.

161. If a median is required, landscape and irrigation plans for parkway, median, slope, and/or open space landscape areas designated to be maintained by the City shall be placed on compact disk (CD) in pdf format. The CD shall include "As Built" plans, revisions, and changes. The CD will become the property of the City of Moreno Valley and the Moreno Valley Community Services District.
162. MAJOR INFRASTRUCTURE FINANCING DISTRICT. 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

163. Prior to issuance of Certificate of Occupancy, all approved street improvements shall be installed to the satisfaction of the City Engineer.
164. Prior to issuance of Certificate of Occupancy, all approved signing and striping shall be installed per current City Standards
165. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.
166. 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.
167. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 28

168. The first parking stall/drive aisle juncture shall be 60 feet from the property line per Municipal Code Section 9.11.080 - A.18 or as approved by the City Engineer.
169. 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. MVSI-164A, B, C-0.
170. 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.
171. 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 Redlands Boulevard and Hemlock Avenue.
172. Site compatibility with the future road configuration and interchange reconstruction at Redlands and SR-60 is required. Interim and ultimate site access, restrictions, and configuration shall be per the approved Traffic Impact Analysis or as otherwise approved by the City Engineer.
173. As part of the ultimate improvements, the applicant is responsible for the construction of the westbound approach (Spruce Avenue) from project frontage to Redlands Boulevard; applicant shall install stop control for right-turn out only exit.
174. 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.
175. During construction activity, developer is responsible for regularly scheduled street sweeping per approved street sweeping schedule.
176. Hemlock Avenue Improvements (Interim) shall include, but not be limited to, the following:
 - a. Construction of modified collector roadway from west property boundary to Redlands Boulevard.
 - b. Stop controlled intersection at Hemlock Avenue & Redlands Boulevard intersection.
 - c. Construction of eastbound approach.
 - d. Hemlock Avenue & Redlands Boulevard intersection shall be designed to function as a right-in and right-out restricted access driveway during the interim condition and prior to the construction of the Redlands Boulevard interchange. This will be accomplished through the construction of a raised median on Redland Boulevard. Extent of median shall be determined in the plan check process.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 29

177. Spruce Avenue Improvements (Interim) shall include, but not be limited to, the following:
- a. Realignment and reconstruction of road segment from project site to Redlands Boulevard.
 - b. Construction of west leg from Spruce Avenue bend to accommodate T-intersection.
 - c. Installation of stop sign on northbound Spruce Avenue between Redlands Boulevard and project site.
 - d. Modification of northbound approach from right-turn to shared left/right turn.
178. All on-site improvements and off-site improvements are required to be constructed in conjunction to ensure adequate circulation within the project itself.
179. As part of the ultimate improvements and when construction of the project's Redlands Boulevard driveway (#8 on TIA) is finalized, the applicant shall close out the Spruce Avenue project southerly driveway (#7 on TIA) and replace with full height curb and gutter to match adjacent improvements.
180. Prior to issuance of Certificate of Occupancy, all project fair share cost contributions, as identified on Tables 17, 18, 19, and 20 of the approved Traffic Impact Analysis, shall be paid.
181. The following report was reviewed and approved by the City Traffic Engineer: ARCO AM/PM Service Station Traffic Impact Analysis, prepared by Ganddini Group, Inc., dated June 22, 2019 and revised August 12, 2019. The findings and the recommendations of the report are accepted; the applicant is responsible for the mitigations as identified on the TIA or as modified approved by the City Engineer.

PARKS & COMMUNITY SERVICES DEPARTMENT

182. Multi-use trail.
Developer shall design and construct a multi-use trail per City Standards, on the west side of Redlands Blvd., within their development. The trail shall be located within an easement dedicated to the Moreno Valley Community Services Department for trail purposes.

Standard Conditions

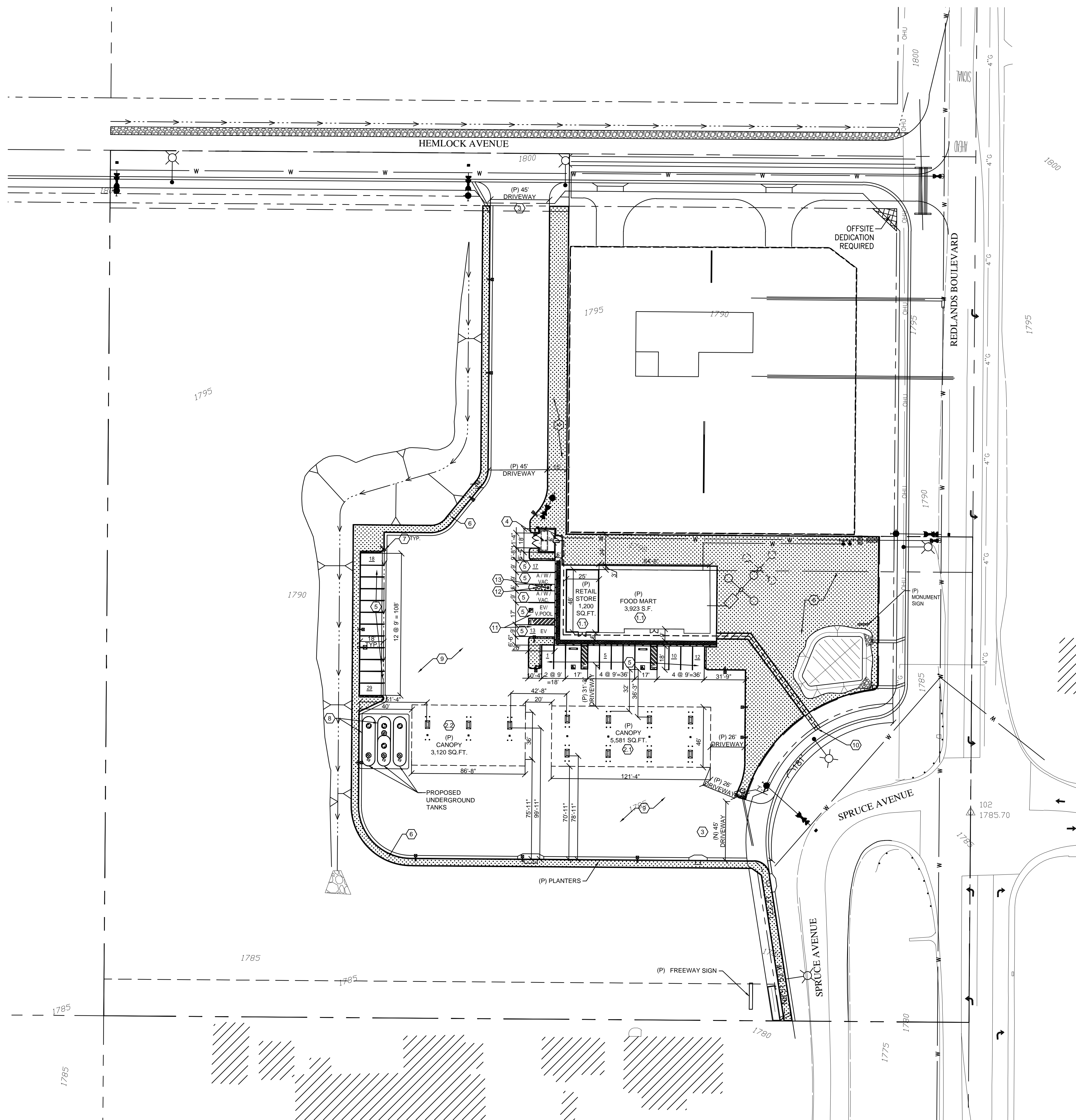
183. Detailed final plans (mylars, PDF, and AutoCAD file on a DVD-R) for parks, trails/bikeways, fencing, and adjoining landscaped areas shall be submitted to and approved by the Director of Parks and Community Services, or his/her designee, prior to the issuance of any building permits. All plans are to include a profile showing grade changes.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN18-0038)

Page 30

184. 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.
185. Prior to recordation of the Final Map, the applicant shall post security to guarantee construction or modification of parks, trails and/or bikeways for the City/CSD. Copies of said documentation shall be provided to PCS, prior to the approval of the Final Map.
186. Applicable plan check and inspection fees shall be paid, per the approved City fee schedule.
187. 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.



LEGAL DESCRIPTION

LOT 1 IN BLOCK 30 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE 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 THOSE PORTIONS OF HEMLOCK AVENUE AND REDLANDS BOULEVARD WITHIN SAID BLOCK LYING EASTERLY OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT AND NORTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT.

EXCEPT THOSE PORTIONS OF LOT 1 AND OF REDLANDS BOULEVARD IN SAID BLOCK DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 1, WITH THE WEST LINE OF REDLANDS BOULEVARD, 120 FEET WIDE AS SHOWN ON SAID MAP; THENCE ALONG SAID SOUTH LINE SOUTH 89°51'40" WEST, 83.78 FEET; THENCE NORTH 9°28'38" WEST, 122.31 FEET; THENCE NORTHERLY 182.01 FEET ALONG A TANGENT CURVE, CONCAVE SOUTHEASTERLY WITH A RADIUS OF 105 FEET, THROUGH AN ANGLE OF 99°18'57" TO A POINT ON SAID WEST LINE OF REDLANDS BOULEVARD, DISTANT ALONG SAID WEST LINE NORTH 0°07'41" WEST 243.28 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 89°52'19" EAST 60.00 FEET TO THE CENTER LINE OF SAID REDLANDS BOULEVARD; THENCE SOUTH 0°07'41" EAST 243.28 FEET ON SAID CENTERLINE; THENCE SOUTH 89°52'19" WEST 60.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM, THAT PORTION OF SAID LAND, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HEMLOCK AVENUE AND REDLANDS BOULEVARD AS SHOWN ON PARCEL MAP NO. 9355, FILED IN BOOK 47, PAGE 39 OF PARCEL MAPS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 89°52'19" WEST, ALONG SAID CENTERLINE OF HEMLOCK AVENUE, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY OF SAID REDLANDS BOULEVARD AND THE TRUE POINT OF BEGINNING;

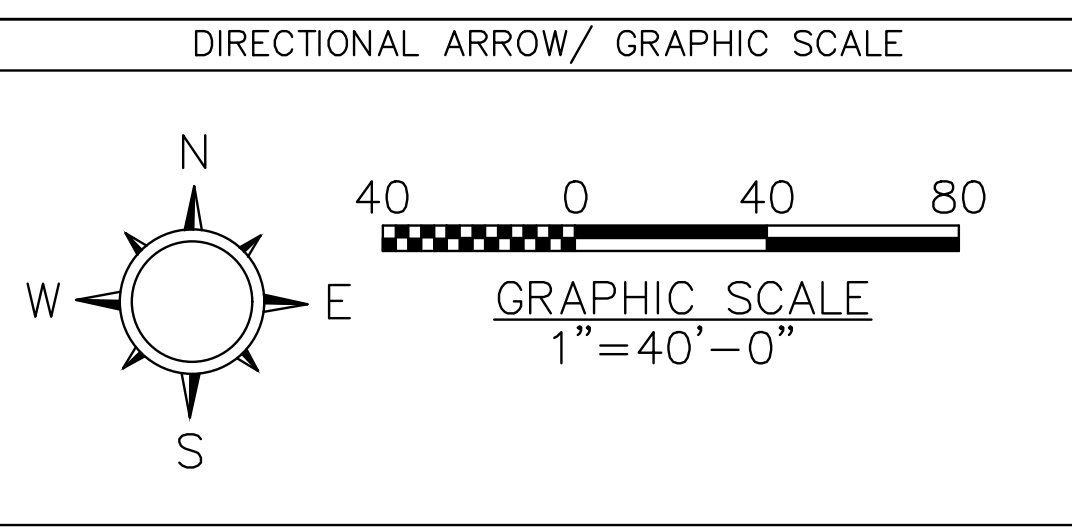
THENCE SOUTH 0°07'41" EAST, ALONG SAID PROLONGATION AND WESTERLY RIGHT OF WAY, A DISTANCE OF 290.00 FEET;

THENCE LEAVING SAID RIGHT OF WAY, AND PARALLEL WITH SAID CENTERLINE OF HEMLOCK AVENUE SOUTH 89°52'19" WEST, A DISTANCE OF 250.00 FEET;

THENCE PARALLEL WITH SAID WESTERLY RIGHT OF WAY, NORTH 0°07'41" WEST, A DISTANCE OF 290.00 FEET TO SAID CENTERLINE OF HEMLOCK AVENUE;

THENCE NORTH 89°52'19" EAST, ALONG SAID CENTERLINE OF HEMLOCK AVENUE, A DISTANCE OF 250.00 FEET TO THE TRUE POINT OF BEGINNING.

A.P.N. 488-310-012



REVISIONS	BY
11/03/2021	SK



- SCOPE OF WORK**
- CONSTRUCT 5,123 SQ.FT. FOOD MART/ RETAIL BUILDING.
 - CONSTRUCT 5,581 SQ.FT. CANOPY WITH 8 MPDS.
 - CONSTRUCT 3,120 SQ.FT. TRUCK DIESEL CANOPY WITH 3 MPDS.
 - CONSTRUCT NEW DRIVEWAY.
 - CONSTRUCT 18'-0" x 12'-6" x 6'-0" HIGH TRASH ENCLOSURE PER PLAN.
 - STRIPE PARKING SPACES PER PLAN.
 - CONSTRUCT LANDSCAPE & PLANTING AREA PER PLAN.
 - INSTALL YARD LIGHTS PER PLAN.
 - PROPOSED LOCATION FOR UNDERGROUND STORAGE TANKS.
 - CONSTRUCT REINFORCED CONCRETE PAVING.
 - PATH OF TRAVEL FOR FUTURE ENTRANCE.
 - NEW EV CHARGING STATION.
 - NEW VACUUM.
 - NEW AIR/ WATER UNIT.
- POLICE DEPARTMENT REQUIREMENT**
- ADDRESS NUMBERS SHOULD BE PLACED AT MULTIPLE LOCATIONS ON THE BUILDING AND BE ILLUMINATED.
 - ROOFTOP ADDRESSING OF ALL BUILDINGS.
 - THE PARKING LOT AND BUILDINGS EXTERIORS SHOULD BE WELL LIT, MINIMIZE THE SHADOWS CAST BY LANDSCAPING AND TREES ON THE PROPERTY.
 - MAXIMIZE THE NUMBER OF WINDOWS ON THE BUSINESSES SO CUSTOMERS CAN SEE OUT IN PARKING LOT. THIS WILL HELP PARKING LOT SECURITY BY GIVING PEOPLE THE OPPORTUNITY TO MAINTAIN VISUAL OF THEIR VEHICLES AND VALUABLES.
 - SECURITY CAMERAS INSIDE THE BUSINESSES AND SEVERAL CAMERAS OUTSIDE.
 - ALL EXTERIOR DOORS SHALL HAVE A VANDAL RESISTANT LIGHT FIXTURE INSTALLED ABOVE THE DOOR. THE DOORS SHALL BE ILLUMINATED WITH A MINIMUM ONE FOOT CANDLE ILLUMINATION AT GROUND LEVEL, EVENLY DISPERSED.
 - UPON COMPLETION OF CONSTRUCTION, EACH BUILDING OR BUSINESS SHALL HAVE AN ALARM SYSTEM THAT IS MONITORED BY A DESIGNATED PRIVATE ALARM COMPANY TO NOTIFY THE MORENO VALLEY POLICE DEPARTMENT OF ANY INTRUSION.

PLANS PREPARED BY:

A & S ENGINEERING INC.
 PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
 28405 SAND CANYON RD., SUITE "B"
 SAND CANYON COUNTY, CA 91387
 PHONE #: (961)250-9300 FAX #: (961) 250-9333

BUILDING SAFETY DIVISION COMMENT 9

ANY CONSTRUCTION WITHIN THE CITY SHALL ONLY BE AS FOLLOWS:
 MONDAY THROUGH FRIDAY (EXCEPT FOR HOLIDAYS), SIX A.M. TO EIGHT P.M.;
 WEEKENDS AND HOLIDAYS, SEVEN A.M. TO EIGHT P.M., UNLESS WRITTEN
 APPROVAL IS FIRST OBTAINED FROM THE BUILDING OFFICIAL OR CITY ENGINEER
 PER CITY OF MORENO VALLEY MUNICIPAL CODE (MC 8.14.040E).

SITE INFORMATION

ITEM	SIZE	LOT %	AREA (SQ.FT.)	OCCUPANCY GROUP	TYPE OF CONSTRUCTION
TOTAL LOT AREA	N/A	N/A	301,854 (6.93 ACRES)		
FOOD MART/ RETAIL STORE /STORAGE	109'-8" x 48'-0" (-45'-8" x 3'-1")	1.69	5,123.00 +1200.00	M	V-B, NON-SPRINKLER
CANOPY (GAS)	121'-4" x 46'-0"	1.84	5,581.00	B	II-B
CANOPY (DIESEL)	86'-8" x 36'-0"	1.03	3,120.00	B	II-B
PLANTER AREA	N/A	9.13	27,553.80		

LEGEND

PROPERTY LINE

OCCUPANCY CLASSIFICATION & TYPE OF CONSTRUCTION

FOOD MART	OCCUPANCY CLASSIFICATION M	RETAIL STORE	OCCUPANCY CLASSIFICATION M
CONSTRUCTION	V-B	CONSTRUCTION	V-B
CANOPY	OCCUPANCY CLASSIFICATION M	CONSTRUCTION	

ELECTRIC VEHICLE CHARGING STATIONS CALCULATIONS PER 2019 CALIFORNIA BUILDING CODE TABLE 11B-228.3.2.1

TOTAL NUMBER OF EVCS AT A FACILITY	MINIMUM NUMBER (BY TYPE) OF EVCS TO COMPLY WITH SECTION 11B-812		
	VAN ACCESSIBLE	STANDARD ACCESSIBLE	AMBULATORY
1-4	1	0	0
5-25	1	1	0
26-50	1	1	1

ACCESSIBLE PARKING CALCULATIONS PER 2019 CALIFORNIA BUILDING CODES 11B-208.2

TOTAL NUMBER OF PARKING SPACES IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1-25	1
26-50	2

ELECTRIC VEHICLE PARKING PROVIDED:
 17'x20' (CLEAN AIR/ EV/ VANPOOL) = 1
 9'x20' (CLEAN AIR/ EV) = 1
TOTAL = 2

PARKING CALCULATIONS

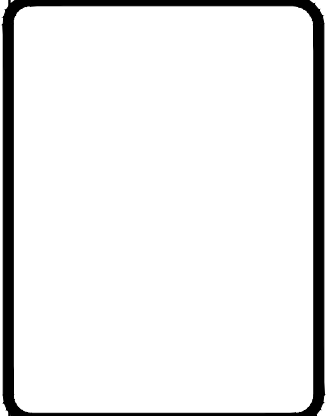
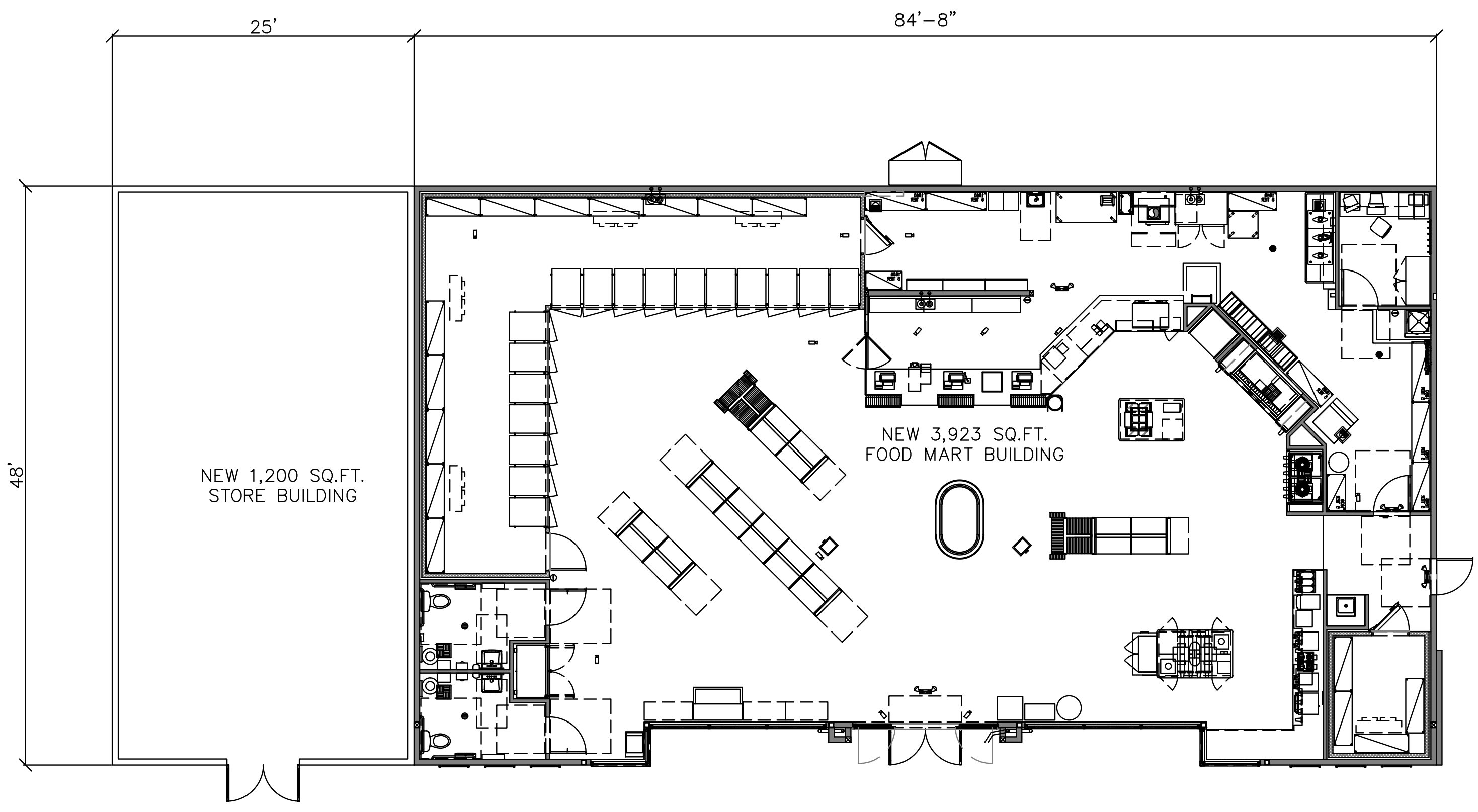
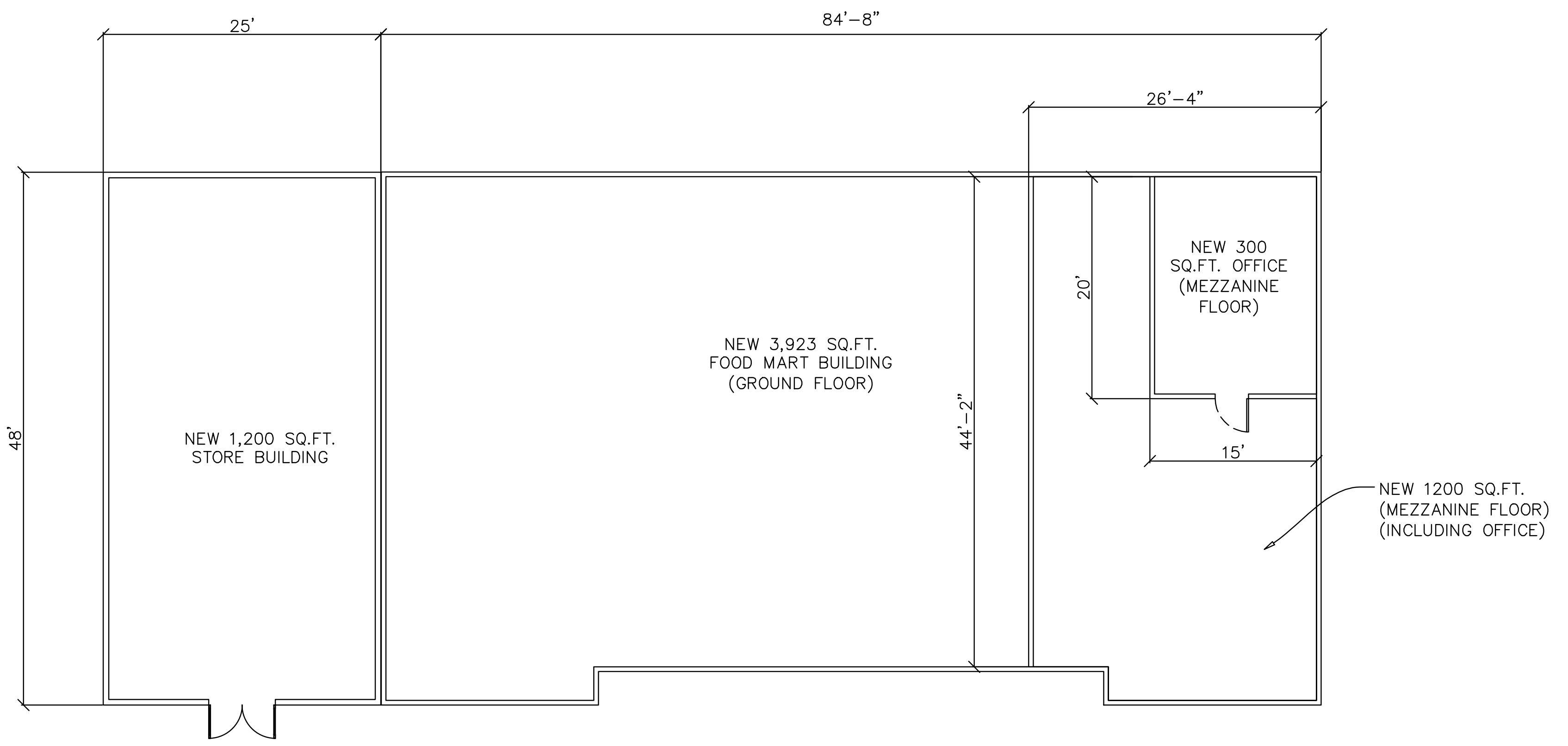
BUILDING	AREA (SQ.FT.)	RATIO OF PARKING	NO. OF PARKING SPACES REQUIRED
FOOD MART	3,923.00	1/225	18
SERVICE STATION			2
RETAIL STORE			5
TOTAL NO. OF PARKING SPACES REQUIRED			25
TOTAL NO. OF PARKING SPACES PROVIDED			29

INDEPENDENT

ADDRESS: REDLANDS BOULEVARD & HEMLOCK AVENUE
 MORENO VALLEY, CA 92555

DRAWN ER
CHECKED XX
 DATE 09/19/2017
 SHT. TITLE INTERIM SITE PLAN
 JOB NO. 00000
 SHEET **S1**

REVISIONS	BY
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	



PLANS PREPARED BY:

A & S ENGINEERING INC.
 PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
 28405 SAND CANYON RD., SUITE "B"
 CANYON COUNTRY, CA 91387
 PHONE #: (661) 250-9300 FAX #: (661) 250-9333

INDEPENDENT

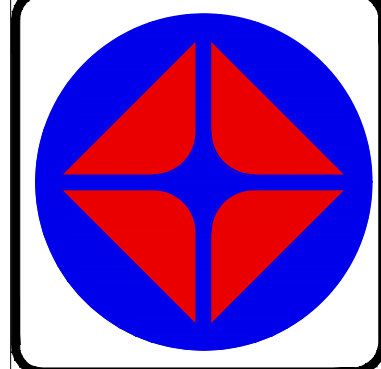
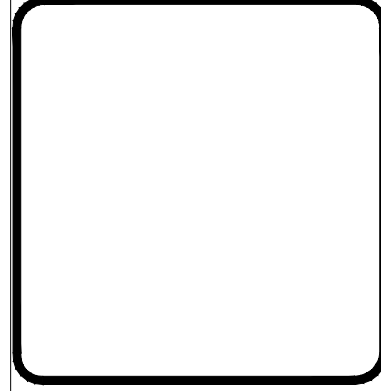
ADDRESS: REDLANDS BOULEVARD & HEMLOCK AVENUE
 MORENO VALLEY, CA 92555

DRAWN
ER
CHECKED
XX
DATE
09/10/2018
SHT. TITLE
FLOOR
PLAN
JOB NO.
00000
SHEET

A1.1

REVISIONS	BY
△ 11/29/2021	SK
△	
△	
△	
△	
△	
△	
△	
△	
△	
△	

PLANS PREPARED BY:
A & S ENGINEERING INC.
 PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
 28405 SAND CANYON ROAD, SUITE B
 CANYON COUNTRY, CA 91387
 PHONE #: (661) 250-9300; FAX #: (661) 250-9333



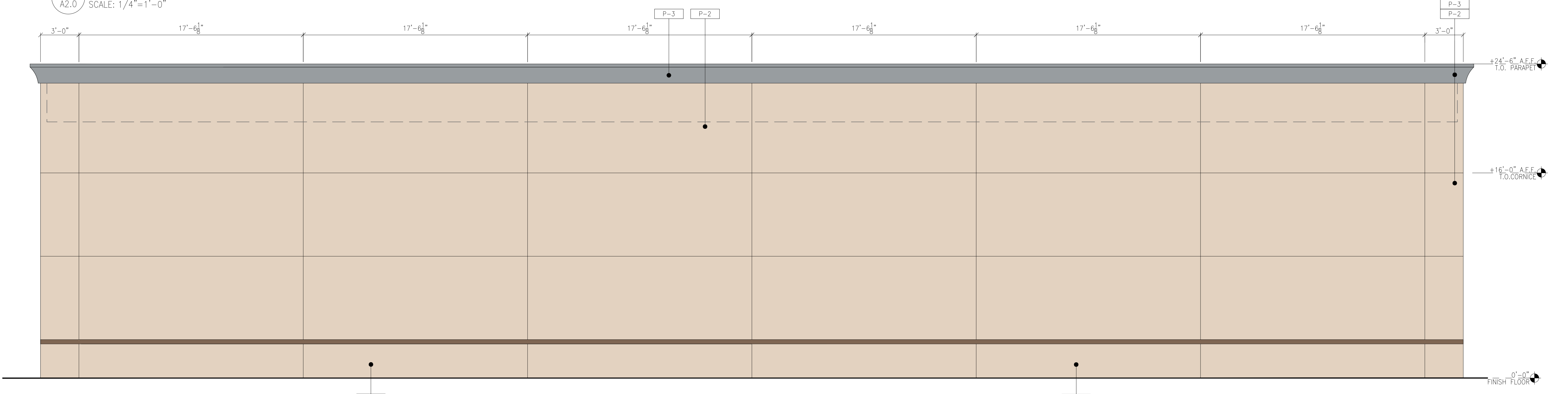
INDEPENDENT ARCO STATION
 STORE #:
 ADDRESS: REDLANDS BOULEVARD & HEMLOCK AVENUE
 MORENO VALLEY, CA-92555

DRAWN	LU
CHECKED	--
DATE	11/09/2021
SHT. TITLE	CONV. STORE & Q.S.R. ELEVATIONS
JOB NUMBER	--
SHEET	A2.0

Attachment: Project Plans (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)



01 SOUTH ELEVATION
 A2.0 SCALE: 1/4"=1'-0"



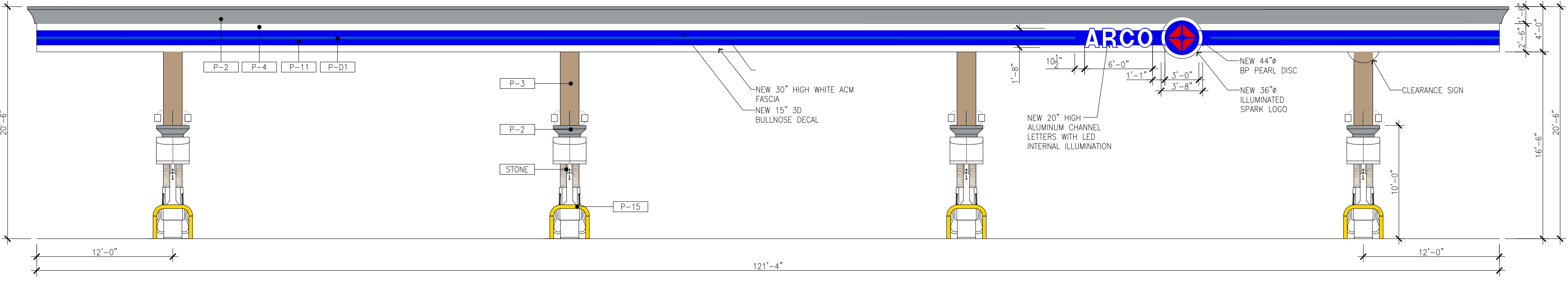
02 NORTH ELEVATION
 A2.0 SCALE: 1/4"=1'-0"

COLOR LEGEND

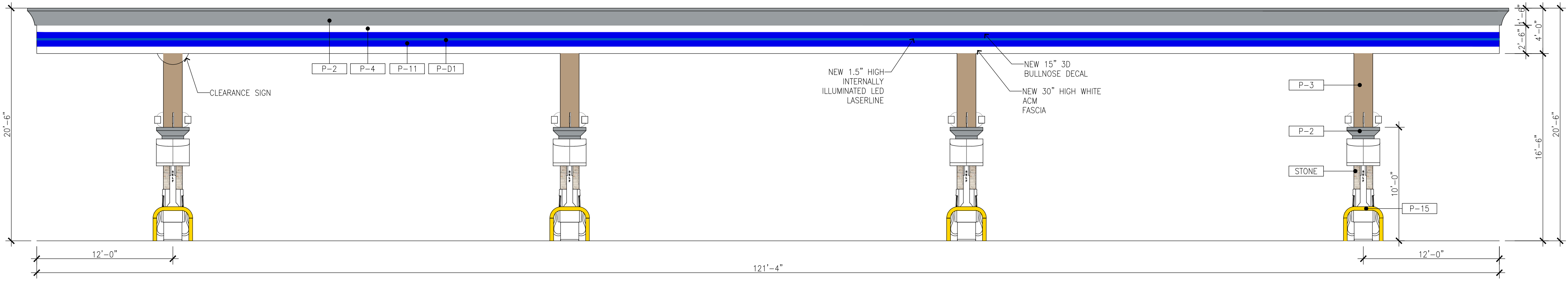
P-1 BENJAMIN MOORE, 1077 "GREAT PLAINS GOLD", SATIN FINISH	P-15 BP YELLOW - BENJAMIN MOORE, 2022-10, "YELLOW"	P-11 ARCO BLUE - IGI PAINTS, IN DEVELOPMENT - SHERWIN WILLIAMS, HYDROGLOSS B65T184, CUSTOM COLOR - BENJAMIN MOORE, ARCO BLUE - PMS 288C, CUSTOM COLOR P28 4B DTM ACRYLIC GLOSS ENAMEL (GALLON)MA 24, WH 16, BB 4X
P-2 BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH	P-4 HIGH HIDING WHITE - GLIDDEN PROFESSIONAL, ORDER #A0128, SPEC #50GY 83/010, "WHITE WING"-SHERWIN WILLIAMS, SW7006, "EXTRA WHITE" - BENJAMIN MOORE, OC-67, "ICE MIST" - P28 4B DTM (GALLON)	P-D1 ARCO LIGHT BLUE (APPLIED VINYL FILM) - AVERY, UC 900-682-0 (A9582-0) "PANTONE PROCESS BLUE"-3M, 3560-57 "OLYMPIC BLUE"
P-3 BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH		

MATERIAL LEGEND

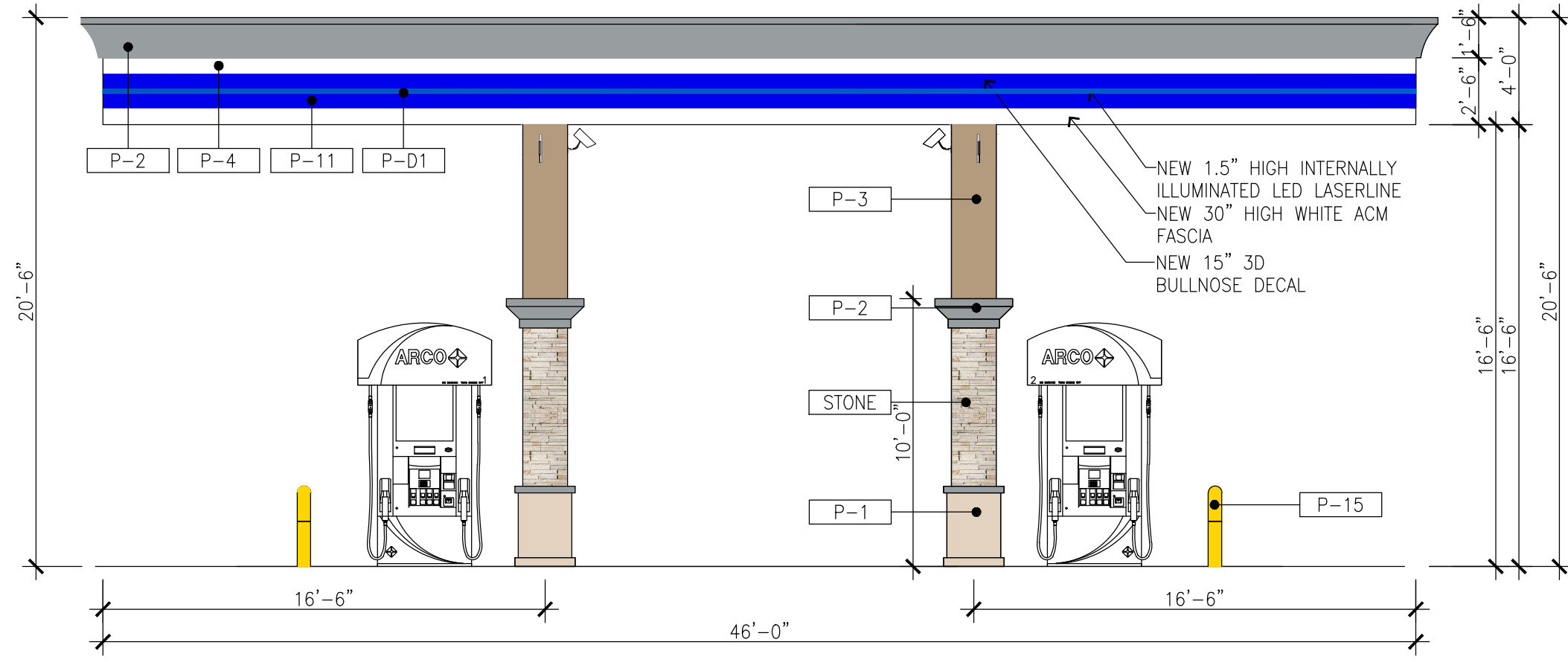
STONE CULTURED STONE MANUFACTURED STONE VENEER OVER 1" MORTAR OVER 2-GRADE "D" PAPER OVER PLYWOOD SHEATHING. MFG: CULTURED STONE	ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
ACM-1 ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166c, "ORANGE"	ROOFING STANDING SEAM METAL. COLOR: ALOOF GRAY



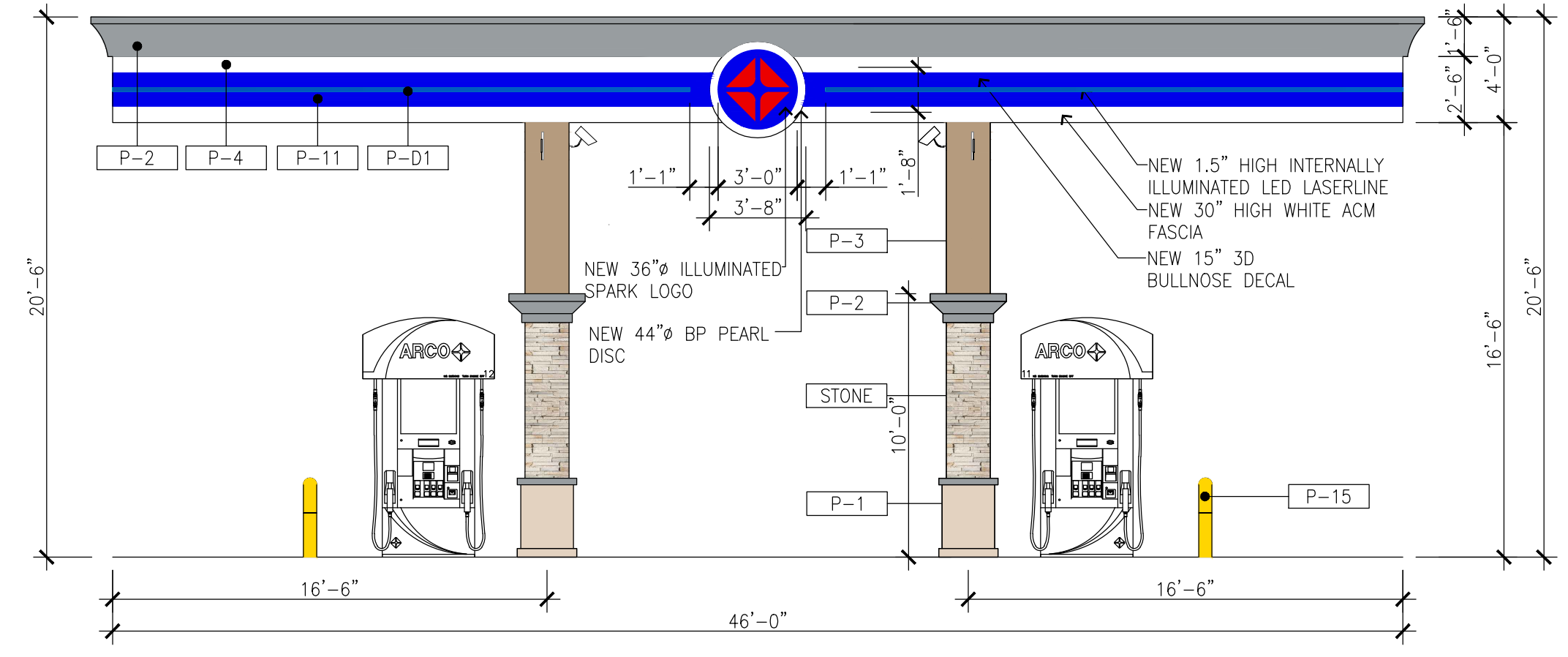
01 SOUTH ELEVATION
A2.3 SCALE: 3/16"=1'-0"



02 NORTH ELEVATION
A2.3 SCALE: 3/16"=1'-0"



03 EAST ELEVATION
A2.3 SCALE: 3/16"=1'-0"



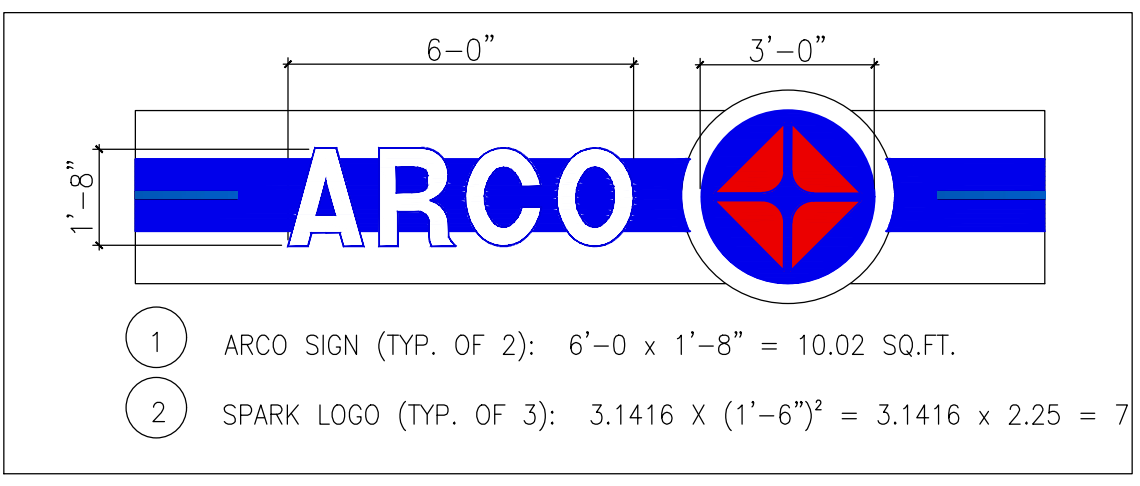
04 WEST ELEVATION
A2.3 SCALE: 3/16"=1'-0"

COLOR LEGEND

P-1	BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
P-2	BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH
P-3	BENJAMIN MOORE, 1077 "GREAT PLAINS GOLD", SATIN FINISH
P-4	HIGH HIDING WHITE -GLIDDEN PROFESSIONAL, ORDER #A0128, SPEC #50GY 83/010, "WHITE WING" -SHERWIN WILLIAMS, SW7006, "EXTRA WHITE" -BENJAMIN MOORE, OC-67, "ICE MIST" - P28 4B DTM (GALLON)
P-11	ARCO BLUE -ICI PAINTS, IN DEVELOPMENT -SHERWIN WILLIAMS, HYDROGLOSS B65184, CUSTOM COLOR -BENJAMIN MOORE, ARCO BLUE - PMS 288C, CUSTOM COLOR P28 4B DTM ACRYLIC GLOSS ENAMEL (GALLON) MA 24, WH 16, BB 4X
P-D1	ARCO LIGHT BLUE (APPLIED VINYL FILM) -AVERY, UC 900-882-0 (A9582-0) "PANTONE PROCESS BLUE" -JM, 3560-57 "OLYMPIC BLUE"
P-15	BP YELLOW - BENJAMIN MOORE, 2022-10, "YELLOW"

MATERIAL LEGEND

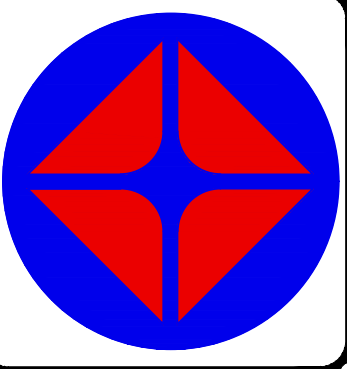
STONE	CULTURED STONE MANUFACTURED STONE VENEER OVER 1" MORTAR OVER 2-GRADE "D" PAPER OVER PLYWOOD SHEATHING . MFG: CULTURED STONE
-------	-----------------------------------------------------------------------------------------------------------------------------



REVISIONS

NO.	DESCRIPTION	BY

PLANS PREPARED BY:
A & S ENGINEERING INC.
 PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
 28405 SAND CANYON ROAD, SUITE B
 CANYON COUNTRY, CA 91387
 PHONE #: (661) 250-9300; FAX #: (661) 250-9333



INDEPENDENT ARCO STATION
 STORE #:
 ADDRESS: REDLANDS BOULEVARD & HEMLOCK AVENUE
 MORENO VALLEY, CA 92555

DRAWN	SK
CHECKED	--
DATE	11/09/2021
SHT. TITLE	FUEL CANOPY BLDG. #1
JOB NUMBER	--
SHEET	--

A2.3

FUEL CANOPY BUILDING #1

Attachment: Project Plans (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA CONCEPTUAL GRADING PLAN FOR A.P.N. 488-310-012

LEGAL DESCRIPTION

LOT 1 IN BLOCK 30 OF MAP NO. 1 OF BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO., IN THE 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 THOSE PORTIONS OF HEMLOCK AVENUE AND REDLANDS BOULEVARD WITHIN SAID BLOCK LYING EASTERLY OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT AND NORTHERLY OF THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT.

EXCEPT THOSE PORTIONS OF LOT 1 AND OF REDLANDS BOULEVARD IN SAID BLOCK DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 1, WITH THE WEST LINE OF REDLANDS BOULEVARD, 120 FEET WIDE AS SHOWN ON SAID MAP; THENCE ALONG SAID SOUTH LINE SOUTH 89°51'40" WEST, 83.78 FEET; THENCE NORTH 9°26'38" WEST, 122.31 FEET; THENCE NORTHERLY 182.01 FEET ALONG A TANGENT CURVE, CONCAVE SOUTHEASTERLY WITH A RADIUS OF 105 FEET, THROUGH AN ANGLE OF 99°18'57" TO A POINT ON SAID WEST LINE OF REDLANDS BOULEVARD, DISTANT ALONG SAID WEST LINE NORTH 0°07'41" WEST 243.28 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 89°52'19" EAST 60.00 FEET TO THE CENTER LINE OF SAID REDLANDS BOULEVARD; THENCE SOUTH 0°07'41" EAST 243.28 FEET ON SAID CENTERLINE; THENCE SOUTH 89°52'19" WEST 60.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM, THAT PORTION OF SAID LAND, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HEMLOCK AVENUE AND REDLANDS BOULEVARD AS SHOWN ON PARCEL MAP NO. 9355, FILED IN BOOK 47, PAGE 39 OF PARCEL MAPS, RECORDS OF SAID RIVERSIDE COUNTY;

THENCE SOUTH 89°52'19" WEST, ALONG SAID CENTERLINE OF HEMLOCK AVENUE, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY OF SAID REDLANDS BOULEVARD AND THE TRUE POINT OF BEGINNING;

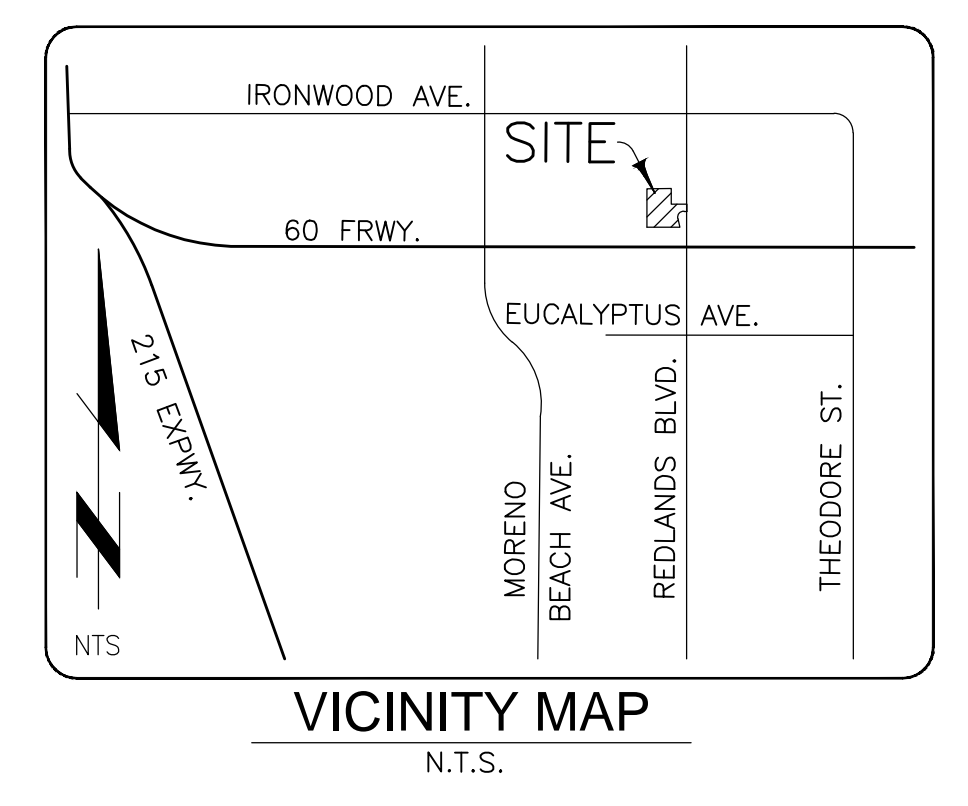
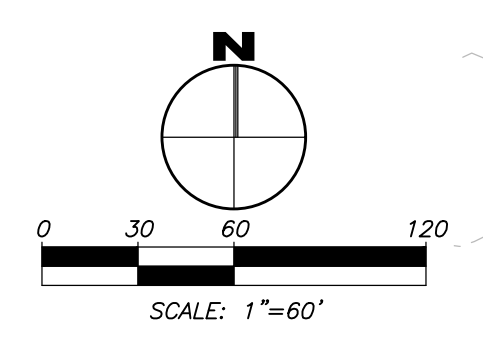
THENCE SOUTH 0°07'41" EAST, ALONG SAID PROLONGATION AND WESTERLY RIGHT OF WAY, A DISTANCE OF 290.00 FEET;

THENCE LEAVING SAID RIGHT OF WAY, AND PARALLEL WITH SAID CENTERLINE OF HEMLOCK AVENUE SOUTH 89°52'19" WEST, A DISTANCE OF 250.00 FEET;

THENCE PARALLEL WITH SAID WESTERLY RIGHT OF WAY, NORTH 0°07'41" WEST, A DISTANCE OF 290.00 FEET TO SAID CENTERLINE OF HEMLOCK AVENUE;

THENCE NORTH 89°52'19" EAST, ALONG SAID CENTERLINE OF HEMLOCK AVENUE, A DISTANCE OF 250.00 FEET TO THE TRUE POINT OF BEGINNING.

A.P.N. 488-310-012



GENERAL NOTES

OWNER/APPLICANT

ANTHEM ENERGY, LLC
CONTACT: CHANDRESH RAVALIYA
2640 CAMINO DEL SOL
FULLERTON, CA 92833
PHONE: (909) 562-6388
CRAVALIYA@GMAIL.COM

ENGINEER

WINCHESTER ASSOCIATES, INC.
DAVID J. SLAWSON
23640 TOWER STREET, SUITE 3
PO BOX 280
MORENO VALLEY, CA. 92556-0280
PHONE: (951) 924-5425
SLAWSON@WAI-ENG.COM

ASSESSOR'S PARCEL No.

488-310-012

LAND USE AND ZONING

CURRENT GENERAL PLAN R1
CURRENT ZONING R1
PROPOSED ZONING CC
EXISTING USE OS
PROPOSED LAND USE GAS/COMMERCIAL

AREA AND DENSITY

GROSS ACREAGE 7.11 ACRES
NET ACREAGE 6.67 ACRES

FLOOD HAZARD

THE SUBJECT TRACT IS WITHIN THE 500 YEAR FLOOD PLAIN, ZONE X. FEMA FLOOD INSURANCE PANEL NO. 065074 0030 B.

THOMAS BROTHERS GUIDE

PAGE 718 F-2, E-2

TOPOGRAPHY

OBTAINED FROM AERIAL SURVEY CONDUCTED INLAND AERIAL SURVEYS, INC. ON 5-4-2016.

SCHOOL

MORENO VALLEY UNIFIED SCHOOL DISTRICT

PUBLIC UTILITIES

WATER
EASTERN MUNICIPAL WATER DISTRICT (951) 928-3777
2270 TRUMBULL RD., PERRIS, CA 92572

ELECTRICITY
MORENO VALLEY ELECTRIC UTILITY (951) 413-3500
14331 FREDERICK ST., SUITE 2
MORENO VALLEY, CA 92553

GAS
SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
4495 HOWARD AVE., RIVERSIDE, CA 91756

TELEPHONE
VERIZON (951) 748-6656

SEWER
PRIVATE SEPTIC SYSTEM

EARTHWORK ESTIMATE (RAW)

EXCAVATION 20,000 C.Y.
EMBANKMENT 16,000 C.Y.

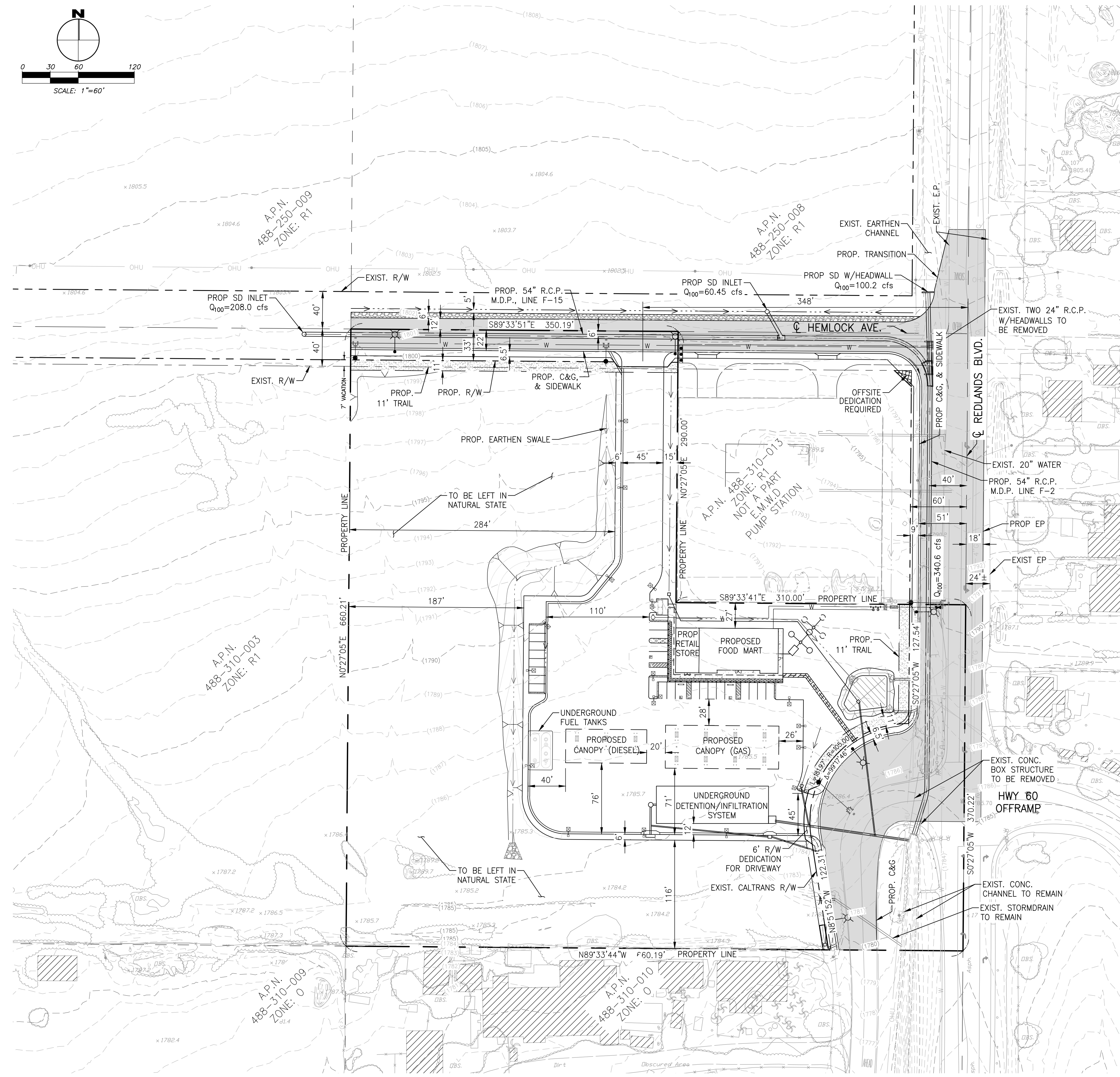
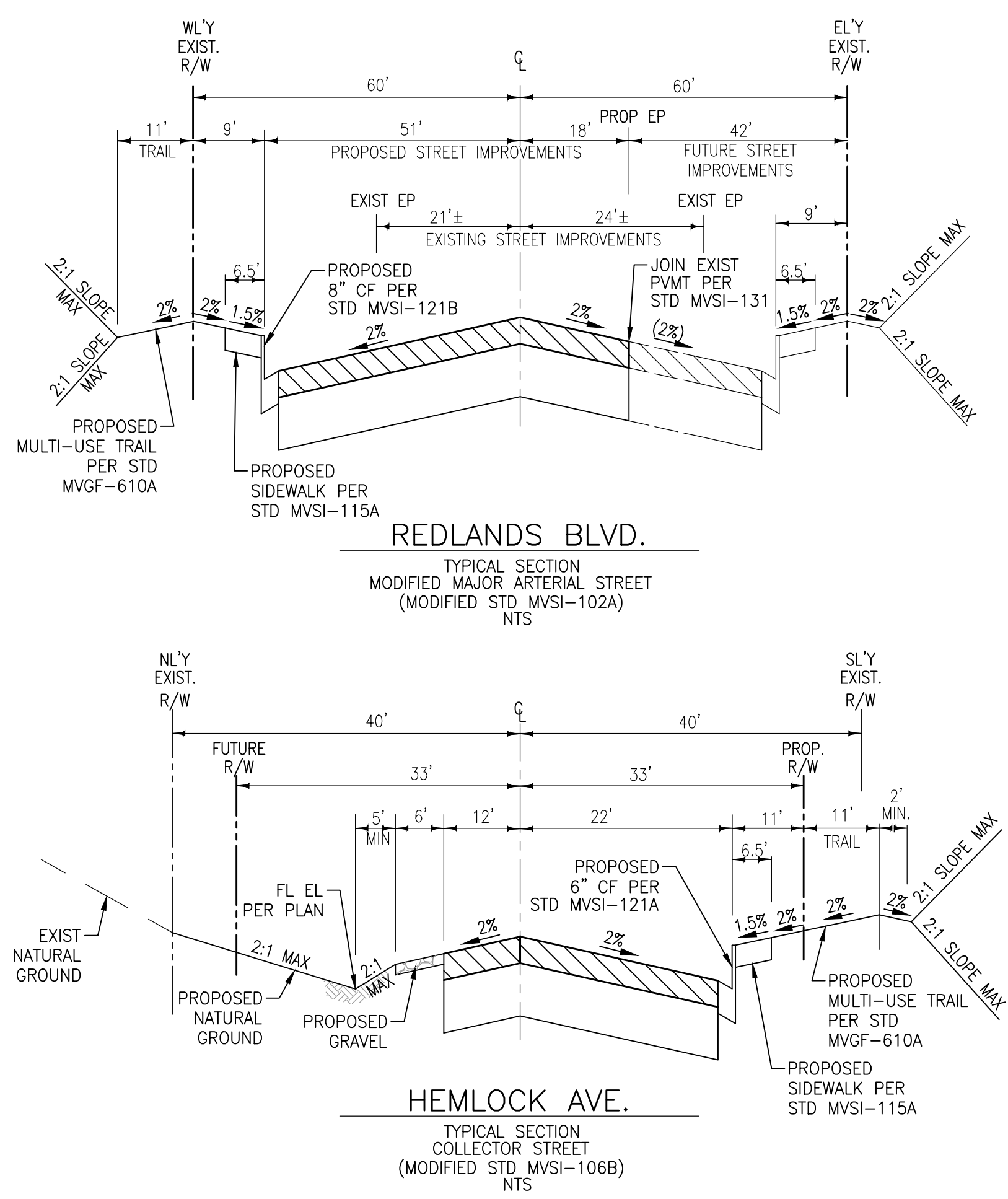
PREPARED BY:

Winchester Associates, Inc.
ENGINEERING • LAND SURVEYING

23640 TOWER ST., SUITE 3
MORENO VALLEY, CA 92556-0280
PH: (951) 924-5425

DAVID J. SLAWSON PLS 4724
DATE OF PREPARATION: JULY 09, 2021

PEN18-0038 SHEET 1 OF 3



Attachment: Project Plans (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)

IN THE CITY OF MORENO VALLEY
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
**CONCEPTUAL
 GRADING PLAN FOR
 A.P.N. 488-310-012**

ABBREVIATIONS

(X.X)	- EXISTING GROUND ELEVATION	N	- NORTH
⊙	- AT	NG	- NATURAL GROUND
⊖	- AND	NTS	- NOT TO SCALE
AC	- ASPHALT CONCRETE	PCC	- PLAIN CEMENT CONCRETE
AB	- AGGREGATE BASE	PE	- PAD ELEVATION
BSW	- BACK OF SIDEWALK	PL	- PROPERTY LINE
CAB	- CRUSHED AGGREGATE BASE	PP	- POWER POLE
CF	- CURB FACE	PMT	- PAVEMENT
CL	- CENTERLINE	PUE	- PUBLIC UTILITY EASEMENT
CLF	- CHAIN LINK FENCE	RCP	- REINFORCED CONCRETE PIPE
CONC	- CONCRETE	RT	- RIGHT
CONST	- CONSTRUCT	R/W	- RIGHT OF WAY
C&G	- CURB AND GUTTER	SAN	- EXISTING SEWER LINE
DWG	- DRAWING	S	- SOUTH
DWY	- DRIVEWAY	SF	- SQUARE FOOT
E	- EAST	SD	- STORM DRAIN LINE
E	- ELEVATION	ST	- STREET
EP	- EDGE OF PAVEMENT	STD	- STANDARD
EXIST	- EXISTING	SW	- SIDEWALK
FG	- FINISH GRADE	SWR	- SEWER LINE
FF	- FINISH FLOOR	TC	- TOP OF CURB
FL	- FLOW LINE	TG	- TOP OF GRADE
FS	- FINISH SURFACE	TF	- TOP OF FOOTING
GFF	- GARAGE FINISH FLOOR	TYP	- TYPICAL
HP	- HIGH POINT	TP	- TOP OF PAVEMENT
HOA	- HOMEOWNER ASSOCIATION	TW	- TOP OF WALL
INV	- INVERT	W	- WATER LINE
LF	- LINEAR FEET	W	- WEST
LP	- LOW POINT	W/	- WITH
MH	- MANHOLE	WTR	- WATER LINE
MIN	- MINIMUM	X:1	- SLOPE OF ONE FOOT MEASURED VERTICALLY FOR EVERY "X" FEET MEASURED HORIZONTALLY
No.	- NUMBER		
%	- PERCENT		

LEGEND

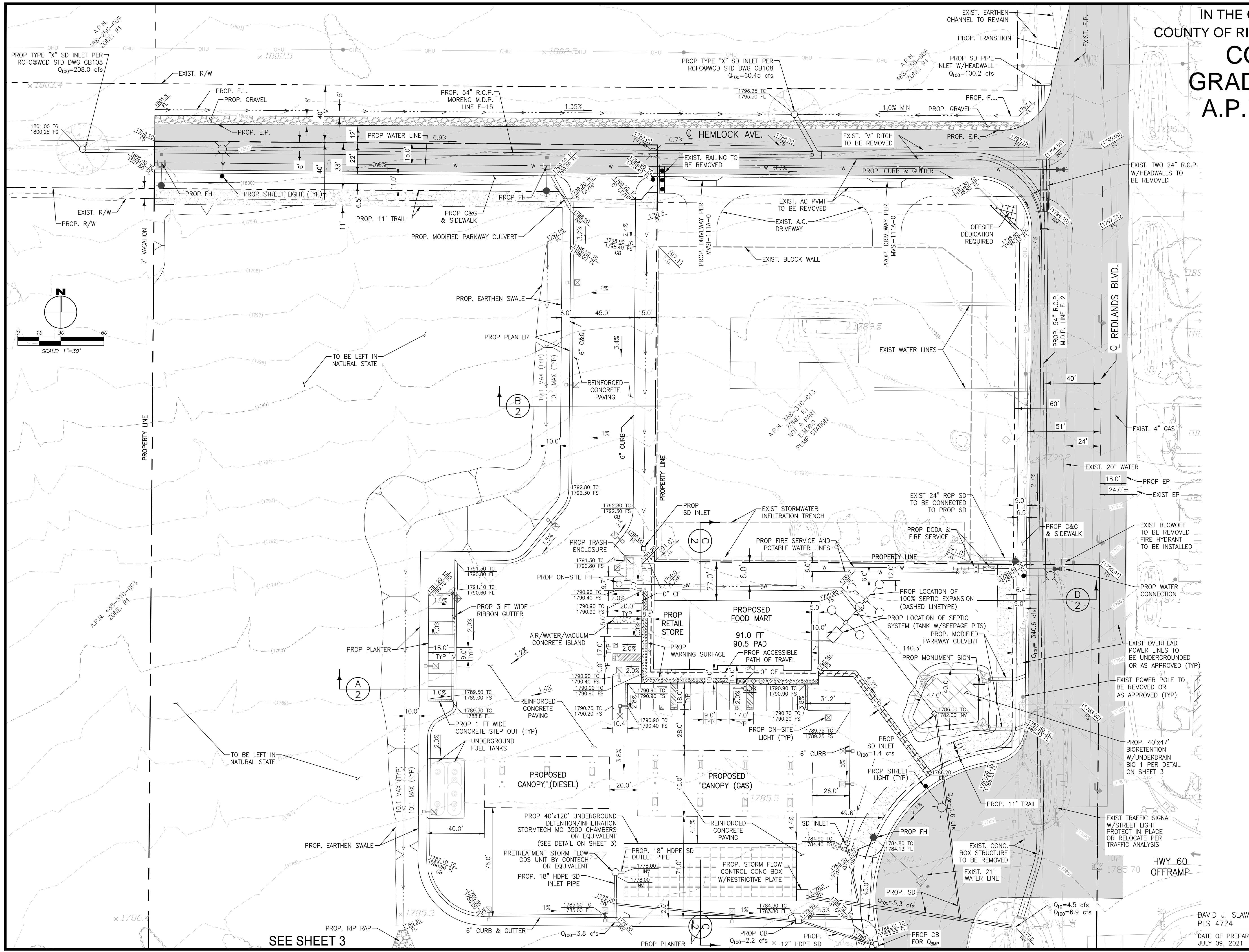
	PROPERTY LINE
	RIGHT OF WAY
	EASEMENT
	EXISTING BLOCK WALL
	DAYLIGHT LINE
	PROPOSED CONTOUR
	RETAINING WALL
	GRADING LIMITS
	EXISTING CONTOUR
	3 FT WIDE RIBBON GUTTER
	PROPOSED FLOWLINE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING UTILITIES
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
	PROPOSED ON-SITE LIGHT
	TRASH ENCLOSURE
	EXISTING POWER POLES
	STREET GRADE
	EXISTING FENCE
	PROPOSED CATCH BASIN
	PROPOSED ON-SITE FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	AC PAVING
	CONCRETE WALKWAY
	WARNING SURFACE
	RIP-RAP DISSIPATOR OR GRAVEL STRIP NORTH OF HEMLOCK AVE CL
	4 FT WIDE ACCESSIBLE PATH OF TRAVEL W/ 5.0% MAX SLOPE IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS SLOPE
	ACCESSIBLE PATH OF TRAVEL
	1 FT WIDE CONCRETE STEP OUT
	VAN ACCESSIBLE PARKING SPACE W/ACCESS AISLE AND 2.0% MAX SLOPE AT EACH DIRECTION

NOTE:
 EXACT LOCATION AND SEPARATION OF
 PROPOSED SEPTIC SYSTEM AND WATER
 LINES TO BE DETERMINED PER LATEST
 CALIFORNIA CODE OF REGULATIONS.

PREPARED BY:
Winchester Associates, Inc.
 ENGINEERING • LAND SURVEYING
 23640 TOWER ST., SUITE 3
 MORENO VALLEY, CA 92556-0280
 PH: (951) 924-5425

DAVID J. SLAWSON
 PLS 4724
 DATE OF PREPARATION:
 JULY 09, 2021

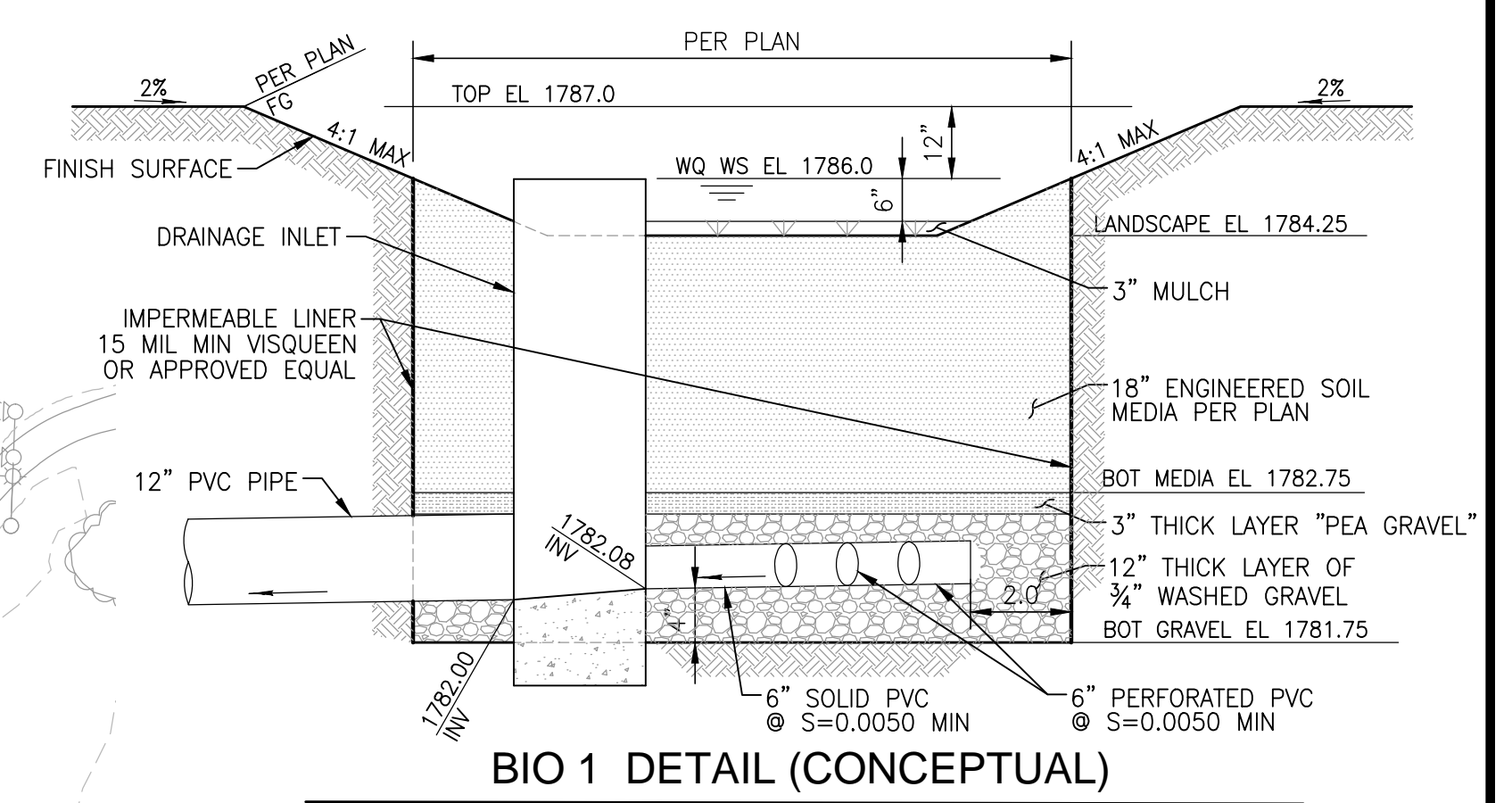
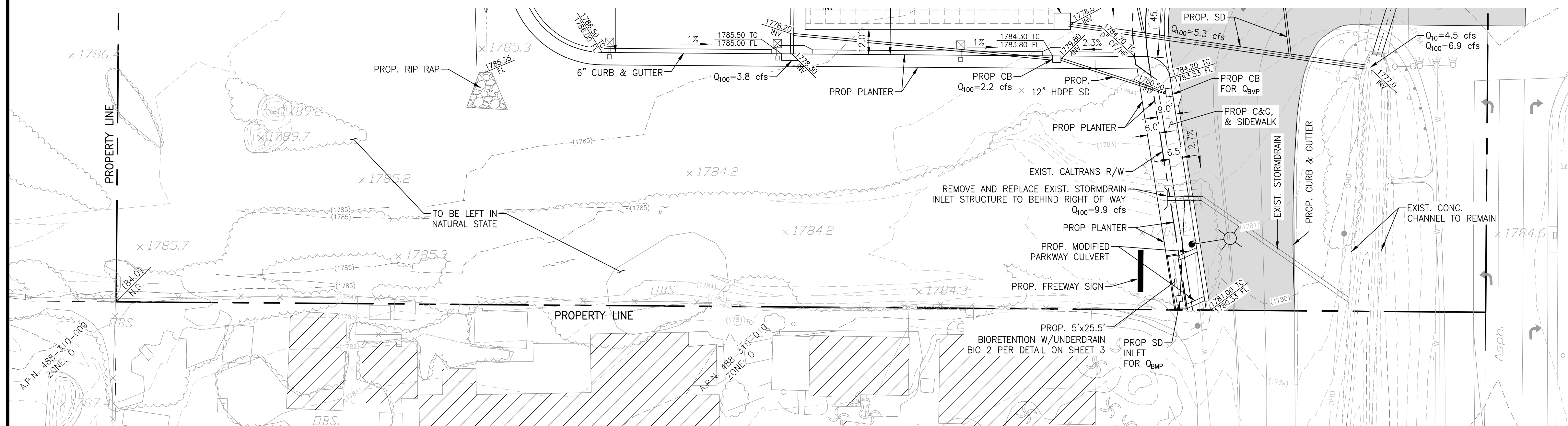
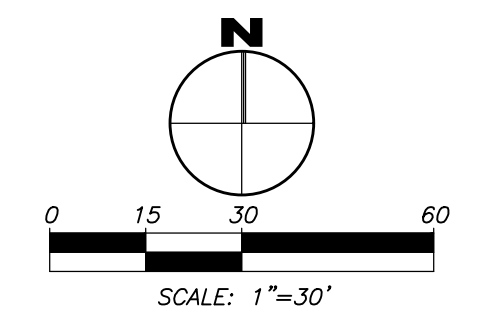
PEN18-0038
 SHEET 2 OF 3



SEE SHEET 3

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

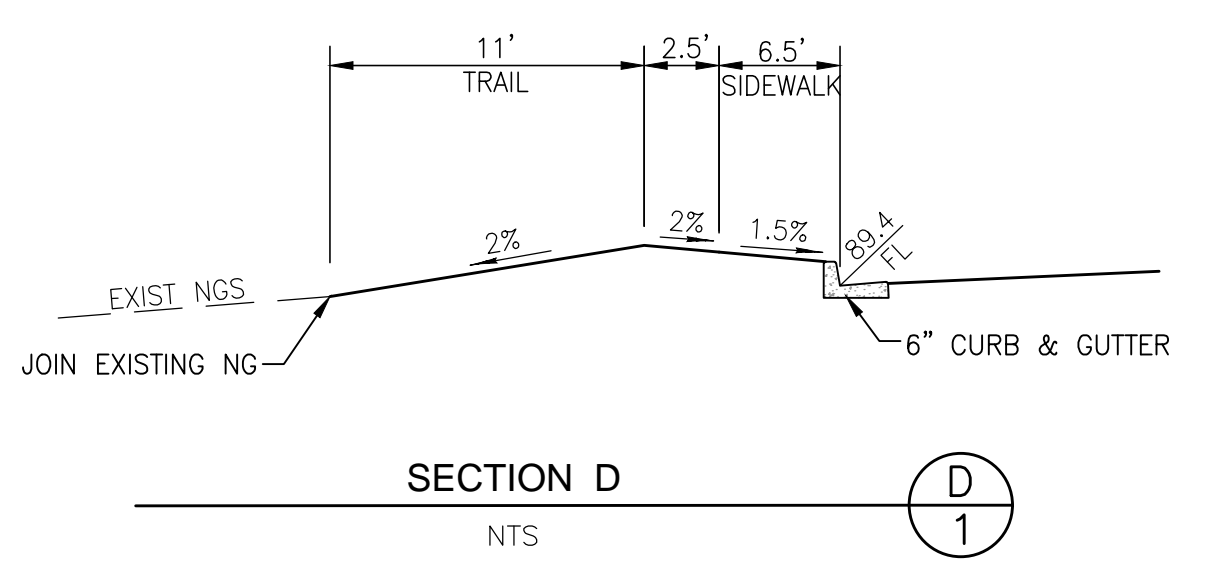
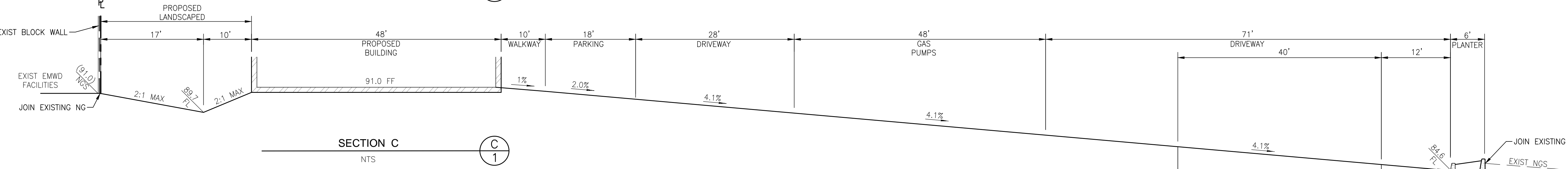
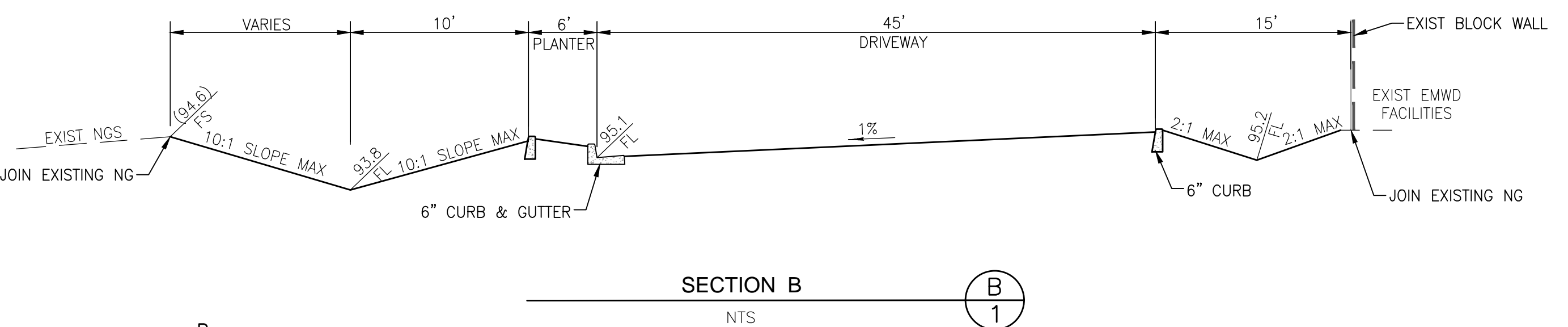
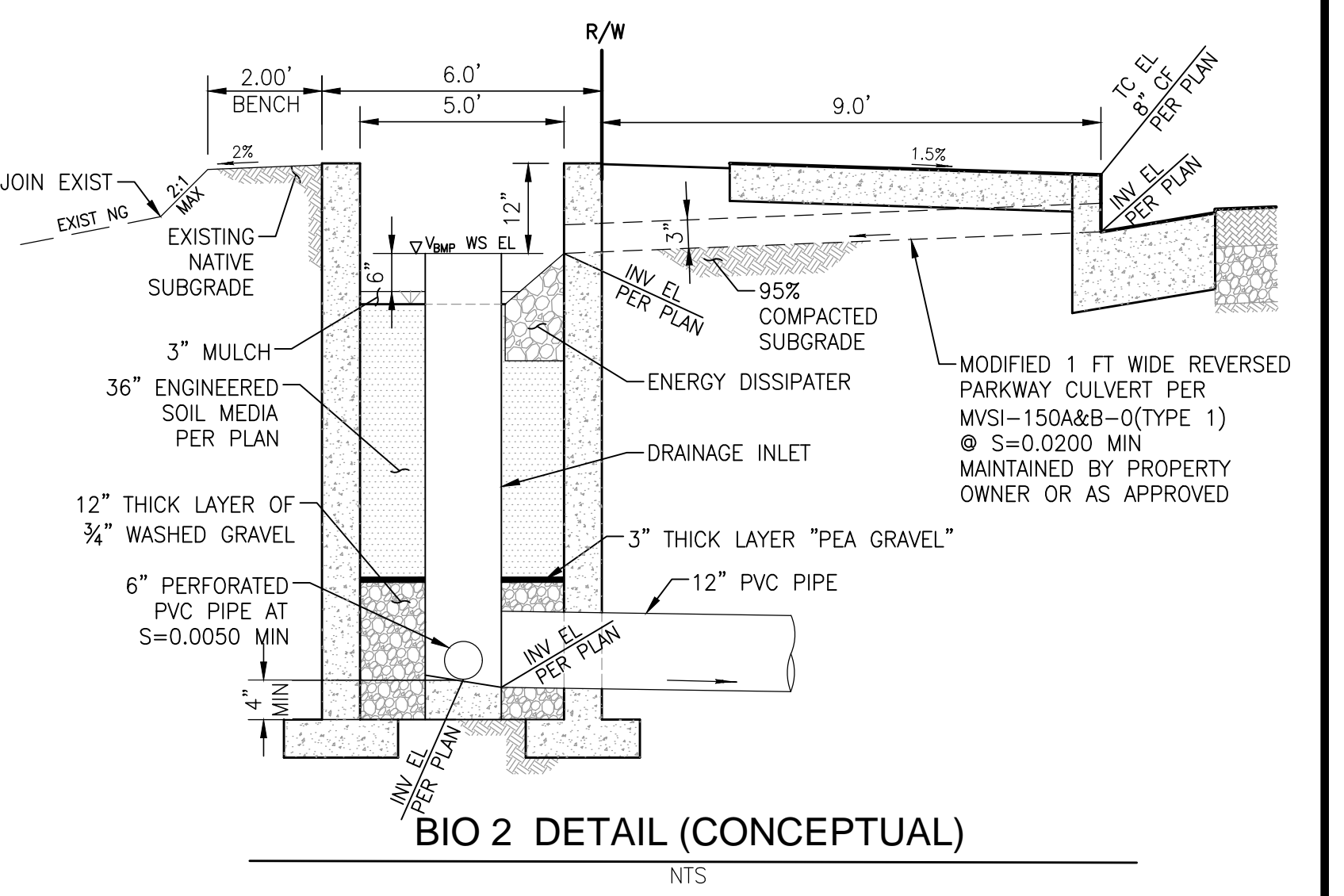
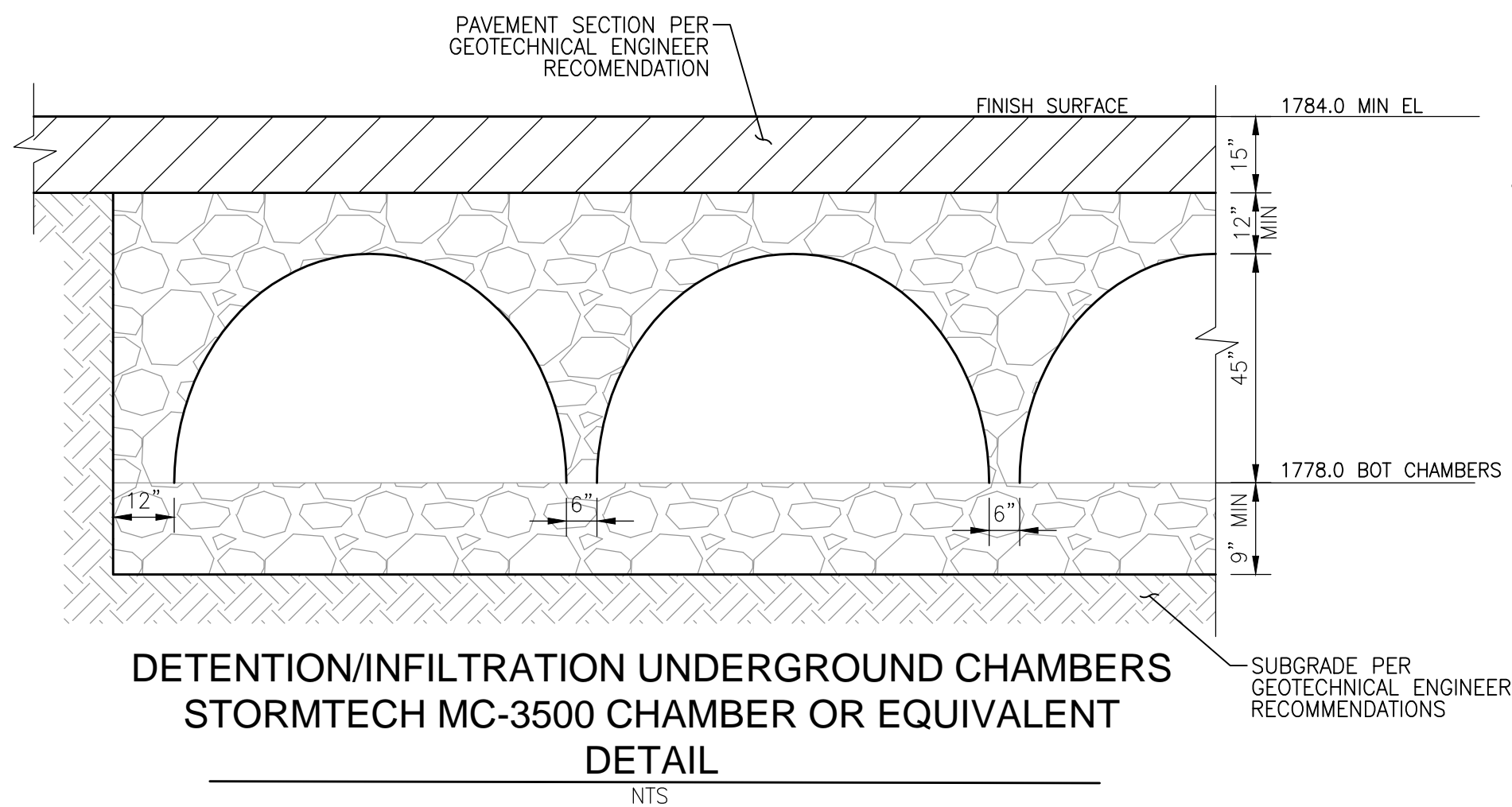
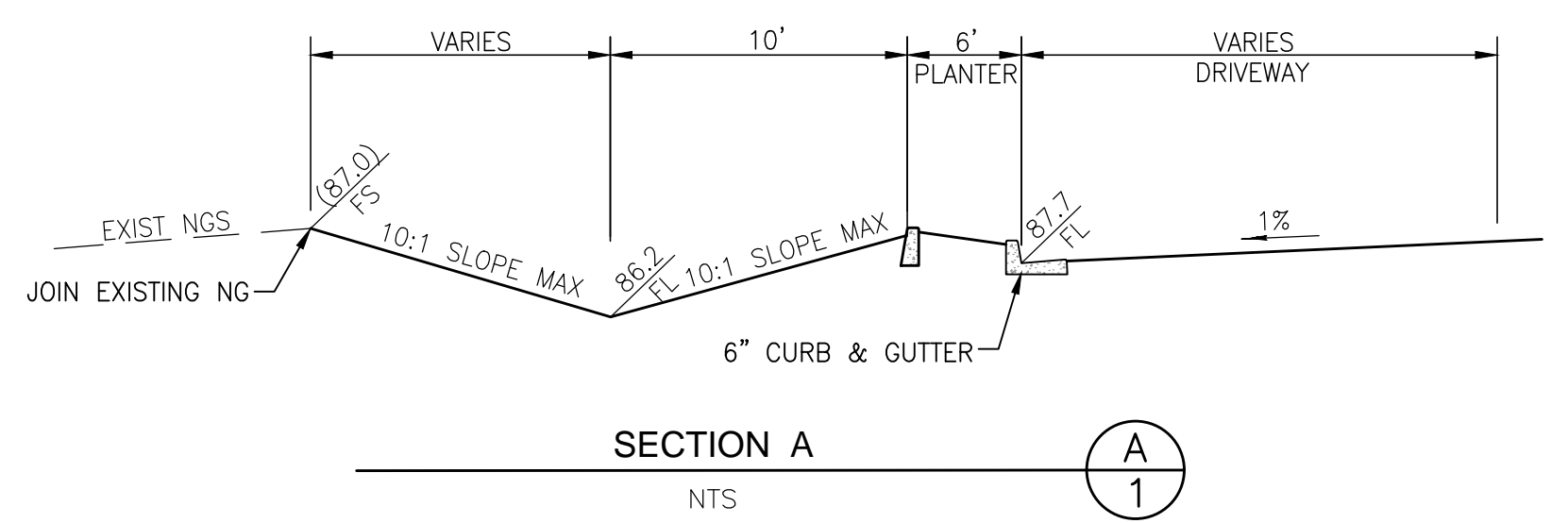
CONCEPTUAL GRADING PLAN FOR A.P.N. 488-310-012



BIORETENTION CLEAN-OUTS:
 INSTALL 6" CLEAN-OUTS EVERY 50 FT OF UNDERDRAIN LATERAL, AT THE COLLECTOR DRAIN LINE CONNECTION, AND AT ANY BENDS.
 EACH CLEAN-OUT SHALL BE EXTENDED 6" ABOVE THE MEDIA AND SHALL HAVE A LOCKABLE SCREW CAP.
 INSPECT MONTHLY, OR AS NEEDED AFTER STORM EVENTS. MAINTAIN IF NEEDED.

ENGINEERED SOIL MEDIA NOTE:
 ENGINEERED SOIL MEDIA SHALL COMPRISED OF: 15% ORGANIC COMPONENT (NITROGEN STABILIZED COMPOST) AND 85% MINERAL COMPONENT (SEE TABLE BELOW), BY VOLUME, DRUM MIXED PRIOR TO PLACEMENT.
 MINERAL COMPONENT RANGE REQUIREMENTS:

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



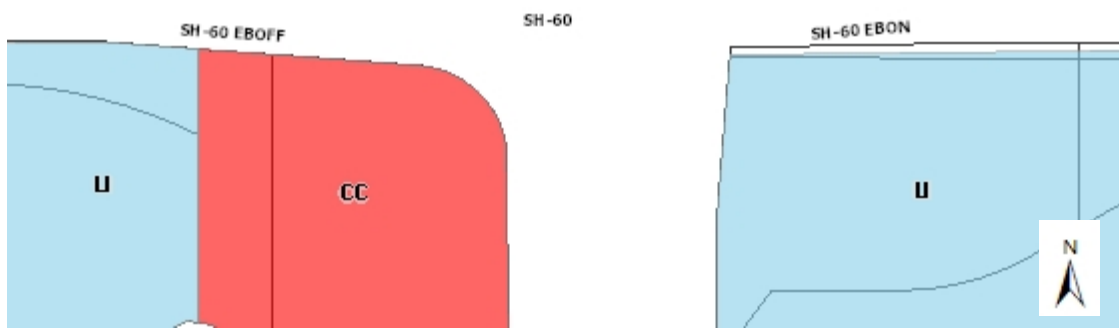
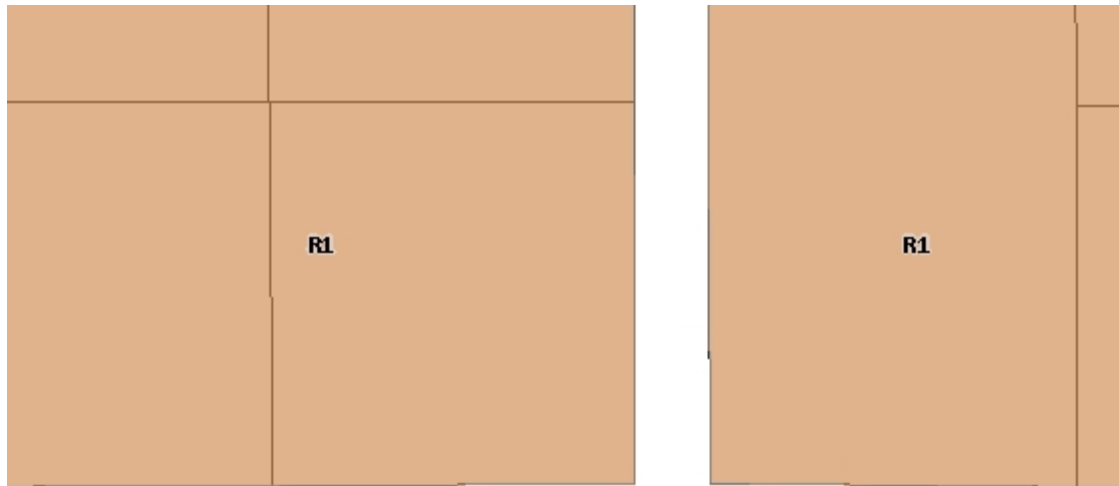
PREPARED BY:
Winchester Associates, Inc.
 ENGINEERING • LAND SURVEYING
 23640 TOWER ST., SUITE 3
 MORENO VALLEY, CA 92556-0280
 PH: (951) 924-5425

DAVID J. SLAWSON PLS 4724
 DATE OF PREPARATION: JULY 09, 2021

PEN18-0038 SHEET 3 OF 3



PEN18-0038 - Zoning Map



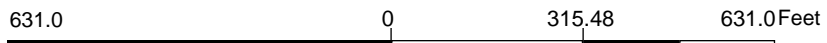
Legend

Zoning

- Commercial
- Center Mixed Use
- Downtown Center
- Corridor Mixed Use
- Industrial/Business Park
- Public Facilities
- Highway Office/Commercial
- Office
- Business Flex
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-family
- Open Space/Park

Road Labels

- Parcels
- City Boundary
- Sphere of Influence



WGS_1984_Web_Mercator_Auxiliary_Sphere Print Date: 2/8/2022

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

Notes
APN: 488-310-012

Attachment: Zoning Map (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A SERVICE STATION)



27 January 2022

City of Moreno Valley
 Attn: Jeff Bradshaw, Associate Planner
 14177 Frederick Street
 Moreno Valley, CA 92552

Submitted via email to jeffreyb@moval.org.

Re: Arco AM/PM Service Station Project Mitigated Negative Declaration (SCH #2021120545)

Dear Jeff,

I am writing today on behalf of the Inland Empire Biking Alliance to respond to the Mitigated Negative Declaration for the Arco AM/PM Service Station (“Project”) which has been proposed there in the city. After reviewing the documents made available, we have the following comments relating to what is proposed.

Our main concern is that the Project would make the most of the opportunity being presented to construct the best and most useful bike facilities possible. Reviewing the City’s Bike Master Plan, the place where the Project is located is covered by number 25 of Table 13: Recommended Class 2 Bicycle Lanes of the document. However, we would urge the City to apply the metrics from Caltrans¹ and/or the FHWA² to select the appropriate bikeway based on the characteristics of the motor vehicle traffic that people would be exposed to, including the speed, volume, and lane count.

Based on the information provided in the Traffic Study prepared for the Project, it appears that future conditions will be such that a Class II bike lane is not the appropriate bike facility for this location but should instead use a separate facility such as a Class I bike path or Class IV separated bikeway. Although Figure 2: Site Plan – Interim and Figure 3: Site Plan – Ultimate both show an “11’ Trail” along Redlands Boulevard and Spruce Avenue, it is not clear that this trail would be designed to meet the design specifications of a Class I path so it would be good to get clarity in that regard and if not currently the case, for the plans to be modified such that either the proposed trail meets Class I (or Class IV) standards or to provide an actual Class IV bikeway.

¹ Flournoy, M. (2020). Contextual guidance for bike facilities. Caltrans. Retrieved from <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/office-of-smart-mobility-and-climate-change/planning-contextual-guidance-memo-03-11-20-a11y.pdf>.

² Schultheiss, B., Goodman, D., Blackburn, L., Wood, A., Reed, D., & Elbech, M. (2019). Bikeway selection guide (FHWA-SA-18-077). US Department of Transportation, Federal Highway Administration. Retrieved from https://safety.fhwa.dot.gov/ped_bike/tools_solve/docs/fhwasa18077.pdf.



INLAND EMPIRE BIKING ALLIANCE

Additionally, while separate bike facilities improve the riding experience for all, we want to make sure that their use also takes advantage of the opportunity to provide the best possible design and experience from a safety standpoint. To that end, we would strongly encourage the use of NACTO's Don't Give Up at the Intersection³ document to assist in designing the driveways for this Project to ensure that the bikeway is continuous but remains safe for all users.

In summary, we would like to make sure that as the City approves projects, that it is able to leverage the opportunity to build out a world-class network of bikeways for use by residents and visitors. Taking advantage of ongoing development to achieve this saves money, time, and lives by making the most of the work already occurring to bring upgrades instead of having to return at a later date to try to introduce a new project to rectify an issue or provide an amenity that could have been there all along. We hope that the City takes this message to heart and integrates the recommendations in this Project as well as reviews future projects to identify similar opportunities.

If there are any questions or concerns regarding our comments, please do not hesitate to reach out for clarification.

Sincerely,

Marven E. Norman, Executive Director

CC: Chandresh Ravaliya, Anthem Energy, Project Applicant

About IEBA The Inland Empire Biking Alliance is advocating for making the Inland Empire a better place for people from all rolls of life. From the children just learning how to ride to the mountain bikers to those headed back and forth to work, school, or their preferred shopping center and beyond, we speak up to make sure they all have safe and convenient place to ride.

³ Found online at <https://nacto.org/publication/dont-give-up-at-the-intersection/minor-street-crossings/>.

Jeff Bradshaw

From: biancablua <biancablua@gmail.com>
Sent: Saturday, February 12, 2022 5:11 AM
To: Jeff Bradshaw
Subject: Am/pm gas station

Warning: External Email – Watch for Email Red Flags!

Good Morning,

Another proposal to build a gas station will come before the planning commission. Once again I ask that you consider not approving any gas station (please see my email sent on 2/9/22). There are plenty of gas stations (2 new ones are being built on Perris Blvd), totaling 37 gas stations in Moreno Valley. That is 1 gas station for every square mile (see below). What will happen to these gas stations with the phasing out of gas driven vehicles? GM will no longer sell gas driven vehicles by 2035.

Sincerely,
Bianca Blua
11580 Steeplechase

Gas Stations in Moreno Valley, CA

Home > Gas Stations > California > Riverside County > Moreno Valley

There are **35 Gas Stations** in Moreno Valley, California, serving a population of **203,691 people** in an area of **52 square miles**. There is **1 Gas Station per 5,819 people**, and **1 Gas Station per 1 square miles**.

In California, Moreno Valley is ranked **722nd of 1798 cities** in Gas Stations per capita, and **537th of 1798 cities** in Gas Stations per square mile.

List of Moreno Valley Gas Stations

Find addresses, phone numbers, fax numbers, hours & services for Moreno Valley Gas Stations.

← Ads by Google

Stop seeing this ad Why this ad? ▶



Sent from my Metro by T-Mobile 5G Device

Attachment: Comments Received in Response to Notice of Availability (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A

Jeff Bradshaw

From: S Z <callthatman@verizon.net>
Sent: Monday, February 14, 2022 4:57 PM
To: Jeff Bradshaw
Subject: AM/PM Service Station is being proposed north of SR-60 on the west side of Redlands Blvd

Warning: External Email – Watch for Email Red Flags!

February 14, 2022

Regarding: Proposed AM/PM Service Station is being proposed north of SR-60 on the west side of Redlands Blvd

Jeff Bradshaw,

An updated traffic Analysis needs to be done and presented prior to moving forward as this projects Mitigated Negative Declaration Traffic Traffic Analysis is so outdated it's obsolete and worthless having not considered the following that are listed, by not limited to, World Logistic Center, Moreno Valley Trade Center, Pilot Travel Center, Prologis, Aldi's, and the increase in all the traffic using Redlands Blvd to get to from San Timoteo Canyon. There should be a list included in their Mitigated Negative Declaration of all projects included in their analysis.

In addition the AQMP is outdated and doesn't include any of the 100's of thousands or maybe even millions of diesel and other daily vehicle trips coming into our city as a result of having approving 70 million and more square feet of commercial, warehouse, and office developments.

It would be in Moreno Valley's best interest to postpone all further develop considerations until the AQMP 2022 update is available for consideration. Below is the preliminary Draft for the Heavy Duty Diesel Trucks.

The Air Quality Management Plan (AQMP)

The 2022 AQMP will represent a comprehensive analysis of emissions, meteorology, regional air quality modeling, regional growth projections, and the impact of existing and proposed control measures.

Preliminary Draft for 2022 Report

	OG	ROG	NOX	CO	SOX	PM	PM10	PM25	NH3
746 Heavy Heavy Duty Diesel Trucks (HHD)	2.14	0.80	31.44	15.68	0.16	1.79	1.77	0.84	3.51

David Zeitz

email: callthatman@verizon.net

Jeff Bradshaw

From: Dio Perez <supremepest@msn.com>
Sent: Friday, February 11, 2022 4:38 PM
To: Jeff Bradshaw
Subject: AM/PM On Redlands & 60 Fwy

Warning: External Email – Watch for Email Red Flags!

Dear Mr. Jeffrey

Please do not follow thru with the building of the AM/PM on Redland Blv and the 60 Fwy.

We have all ready enough Gas stations thru out the 60 Fwy all the way along MV.

Have a beautiful valentine day and a nice weekend.

Sent from my iPhone

Attachment: Comments Received in Response to Notice of Availability (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A

Jeff Bradshaw

From: Ed Fithian <efithian50@gmail.com>
Sent: Wednesday, January 26, 2022 11:27 AM
To: Jeff Bradshaw
Subject: Am Pm

Warning: External Email – Watch for Email Red Flags!

Hello Jeff. My name is Ed Fithian. I live across the street from the proposed AmPm. 12318 Redlands. Will you please send me a copy of the notification letter? I cant imagine why I didnt rec it. Please put me on the list of any meetings that are coming up. Any information would be appreciated. Thankyou. Ed Fithian.

Sent from my iPhone

Attachment: Comments Received in Response to Notice of Availability (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A

Jeff Bradshaw

From: George Hague <gbhague@gmail.com>
Sent: Monday, February 14, 2022 5:29 PM
To: Jeff Bradshaw
Cc: Sean P. Kelleher; City Clerk
Subject: Valentines Day Comments on AM/PM service station Initial Study/MND

Warning: External Email – Watch for Email Red Flags!

Good afternoon Mr Bradshaw,

The AM/PM service station Initial Study (IS)/Medicated Negative Declaration(MND) has several areas that need additional study.

"The project, therefore, would ensure that impacts to riparian/riverine resources are **adequately mitigated**, impacts to BUOW are avoided, and would not result in any direct or indirect impacts to MSHCP conservation areas. The project is therefore consistent with the MSHCP."

"The erosional drainage ditch is 0.04 acre and 100 linear feet." (page 24 MND) This 0.04 acres needs to be added to the 0.21 for 0.25 acres and mitigated 2:1. Moreno Valley keeps sending these mitigations miles away from our city — our environment, wildlife and resources deserve better. "Adequately mitigated" is not good enough when we have lost most of California wetlands over the years. 1:1 mitigation is no longer good enough.

The project's Traffic Analysis is way out of date as shown below.

Appendix L: Traffic Impact Analysis has a date of June 22, 2019 (**Revised August 12, 2019**). ([Appendix L: Traffic Impact Analysis](#))

Appendix M: Traffic Analysis Study which contains Appendices A through J as follows: ([Appendix M: Traffic Analysis Study](#))

Appendix A Glossary

Appendix B Scoping Agreement —**Date May 30, 2019** (pages 7 & 8)

Appendix C Volume Count Worksheets — **Start Date 5/23/2019** (pages 19 & 20)

Appendix D Future General Plan Buildout Traffic Volumes — **January 28, 2015** (page 107)

Appendix E SR 60 Freeway/Redlands Interchange Alternative Buildout Configurations — **May 2016** (pages 113/114)

Appendix F Level of Service Worksheets □ Interim Conditions— **06/18/19** (pages 120 & 122)

Appendix G Other Development Study Area Intersection Information — **April 24, 2012** (pages 181/182) — **August 4, 2008** (page 190) — **Jan 13, 2013** (page 197)

Appendix H Stacking/Queue Requirements □ Interim Conditions — **06/18/2019** (pages 204 & 206)

Appendix I Level of Service Worksheets –General Plan Buildout □ Alternatives — **08/08/2019**—(pages 281 & 283)

Appendix J Stacking/Queue Requirements □ General Plan Buildout □ Alternatives -**08/08/2019** — **06/18/2019** (pages 366 & 368 & 499)

Even the page 49 of the MND reads “ Ganddini Group, Inc prepared a Transportation Impact Analysis (TIA) in August 2019 for the proposed project. The analysis is included in Appendix K and is summarized below.¹” Appendix K appears to be incorrect and needs to be corrected, but it is correct that much of the traffic analysis was done in 2019.

All the analysis for the project must analyze fully the cumulative impacts and other foreseeable developments. Figure 11 on page 19 of the Moreno Valley Trade Center (MVTC) Traffic Impact Analysis has a map of cumulative impact which the AM/PM service station must incorporate into their traffic analysis or it will be inadequate. The public and decision makers need to know what project are included in the AM/PM cumulative traffic analysis. The traffic analyses must include the single lane roundabout on Redlands Blvd at Eucalyptus Ave which was not even built in 2019. AM/PM's traffic analysis for the interchange and Redland's Blvd must at least include projects like the Moreno Valley Trade Center as a fulfillment center, Pilot Travel Center, World Logistic Center, Prologis, Aldi's, and all the substantial traffic that uses Redlands Blvd to get to/from San Timoteo Canyon.

The MVTC's cars/trucks produce at least 7,903 Daily passenger car equivalents (PCE) trips as shown on the last page of their Traffic Impact Analysis. During the council meeting on the Moreno Valley Trade Center (MVTC) the developer acknowledged that his project could become a Fulfillment Center. Therefore their PCE would even produce 1,000's of more delivery van/truck traffic which the AM/PM traffic analysis must include as a very likely worse case scenario or the traffic analysis would be inadequate.

A PCE of “3” is perhaps good for heavy trucks on a rolling highway, but not as reliable on the stop and go of trucks at signals, roundabouts, interchanges and puling into freeway traffic. The real PCE in these situations needs to be calculated and used throughout the AM/PM service station cumulative traffic analysis.

In the last couple of pages of the Planning Commission's Agenda Packet is the Pilot Travel Center's Trip Generation Summary. It reads that the project will produce 4,069 PCE trips which needs to be added to the AM/PM traffic analysis and like the out of date 2019 analysis must include the Eucalyptus Ave/Redlands Blvd intersection which now has a single lane roundabout.

The proposed signal at Hemlock and Redlands Blvd could easily cause even existing “rush” hour traffic to back up to the interchange and/or Ironwood Ave, but now with several projects going through planning this becomes even more of a real possibility. Better analysis of this signal point needs to be done with all cumulative impacts.

The traffic analysis also must be done on days when schools are in session in order to capture the true impacts in this area — especially in regards to the interchange. Most warehouses have increase use prior to the opening of schools and also prior to the holidays. Therefore the traffic analysis needs to capture these times to have real life impacts to our roads, intersections and interchange.

Neither the MVTC or the Pilot Travel Center have been denied by the City Council and therefore must be included in the AM/PM Traffic Analysis or it will be inadequate.

What happens to Spruce Ave also needs to be further explained — especially when it comes to the Redlands Blvd intersection and the home that is close to it. Pages 113 through 119 of [Appendix M: Traffic Analysis Study](#) have three different possible alternative interchange configurations for Redlands Blvd/SR-60. Which one will be used in your traffic analysis? What will happen to the existing homes and businesses along Spruce Avenue with each alternative? This needs to be fully explained in the environmental review because the AM/PM service station will be one of the main reason we will need a new interchange — especially with it growth inducing impacts.

As can be seen in the picture found at the bottom homes are directly across the street and adjacent to the south. The project's Air Quality section, however, reads as follows "The main construction activity would occur approximately 125 feet (38 meters) north of the closest sensitive receptor, which is a single-family residential property." This section as well as All others needs to address the very close proximity of homes to the AM/PM service station as seen in the picture or their analysis will be inadequate.

The noise analysis doesn't address horn honking or the backup beepers to those families that live so close as shown in the picture. The HVAC and roof exhaust systems will also impact those same homes with both open and closed windows. The analysis needs to show how the families directly to the south and east will be impacted during the more quiet periods of the day as well as the busiest time/days of traffic use of the AM/PM service station. Construction noise is not fully examined for its impact to those nearby homes and must be further mitigated.

How will smells from the roof exhaust system impact surrounding properties as families try to enjoy their outside areas as well as inside their homes with open windows? How will those smells be mitigated and reduced so as to not be noticed by the nearby families shown in the picture found below? "The fueling station would emit odors during operation in the form of diesel exhaust from vehicles and operation of the fueling pumps." (page 22 MND) The MND doesn't address the cumulative impacts from these smells. The document just assumes those who live in this area are already impacted from existing smells and therefore there is no problem with adding all this additional and new smells/odors. This analysis needs to be redone with actual data instead of shooting from the hip with nothing to back it up.

Since a growing number of cities are now stopping expansion and new service stations/pumps, the City/developer needs to justify our need for five or six stations being approved and going through environmental review during the past year. This analysis needs to show we are doing our part to meet our obligation to reduce global climate change (Climate Disruption). We need to encourage zero-emission cars and install more charging stations to encourage these cars and not cars that need gas. Rancho Cucamonga and Jurupa Valley instituted moratoriums on new gas stations based on Press-Enterprise articles during the last year. The Pilot Travel Center can still be approved by the City Council and needs to be part of the justification for the AM/PM service station.

The proposed septic system needs to be further reviewed and explained to the public. Has it been approved by all required agencies and if it hasn't why is the city moving forward with this IS/MND? If the project is told the septic system will not work at this site, then the entire review IS/MND needs to be submitted to the public again. Where is the Leach Field/Drain Field for the system? Will it be under asphalt/pavement? How will it impact existing ground water and runoff? How sure is the city that oil runoff will not impact our water table as well as areas offsite from the project and what is being done to protect those places?

One page 30 of the MND "it reads that project construction would require approximately 30,661 gallons of diesel fuel and approximately 6,102 gallons of gasoline. Of the 28,282 gallons of diesel fuel, construction equipment would consume an estimated 27,119 gallons and hauling and vendor trips would consume approximately 3,542 gallons of diesel fuel. These construction energy estimates are conservative because they assume the equipment used operates every day of construction.¹" The project must be conditioned to use at least 90 % TIER !V Construction equipment and not only if it is available.

The growth inducing impacts of this project needs to further explained and analyzed. It doesn't meet SCAQMD projections for this area. The same is true for direct/indirect and cumulative impacts need to be better explained thought this project's analysis or it will be inadequate.

According to pages 35 and 36 of the MND the project uses the June 15, 2021 CAP approval to tier off of it, but because of the ongoing CAP litigation this is not valid. In fact the city has it own warning to developers that the General Plan Update and Climate Action Plan (CAP) are currently under litigation. This developer should not be using them to justify his project's GreenHouse Gas impact, but instead using his own data and mitigations.

The Farm Road Fault should have been part of the seismic analysis.

The lighting impacts are not understand as if they lived in NE Moreno Valley where most residents hate the lighting that pollutes our skies and makes it increasingly difficult to see the stars. The person who wrote this must live in the city where they do not get to enjoy the evening stars. The light poles must be less than 24 feet and ideally less than 20 feet. with very tall trees side by side all around the project to limit the light pollution. Project signage must also be limited to reduce light pollution.

The MND continues to use language that reads the impact will "Less than Significant with Mitigation Incorporated", but we are never given a timeline as to when each and every one of these mitigation will happen. Will each one be in place before the project is open for business and if not when will it. The project paying DIF and TUMP fees will not get the interchange built before the project opens and it could be more than a decade before it is built. What other mitigations will be differed to a later date? The Public and the Decision Makers need to know this.

Please keep me and the Sierra Club aware of each hearing and document related to this project.

Sincerely,

George Hague

Jeff Bradshaw

From: Katie McKee <kkmgirl@gmail.com>
Sent: Friday, February 11, 2022 6:52 PM
To: Jeff Bradshaw
Subject: Proposed AM/PM Service Station Hemlock/Redlands

Warning: External Email – Watch for Email Red Flags!

Good evening,

After reviewing the proposed AM/PM service station north of SR-60 on Hemlock, I am extremely concerned about the state of affairs in what used to be a quiet, rural area of Moreno Valley (formerly Sunnymead). We purposely chose to reside on Locust Avenue 35 years ago for the larger parcels of quiet land, located just outside of the busy city. I'm sure that was the intention behind most, if not all, of the residents of northeast Moreno Valley.

The Mitigated Negative Declaration sounds like a playbook for developers. On page 14, Aesthetics will only be "Less than significant[ly] impact[ed]" since it is a "vacant lot" that is being developed. Has anyone asked the nearby residents if they find an AM/PM particularly pleasing to look at versus a clean, wide open field? Vacant lot implies an empty parcel in the center of town... these are large empty fields- hardly a fair description of the environment that is in question. These open plains are what attracted residents to this once rural part of town, allowing them uncluttered views of the Badlands. However, according to the report, the "pump canopies" shouldn't be too tall. I doubt the exact height of the canopies matter when they are still squatting in your view. Page 45 describes Operational Noise Levels at Off-Site Land Uses as having a "Less than significant impact." Less significant for *you* perhaps, but what about the residents that actually live there? I reiterate that the northeastern residents of Moreno Valley chose this undeveloped area for the QUIET. While there are tables of numbers and mathematical calculations of decibels to look impressive, noise is ultimately subjective. But let's use common sense- can we honestly say the difference in the "noise" of an empty field versus the noise of a 24/7 full service gas station is negligible? That the addition of non-stop vehicle traffic will only have a "less than significant impact" on the surrounding area? Let's be honest here.

Shall I even bring up traffic? The debacle that is Redlands Blvd will only worsen, as if I need to even point out the obvious. On page 49, we are told that there will only be a "less than significant impact" on traffic with this addition- **yet this report is from 2019**. In the ensuing years, traffic has drastically increased due to development along Redlands Blvd and beyond. I would venture to guess an updated (as in 2022) report would reflect different statistics than what is presented here. And while anecdotal evidence cannot be written in a report, the impact of increasing traffic is keenly felt by the residents. We don't need a report to tell us that the roads cannot sustain the growth- they were never intended to!

Why is an additional gas station even necessary when the entirety of Moreno Valley (especially along SR-60) is one long "truck stop" of gas stations, fast food restaurants, check cashing stores, and liquor marts? There is already an Arco AM/PM on Moreno Beach- technically less than one exit away from the proposed sight! Not to mention Easter's Market and two other potential sites along the same boulevard (the proposed Pilot being one of them). To insinuate that the environmental impact of driving a mile or two farther to get gas is worse than the environmental impact of developing and running yet another gas station in very close proximity to others is insulting to our intelligence (*"By adding local opportunities into the urban fabric and thereby improving proximity, local serving projects tend to shorten trips and reduce VMT. This project adds neighborhood retail use which are largely absent from the northeast quadrant of the city; thus, redistributing existing trips and shortening travel lengths with improving proximity" page 51*). Again, let me reiterate that the residents CHOSE to live in an area where "neighborhood retail use... is largely absent"!

I apologize for the exasperation with which I write this, but the residents of the northeastern area of Moreno Valley are long tired of being told what's good for us- that this is what we want! That we are somehow "lacking" and need smarter people to rush in and save us from our backwoods and underdeveloped ways. As a young girl, I grew up riding my bike to Easter's Market and swimming lessons, completely safe on a barely used 2-lane road. I know that times change and "progress" happens, but it's a travesty to witness what has taken place the last 10-15 years. There are a few dozen derelict shopping centers in Moreno Valley that could benefit from either being torn down or renovated. The infrastructure and career opportunities in this city are embarrassing and nonexistent. Rather than address the elephant in the room, City Council has simply picked up their money bags and moved to a different part of the house. Worse yet, the house (this city) is on fire and City Council is focused on rearranging the furniture. Why not invest in the schools that are falling apart? Or restoring Sunnymead and Alessandro Boulevard to something cleaner, safer, and more appealing? It does not go unnoticed that the extreme ends of town (East and West) are the only places people want to go. It's beyond frustrating to continually watch our hard earned tax dollars go into *yet another* gas station (or warehouse). Gas stations do NOTHING to grow a city. They do not invest in people, especially children and young adults to become educated and better citizens. But sadly, this is probably falling on deaf ears as common sense (an endangered species) would tell us that Hemlock- and it's surrounding residents- do not need or want a gas station. And yet here we are. Please let residents come before dollar signs. Use that money towards something that will produce dividends for the entire city, not just the pocketbooks of oil companies. Selling Red Bulls, cigarettes, and lotto tickets will not enrich the residents or pull Moreno Valley out of the slums. It's time to be honest and do what's right.

Thank you for your consideration-
Regards,
Katie McKee

Jeff Bradshaw

From: Lindsay Robinson <lr92555@gmail.com>
Sent: Monday, February 14, 2022 10:26 AM
To: Jeff Bradshaw
Subject: Comments on AM/PM gas station/minimart

Warning: External Email – Watch for Email Red Flags!

To whom it may concern,

Please enter this email into the record regarding the proposed AM/PM mini-mart and gas station on Redlands Blvd at the 60. I oppose this project as it will have an extreme negative impact on our health and quality of life and is not a proper business for this location as it adds to the destruction of our community character.

For far too long now some of our council members and staff have forgotten that they work for the residents not the developers and their first responsibility is to protect our health and quality of life. This project is inappropriate for the NE end of the city.

Bringing this forward at this time is improper as the GPU is in litigation that seeks to protect the northeast area from the unethical and dishonest procedure that was used to update the 2006 general plan for the financial benefit of Benzeevi and Chung the mayor's largest campaign donors to the detriment of the actual residents who live here.

Additionally this land is listed as a **homesite** on the Assessor-County Clerk Recorder website not gas station or other commercial.

General Information

Property ID Number (PIN/APN) 488310012	
Owner	
Property Address	- No Situs -
Property Type	HOMESITE/5-9.99 ACRES
TAG	021-011 MORENO VALLEY
Acreage	6.760

It is improper/unethical to place commercial businesses next to existing residential properties and override all the negative impacts of noise, pollution, traffic, trash and crime that this project will bring. Our 2006 general plan protected our neighborhood from these issues which the new plan ignores. All of the above will drastically affect our sleep, health and daily quality of life. The city failed to notify the homeowners on Redlands directly across from this project. If this was one of you pushing this project forward, wouldn't you want the city to do their ethical duty and let these long time residents know? Additionally the city failed to notify them they plan to change their residential property to commercial without their approval. Unethical and immoral.

The northeast area of Moreno Valley is on septic tank systems and it's absurd to believe the report that this project will have a septic system that can handle the volume that will be generated. Gas stations/mini marts/fast food by their very nature have people stopping to use the facilities which will easily be overloaded and back up

causing an additional nuisance smell and soil contamination that will affect our health and quality of life. Overseeing the proper use and maintenance of the septic system will be minimal at best and for this reason the project should not go forward.

There are multiple gas stations/minimarts/fast food at the westbound off ramps all through the city so this is not needed and has the potential to decrease their revenue which is unfair to our existing businesses. Gas stations will be obsolete soon if the state has its way so how will the gas tanks be disposed of?

A more appropriate location would be at Theodore as that overpass is being improved prior to Redlands Blvd and is not near homes.

The traffic study is very outdated and needs to be redone to more accurately reflect the additional traffic that the wlc, mv trade center and Pilot truck stop will add to Redlands Blvd. Having the entrance/exit at the freeway/Spruce St. will cause back ups on both the offramp and Spruce St not to mention the overpass. The mayor's unethical actions show that his allegiance is to the campaign donor developers not the residents and he is manipulating the system to try to get mv trade center and pilot truck stop approved contrary to the planning commission votes. Because of Benzeevi's influence (campaign donations) the city skipped the Redlands overpass for improvements and jumped ahead to improve Theodore, the road to the dump. Theodore and the 60 is a more appropriate location, but again this type of business does not belong in the NE end of the city and is destructive to the community character of large lots/animal keeping.

The bright lights and noise associated with commercial businesses like this will also have an extreme negative impact on our sleep and enjoyment of our night skies, both items that should be protected not glossed over as something that can't be mitigated. Any business for this area needs to be an office that operates during normal working hours not 24/7. Any lighting needs to be low light to protect our night skies, but that will make it more inviting for criminals that are attracted to these types of locations.

There are numerous gas stations, mini-marts and fast food at all the off ramps west of Redlands Blvd making this project unnecessary. This project does not bring high paying jobs that the council members have all promised us and is not needed especially across from our homes.

Your job as staff and council is to protect the resident's health and quality of life. This project contradicts your mission as it will harm us, is unneeded and does not bring high paying jobs. Please stop this before it goes any further.

Thank you,
Lindsay Robinson

Jeff Bradshaw

From: Marcia Narog <mgnarog@gmail.com>
Sent: Monday, February 14, 2022 3:18 PM
To: Jeff Bradshaw
Subject: Mini Mart/Gas Station at Redlands & Fwy 60

Warning: External Email – Watch for Email Red Flags!

Please forward my comments to appropriate parties

I think this type of business would be more appropriate at the Theodore crossing where the on/off ramps are already designed for trucks and there is already trucker traffic expected based on the turn around that was recently put in..

It would be at the edge of our city so would allow drivers a last chance stop or a first emergency stop when arriving or departing our city. This would also be less encouraging for the illegal traffic through our neighbors that is already occurring.

Stop this erratic changes in our city planning and quit negatively impacting our rural environment.

Sincerely,

Marcia Narog

Jeff Bradshaw

From: MARGIE BREITKREUZ <mbreitkreuz@aol.com>
Sent: Monday, February 14, 2022 5:02 PM
To: Jeff Bradshaw
Subject: AM/PM GAS STATION/MINIMART

Warning: External Email – Watch for Email Red Flags!

Please direct this email to city council, other applicable staff members., and project records staff. Thank you.

I am opposed to the AM/PM gas station/minimart proposed on Redlands Boulevard. It is not an appropriate business for this location as it adds to the destruction of our community character. There are already two gas stations with minimarts in close proximity to the freeway—one off of Moreno Beach and the other on Nason, both on the south side of the freeway in shopping/hospitality locations with easy access.

The northeast sector of the city was planned for large lot homes, animal keeping, and open space. Residents invested personally and financially in homes in the area for these reasons. Vacant sites in the area have been designated for homes and additional schools which are not compatible with AM/PM gas stations/minimarts.

This project will have an extremely negative impact on quality of life for in the north/east sector of Moreno Valley. The increased crime rates around gas stations and the health hazards to our environment are well established, especially for children, those with respiratory issues, and older adults.

Traffic on Redlands Boulevard is already horrendous, especially during peak times, with vehicles traveling at speeds over 60 miles per hour. There are numerous accidents on Redlands due to high vehicular speeds.

Please enter this email into the record regarding the proposed AM/PM gas station/minimart proposed for the 60 freeway and Redlands Boulevard and the 60 freeway.

Jeff Bradshaw

From: Penny Fithian <pfithian18@gmail.com>
Sent: Saturday, February 12, 2022 1:20 PM
To: Jeff Bradshaw
Subject: No Redlands Bl. AM/PM
Attachments: IMG_2402.jpg; ATT00001.txt

Warning: External Email – Watch for Email Red Flags!

Attachment: Comments Received in Response to Notice of Availability (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A

Jeffreyb@moval.org

Dear Mr. Planner:

My husband & I live at 12318 Redlands Blvd., directly right across the street from the water booster station. We've read through the Mitigated Negative Declarations for the proposed AM/PM station on Redlands Blvd. It seems this is simply routine for this type of infringement. All the serious issues have been lawfully addressed & that should shut everyone up, right? But, this gas station is surrounded by residences, was that considered? Families live here, some with children, horses, dogs etc. The station & traffic will be upwind from almost all of the folks that have homes here. Fuel, garbage & emissions will present some hazards.

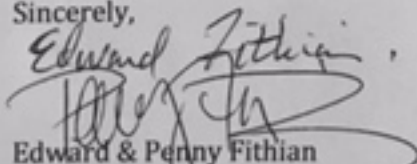
Of course no one building & approving this will stick around to suffer the conceivable consequences. There will be lower property values, severe traffic increases & harmful air quality that is inevitable with a fuel station, regardless of your routine study.

Redlands Blvd is already an extremely high traffic street and the additional traffic will be a dangerous nightmare for anyone trying to negotiate it. I read that the last traffic analysis was conducted between May-August, 2019. So 3 years ago, car & big truck traffic has increased considerably in the last 3 years.

Another question, a large septic system adjacent to the water boosting station? Wow!

It's obviously been noted that there is a lot of land to be profited from in East Moreno Valley. Why a gas station here? There are many areas already zoned for commercial building without hurting people & constructing a mess. Plus aren't there potential plans for 4 more fuel stations on Redlands Blvd. Isn't America planning to go electric soon?

Sincerely,



Edward & Penny Fithian
12318 Redlands Blvd.

Moreno Valley, CA 92555

Efithian50@gmail.com - or - Pfithian18@gmail.com

760-275-6373 - or - 951-452-8200

Attachment: Comments Received in Response to Notice of Availability (5710 : CONDITIONAL USE PERMIT FOR

Jeff Bradshaw

From: Ronald Dudeck <ronrdudeck@msn.com>
Sent: Saturday, February 12, 2022 6:28 PM
To: Jeff Bradshaw
Cc: Ulises Cabrera; David Marquez; Dr. Yxstian A. Gutierrez; Edward A. Delgado
Subject: - NE Moreno Valley AM/PM Gas Station at Redlands Blvd/SR-60

Warning: External Email – Watch for Email Red Flags!

Hi Jeffery,

Having read the Proposed AM/PM Gas Station at Redlands Blvd.

Environmental Review Documents

[Notice to Adopt a Mitigated Negative Declaration](#) | [Mitigated Negative Declaration](#)

Technical Appendices

We support the project as described and mitigated in the appendices, it being within the City's approved 2040 land usage plan, financially beneficial to the City of Moreno Valley in terms of taxes and to our citizens in possible employment.

Sincerely,

Ron and Barbara Dudeck
 15670 Oliver Street

-----Original Message-----

From: George Hague
To: George Hague
Sent: Fri, Feb 11, 2022 4:29 pm
Subject: 3 days -- NE Moreno Valley AM/PM Gas Station at Redlands Blvd/SR-60

Good afternoon/evening Moreno Valley Group Sierra Club members and friends,

AM/PM Service Station is being proposed north of SR-60 on the west side of Redlands Blvd — see picture found below. As you can read below you have until **Valentines Day** Monday February 14th to make comments to planner Jeff Bradshaw whose email address is found below. This is the time to express reasons why the project is or isn't appropriate in this location and what they need to better study. **Click on the following** "Mitigated Negative Declaration" Link ([Mitigated Negative Declaration](#)). You can then see some other pictures on pages 6-10 and further down there are reports on different aspects of the project.(page 42 letter "e") mentions a proposed septic system. Just expressing your thoughts about this gas station is not enough without explaining why. You can ask things like there needs to be an analysis of having three new gas stations/pumps on Redlands Blvd = the Pilot Truck stop at Eucalyptus, new little market at SE Alessandro Blvd will add pumps in addition to this AM/PM proposal. The Easter Market pumps at NE Alessandro Blvd would make station number four on Redlands Blvd if everything is approved.

The Pilot Truck Stop/ Travel Center across from the roundabout was voted down last night by the Planning Commission (4 to 2), but it is likely to be appealed to the City Council. Therefore just like the very large Moreno Valley Trade Center

warehouse, which is also across the roundabout, was voted down and appealed to the City Council, **both project can still be approved.** The AM/PM project's approval will lead to more Commercial projects in the NE which significantly bothers many **Sierra Club members** who live in the more rural NE part of our city because of the project's light and noise pollution as well as the traffic it will bring.

It appears that the entrance to the AM/PM station may be directly across from the on/off ramp of the single lane interchange which could really cause traffic to back up. **You need to write comments to make sure** AM/PM's traffic analysis for the interchange and Redland's Blvd includes the projects like the Moreno Valley Trade Center as a fulfillment center, Pilot Travel Center(with and without this project), World Logistic Center, Prologis, Aldi's, and all the traffic that uses Redlands Blvd to get to/from San Timoteo Canyon. **The project's traffic analysis found below shows it was prepared during May through August of 2019 which makes it too old and well before the recent General Plan Update approval last June....this needs to be pointed out.**

When you send in your comments for them to study you also need to ask planner Jeff Bradshaw (jeffreyb@moval.org) to keep you informed of all meetings and future documents.

Stay well and share with friends living in NE Moreno Valley,

George Hague
Sierra Club
Moreno Valley Group
Conservation Chair



Information from the City:

Project Description: The Applicant proposes to develop a 2.4-acre portion of a 6.9-acre site as a service station with a 6,323-square foot retail building that includes 5,123-square foot food market with office and storage in a mezzanine level and an adjacent 1,200-square foot retail tenant space, fueling stations gasoline and diesel dispensing within the Highway Office/Commercial (HO/C) District.

Public Review and Comment Deadline: Copies of the Initial Study/Mitigated Negative Declaration are available at the Planning Division at the address listed below. Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a **30-day public review period for the Initial Study/Mitigated Negative Declaration which begins January 14, 2022 and ends February 14, 2022.** Written comments on the Initial Study/Mitigated Negative Declaration must be received at the City of Moreno Valley Community Development Department by no later than the conclusion of the 30-day review period, 5:30 pm on February 14, 2022. **Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:**

Jeff Bradshaw, Associate Planner 14177 Frederick Street

Post Office Box 88005 Moreno Valley, California 92552 Phone: (951) 413-3224

[Email: jeffreyb@moval.org](mailto:jeffreyb@moval.org)

Arco AM/PM Service Station Project

The project is located at the southeast corner of Redlands Boulevard and Hemlock Avenue. This project includes:

- An application for a Conditional Use Permit to develop a 2.4-acre portion of a 6.9-acre site with a 6,323-square foot retail building
- Building includes a 5,123-square foot food market with office and storage in a mezzanine level and an adjacent 1,200-square foot retail tenant space
- Fueling stations for gasoline and diesel dispensing within the Highway Office/Commercial (HO/C) District.

Arco AM/PM Service Station Project Review Documents

Project Map

Environmental Review Documents

[Notice to Adopt a Mitigated Negative Declaration](#) | [Mitigated Negative Declaration](#)

Technical Appendices

(updated 1/13/2022)

- [Appendix A: MSHCP Consistency Analysis and Habitat Assessment](#)
- [Appendix B: Air Quality and Greenhouse Gas Study](#)
- [Appendix C: Jurisdictional Waters and Wetlands Delineation](#)
- [Appendix D: Biological Preservation Survey](#)
- [Appendix E: Burrowing Owl Survey](#)
- [Appendix F: Cultural Resources Survey](#)
- [Appendix G: Construction and Operational Energy Report](#)

- Appendix H: Geotechnical Investigation Report
- Appendix I: Hydrology Study
- Appendix J: Noise Impact Study
- Appendix K: Project Water Quality Plan
- Appendix L: Traffic Impact Analysis
- Appendix M: Traffic Analysis Study

Jeff Bradshaw

From: Stefanie <stefanieastokes@gmail.com>
Sent: Friday, February 11, 2022 10:08 PM
To: Jeff Bradshaw
Subject: Opposition to NE Moreno Valley AM/PM Gas Station at Redlands Blvd/SR-60

Warning: External Email – Watch for Email Red Flags!

Good evening,

I currently live within a half mile of where this proposed gas station is planned to be built. I do not believe it is needed, nor do I believe it is in good interest for ANY of us who live within close proximity. As it is, traffic and congestion continues to grow in this once beautiful “outskirts” area of Moreno Valley and there are already plenty of other gas stations within less than a couple miles from this potential address.

Then we also have a wildlife concern. Multiple times a week I see packs of donkeys in this area. They are seen grazing all over this part of the city and if we keep developing every piece of land they will be left with no where to go.

I’m sure this is not a first for hearing the concerns raised in this email, but if it makes any kind of difference I wanted to be sure to share.

I greatly appreciate your time in reading this and hope that it has an affect on the future of the 92555.

Thank you,
 Stefanie Stokes

Sent from my iPhone

Attachment: Comments Received in Response to Notice of Availability (5710 : CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A

Jeff Bradshaw

From: Susan Zeitz <whitwdtravel@verizon.net>
Sent: Monday, February 14, 2022 5:17 PM
To: Jeff Bradshaw
Subject: AM/PM Service Station is being proposed north of SR-60 on the west side of Redlands Blvd

Warning: External Email – Watch for Email Red Flags!

February 14, 2022

Regarding: Proposed AM/PM Service Station is being proposed north of SR-60 on the west side of Redlands Blvd

Jeff Bradshaw,

I have lived in homes with a septic system since 1971, the last 38 years here in Moreno Valley, and understand that everything that goes down our kitchen and bathroom drains, as well as the toilet, goes in the septic tank goes into, and so must be safe for, our groundwater.

The lack of any references to any first hand experiences the city of Moreno Valley has had with large capacity septic system (LCSS) (a septic system used 20 or more people a day) is an indication that the EIR and other reports need to provide more details and information to the public, and our representatives about how septic tanks work and the safety measures in place to protect our ground water from the dangers related a fossil fuel station using one. The majority of people do not realize that if anything other than sanitary waste goes into an LCSS it is no longer an LCSS, but a toxic well.

Bringing this proposal forward for approvals is premature as the developers first, per Riverside County, need to seek approval for using Large Capacity Septic System (LCSS) from both the County of Riverside and Santa Ana Regional Water Quality Management to be sure that this site meet their requirements to use an LCSS before submitting their proposal to the public and city of Moreno Valley for consideration. This step seems to be missing from what I can see by looking at the verbiage on page 42 (e) of the Mitigated Negative Declaration when it mentions a proposed septic system using Stormwater Pollution Prevention Plans (SWPPP) and implementing a Water Quality Management Plan (WQMP) in compliance with Santa Ana Regional Water Quality Control Board (RWQCB) requirements in an effort to minimize the existing potential of toxic contaminants. Installation and maintenance of the septic system would be done in accordance with the Riverside County Department of Environmental Health requirements. It doesn't say there is a water quality control plan or sustainable groundwater management plan only that it won't obstruct implementation one. I'd also like to see what first hand measures our city will be taking and monitoring first hand to ensure all protocols, safety measure, safety standards, and procedures are being followed as required by the Governing laws and officials and how our citizens can easily be regularly kept informed or have access to the findings.

What I don't see in the Mitigated Negative Declaration is a report, study, or an EIR on what safeguards MV has in place to comply to EPA's minimum federal requirements to prevent the endangerment of underground water sources, the safeguard of contamination required to comply with the Safe Drinking Water Act (SDWA), and other EPA federal guidelines to monitor, and thus ensure, that nothing other than sanitary waste and environmentally safe cleaning products enter the LCSS, what protections are put in place to prevent fossil fuel related contaminants from seeping into the LCSS, and it's leach lines, what will prevent this LCSS from turning it into an industrial waste well, or what will happen if any vehicular repair or

maintenance waste's toxic chemicals get into the LCSS and enter our ground water endangering our underground source of drinking water (USDW).

Nor could I find anything in our General Plan 2040 regarding how Moreno Valley will protect, safeguard, and oversee our ground water in compliance as outlined by the EPA and Underground Injection Control (UIC) to protect underground sources water from contamination to prevent purposely accidentally placing waste fluids from getting into our groundwater underground including protective requirements and overseeing construction and operation to protect our water in area's where the zoning changes allowing Commercial, Office, and Industrial would need to use LCSS septic systems. Areas needing to use an LCSS should have the most stringent requirements in place to prevent Illegal or accidental contaminate discharges have the potential to contaminate our drinking water resources to prevent contamination of groundwater to protect the public.

I also don't see what provisions are in place for an emergency response in the event of seismic, industrial, or accidental contamination of an LCSS and what the applicant is required to guarantee that Moreno Valley citizens won't have to pay for a toxic clean up.

Please postpone all further develop considerations until the applicant has secured approval for using Large Capacity Septic System (LCSS), for commercial use, from both the County of Riverside and Santa Ana Regional Water Quality Management to be sure that this site meet their requirements to use an LCSS after which the public should have a chance to review the updated information for consideration.

Also I don't believe the use of No Impact in regards to light pollution, noise, or homes is correct. If you lived across the street you wouldn't agree that it wouldn't impact your life. This needs to be looked at closer.

Thank you,

Susan Zeitz

whitwdtravel@verizon.net

From: [S.Z](#)
 To: [Jeff Bradshaw](#)
 Subject: AM/PM
 Date: Tuesday, February 15, 2022 3:39:00 PM

Warning: External Email – Watch for Email Red Flags!

I'd like this officially entered into the records and included in the agenda packet.

Please date and time stamp and send back as receipt for me

February 15, 2022

Regarding: Proposed AM/PM Service Station is being proposed north of SR-60 on the west side of Redlands Blvd

I am against a gas station at this locaAM/PM Service Station is being proposed north of SR-60 on the west side of Redlands Blvd

City Representatives,

Moreno Valley should up hold the General Plan 2040 Conceptual Outline and prepare for a future that includes mandating the discontinuance of fossil fuel and the use of electric powered vehicles as soon as the next 15-20 years which is the time line General Motors has already begun working on. Many other cities no long allow fossil fuel station to be built as they are soon to be obsolete.

An updated traffic Analysis needs to be done and presented prior to moving forward as this projects Mitigated Negative Declaration Traffic Traffic Analysis is so outdated it's obsolete and worthless having not considered the following that are listed, by not limited to, World Logistic Center, Moreno Valley Trade Center, Pilot Travel Center, Prologis, Aldi's, and the increase in all the traffic using Redlands Blvd to get to from San Timoteo Canyon. There should be a list included in their Mitigated Negative Declaration of all projects included in their analysis.

There are homes immediately to the east and south of this project which will negatively impact them with the light pollution, air pollution, noise pollution, and increase of traffic. historically rural area along the east side of Moreno Valley from the North Boundary of Lake Perris over the hill to San Timoteo Canyon Road

Redlands Blvd runs along the historically rural area of Moreno Valley's east side from the Northern Boundary of Lake Perris over the hill to San Timoteo Canyon Road.

Originally Redlands Blvd once saw little traffic, and only got slightly busier when the overpass was built on Highway 60. But it was still was perfectly

suites for the rural nature of our NE end of Moreno Valley. In recent years Redlands Blvd has gotten a lot more busy and is still busiest from the beginning of morning to evening with commuter traffic between Redlands and Moreno Valley. Today Redlands Blvd's 60 plus year old overpass and infrastructure is quickly losing it's battle to graciously and effectually avoid gridlock due to indiscriminate and overzealous building and approval of projects. It's antiquated infrastructure was never built to move the amount of traffic it is now just barely handling with more frequent gridlock and many more accidents. Redlands Blvd. has it's limits and it is there.

Redlands Blvd certainly won't, and can't, handle any more traffic, including traffic still to come with what is approved but not yet built including some of the 70 million plus square feet of commercial, warehouse, and office development approved in NE Moreno Valley just south and east of this proposed project.

All of which makes the outdated Traffic Report included with proposal of the AM/PM's Mitigated Negative Declaration invalid and obsolete as it doesn't include many of these approved but not built projects who's traffic will include hundreds of thousands or maybe even millions of diesel and other daily vehicle trips coming into and through our city. Projects bringing such a high volume of vehicles in and out of our city everyday won't just stop traffic on Highway 60 but will overwhelm Redlands Blvd and many of it's neighboring streets. Which makes the air quality impact reports in this Mitigated Negative Declaration invalid too as it also didn't take these factors missing on the Traffic Report into consideration.

It would be in Moreno Valley's best interest to postpone all further develop considerations until the AQMP 2022 update is available for consideration.

Below is the preliminary Draft for the Heavy Duty Diesel Trucks for 2022 AQMP.

The Air Quality Management Plan (AQMP)

The 2022 AQMP will represent a comprehensive analysis of emissions, meteorology, regional air quality modeling, regional growth projections, and the impact of existing and proposed control measures.

Preliminary Draft for 2022 Report

	OG	ROG	NOX	CO	SOX	PM	PM10	PM25	NH3
746 Heavy Heavy Duty Diesel Trucks (HHD)	2.14	0.80	31.44	15.68	0.16	1.79	1.77	0.84	3.51

Please do not approve this proposed project. Keep Moreno Valley diversified.

David Zeitz
email: callthatman@verizon.net

Jeff Bradshaw

From: George Hague <gbhague@gmail.com>
Sent: Tuesday, February 15, 2022 11:45 AM
To: Jeff Bradshaw
Cc: Sean P. Kelleher; City Clerk
Subject: AM/PM Gas Station and article on Cucamonga pauses new gas stations

Warning: External Email – Watch for Email Red Flags!

Good morning Planning Commissioner,

As mentioned during the previous hearing on the Pilot Travel Center an ever increasing number of cities are questioning the need to continue to approve new gas stations or expand existing ones. Many times it starts with a short 45 day moratorium followed by one that lasts 10.5 months while additional information is gathered. I really do not understand why our city is moving in the opposite direction with the approval and processing new gas stations/pumps — as many as five in the last year with the City not concerned about any of them.

Besides the obvious reason of reducing Climate Change the article found below mentions the following two reasons for the pause:

Sales tax revenues from service stations are falling.

Calls for police and fire services are rising, nearly doubling in four years.

There is no good reason to approve this project — especially since you do not know if the city council will approve the Pilot Travel Center.

Hope you read the article,

George Hague

Inland Empire City Pauses New Gas Station Development

The reasons for a ten-month moratorium on gas station development in the city of Rancho Cucamonga portend a major shift in transportation and land use priorities in the near future.

June 22, 2021, 8:00 AM PDT

By [James Brasuell @CasualBrasuell](#)

Matt Gush / [Shutterstock](#)

Steve Scauzillo reports from Rancho Cucamonga, a city located on the fringes of the Inland Empire in Southern California, where the City Council recently implemented a ten-month moratorium on new gas station development throughout the city.

The city has 34 gas stations, nearly twice as much as the neighboring city with the second-most gas stations, Fontana with 21. In Rancho Cucamonga, the number of gas stations works out to .69 service stations per square mile.

The newly implemented moratorium follows a study by city planners that produced three main findings, according to Scauzillo:

1. There are a lot more in this [All-America city](#) than in any nearby city.
2. Sales tax revenues from service stations are falling.
3. Calls for police and fire services are rising, nearly doubling in four years.

The city credited the decline in gas tax revenue to increasing numbers of residents driving electric vehicles—a reality that has long been predicted as a [reason for gas tax reforms](#).

According to Scauzillo, city planners will use the moratorium to generate more answers to questions like, "Should new gas stations be located near schools or parks where children play?"

Also, notes Scauzillo, most the city's gas stations are in the southwest and central areas of the city, "leading to environmental justice issues since these areas have more dense and older housing stocks."

From: [George Hague](#)
To: [Jeff Bradshaw](#)
Cc: [Sean P. Kelleher](#); [City Clerk](#)
Subject: AM/PM Gas Station and article on Cucamonga pauses new gas stations
Date: Tuesday, February 15, 2022 11:45:07 AM

Warning: External Email – Watch for Email Red Flags!

Good morning Planning Commissioner,

As mentioned during the previous hearing on the Pilot Travel Center an ever increasing number of cities are questioning the need to continue to approve new gas stations or expand existing ones. Many times it starts with a short 45 day moratorium followed by one that lasts 10.5 months while additional information is gathered. I really do not understand why our city is moving in the opposite direction with the approval and processing new gas stations/pumps — as many as five in the last year with the City not concerned about any of them.

Besides the obvious reason of reducing Climate Change the article found below mentions the following two reasons for the pause:

Sales tax revenues from service stations are falling.

Calls for police and fire services are rising, nearly doubling in four years.

There is no good reason to approve this project — especially since you do not know if the city council will approve the Pilot Travel Center.

Hope you read the article,

George Hague

Inland Empire City Pauses New Gas Station Development

The reasons for a ten-month moratorium on gas station development in the city of Rancho Cucamonga portend a major shift in transportation and land use priorities in the near future.

June 22, 2021, 8:00 AM PDT

By [James Brasuell](#) @CasualBrasuell

Inland Empire



Matt Gush / [Shutterstock](#)

Steve Scauzillo reports from Rancho Cucamonga, a city located on the fringes of the Inland Empire in Southern California, where the City Council recently implemented a ten-month moratorium on new gas station development throughout the city.

The city has 34 gas stations, nearly twice as much as the neighboring city with the second-most gas stations, Fontana with 21. In Rancho Cucamonga, the number of gas stations works out to .69 service stations per square mile.

The newly implemented moratorium follows a study by city planners that produced three main findings, according to Scauzillo:

1. There are a lot more in this [All-America city](#) than in any nearby city.
2. Sales tax revenues from service stations are falling.
3. Calls for police and fire services are rising, nearly doubling in four years.

The city credited the decline in gas tax revenue to increasing numbers of residents driving electric vehicles—a reality that has long been predicted as a [reason for gas tax reforms](#).

According to Scauzillo, city planners will use the moratorium to generate more answers to questions like, "Should new gas stations be located near schools or parks where children play?"

Also, notes Scauzillo, most the city's gas stations are in the southwest and central areas of the city, "leading to environmental justice issues since these areas have more dense and older housing stocks."

From: [George Hague](#)
To: [Jeff Bradshaw](#)
Cc: [Sean P. Kelleher](#); [City Clerk](#)
Subject: Planning Commission Comments on AM/PM service station Initial Study/MND
Date: Tuesday, February 15, 2022 4:12:42 PM
Attachments: [WpBEnzXDwaeA2QX6OQwy.jpeg](#)

Warning: External Email – Watch for Email Red Flags!

Good afternoon again Planning Commissioners, February 15, 2022

I hope you have read my previous two emails which included newspaper articles.

The AM/PM service station Initial Study (IS)/Medicated Negative Declaration(MND) has several areas that need additional study. I sent the City comments on the projects IS and MND within the comment period which shows out of date studies — especially as it relates to traffic between Ironwood Ave and Eucalyptus Ave. It appears most traffic studies are from 2019 or earlier and do not include projects like the Moreno Valley Trade center or the Pilot Travel Center — both of which could still be approved by the City Council. The old traffic study doesn't even have the roundabout at Eucalyptus Ave.

It appears that the the AM/PM gas station waited until our General Plan Update (GPU) and Climate Action Plan (CAP) with the change in zone to commercial was approved last June before moving forward with the project. The city needs to hold them accountable for all cumulative traffic including projects that are foreseeable. **The Planning Commission needs to demand updated information prior to voting on this project which will impact the NE more rural areas of our city on several levels.**

The project's Traffic Analysis is way out of date as shown below.

Appendix L: Traffic Impact Analysis has a date of June 22, 2019 (**Revised August 12, 2019**). ([Appendix L: Traffic Impact Analysis](#))

Appendix M: Traffic Analysis Study which contains Appendices A through J as follows: ([Appendix M: Traffic Analysis Study](#))

Appendix A Glossary

Appendix B Scoping Agreement —**Date May 30, 2019** (pages 7 & 8)

Appendix C Volume Count Worksheets — **Start Date 5/23/2019** (pages 19 & 20)

Appendix D Future General Plan Buildout Traffic Volumes — **January 28, 2015** (page 107)

Appendix E SR60 Freeway/Redlands Interchange Alternative Buildout Configurations — **May 2016** (pages 113/114)

Appendix F Level of Service Worksheets Interim Conditions— **06/18/19** (pages 120 & 122)

Appendix G Other Development Study Area Intersection Information — **April 24, 2012** (pages 181/182) — **August 4, 2008** (page 190) — **Jan 13, 2013** (page 197)

Appendix H Stacking/Queue Requirements Interim Conditions — **06/18/2019** (pages 204 & 206)

Appendix I Level of Service Worksheets –General Plan Buildout Alternatives — **08/08/2019**– (pages 281 & 283)

Appendix J Stacking/Queue Requirements General Plan Buildout Alternatives -**08/08/2019** — **06/18/2019** (pages 366 & 368 & 499)

Even the page 49 of the MND reads “ Ganddini Group, Inc prepared a Transportation Impact Analysis (TIA) in August 2019 for the proposed project. The analysis is included in Appendix K and is summarized below.¹” Appendix K appears to be incorrect and needs to be corrected, but it is correct that much of the traffic analysis was done in 2019.

All the analysis for the project must analyze fully the cumulative impacts and other foreseeable developments. Figure 11 on page 19 of the Moreno Valley Trade Center (MVTC) Traffic Impact Analysis has a map of cumulative impact which the AM/PM service station must incorporate into their traffic analysis or it will be inadequate. The public and decision makers need to know what project are included in the AM/PM cumulative traffic analysis. The traffic analyses must include the single lane roundabout on Redlands Blvd at Eucalyptus Ave which was not even built in 2019. AM/PM's traffic analysis for the interchange and Redland's Blvd must at least include projects like the Moreno Valley Trade Center as a fulfillment center, Pilot Travel Center, World Logistic Center, Prologis, Aldi's, and all the substantial traffic that uses Redlands Blvd to get to/from San Timoteo Canyon.

The MVTC's cars/trucks produce at least 7,903 Daily passenger car equivalents (PCE) trips as shown on the last page of their Traffic Impact Analysis. During the council meeting on the Moreno Valley Trade Center (MVTC) the developer acknowledged that his project could become a Fulfillment Center. Therefore their PCE would even produce 1,000's of more delivery van/truck traffic which the AM/PM traffic analysis must include as a very likely worse case scenario or the traffic analysis would be inadequate.

A PCE of “3” is perhaps good for heavy trucks on a rolling highway, but not as reliable on the stop and go of trucks at signals, roundabouts, interchanges and puling into freeway traffic. The real PCE in these situations needs to be calculated and used throughout the AM/PM service station cumulative traffic analysis.

In the last couple of pages of the Planning Commission's Agenda Packet is the Pilot Travel Center's Trip Generation Summary. It reads that the project will produce 4,069 PCE trips which needs to be added to the AM/PM traffic analysis and like the out of date 2019 analysis must include the Eucalyptus Ave/Redlands Blvd intersection which now has a single lane roundabout.

The proposed signal at Hemlock and Redlands Blvd could easily cause even existing “rush” hour traffic to back up to the interchange and/or Ironwood Ave, but now with several projects going through planning this becomes even more of a real possibility. Better analysis of this

signal point needs to be done with all cumulative and foreseeable project impacts.

The traffic analysis also must be done on days when schools are in session in order to capture the true impacts in this area — especially in regards to the interchange. Most warehouses have increase use prior to the opening of schools and also prior to the holidays. Therefore the traffic analysis needs to capture these times to have real life impacts to our roads, intersections and interchange.

Neither the MVTC or the Pilot Travel Center have been denied by the City Council and therefore must be included in the AM/PM Traffic Analysis or it will be inadequate.

What happens to Spruce Ave also needs to be further explained — especially when it comes to the Redlands Blvd intersection and the home that is close to it. Pages 113 through 119 of [Appendix M: Traffic Analysis Study](#) have three different possible alternative interchange configurations for Redlands Blvd/SR-60. Which one will be used in your traffic analysis? What will happen to the existing homes and businesses along Spruce Avenue with each alternative? This needs to be fully explained in the environmental review because the AM/PM service station will be one of the main reason we will need a new interchange — especially with it growth inducing impacts.

As can be seen in the picture found at the bottom homes are directly across the street and adjacent to the south. The project's Air Quality section, however, reads as follows "The main construction activity would occur approximately 125 feet (38 meters) north of the closest sensitive receptor, which is a single-family residential property." This section as well as All others needs to address the very close proximity of homes to the AM/PM service station as seen in the picture or their analysis will be inadequate.

The noise analysis doesn't address horn honking or the backup beepers to those families that live so close as shown in the picture. The HVAC and roof exhaust systems will also impact those same homes with both open and closed windows. The analysis needs to show how the families directly to the south and east will be impacted during the more quiet periods of the day as well as the busiest time/days of traffic use of the AM/PM service station. **Construction noise is not fully examined for its impact to those nearby homes and must be further mitigated.**

How will smells from the roof exhaust system impact surrounding properties as families try to enjoy their outside areas as well as inside their homes with open windows? How will those smells be mitigated and reduced so as to not be noticed by the nearby families shown in the picture found below? "The fueling station would emit odors during operation in the form of diesel exhaust from vehicles and operation of the fueling pumps." (page 22 MND) The MND doesn't address the cumulative impacts from these smells. **The document just assumes those who live in this area are already impacted from existing smells and therefore there is no problem with adding all this additional and new smells/odors. This analysis needs to be redone with actual data instead of shooting from the hip with nothing to back it up.**

Since a growing number of cities are now stopping expansion and new service stations/pumps, the City/developer needs to justify our need for five or six stations being approved and going through environmental review during the past year. This analysis needs to show we are doing our part to meet our obligation to reduce global climate change (Climate Disruption). We need to encourage zero-emission cars and install more charging stations to encourage these cars and not cars that need gas. Rancho Cucamonga and Jurupa Valley instituted moratoriums on new

gas stations based on Press-Enterprise articles during the last year. The Pilot Travel Center can still be approved by the City Council and needs to be part of the justification for the AM/PM service station. **The City needs to provide you with all the gas stations/pump additions approved or going through environmental review/approval process during the last 18 months as well as those gas station projects being considered Before you vote on this one.**

The proposed septic system needs to be further reviewed and explained to the public. Has it been approved by all required agencies and if it hasn't why is the city moving forward with this IS/MND? If the project is told the septic system will not work at this site, then the entire review IS/MND needs to be submitted to the public again. Where is the Leach Field/Drain Field for the system? Will it be under asphalt/pavement? How will it impact existing ground water and runoff? How sure is the city that oil runoff such as after a rain or washing the pavement will not impact our water table as well as areas offsite from the project and what is being done to protect those places during all the years of operation? As more and more gas stations close over the coming years because of more zero emission cars, who will clean up the toxic site with its underground tanks, contaminated soil and pavement. Do we rely on the state for this cleanup requirement or do we have a condition of approval for this with city staff certifying everything is done correctly. Is there a time limit on how long the abandoned AM/PM or any other service station can sit without cleaning up the site's potential toxic impacts on the environment?

One page 30 of the MND "it reads that project construction would require approximately 30,661 gallons of diesel fuel and approximately 6,102 gallons of gasoline. Of the 28,282 gallons of diesel fuel, construction equipment would consume an estimated 27,119 gallons and hauling and vendor trips would consume approximately 3,542 gallons of diesel fuel. These construction energy estimates are conservative because they assume the equipment used operates every day of construction.¹" The project must be conditioned to use at least 90 % TIER IV Construction equipment and not only if it is available.

The growth inducing impacts of this project needs to further explained and analyzed. It doesn't meet SCAQMD projections for this area. The same is true for direct/indirect and cumulative impacts need to be better explained thought this project's analysis or it will be inadequate.

According to pages 35 and 36 of the MND the project uses the June 15, 2021 CAP approval to tier off of it, but because of the ongoing CAP litigation this is not valid. In fact the city has its own warning to developers that the General Plan Update and Climate Action Plan (CAP) are currently under litigation. This developer should not be using them to justify his project's GreenHouse Gas impact, but instead using his own data and mitigations.

The Farm Road Fault should have been part of the seismic analysis.

"The project, therefore, would ensure that impacts to riparian/riverine resources are **adequately mitigated**, impacts to BUOW are avoided, and would not result in any direct or indirect impacts to MSHCP conservation areas. The project is therefore consistent with the MSHCP."

"The erosional drainage ditch is 0.04 acre and 100 linear feet." (page 24 MND) This 0.04 acres needs to be added to the 0.21 for 0.25 acres and mitigated 2:1. Moreno Valley keeps sending these mitigations miles away from our city — our environment, wildlife and resources

deserve better. "Adequately mitigated" is not good enough when we have lost most of California wetlands over the years. 1:1 mitigation is no longer good enough.

The person who wrote the lighting section must not live in NE Moreno Valley where most residents hate the lighting that pollutes our skies and makes it increasingly difficult to see and enjoy the stars. The person who wrote this must live in the city where they do not get to enjoy the evening stars. The light poles must be less than 24 feet and ideally less than 20 feet. with very tall evergreen trees side by side all around the project to limit light glare and pollution. Project signage must also be limited to reduce light pollution.

The MND continues to use language that reads the impact will be "Less than Significant with Mitigation Incorporated", but we are never given a timeline as to when each and every one of these mitigation will happen. Will each one be in place before the project is open for business and if not when will it? The project paying DIF and TUMP fees will not get the interchange built before the project opens and it could be more than a decade before it is built. What other mitigations will be differed to a later date? The Public and the Decision Makers need to know this.

Please require the Traffic Analysis of Redlands Blvd, its intersections between at least Ironwood Ave and Eucalyptus Ave as well as the interchange to be updated with all cumulative and foreseeable project traffic prior to any vote. Both you and the public deserves this as well as addressing some of the other issues mentioned above.

Sincerely,

George Hague



Jeff Bradshaw

From: Susan Zeitz <whitwdtravel@verizon.net>
Sent: Tuesday, February 15, 2022 2:17 PM
To: City Clerk; Jeff Bradshaw; Sean P. Kelleher; David Marquez; Edward A. Delgado; Ulises Cabrera
Subject: Proposed AM PM Service Station is being proposed north of SR 60 on the west side of Redlands Blvd

Warning: External Email – Watch for Email Red Flags!

I'd like this officially entered into the records and included in the agenda packet.

Please date and time stamp and send back as receipt for me

February 15, 2022

Regarding: Proposed AM/PM Service Station is being proposed north of SR-60 on the west side of Redlands Blvd

I am against a gas station at this loca**AM/PM Service Station is being proposed north of SR-60 on the west side of Redlands Blvd**

City Representatives,

I have lived in homes with a septic system since 1971, the last 38 years here in Moreno Valley, and understand everything that goes into the septic tank goes into our groundwater and control that what goes down our kitchen and bathroom drains, as well as the toilet is safe for our groundwater. In a public commercial septic system (know as a Large Capacity Septic System

(LCSS) there is no way to control what goes into our groundwater including caustic cleaning products.

Toxins flushed into city sewers goes to processing plants. Toxins flushed into a septic tank go into the groundwater. In a hospital setting, the EPA strictly regulates the disposal of unused cytotoxic substances and any container or instrument contaminated by them. But what happens when 85% of people go home after having chemotherapy? In the two to three days after treatment, the patient is excreting relatively high amounts of the cytotoxin in their urine & feces. Finding show that in septic systems; due to the lack of dilution, cytotoxins can be found in high enough concentrations to damage the beneficial bacteria needed for the system to function properly and pass into the groundwater. In a public septic system there is also no way to ensure people obey the federal rule, USP 800 effective December 2019, on hazardous drug handling that enforces the control of hazardous drugs excreted by chemo patients in their urine & feces requiring that bodily fluids from those undergoing some forms of chemo are required to collect their urine & feces and properly disposed of them instead letting them going down the drains and into the groundwater across the U.S.

The lack of any references to any first hand experiences the city of Moreno Valley has had with large capacity septic system (LCSS) (a septic system used 20 or more people a day) is an indication that the EIR and other reports need to provide more details and information to the public, and our representatives about how septic tanks work and the safety measures in place to protect our groundwater from the dangers related a fossil fuel stations using one. The majority of people do not realize that if anything other than sanitary waste goes into an LCSS it is no longer an LCSS, but a **toxic well**.

Bringing this proposal forward for approvals is premature as so should be tabled as the developers first, per Riverside County, need to seek approval for using Large Capacity Septic System (LCSS) from both the County of Riverside and Santa Ana Regional Water Quality Management to be sure that this site meet their requirements to use an LCSS **before submitting their proposal to the public and city of Moreno Valley** for consideration. This step seems to be missing from what I can see by looking at the verbiage on page 42 (e) of the Mitigated Negative Declaration when it mentions a proposed septic system using Stormwater Pollution Prevention Plans (SWPPP) and implementing a Water Quality Management Plan (WQMP) in compliance with Santa Ana Regional Water Quality Control Board (RWQCB) requirements in an effort to minimize the existing potential of toxic contaminants. Installation and maintenance of the septic system would be done in accordance with the Riverside County Department of Environmental Health requirements. It doesn't say there is a water quality control plan or sustainable groundwater management plan only that it won't obstruct implementation one.

I do want to see what first hand measures our city will be taking and monitoring first hand to ensure all protocols, safety measure, safety standards, and procedures are being followed and how officials will keep cytotoxins and other toxic drugs out of our ground water in the use of public septic systems to comply with federal rule USP 800 or other mandates or governing laws.

Missing in the Mitigated Negative Declaration is a report, study, or an EIR on what safeguards Moreno Valley has in place to comply to EPA's minimum federal requirements to prevent the endangerment of underground water sources, the safeguard of contamination required to comply with the Safe Drinking Water Act (SDWA), and other EPA federal guidelines to monitor, and thus ensure, that nothing other than sanitary waste and environmentally safe cleaning products enter the LCSS, what protections are put in place to prevent fossil fuel related contaminants from seeping into the LCSS, and it's leach lines, what will prevent this LCSS

from turning it into an industrial waste well, or what will happen if any vehicular repair or maintenance waste's toxic chemicals get into the LCSS and enter our ground water endangering our underground source of drinking water (USDW).

Where the zoning changes allowing Public Commercial, Office, and Industrial will use LCSS septic systems compliance's as outlined by the EPA and Underground Injection Control (UIC) must be followed along with the most stringent requirements to prevent Illegal or accidental contaminate discharges and waste fluids into our groundwater to order to protect the public.

I also didn't see what provisions are in place for an emergency response in the event of seismic, industrial, or accidental contamination of an LCSS used by the public in a Commercial, Office, and Industrial application or what the applicant is required to guarantee so that Moreno Valley citizens won't have to pay for a toxic clean up

Please **postpone** all further development considerations until the applicant has secured approval for using Large Capacity Septic System (LCSS), for commercial use, from both the County of Riverside and Santa Ana Regional Water Quality Management to be sure that this site meet their requirements to use an LCSS. Postponement will also allow inform citizens on plans to prevent cytotoxins and other toxins from passing from from a public LCSS septic tank system into the groundwater so it will be in compliance with federal rule USP 800 and what emergency plans there are in case of contamination and who will pay for clean up and how fast clean up will take place. Once you have more information and the approvals from the necessary agencies are secured saying this location would even be suitable the public should have a chance to review the information that includes all updates and answers to all concerns for consideration.

Also I don't believe the use of No Impact in regards to light pollution, noise, or homes is correct. If you lived across the street you wouldn't agree that it wouldn't impact your life. This

needs to be looked at closer. Losing the night sky may not be understood by those who live in the middle of light pollution. Light pollution also adversely affects nocturnal creatures large and small including our wonder owls who nightly are on rodent patrol.

Thank you,

Susan Zeitz

whitwdtravel@verizon.net

From: [Angie Vega](#)
To: [Sean P. Kelleher](#)
Subject: NE Moreno Valley AM/PM Gas Station at Redlands Blvd/SR-60
Date: Wednesday, February 16, 2022 3:58:02 PM

Warning: External Email – Watch for Email Red Flags!

Dear Planning Division Manager,

My family and I live at 12328 Redlands Blvd., which is directly across the field of where the proposed gas station is to be built. We are in support of this proposition. Not only will there be a gas station closer to the residents in this area, but it will bring jobs to those residents. Right Now, if I need something like say gas or something quick from a store, I have to drive all the way to Alessandro and Moreno Beach. It will be convenient to have a closer place to go to. Many may be opposed to the idea but, Moreno Valley is growing and as we have more people, we have more vehicles. Thus a gas station would be great in the area. There may be concerns in terms of more traffic. I do not believe that is the case. In fact, I believe it may still be the same or may even help reduce it in some way. Thank you for your time.

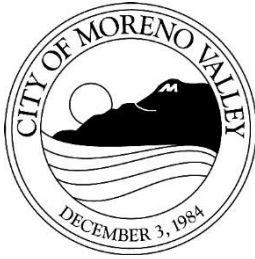
Sincerely,
Angie Vega

From: [Becerra Jamellin](#)
To: jefferyb@moval.org; [Sean P. Kelleher](#)
Subject: Opposition to NE Moreno Valley AM.PM gas station on Redlands Blvd
Date: Wednesday, February 16, 2022 4:31:37 PM

Warning: External Email – Watch for Email Red Flags!

My wife and I live at 12312 Redlands Blvd. and we support the project AM/PM Service Station being proposed north of SR-60. This will provide tax revenue, and help bring local jobs.

Thank you
Sincerely
Ramiro and Persida Becerra
(909) 810-8345



PLANNING COMMISSION

STAFF REPORT

Meeting Date: February 24, 2022

CONDITIONAL USE PERMIT (PEN21-0192) FOR THE OPERATION OF A CANNABIS MICROBUSINESS WITHIN AND EXISTING 27,786 SQUARE FOOT EXISTING BUILDING.

Case: PEN21-0192 (Conditional Use Permit)

Applicant: Moreno Valley Fresh Farms, LLC, Sigrid Lopez

Property Owner: Shlomo Botach

Representative: Sigrid Lopez

Location: Canyon Springs Plaza
Southwest corner of Box Springs Road and Day Street. APN: 291-050-035

Case Planner: Chris Ormsby, Senior Planner
Malinda Lim, Contract Planner

Council District: 2

Proposal: Conditional Use Permit (PEN21-0192) for the operation of a cannabis microbusiness within an existing 27,786 square-foot building at 12125 Day Street, Suite G301.

SUMMARY

The Applicant, Fresh Farms, LLC, is requesting approval of a Conditional Use Permit (CUP) for a 27,786 square-foot cannabis microbusiness consisting of 9,962 square feet for cultivation, 1,047 square feet for distribution, 2,596 square feet for Type-6 manufacturing, 8,502 square feet for a dispensary, and 5,679 square feet of common area within a former movie theatre building at the Canyon Springs Plaza. The Project is

located at the southwest corner of Box Springs Road and Day Street in the Community Commercial (CC) District.

BACKGROUND

A. Maximum Number

Section 9.09.293 of the Municipal Code provides that commercial cannabis land use activities (such as the Proposed Project) are conditionally permitted on, but not limited to, lands zoned Community Commercial (CC) District. In other words, each type of activity must be located in a permitted zone within the City, as set forth in Title 9 (Planning and Zoning) of the Municipal Code and each activity requires a CUP issued by the Planning Commission.

Currently, the City permits the approval of a maximum of seven (7) microbusinesses throughout the entire City. The table below identifies, amongst other things, 1) the maximum number of CUPs that may be issued for the entire City for each type of commercial cannabis business activity, and 2) the number of CUPs issued so far for each commercial cannabis business activity.

Types of Commercial Cannabis Activities	Number of Permits Allowed	Number of Provisional Business Permits Issued	Number of Conditional Use Permit Applications Submitted	Number of Conditional Use Permit Applications Pending Review	Number of Conditional Use Permit Applications Approved
Dispensaries	25	25	23	3	20
Testing Facilities	1	0	0	0	0
Cultivation	5	5	3	3	0
Microbusinesses	7	6	5	3	2
Distribution	2	2	2	1	1
Manufacturing	3	2	2	2	0

B. Application Process

Any person or entity interested in applying for permission to operate a commercial cannabis business activity within the City must comply with the following:

Provisional Commercial Cannabis Regulatory Permit

An applicant must submit a complete application for a Provisional Commercial Cannabis Regulatory Permit (CCRP) to the City's Financial & Management Services Department pursuant to Chapter 5.05 (Commercial Cannabis Regulatory Permit) of the Municipal Code. The application must be accompanied by the following: 1) Zoning Verification; 2) Business Plan; 3) Labor & Local Enterprise Plan; 4) Neighborhood Compatibility Plan; 5) Safety Plan; and 6) Security Plan. In addition to the above, if the applicant is not the record owner of the subject property, the Applicant must provide proof of the landowner's approval of the kind of cannabis business activity described in the application.

A Provisional CCRP may be approved provided that the Applicant provides adequate proof that the Applicant will meet all the requirements and operational standards required of the proposed commercial cannabis activity's respective State license consistent with the State's cannabis regulations and all other applicable state laws and regulations within the purview of the California Department of Food and Agriculture, the California Department of Public Health and any other relevant state agencies.

Conditional Use Permit Process

After obtaining the Provisional CCRP, the Applicant must submit a complete application to the City's Planning Division for a CUP pursuant to Section 9.09.290 (Commercial Cannabis Activities) of the Municipal Code within 180 calendar days (six calendar months) of the date a Provisional CCRP is approved. Failure to submit a complete application for the requisite CUP within the requisite time shall be deemed an abandonment of the Applicant's Provisional CCRP, which shall not be appealable.

The purposes of a CUP are to ensure that the proposed cannabis business activity and associated site development elements will be consistent with the City's established development regulations as well as compatible with other land uses near the Proposed Project. To effectuate the purposes of a CUP, Section 9.02.060 (Conditional Use Permits) provides that a CUP may be approved in whole or in part, if all of the following findings can be made: 1) The Proposed Project is consistent with the goals, objectives, policies and programs of the General Plan; 2) The Proposed Project complies with all applicable zoning and other regulations; 3) The Proposed Project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity; and 4) The location, design and operation of the Proposed Project will be compatible with existing and planned land uses in the vicinity.

In light of the foregoing, Section 9.02.060 permits the Planning Commission to impose conditions of approval regarding on-site improvements, off-site improvements, the manner in which the site is used and any other conditions as may be deemed necessary to protect the public health, safety and welfare and ensure that the Proposed Project will be developed in accordance with the purpose and intent of the City regulations, specifications and standards as set forth in Title 9 (Planning & Zoning).

Commercial Cannabis State License

The Applicant must also obtain the requisite Commercial Cannabis State License issued by the California Department of Cannabis Control, in addition to all other relevant and necessary regulatory permits and/or licenses required for the proposed commercial cannabis business activities that are within the purview of the California Department of Food and Agriculture, the California Department of Public Health and all other relevant State agencies.

The Department of Cannabis Control reviews license applications in the order they receive them. During the review process, the Department of Cannabis Control DCC will, amongst other things, contact the City to confirm that the Applicant has met all local requirements, review the business owners' criminal history, and review the information

contained in or with the application to ensure that the proposed business meets all applicable requirements regarding the particular commercial cannabis business activity.

It is important to note that the State's cannabis licensing scheme imposes "mandatory" conditions on an Applicant for a State cannabis license that include, but are not limited to, the following:

- Background Checks. The Applicant must provide detailed descriptions of any criminal convictions which include a detailed description of each offense, the dates of any convictions, and if applicable, the dates of incarceration, probation and parole.
- Premises Diagram. The Applicant must submit a complete and detailed diagram of the proposed premises.
- Alcohol Use. The business is prohibited from storing or allowing the consumption of alcoholic beverages.
- Disclosure of Financial Interests in Entity. The identities of all entities and individuals with a financial interest in the business must be disclosed.
- Display of State License. The business must display its state license in a conspicuous place within the business viewable in plain sight to guests, visitors and customers upon entry into the business.
- Use of Legal Business Name. The business shall use its legal business name on all documents related to commercial cannabis activity.
- Hours of Operation. The business may only be operated during the hours of 6 a.m. to 10 p.m.
- Limited-Access Areas. The business shall ensure that only its employees and authorized individuals have access to the limited-access areas of the business.
- Requirements While Not Open for Business. The business is required to be adequately secured during closing hours to prevent theft and burglaries.
- Age Restriction of Workers. The business's employees, volunteers and independent contractors shall be at least 21 years of age.
- Identification Badges. The business shall require all persons acting for or employed by the business to wear laminated or plastic-coated identification badges during business hours.
- Alarm System. The business shall maintain an alarm system, which shall be installed, maintained, monitored and responded to by a licensed alarm company operator, or its registered alarm agents.
- Locks. The business shall use commercial-grade, nonresidential door locks on all points of entry and exit to the business and to any limited-access areas.
- Video Surveillance System. The business shall install, maintain and operate a video surveillance system.
- Security Personnel. The business engaged in any storefront retail sales shall hire or contract for security personnel to provide on-site security services during the hours of operation.
- Storage of Inventory. The business shall store all cannabis inventory in a secured manner, separated from employee break rooms, changing facilities and bathrooms.

- Track and Trace System. The business shall create, maintain and monitor an active and functional account within the track and trace system.
- Records Retention. The business shall keep and maintain all records related to its cannabis activities for set periods of time subject to review at any time.

There are additional State regulations, but the above items specifically relate to operational matters pertaining primarily to security and safety issues.

Moreover, the Manufactured Cannabis Safety Branch of the California Department of Public Health oversees the regulation and licensing of all commercial cannabis manufacturing in California, and the CalCannabis Cultivation Licensing, a division of the California Department of Food and Agriculture, regulates in the area of public safety and environmental protection related to commercial cannabis cultivators in California.

Tax Registration Certificate

The Applicant must also register its commercial cannabis business with the City's Tax Administrator (Financial & Management Services Department) pursuant to Chapter 3.28 (Commercial Cannabis Activity Tax) of the Municipal Code. For the privilege of operating a commercial cannabis business in the City such business must pay a tax in the maximum amount of 8% of the gross receipts of the business.

State Sellers Permit

The Applicant must obtain a State Sellers Permit issued by the California Department of Tax and Fee Administration. A business is required to obtain a State Sellers Permit if it wants to engage in business in California and intends to sell tangible personal property that is subject to sales tax if sold at retail. The requirement to obtain a State Sellers Permit applies to individuals as well as corporations, partnerships, and limited liability companies. Both wholesalers and retailers must possess a State Sellers Permit to engage in retail activities associated with any commercial cannabis business.

City Business License

The Applicant must submit a complete application to the City's Business License Officer for a City of Moreno Valley Business License pursuant to Chapter 5.02 (Business Licenses) of the Municipal Code. The purpose of the City Business License is to identify those businesses which must pay to the City a gross receipts tax, which is in addition to the tax charged to cannabis business operators under Chapter 3.28 (Commercial Cannabis Activity Tax) of the Municipal Code.

Certificate of Occupancy

The Applicant must obtain a Certificate of Occupancy from the City's Building & Safety Division. The purpose of a Certificate of Occupancy is to certify that a commercial space has been inspected for compliance with all applicable provisions of the California Building Standards Code and local ordinances which govern construction and occupancy of buildings and structures. In addition, a Certificate of Occupancy will only

be issued if the Applicant has completed all required tenant improvements, complied with all conditions of approval, and paid all requisite City fees.

Final Commercial Cannabis Regulatory Permit

A Final CCRP must be approved by the City's Financial & Management Services Department before the respective commercial cannabis business activities, as approved in the respective CUP, may commence operations.

A Preliminary CCRP shall be deemed a Final CCRP and become effective upon such time that the Applicant: 1) obtains a CUP pursuant to Chapter 9.09.290 (Commercial Cannabis Activities); 2) obtains a City Business License pursuant to Chapter 5.02 (Business Licenses); 3) obtains a Certificate of Occupancy pursuant issued by the City's Building & Safety Department; 4) registers its commercial cannabis business with the City's Tax Administrator pursuant to Chapter 3.28 (Commercial Cannabis Activity Tax); 5) obtains the appropriate Commercial Cannabis State License issued by the California Department of Cannabis Control; 6) obtains (if necessary) all other relevant and necessary regulatory permits, licenses and regulations within the purview of the California Department of Food and Agriculture, the California Department of Public Health and any other relevant state agencies; and 7) obtains a State Sellers Permit from the California Department of Tax and Fee Administration.

C. Proposed Project

PROJECT DESCRIPTION

The Applicant is requesting approval to establish a cannabis microbusiness named Fresh Farms, LLC. The proposed business location will be at 12125 Day Street in the Canyon Springs Plaza within a vacant 27,786 square-foot building. The Applicant proposes to operate a cannabis microbusiness including 9,962 square feet for cultivation, 1,047 square feet for distribution, 2,596 square feet for Type-6 manufacturing, 8,502 square feet for a dispensary. The hours of operation have been conditioned to be consistent with provisions in state law. (6:00 a.m. – 10:00 p.m.)

The Applicant proposes to utilize the three original public entrances at the front of the building on the southwest corner for customer access to the retail portion. The main employee entrance is located on the west side of the building with a corridor leading to the cultivation, manufacturing and distribution operations; an additional employee entrance is proposed on the south side of the building. Additionally, a single vehicle roll-up door is proposed at the south side of the building for access to the two secured parking spaces. All of these entrances have a designated security guard area and will be staffed at all times while open for business. Several exit doors are scattered around the building and will remain locked. These doors will not be accessible from the outside. The proposed floor plans show that the mezzanine will be removed.

Surrounding Area

The project site consists of a single parcel located at the southwest corner of Box

Springs Road and Day Street within the Canyon Springs Plaza, within the Community Commercial (CC) District. Surrounding parcels to the south and west are similarly located within the Canyon Springs Plaza, within the Community Commercial (CC) District and tenants include various retail, service, and restaurant businesses. Parcels to the north across Box Springs road consist of single family residences within the Residential 5 (R5) District. Parcels to the east of the site across Day Street are vacant and are also within the Community Commercial (CC) District.

Access/Parking

Access to the Canyon Springs Plaza is provided by existing driveways along Day Street and Box Springs Road. The Proposed Project is required to provide a total of 39 parking spaces for the cultivation use, 2 parking spaces for the manufacturing use, 2 parking spaces for the distribution use, and 21 parking spaces for the dispensary and common area use for a total of 74 required parking spaces. Three of the required parking spaces must be for disabled person parking. In the lease agreement, the Applicant is provided with 150 parking spaces and has a reciprocal parking agreement for use of the disabled person accessible parking spaces outside of their leasing area in order to meet the disabled person parking requirements.

Design/Landscaping

The Applicant proposes to keep the existing design elements and colors of the building to be consistent with the rest of the shopping center. No landscaping improvements are proposed and landscaping is maintained by the owner of the shopping center. The Applicant has proposed to modify the trash enclosure area with secured access in order to meet all applicable state and local health regulations.

D. Project Entitlements

Status of Provisional Commercial Cannabis Regulatory Permit

On April 7, 2021, Moreno Valley Fresh Farms, LLC was issued a Provisional CCRP for a microbusiness which includes cultivation, distribution, manufacturing, and dispensary uses. The Applicant will apply for the microbusiness license issued by the State Bureau of Cannabis Control once the Planning Commission approves the CUP application.

CONDITIONAL USE PERMIT APPLICATION

The Applicant is requesting approval for a CUP to operate a 27,786 square-foot cannabis microbusiness including 9,962 square feet for cultivation, 1,047 square feet for distribution, 2,596 square feet for Type-6 manufacturing, 8,502 square feet for a dispensary. Only the dispensary portion will be accessible to the public. All operations would be consistent with all applicable federal, state and local requirements, including all applicable provisions of Moreno Valley Municipal Code Section 9.09.290 and Title 5.

- **Safety and Security Plans**

The security measures proposed are similar to other cannabis businesses and comply with the provisions of Section 9.09.290 of the Moreno Valley Municipal Code. The Applicant provided a safety and security plan to the City which provides that employees will be trained to learn the policies and proper procedures for the handling and disposing of cannabis products and how to handle site security for employees, customers, and the public. The plan also includes provisions for on-site security guards, the installation of external smoke alarms around the building, on-site safety and security signage, parking lot lighting, secured parking area for deliveries, a video surveillance system, and procedures for the transfer of product and currency. A condition of approval has also been included that requires the Applicant to provide all video recordings to the City's Police and Fire Departments upon request.

- Odor Control Plan

An Odor Control Plan has been prepared in conformance with City requirements to ensure abatement of all potential odors that could emanate from the business. The plan provides that carbon filters shall be attached to the heating, ventilation and air conditioning (HVAC) exhaust fans in order to address cannabis-related odors. This HVAC air purification system utilizes five-ton commercial units which are used in hospitals. The HVAC has a two-phase filtration and odor neutralizing system consisting of carbon filters and an entirely organic ozone infused air filtration system to effectively neutralize cannabis odors. All grow rooms will be sealed, with no air entering or exiting, except when the door is opened for access by employees. The air filtration system for the building will be designed by a licensed Mechanical Engineer and reviewed by the Building & Safety Division staff as part of the tenant improvement plans for the heating, ventilation and air conditioning (HVAC) systems for the business. In addition, staff is requiring that automatic closures shall be installed on all interior and exterior doors and that all roof venting, wall penetrations panel joints, etc., be sealed to prevent odors from migrating outside of the business.

Commercial Cannabis State License

The Applicant plans to apply for the necessary State cannabis licenses if the CUP is ultimately approved by the City.

Final Commercial Cannabis Regulatory Permits

The Proposed Project's Provisional CCRP will become a Final CCRP and become effective upon such time that the Applicant: 1) obtains a CUP pursuant to Chapter 9.09.290 (Commercial Cannabis Activities); 2) obtains a City Business License pursuant to Chapter 5.02 (Business Licenses); 3) obtains a Certificate of Occupancy pursuant issued by the City's Building & Safety Department; 4) registers it commercial cannabis business with the City's Tax Administrator pursuant to Chapter 3.28 (Commercial Cannabis Activity Tax); 5) obtains the appropriate Commercial Cannabis State License issued by the California Department of Cannabis Control; 6) obtains (if necessary) all other relevant and necessary regulatory permits, licenses and regulations within the

purview of the California Department of Food and Agriculture, the California Department of Public Health and any other relevant state agencies; and 7) obtains a State Sellers Permit from the California Department of Tax and Fee Administration.

REVIEW PROCESS

The Applicant has worked with staff, and modified the proposed plans to the satisfaction of all City Departments. Based on staff's review, it was determined that the Proposed Project will be consistent with the City's requirements, subject to the conditions of approval in the attached Resolution.

ENVIRONMENTAL

Staff recommends that the Planning Commission find that the Proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines as a Class 1 Exemption (Section 15301, Existing Facilities). Pursuant to the California Code of Regulations, a Class 1 Exemption can be applied to a project when the project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Proposed Project has been found to meet all of the conditions of the Class 1 Exemption as the Proposed Project involves interior alterations and no expansion of use.

NOTIFICATION

Consistent with the City's Municipal Code provisions, public notice was sent to all property owners of record within 600 feet of the Project Site, posted on the Project Site, and published in the Press Enterprise Newspaper.

REVIEW AGENCY COMMENTS

The Proposed Project's application materials were circulated for review by all appropriate City Departments and Divisions as well as applicable outside agencies.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2022-09, and thereby:

1. **DETERMINE** that Conditional Use Permit PEN21-0192 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 PEN21-0192 subject to the attached Conditions of Approval as Exhibit A to the Resolution.

Prepared by:
Malinda Lim
Contract Planner

Approved by:
Manuel A. Mancha
Community Development Director

ATTACHMENTS

To view large attachments, please click your “bookmarks”  **on the left hand side of this document for the necessary attachment.**

1. Resolution 2022-09 - Conditional Use Permit
2. Exhibit A to Resolution 2022- 09 - Conditions of Approval
3. 12125 Day St. - Proposed Floor Plan
4. Zoning Map

RESOLUTION NUMBER 2022-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR A NEW CANNABIS MICROBUSINESS (PEN21-0192) LOCATED AT THE SOUTHWEST CORNER OF BOX SPRINGS ROAD AND DAY STREET (APN: 291-050-035)

WHEREAS, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California; and

WHEREAS, Sigrid Lopez (“Applicant”) has filed an application for the approval of a Conditional Use Permit for a Cannabis Microbusiness (PEN21-0192) (“Application”) within an existing 27,786 square-foot retail building (“Project”), located at the southwest corner of Box Springs Road and Day Street (APN: 291-050-035) (“Project Site”); and

WHEREAS, Section 9.09.290 (Commercial Cannabis Activities) provides that a limited number of commercial cannabis microbusiness may be allowed within the Community Commercial (CC) District, with a properly secured conditional use permit approved through the Planning Commission; and

WHEREAS, Section 9.02.060 (Conditional Use Permits) of the Moreno Valley Municipal Code acknowledges that the purpose of conditional use permits is to allow the establishment of uses that may have special impacts or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location and that the conditional use permit application process involves the review of location, design and configuration of improvements related to the Project, and the potential impact of the Project on the surrounding area based on fixed and established standards; and

WHEREAS, the Application has been evaluated in accordance with Section 9.02.060 (Conditional Use Permits) of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

WHEREAS, Section 9.02.060 of the Municipal Code imposes conditions of approval upon projects for which a Conditional Use Permit is required, which conditions may be imposed by the Planning Commission to address on-site improvements, off-site improvements, the manner in which the site is used and any other conditions as may be deemed necessary to protect the public health, safety and welfare to ensure that the proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Municipal Code and Government Code Section 65905, a public hearing was scheduled for February 24, 2022, and notice thereof was duly published and posted, and mailed to all property owners of record within 600 feet of the Site; and

WHEREAS, on February 24, 2022, the public hearing to consider the Application was duly conducted by the Planning Commission at which time all interested persons were provided with an opportunity to testify and to present evidence; and

WHEREAS, consistent with the requirements of Section 9.02.060 (Conditional Use Permits) of the Municipal Code, at the public hearing the Planning Commission considered Conditions of Approval to be imposed upon Conditional Use Permit PEN21-0192 (“CUP”), which conditions were prepared by Planning Division staff who deemed said conditions to be necessary to protect the public health, safety and welfare and to ensure the proposed Project will be developed in accordance with the purpose and intent of Title 9 (“Planning and Zoning”) of the Municipal Code; and

WHEREAS, at the public hearing, the Planning Commission reviewed and considered the Planning Division’s recommendation that the proposed Project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth in Public Resources Code Sections 21000 – 21177 and the CEQA Guidelines as set forth in 14 California Code of Regulations Sections 15000-15387, under CEQA Guidelines¹ Section 15301 (Existing Facilities) in that the proposed Project has been found to meet all of the conditions of the Class 1 Exemption as the Project involves interior alterations and no expansion of use; and

WHEREAS, at the public hearing, the Planning Commission considered whether each of the requisite findings specified in Section 9.02.060 of the Municipal Code and set forth herein could be made with respect to the proposed Project as conditioned by the Conditions of Approval.

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

Section 1. Recitals and Exhibits

That the foregoing Recitals and attached Exhibits are true and correct and are hereby incorporated by this reference.

Section 2. Notice

That pursuant to Government Code section 66020(d)(1), notice is hereby given that the proposed Project is subject to certain fees, dedications, reservations and other exactions as provided herein.

Section 3. Evidence

That the Planning Commission has considered all of the evidence submitted into the administrative record for the proposed Conditional Use Permit, including, but not limited to, the following:

¹ 14 California Code of Regulations §§15000-15387

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) Application for the approval of a Conditional Use Permit (CUP) PEN21-0192 and all documents, records and references contained therein;
- (d) Conditions of Approval for CUP PEN21-0192, attached hereto as Exhibit A;
- (e) Staff Report prepared for the Planning Commission's consideration and all documents, records and references related thereto, and Staff's presentation at the public hearing;
- (f) Staff's determination that the proposed Project is categorically exempt in compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines;
- (g) Testimony and/or comments from Applicant and its representatives during the public hearing; and
- (h) Testimony and/or comments from all persons that was provided in written format or correspondence, at, or prior to, the public hearing.

Section 4. Findings

That based on the content of the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission makes the following findings:

- (a) The proposed Project is consistent with the goals, objectives, policies and programs of the General Plan;
- (b) The proposed Project complies with all applicable zoning and other regulations;
- (c) The proposed Project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity; and
- (d) The location, design and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity.

Section 5. Determination of Categorical Exemption

That the Planning Commission hereby determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities).

Section 6. Notice of Exemption

That the Planning Division is hereby directed to prepare, execute, and file a Notice of Exemption as required by Section 5.2 (Noticing Requirements) of the City's Rules and Procedures for the Implementation of the California Environmental Quality Act and CEQA Guidelines Section 15062.

Section 7. Approval

That based on the foregoing Recitals, Administrative Record and Findings, the Planning Commission hereby approves CUP PEN21-0192 subject to the Conditions of Approval for CUP PEN21-0192, attached hereto as Exhibit A.

Section 8. Repeal of Conflicting Provisions

That all the provisions as heretofore adopted by the Planning Commission that are in conflict with the provisions of this Resolution are hereby repealed.

Section 9. Severability

That the Planning Commission declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 10. Effective Date

That this Resolution shall take effect immediately upon the date of adoption.

Section 11. Certification

That the Secretary of the Planning Commission shall certify to the passage of this Resolution.

PASSED AND ADOPTED THIS 24th day of FEBRUARY, 2021.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Patricia Korzec, Chairperson

ATTEST:

Sean P. Kelleher,
Planning Official

APPROVED AS TO FORM:

Steven B. Quintanilla,
Interim City Attorney

Exhibits:
Exhibit A: Conditions of Approval

Exhibit A
CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0192)

Page 1

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN21-0192)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning Division

1. 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 9.02.080)
2. In the event the use hereby permitted ceases operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (applicable to CUP's)
3. 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)
4. 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)
5. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
6. The Developer shall defend, indemnify and hold harmless the City, city council, commissions, boards, subcommittees and the City's elected and appointed officials, commissioners, board members, officers, agents, consultants and employees ("City Parties") from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0192)

Page 2

suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) any prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above items or any portion thereof, the Parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, the City, at its sole option, may tender the complete defense of any third party challenge as described herein. In the event the City elects to contract with special counsel to provide for such a defense, the City shall meet and confer with the Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.

7. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
8. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.
9. This project is located within the Community Commercial (CC) zone. The provisions of the Zoning Ordinance, and the Conditions of Approval shall prevail unless modified herein.
MC 9.13)

Special Conditions

10. The site has been approved for a commercial cannabis microbusiness that includes a retail dispensary, cultivation, manufacturing, and distribution of cannabis products and materials, located at 12125 Day Street Suite G301 (approximately 27,786 square feet) per the approved plans and per the requirements of the City's Municipal Code (MC) Section 9.09.290 Commercial cannabis activities, 9.09.293 Cannabis Business locations and use, and 5.05 Commercial Cannabis Activity. A change or modification to the interior design/set-up, exterior elevations or business process (including security procedures) shall require separate review and approval. For a Conditional Use Permit, violation may result in revocation in the case of a Conditional Use Permit per MC Section 9.09.290 F and 9.02.260. Testing and delivery to customers is not allowed.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0192)

Page 3

- The commercial microbusiness shall be consistent with all other applicable federal, state, and local requirements including the Moreno Valley Municipal Code, Title 5. (MC 9.09.290 (E)(6)(f))
11. The cannabis license and the Conditional Use Permit, apply only to the 27,786 square-foot cannabis microbusiness at 12125 Day Street Suite G301. No use of any other tenant space, outside of the 27,786 square-foot cannabis microbusiness is allowed per Conditional Use Permit PEN21-0192.
 12. Daily hours of operation may start no earlier than 6:00 am and end no later than 10:00 pm, Sunday through Saturday.
 13. A copy of all pages of these conditions shall be included in the construction drawing package.
 14. The commercial cannabis operation shall have a valid Commercial Cannabis Business Permit and shall comply with all requirements of Moreno Valley Municipal Code Chapter 5.05 prior to issuance of occupancy permits.
 15. No cannabis or marijuana raw materials or products shall be visible from the exterior of any structure, facility, or building in which commercial cannabis operations are being conducted. All commercial cannabis uses and operations must take place within a fully enclosed, secured and permanent structure (with accommodations in place at all times to allow for and facilitate unlimited/unrestricted access throughout the premises by emergency service personnel). (MC 9.09.290 (E)(5)(b))
 16. A cannabis distribution licensee shall maintain a database and provide a list of the individuals and vehicles authorized to conduct transportation on behalf of the cannabis distribution licensee to the city. (MC 9.09.290 (E)(5)(e))
 17. Distribution operations shall be consistent with all other applicable federal, state and local requirements, including all applicable provisions of Moreno Valley Municipal Code Title 5. (MC 9.09.290 (E)(5)(f))
 18. All commercial cannabis activities shall take place within an enclosed structure. (MC 9.09.290 (E)(8)(a))
 19. From a public right-of-way, there should be no exterior evidence of commercial cannabis dispensing, cultivation, manufacturing or testing activities, except for any signage authorized as part of the CUP approval and separately issued signage permits. No raw materials, cannabis or cannabis-infused products or marijuana plants shall be visible from the exterior of the building. (MC 9.09.290 (E)(8)(b))
 20. Exterior landscaping within ten (10) feet of a licensed premises shall be designed,

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0192)

Page 4

- installed and maintained free of locations which could reasonably be used by persons to conceal themselves and/or to enable undesirable activity. The design, and maintenance practices shall give appropriate consideration to both natural and artificial illumination. (MC 9.09.290 (E)(8)(c))
21. All lighting shall comply with the provisions of Section 9.08.100 of this title, and determined in a security plan approved by the city, including fixture type, wattage illumination levels and shielding. This requirement does not address any potential lighting required under the individual security plans for the facility. (MC 9.09.290(E)(10))
 22. Security surveillance cameras and a video recording system shall be installed to monitor all doors into and out of the buildings on the site, the parking lot, loading areas, and all exterior sides of the property adjacent to the public rights-of-way. The cameras and recording system must be of adequate quality, color rendition, and resolution to allow the identification of any individual present on the site. The recording system must be capable of exporting the recorded video in standard MPEG formats to another common medium, such as a DVD or USB drive. (MC 9.09.290 (E)(12)(a))
 23. Professionally and centrally monitored fire, sprinkler, robbery, and burglar alarm systems must be installed and maintained in good working condition. The alarm system must include a private security company that is required to respond to every alarm. (MC 9.09.290 (E)(12)(b))
 24. Waste and Storage and Disposal. Waste, storage, and disposal of all marijuana and cannabis products shall meet all applicable state and local health regulations. (MC 9.09.290 (E)(13))
 25. Odor control devices and techniques shall be incorporated in all licensed premises to ensure that odors from cannabis or marijuana are not detectable offsite. Licensees shall provide a sufficient odor absorbing ventilation, exhaust or air filtration system so that odor generated inside the licensed premises that is distinctive to its operation is not detected outside of the premises, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building or other separate buildings on the licensed premises. (MC 9.09.290 (E)(14)(a))
 26. All ventilating equipment shall be directed to top story exhaust vents which face away from adjacent properties. (MC 9.09.290 (E)(14)(b))
 27. A licensee shall prohibit loitering by individuals outside the licensed premises, whether the loitering is occurring immediately outside the licensed premises facility

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0192)

Page 5

- or anywhere else on the property or parcel. (MC 9.09.290 (E)(14)(c))
28. Commercial cannabis activity shall not adversely affect the health, safety, or general welfare of the nearby residents by creating dust, glare, heat, noise, smoke, traffic, vibration, or other impacts, and shall not be hazardous due to use or storage of materials, processes, products, or wastes. (MC 9.09.290 (E)(14)(e))
 29. The cannabis licensee shall display its current valid Commercial Cannabis Business Permit under Chapter 5.05 of this Code and a Conditional Use Permit issued in accordance with this chapter inside the lobby or waiting area of the main entrance to the site. The permits shall be displayed at all times in a conspicuous place so that it may be readily seen by all persons entering the site. (MC 9.09.290 (D)(2)(c))
 30. All City Fire, Police and Code personnel shall have unlimited and unrestricted property access for inspections of commercial cannabis businesses and facilities during business hours. (MC 9.09.290 (D)(2)(g))
 31. The premises shall be equipped with an odor absorbing ventilation and exhaust system so that odor generated inside the Cannabis Business that is distinctive to its operation is not detected outside the Cannabis Business, anywhere on adjacent property or public rights-of-way, on or about any exterior or interior common area walkways, hallways, breeze-ways, foyers, lobby areas, or any other areas available for common use by tenants or the visiting public, or within any other unit located within the same building as the Cannabis Business. As such, Cannabis Businesses must install and maintain the following equipment or any other equipment which the Local Licensing Authority determines has the same or better effectiveness:
 - a. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or
 - b. An air system that creates negative air pressure between the Cannabis Businesses' interior and exterior so that the odors generated inside the Cannabis Business are not detectable outside the Cannabis Business.
 32. All cannabis heating, ventilation, air conditioning, odor control plans and blue prints shall be stamped by a Licensed HVAC Mechanical Engineer.
 33. All window arrays, doors and associated framing systems shall be renovated to install new glazing compounds and seals.
 34. Automatic closures shall be installed on all interior and exterior doors.
 35. All interior and exterior door seals shall be replaced and adjusted.
 36. All roof venting, wall penetrations, panel joints etc. shall be sealed.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0192)

Page 6

37. Air curtains shall be installed on all exterior doors.
38. Licensee shall prohibit loitering by individuals outside the licensed premises or anywhere on the property. (MC 9.09.290 (E) (14) (c))
39. Licensee shall remove any graffiti from the licensed premises within twenty-four (24) hours of its occurrence, or as requested by the city. (MC 9.09.290 (E)(14)(d))
40. The parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards and the Security Plan at all times.
41. Prior to Building Permit or Certificate of Occupancy, the process for any transfer of product or currency shall be identified in an updated Security Plan to be reviewed and approved by the Planning Division. (MC 9.09.290 (D)(2)(f))
42. The Security Plan on file with the City of Moreno Valley shall remain in effect as long as the established use is in operation. Any changes, additions, removal or modifications to the plan shall be submitted to the City for review and inclusion in the Conditional Use Permit file.
43. Prior to approval of tenant improvement plans, the applicant shall submit plans detailing provisions for controlled/secured access into and out of the facility.
44. Persons under the age of twenty-one (21) years shall not be allowed on the premises. It shall be unlawful and a violation of this chapter for any person to employ any person at a commercial cannabis business who is not at least twenty-one (21) years of age.
45. The applicant shall slurry seal and restripe the parking lot area within the limits of their parcel to the satisfaction of the Building and Planning Divisions. Applicant shall submit a restriping plan to the Planning and Building Divisions for review and approval prior to restriping the parking lot.
46. A licensee conducting a commercial cannabis microbusiness shall meet all applicable operational requirements for retail/commercial cannabis dispensaries, commercial cannabis cultivation, commercial cannabis distribution, and commercial cannabis manufacturing activities. (MC 9.09.290 (E)(6)(d))
47. All four activities associated with the commercial cannabis microbusiness: 1) retail/commercial cannabis dispensaries; 2) commercial cannabis cultivation; 3) commercial cannabis distribution; and 4) commercial cannabis manufacturing, shall commence and be continuously in operation. Should the applicant wish to modify or discontinue any of these activities, an application to amend this Conditional Use Permit shall be submitted to the City for review and approval.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0192)

Page 7

48. Prior to occupancy, the operator must hold a microbusiness (Type 12) license issued by the State Bureau of Cannabis Control. (MC 9.09.290 (E)(6)(e))
49. Only manufacturing facilities with a Type-6 state license (non-volatile) may be allowed to operate in the city.
50. All operations conducted and equipment used must be in compliance with all applicable state and local regulations, including all building, electrical, and fire codes. (MC 9.09.290 (E)(7)(b))
51. No commercial cannabis microbusiness owner or employee shall: (i) cause or permit the sale, distribution, or consumption of alcoholic beverages on or within 50 feet of the premises of the cannabis business (ii) hold or maintain a license from the State Division of Alcoholic Beverage Control for the sale of alcoholic beverages; or (iii) operate a business on or adjacent to the dispensary property that sells alcoholic beverages. No alcoholic beverages shall be allowed or stored on the dispensary property.
52. No person shall smoke, ingest, or otherwise will soon cannabis in any form on, or within twenty (20) feet of the dispensary site. (MC 9.09.290 (E)(4)(f))
53. The commercial cannabis microbusiness shall have designated lock storage/safe room or safe that is bolted to the floor on the property for after-hours storage of medical and adult use recreational cannabis and cannabis infused products, products being manufactured, and cannabis that has completed the cultivation process or is otherwise not being cultivated. All storage areas shall be separated from the main entrance and lobby and shall be secured by a lock accessible only to managers and/or staff on the premises (with accommodations in place at all times to allow for and facilitate unlimited/unrestricted Access throughout the premises by emergency service personnel).
54. All cultivation areas in the building shall be separated from the main entrance and lobby, and shall be secured by a lock accessible only to managers and staff Other cannabis cultivation licensee (with accommodations in place at all times To allow for and facilitate unlimited/unrestricted access throughout the premises by emergency service personnel).
55. The total area of the premises designated/used for the cultivation canopy shall not be more than ten thousand (10,000) square feet.
56. Any person(s) cultivating cannabis with the use of glow lights, fans, ventilation devices, or any other electrical or mechanical equipment shall comply with all applicable Building and Fire Code requirements adopted by the City of Moreno Valley, shall obtain all necessary permits and prerequisite inspections required for installation prior to commercial use of the equipment and/or facility.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0192)

Page 8

57. All cultivation facilities shall be organized in orderly rows with aisles at least three feet wide, And no more than eight feet between an aisle and the next aisle or the aisle or the wall, and clear access shall be maintained to all exits unless the Planning Official, Building Official and Fire Marshall collectively determine that the business has provided an alternative, properly dimensioned floor plan that conlirms equivalent access and clearance/separation between plants and the facility exits.
58. An area designated for the secure transfer of cannabis from the cultivation area to a vehicle for transportation shall be provided.
59. Two secured parking spaces, identified on a plot plan shall be located convenient to the required secured area of each facility to be used by secured transfer vehicles involved in the couriering or dispensing of cannabis materials products to and from the facility and for use by any secure vehicle commissioned for the transfer of currency to and from the facility. (MC 9.09.290 (E)(9)(f))
60. All windows on the building that houses the cannabis facility shall be appropriately secured and all marijuana securely stored.
61. The applicant shall place anti-odor gels and diffusers near all cultivation exterior doors and windows.
62. A fire sprinkler system shall be installed for this project or as required by the Municipal Code Section 9.09.290. An approved automatic fire sprinkler system, designed in compliance with the California Fire Code is required in every building that houses a commercial cannabis business. This is a minimum standard and does not preclude the city from imposing additional fire prevention measures as deemed necessary by the Fire Marshall. (MC 9.09.290 (E)(7)(d))
63. All mechanical equipment, either roof or ground mounted, shall be screened from public view. All such equipment shall be fully screened by the roof structure, a parapet wall, appropriate ground mounted walls, berming, or landscaping. All walls shall architecturally match the building. If after construction, but prior to the issuance of a Certificate of Occupancy, it is determined by the Planning Manager that equipment can be viewed from the public right-of-way, a plan for screening of the equipment shall be submitted to the Planning Department for approval. Once approved, said screening shall be constructed prior to issuance of a Certificate of Occupancy.
64. Prior to approval of tenant improvement plans, two copies of a detailed, on-site computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0192)

Page 9

manufacturer's specifications for light fixtures used and shall include style, illumination, location, height, and method of shielding. The lighting shall be designed in such a manner so that it meets the lighting standards in the Cannabis Ordinance 932. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG) Lightning shall comply with the provisions of MC Section 9.08.100 including fixture type, wattage illumination levels, and shielding. (MC 9.09.290 (E)(10))

65. The applicant shall repaint the exterior of the suite, to the satisfaction of the Planning Division. applicant shall submit paint colors and descriptions to the Planning Division for review and approval prior to repainting the building.
66. The applicant shall provide frosted glass or solid walls to separate the exterior of the building and the interior lobby area from the retail/mercantile area to ensure that no cannabis or marijuana materials or products are visible.
67. The parking lot lighting shall be maintained in good repair and shall comply with the Municipal Code lighting standards and the Security Plan at all times.
68. Prior to Building Permit or Certificate of Occupancy, the process for any transfer of product or currency shall be identified in an updated Security Plan to be reviewed and approved by the Planning Division. (MC 9.09.290 (D)(2)(f))
69. Professionally and centrally monitored fire, robbery, and burglar alarm systems must be installed and maintained in good working condition. The alarm system must include a private security company that is required to respond to every alarm. (MC 9.09.290 (E)(12)(b))

Building Division

70. Contact the Building Safety Division for permit application submittal requirements.
71. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m.(except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
72. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
73. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0192)

Page 10

by the City.

74. 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.
75. 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 California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
76. All remodeled 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.
77. The proposed project is subject to approval by the Edgemont Community Services District (Sewer Utility) and all applicable fees and charges shall be paid prior to permit issuance. Contact the Edgemont Community at (951)784-2632 for specific details.
78. 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)

FIRE DEPARTMENT**Fire Prevention Bureau**

79. 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])
80. 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.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN21-0192)

Page 11

81. 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.
82. 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)
83. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
84. 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])
85. 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)
86. Delayed Egress
Where delayed egress systems are to be installed an approved fire sprinkler and an automatic smoke detection system shall be installed in accordance with the California Building and Fire Code.
87. This note shall be provided on the applicants Cover Sheet, Door Schedule, and Floor Plan.

"DELAYED EGRESS SHALL NOT AND WILL NOT BE INSTALLED AT THIS FACILITY AT ANY TIME. In accordance with the California Building and Fire Code Chapters 9 and 10, buildings with delayed egress locks shall be equipped throughout with an automatic sprinkler system and an approved automatic smoke detection system. INSTALLATION OF DELAYED EGRESS AT THIS FACILITY WITHOUT SPRINKLERS AND DETECTION WILL RESULT IN IMMEDIATE BUSINESS CLOSURE."

NOTES TO CONTRACTOR:

- THE GENERAL CONTRACTOR SHALL CONTACT THE DEPARTMENT OF BUILDING AND SAFETY AND VERIFY THAT THEY ARE NOW THE CONTRACTOR OF RECORD FOR THIS PROJECT. THEY SHALL PROVIDE THE DEPARTMENT OF BUILDING AND SAFETY WITH PROOF OF CURRENT WORKERS COMPENSATION INSURANCE AND SHALL ASSUME FULL RESPONSIBILITY FOR SUCH COVERAGE. THIS IS TO BE DONE BY THE GENERAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH CALIFORNIA BLDG. & FIRE CODE, LATEST EDITION AND ALL LOCAL LAWS.
- ALL WORK SHALL BE DONE IN AN APPROVED WORKMANLIKE MANNER.
- THE CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS AND ELEVATIONS AT THE PROJECT SITE AND THE OVERALL CORRECTNESS OF THESE DOCUMENTS BY STUDYING THEM THOROUGHLY AND IF THERE ARE ANY QUESTIONS TO CONTACT THE OWNER OR DESIGNER IMMEDIATELY FOR CLARIFICATION PRIOR TO THE BIDDING AND BEFORE THE START OF CONSTRUCTION.
- DIMENSIONS HAVE PREFERENCE OVER SCALE.
- APPROVALS BY BUILDING INSPECTOR SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THIS PLANS AND SPECIFICATIONS.
- THE CONTRACTORS SHALL BE REQUIRED TO MAINTAIN WORKMAN'S COMPENSATION INSURANCE AS PROVIDED BY CALIFORNIA LAW, ALSO PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE OF ADEQUATE COVERAGE, FIRE INSURANCE, THEFT AND VANDALISM INSURANCE DURING CONSTRUCTION UP TO THE CERTIFICATE OF OCCUPANCY ISSUED AND/OR OWNER'S SATISFACTION OF COMPLETION OF CONTRACT.
- FOR GENERAL AND PLAN LAYOUT, CONSTRUCTION DETAILS, ETC. REFER ONLY TO THE ARCHITECTURAL SHEETS WHICH SHALL TAKE PRECEDENCE OVER ANY OTHER DRAWINGS. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE SHOWN AS FOLLOWS: FACE OF WALL AT MASONRY, INDICATED FACE OF STUD, CENTER LINE, GRID LINE, TOP OF CONCRETE SLAB OR FOUNDATION, TOP OF PLYWOOD, ETC. DRAWINGS SHALL NOT BE SCALED TO DETERMINE ANY DIMENSIONS, REFER ONLY TO WRITTEN INFORMATION AND DETAIL DRAWINGS.

STATEMENT OF OPERATIONS:

- DISPENSARY (RETAIL):
 - HOURS OF OPERATION: 8am TO 10pm
 - NUMBER OF EMPLOYEE: 26 (13 EMPLOYEE IN MORNING SHIFT & 13 EMPLOYEE IN EVENING SHIFT)
 - NUMBER OF ON-SITE VEHICLES : 26 SPACES (13 MORNING & 13 EVENING)
- CULTIVATION:
 - HOURS OF OPERATION: 9am TO 5pm
 - NUMBER OF EMPLOYEE: 6
 - NUMBER OF ON-SITE VEHICLES : 6
- DISTRIBUTION:
 - HOURS OF OPERATION: 9am TO 5pm
 - NUMBER OF EMPLOYEE: 2
 - NUMBER OF ON-SITE VEHICLES : 2
- MANUFACTURING:
 - HOURS OF OPERATION: 9am TO 5pm
 - NUMBER OF EMPLOYEE: 1
 - NUMBER OF ON-SITE VEHICLES : 1

FIRE DEPARTMENT NOTE:

DELAYED EGRESS:
 *DELAYED EGRESS SHALL NOT AND WILL NOT BE INSTALLED AT THIS FACILITY AT ANY TIME. IN ACCORDANCE WITH THE CALIFORNIA BUILDING AND FIRE CODE CHAPTER 9 AND 10, BUILDING WITH DELAYED EGRESS LOOKS SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN APPROVED AUTOMATIC SMOKE DETECTION SYSTEM. **INSTALLATION OF DELAYED EGRESS AT THIS FACILITY WITHOUT SPRINKLERS AND DETECTION WILL RESULT IN IMMEDIATE BUSINESS CLOSURE**

PROJECT DESCRIPTION:

BUILDING CODES:

- | | |
|--------------------------------------------------|----------------------------------------------|
| 1. 2019 CALIFORNIA BUILDING CODE | 6. 2019 CALIFORNIA ELECTRIC CODE |
| 2. 2019 CALIFORNIA MECHANICAL CODE | 7. 2019 CALIFORNIA FIRE CODE (CFC) |
| 3. 2019 CALIFORNIA PLUMBING CODE | 8. 2019 CITY OF MORENO VALLEY MUNICIPAL CODE |
| 4. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE | |
| 5. 2019 CALIFORNIA ENERGY EFFICIENCY STANDARD, | |

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION:	HILLSIDE:	NO
PROPERTY TYPE:	COMMERCIAL/ INDUSTRIAL	
APN NO:	291-050-035	
LOT AREA:	2.07 ACRES (90,169.2 SF)	
ZONING:	COMMERCIAL	

BUILDING INFORMATION:

(E) COMMERCIAL SPACE:	27,786 SF	PROPOSED FLR AREA:	27,786
LOT SIZE:	2.07 ACRES (90,169.2 SF)	(N) ADDITION	NO

CONSTRUCTION TYPE:

CONSTRUCTION TYPE:	TYPE III	FIRE PROTECTION:	EXISTING: W/ SPRINKLER
--------------------	----------	------------------	------------------------

OCCUPANCY TYPE:

OCCUPANCY:	M, B, F-2 & S-1	MAX TRAVEL DISTANCE:	N/A
OCCUPANCY LOAD:	N/A	MAX COMMON PATH OF TRAVEL:	N/A
MAXIMUM HEIGHT:	34'-8"	NUMBER OF STORY:	1
REQUIRED NUMBER OF DOOR FOR BUSINESS:		PROVIDED NUMBER OF EXIT DOOR FOR BUSINESS:	N/A

PARKING MATRIX:

ONE STORY COMMERCIAL BUILDING = 27,786 SF

EXISTING PARKING:

- EXISTING TOTAL PARKING PROVIDED IS: **150 PARKING SPACES**
- CHANGE IN PARKING SPACES PROPOSED

PROPOSED PARKING:

- CHANGE IN PARKING SPACES,**
 PER MVMC TITLE 9, TABLE 9.11.040B-12:
- GENERAL RETAIL : 1/225 SQ.FT
 - PER CITY CODE ALL COMMERCIAL CANNABIS (CULTIVATION, MANUFACTURING & DISTRIBUTION) SHALL BE THE SAME AS PARKING REQUIREMENTS AND RESTRICTIONS FOR OFF-STREET PARKING THAT PERTAINS TO GENERAL MANUFACTURING ESTABLISHMENTS AS DESCRIBE IN ABOVE TITLE 9
 - THEREFORE:
 - MANUFACTURING : 1/500 SQ.FT.
 - FROM FLOOR PLANS IN LICENSE APPLICATION:
 - CULTIVATION: 9,962 SQ.FT. (9,962 / 500) = 19.92 = **20 PARKING SPACES**
 - MANUFACTURING: 2,596 SQ.FT. (2,596 / 500) = 5.19 = **6 PARKING SPACES**
 - DISTRIBUTION: 1,047 SQ.FT. (1,047 / 500) = 2.09 = **2 PARKING SPACES**
 - CANNABIS DISPENSARY AND COMMON AREA: 8,502 SQ.FT (8,502 / 225) = 37.78 = **38 PARKING SPACES**
 - COMMON AREA OF CANNABIS CULTIVATION, MANUFACTURING & DISTRIBUTION IS 5,679 SQ.FT. (5,679 / 500) = 11.38 = **12 PARKING SPACES**
 - TOTAL PARKING SPACES REQUIREMENT PER CITY CODE IS = 78 SPACES
 - THEREFORE:
 - PROVIDED 78 PARKING SPACE INCLUDING 3 HANDICAP**

SCOPE OF WORK:

- NO ADDITIONAL SQUARE FOOTAGE PROPOSED
- NO COSMETIC ALTERATION TO STOREFRONT
- NO CHANGE IN LANDSCAPING & HANDICAP PARKING LOCATIONS
- CHANGE IN PARKING SPACES (PARKING REQUIREMENT)
- INTERIOR CONSTRUCTION PROPOSED

SHEET INDEX:

ARCHITECTURAL:

- A0.0 COVER SHEET
- A0.1 KEY SITE PLAN
- A1.0 EXISTING SITE & LANDSCAPE PLAN
- A2.0 EXISTING & DEMOLITION FLOOR PLAN
- A3.0 PROPOSED FLOOR PLAN
- A4.0 PROPOSED BUSINESS DIAGRAM PLAN
- A5.0 PROPOSED REFLECTED CEILING FLOOR PLAN
- A6.0 ROOF PLAN
- A7.0 EXISTING SECTIONS
- A7.1 PROPOSED SECTIONS
- A8.0 EXISTING ELEVATIONS
- A8.1 EXISTING ELEVATIONS
- A8.2 PROPOSED ELEVATIONS
- A8.3 PROPOSED ELEVATIONS
- A9.0 EXISTING CONDITION PHOTO INDEX
- E1.0 EXTERIOR LIGHT PHOTOMETRIC PLAN
- E1.1 EXTERIOR LIGHT CUT SHEET (SPECIFICATION SHEET)

MORENO VALLEY-FRESH FARMS, LLC

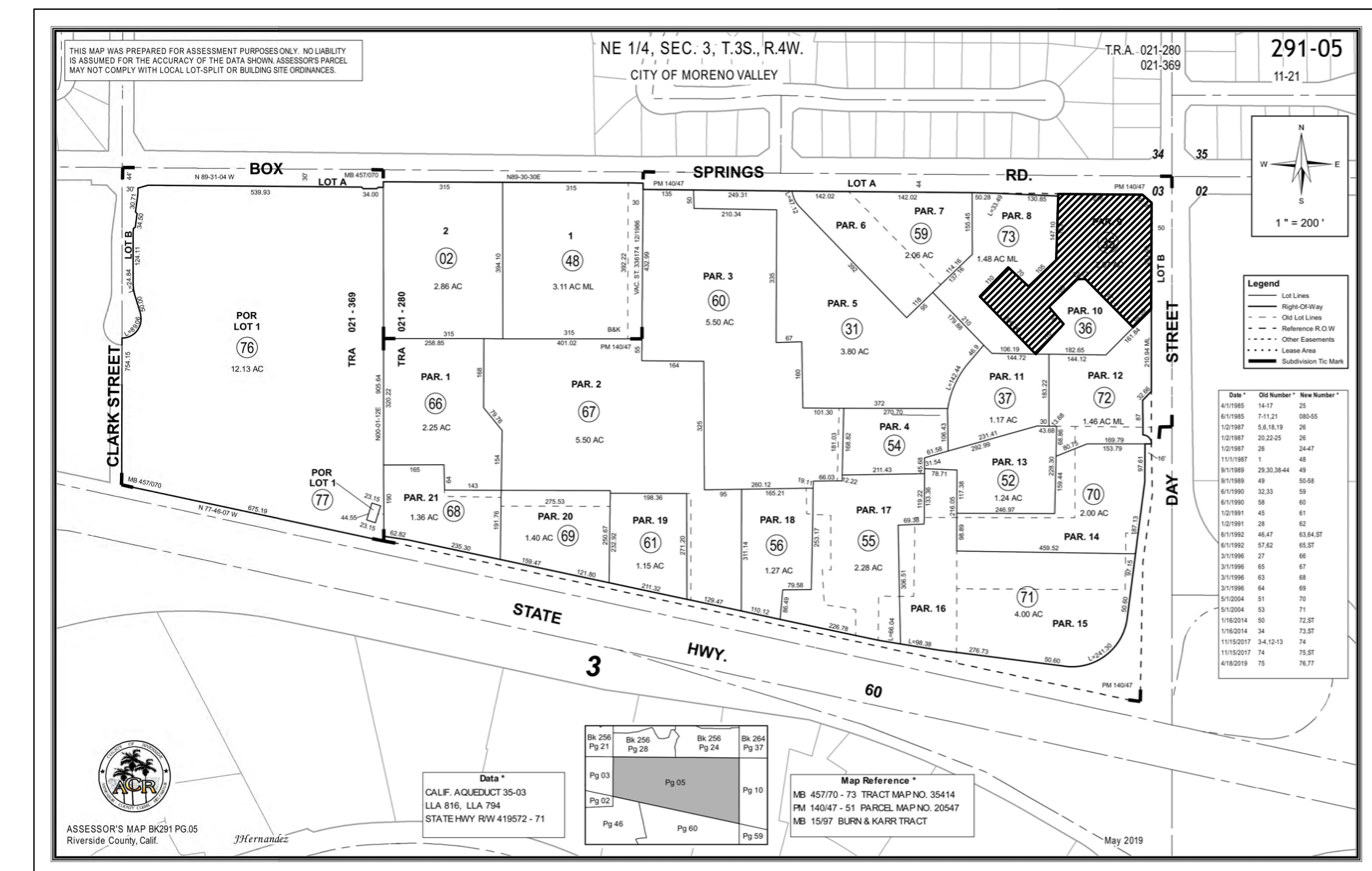
12125 DAY ST, UNIT G301
MORENO VALLEY, CA 92557
 APN# 291-050-035

SCOPE OF WORK:

CONDITIONAL USE PERMIT, PLANS FOR THE ENTITLEMENT APPLICATION FOR CANNABIS MICRO BUSINESS : DISPENSARY CULTIVATION MANUFACTURING TYPE-6 DISTRIBUTION IN THE CITY OF MORENO VALLEY



1/A0.0: PARCEL MAP
 SCALE: N.T.S.



2/A0.0: VICINITY MAP
 SCALE: N.T.S.

OWNER:
 SHLOMO BOTACH
 5011 W. PICO BLVD.
 LOS ANGELES, CA 90019
 323-933-3971
 BOTACHMGMT@GMAIL.COM

DESIGN:
 HZ CAS INC.
 819-918-8205
 HZPLANDDESIGN@GMAIL.COM

APPLICANT:
 MORENO VALLEY-FRESH FARMS, LLC
 SIGRID LOPEZ
 13647 JACKSON STREET,
 WHITTIER, CA 90602
 (714) 472-6872
 SIGLOPEZPR@GMAIL.COM

CANNABIS MICRO BUSINESS
 12125 DAY ST., UNIT G301, MORENO VALLEY, CA 92557
 CONDITIONAL USE PERMIT PLANS FOR CANNABIS DISPENSARY, CULTIVATION, MANUFACTURING AND DISTRIBUTION IN THE CITY OF MORENO VALLEY

STAMP:

DESCRIPTION:

PROJECT:

CANNABIS MICRO BUSINESS

INFO:

DRAWN BY: HZ
 SCALE: 1/8" = 1'-0"
 ORIGIN DATE: JULY. 27, 2021

TITLE:

COVER SHEET

A0.0



Barton Integration, LLC
 5151 California, Suite 100
 Irvine, CA 92617
 www.BartonIntegration.com
 ACO 7801.CL 1048148

Planning Department Response Letter

Project Information:

Fresh Farms, LLC
 12125 Day Street
 Moreno Valley, CA 92557

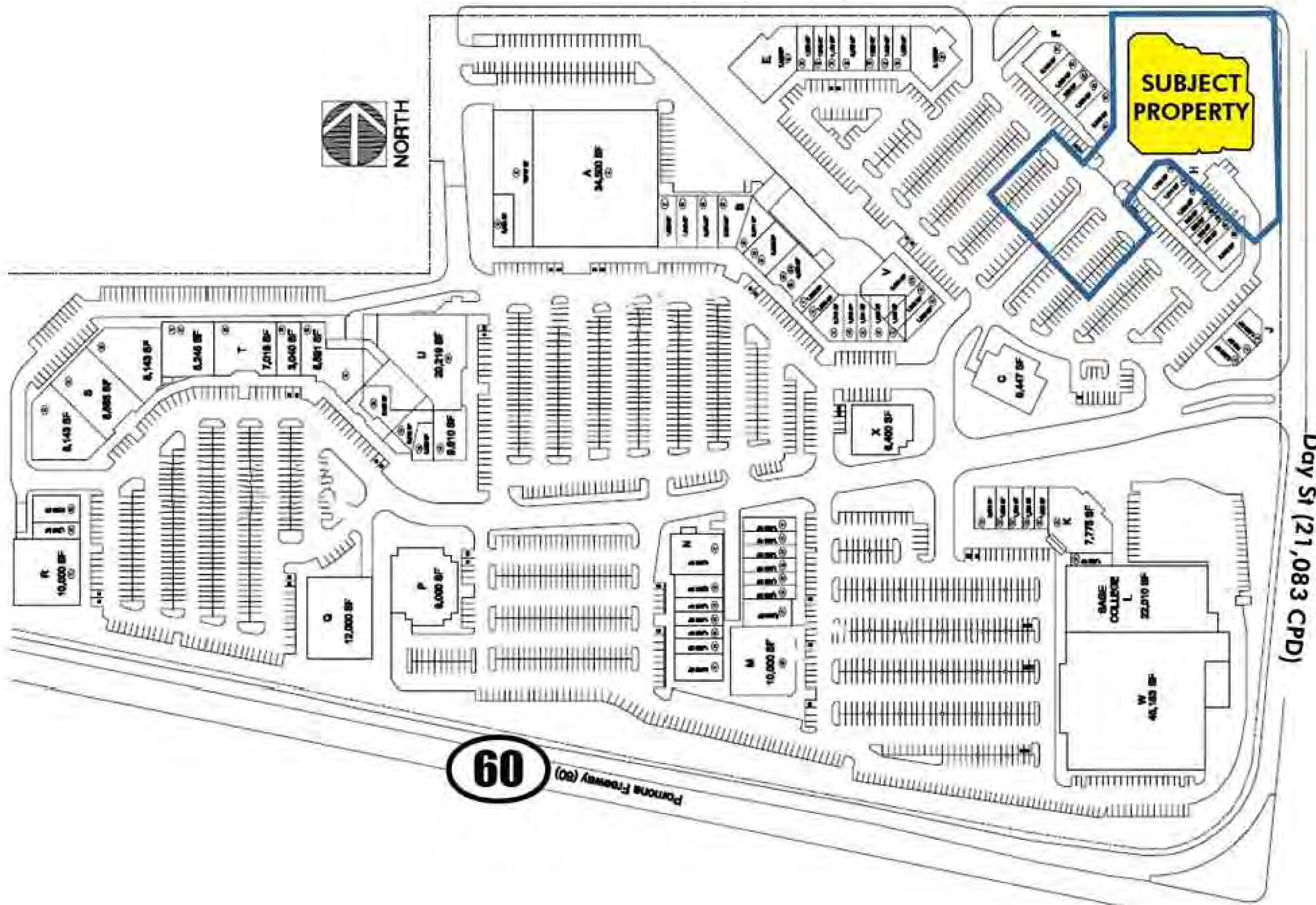
Barton Integration LLC ("Barton") is a full-service security and fire life safety integration and consulting firm. The following responses are intended to provide additional clarification regarding the safety and security protocols as requested by the city planning department.

- Secured Parking Spaces (Security Measures and Procedures)
 - Overview:
 - The two (2) Secured Parking Spaces will be located at the side of the building which is intended for Employee and Vendor entrance. These parking spaces will be in close proximity to the shipping and receiving door, well illuminated, and clear of obstructions that may impede the Security Team's visibility of the secure area.
 - Security Technology:
 - The parking area and the surrounding sides of the building will be fully covered by HD IP Cameras (1920x1080) resolution, recording continuously, at 15 FPS. These Cameras will be able to capture images in very low lighting conditions and will provide both Live and Playback functionality to the Fresh Farms security team.
 - CPED (Crime Prevention Through Environmental Design):
 - Ample Lighting: Flood Lights will be installed alongside the building in the secured parking area. This added lighting will provide maximum visibility to both delivery agents and the Fresh Farms Security Team.
 - Landscape Design: The Landscape will be meticulously maintained to provide visibility around the Secured Parking Areas. This design will allow for both delivery agents and the Fresh Farms Security Team to have a clear view of the parking area and pathway to and from the building.
 - Security Personnel and Operating Procedures:
 - Exterior Guard Escort: A Fresh Farms Security Guard will escort Deliveries and Vendors to and from the building.
 - Security Desk Operator Overwatch: Upon delivery escort, the Security Desk Operator will provide overwatch on the IP Video Surveillance system to both notify the exterior guard of any potential threat and to notify first responders in the event of an attempted theft or crime.
 - Delivery Procedure: Vendors will check in at the Main Entrance and will be logged in at the front desk. Upon login, vendors will be provided a Visitor Badge to be worn throughout the time the vendor is onsite. Once checked in, a Security Team Member will escort the vendor to the shipping and receiving area.
- Statement of Operations:
 - Retail and Delivery:
 - Hours of Operation: 8:00 AM to 10:00 PM
 - Total Employees: 26 (13 Employees Morning Shift, 13 Employees Evening Shift)
 - Cultivation:
 - Hours of Operation: 9:00 AM to 5:00 PM
 - Total Employees: 6
 - Distribution:
 - Hours of Operation:
 - Total Employees: 2
 - Manufacturing:
 - Hours of Operation: 9:00 AM to 5:00 PM
 - Total Employees: 1

Security and Fire Alarm Consultant:
 Sam Deatherage | CEO
 (949) 701-3532 | SamD@BartonIntegration.com

Protecting People | Securing Property | Peace of Mind

Box Springs Rd (18,400 CPD)



SUBJECT PROPERTY

OWNER:
 SHLOMO BOTACH
 5011 W. PICO BLVD.
 LOS ANGELES, CA 90019
 323-933-3971
 BOTACHMGMT@GMAIL.COM

DESIGN:
 HZ CAS INC.
 819-918-8205
 HZPLANDSIGN@GMAIL.COM

APPLICANT:
 MORENO VALLEY-FRESH FARMS, LLC
 SIGRID LOPEZ
 13647 JACKSON STREET,
 WHITTIER, CA 90602
 (714) 472-6872
 SIGLOPEZPR@GMAIL.COM

CANNABIS MICRO BUSINESS
 12125 DAY ST., UNIT G301, MORENO VALLEY, CA 92557
 CONDITIONAL USE PERMIT PLANS FOR CANNABIS DISPENSARY, CULTIVATION,
 MANUFACTURING AND DISTRIBUTION IN THE CITY OF MORENO VALLEY

STAMP:

DESCRIPTION:

PROJECT:

CANNABIS MICRO BUSINESS

INFO:

DRAWN BY: HZ

SCALE: 1/64" = 1'-0"

ORIGIN DATE: JULY. 27, 2021

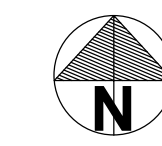
TITLE:

KEY SITE PLAN

A0.1

1/A0.1: EXISTING KEY SITE PLAN

SCALE: 1/64" = 1'-0"

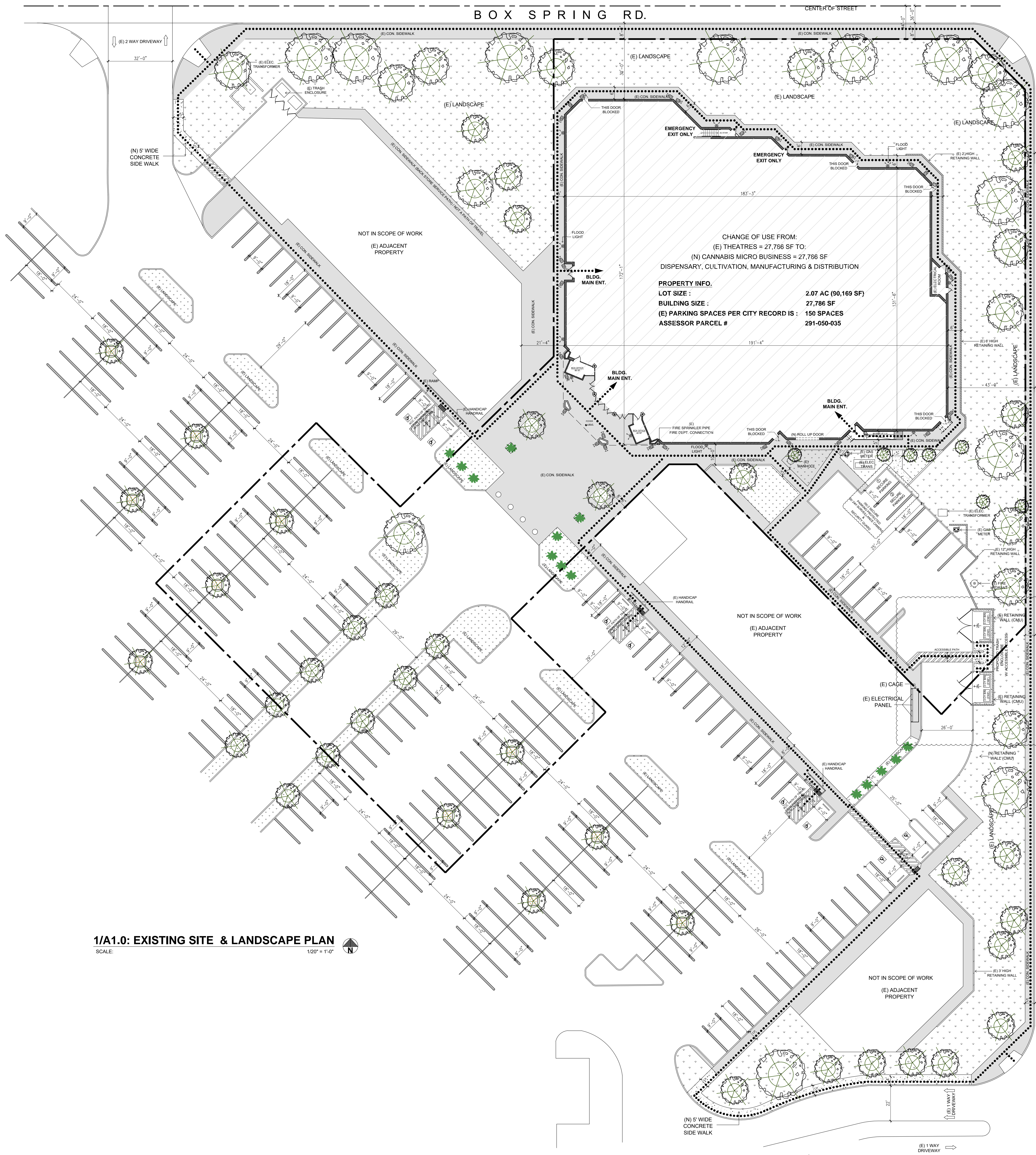


BOX SPRING RD.

CENTER OF STREET

DAY ST.

CENTER OF STREET



CHANGE OF USE FROM:
 (E) THEATRES = 27,786 SF TO:
 (N) CANNABIS MICRO BUSINESS = 27,766 SF
 DISPENSARY, CULTIVATION, MANUFACTURING & DISTRIBUTION

PROPERTY INFO.
 LOT SIZE: 2.07 AC (90,169 SF)
 BUILDING SIZE: 27,786 SF
 (E) PARKING SPACES PER CITY RECORD IS: 150 SPACES
 ASSESSOR PARCEL #: 291-050-035

1/A1.0: EXISTING SITE & LANDSCAPE PLAN
 SCALE: 1/20" = 1'-0"

SITE LEGEND

- (E) CONCRETE SIDE WALK
- (N) 5' WIDE CONCRETE SIDE WALK
- (E) ACCESSIBLE PATH OF TRAVEL FROM PARKING & PUBLIC RIGHT OF WAY TO THE MAIN BUILDING AND ALL GROUND FLOOR ENTRANCES, ACCESSIBLE PARKING AREA, ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY, 2% CROSS SLOPE, 5% IN DIRECTION OF TRAVEL
- (E) OUTLINE OF THE PROPERTY (PARCEL LINE)
- (E) FLOOD LIGHT (EXTERIOR)
- (N) SURVEILLANCE CAMERA (TOTAL EXTERIOR CAMERA IS = 31)

OWNER:
 SHLOMO BOTACH
 5011 W. PICO BLVD.
 LOS ANGELES, CA 90019
 323-933-3974
 BOTACHMGMT@GMAIL.COM

DESIGN:
 HZ CAS INC.
 818-918-8205
 HZPLANDSIGN@GMAIL.COM

APPLICANT:
 MORENO VALLEY-FRESH FARMS, LLC
 SIGRID LOPEZ
 13647 JACKSON STREET,
 WHITTIER, CA 90602
 (714) 472-6872
 SIGLOPEZPR@GMAIL.COM

CANNABIS MICRO BUSINESS
 12125 DAY ST., UNIT G301, MORENO VALLEY, CA 92557

CONDITIONAL USE PERMIT PLANS FOR CANNABIS DISPENSARY, CULTIVATION, MANUFACTURING AND DISTRIBUTION IN THE CITY OF MORENO VALLEY

STAMP:

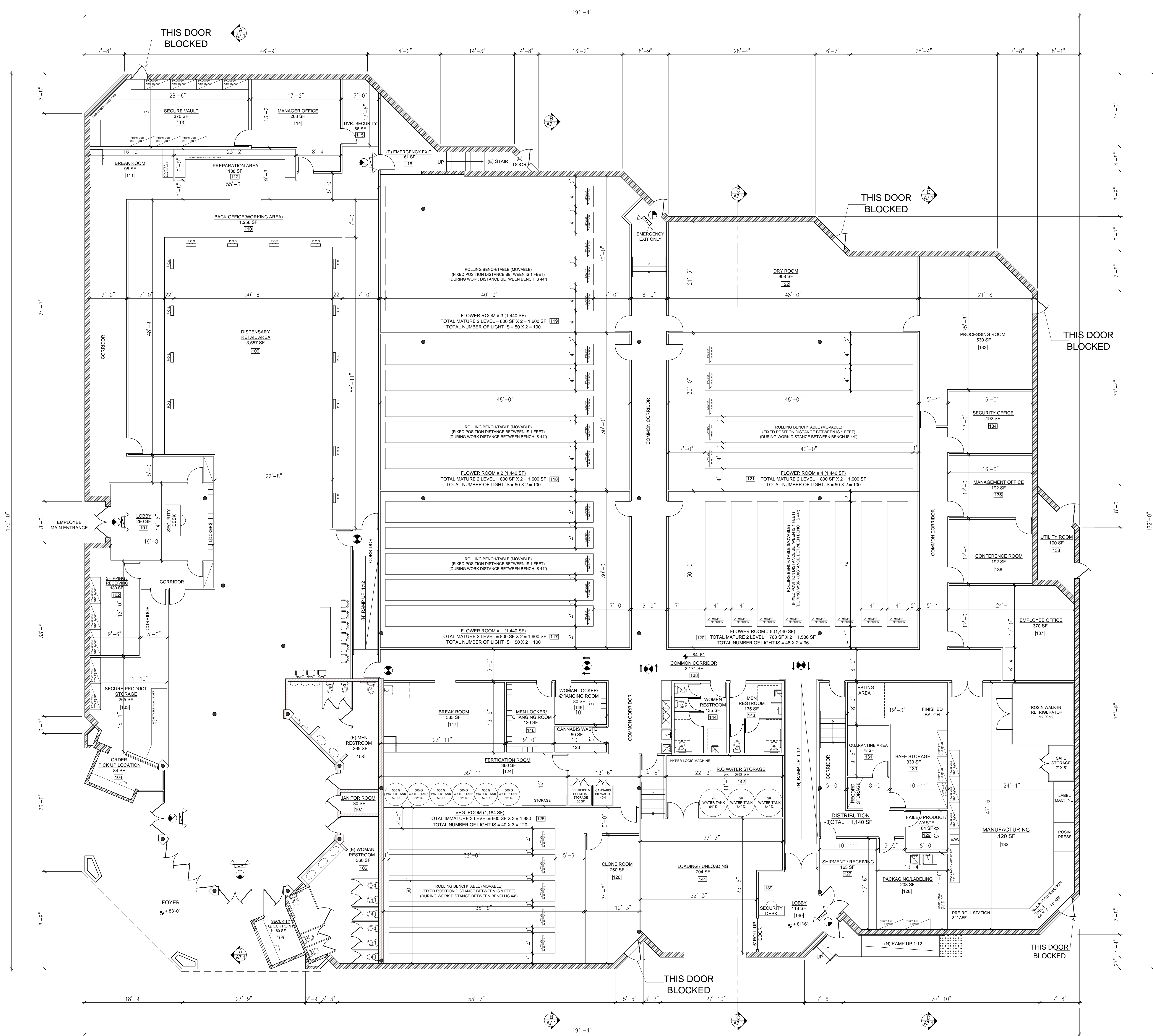
DESCRIPTION:

PROJECT:
 CANNABIS MICRO BUSINESS

INFO:
 DRAWN BY: HZ
 SCALE: 1/64" = 1'-0"
 ORIGIN DATE: JULY. 27, 2021

TITLE:
 EXISTING SITE & LANDSCAPE PLAN

A1.0



1/A3.0: PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

OCCUPANCY LOAD CALCULATION

ROOM NO.	ROOM NAME	SF	OCC. FACTOR	OCC.
101	LOBBY & SECURITY CHECK POINT	290	15	20
102	SECURE SHIP / RECEIVING	180	150	1
103	SEC. PRODUCT STORAGE	265	150	2
104	ORDER PICK UP AREA	84	150	1
105	SECURITY CHECK POINT	80	150	1
106	WOMAN RESTROOM	360	150	3
107	JANITOR ROOM	30	150	1
108	MEN RESTROOM	265	150	3
109	DISPENSARY RETAIL AREA	3,557	50	70
110	RETAIL BACK OFFICE (WORKING AREA)	1,265	150	9
111	BREAK ROOM	95	15	6
112	PRODUCT PREPARATION	138	150	1
113	SECURE VAULT	370	150	2
114	MANAGER OFFICE	263	150	2
115	DVR SECURITY	86	150	1
116	(E) EMERGENCY EXIT	161	150	1
	CORRIDORS	1,013	150	7
DISPENSARY = 8,502 SF (131 OCC.)				
117	FLOWER ROOM #1	1,440	500	3
118	FLOWER ROOM #2	1,440	500	3
119	FLOWER ROOM #3	1,440	500	3
120	FLOWER ROOM #4	1,440	500	3
121	FLOWER ROOM #5	1,440	500	3
122	DRY ROOM	908	150	6
123	CANNABIS WASTE	50	300	1
124	FERTIGATION ROOM	360	300	1
125	VEG. ROOM	1,184	500	3
126	CLONE ROOM	260	500	1
CULTIVATION = 9,962 SF (27 OCC.)				
127	SHIPPING / RECEIVING	163	150	1
128	PACKAGING / LABELING	208	150	2
129	FAILED PRODUCT WASTE	64	150	1
130	SAFE STORAGE	330	300	1
131	QUARANTINE AREA	78	150	1
132	CORRIDORS	204	150	2
DISTRIBUTION = 1,047 SF (8 OCC.)				
133	MANUFACTURING (WORKING AREA)	1,120	200	6
134	PROCESSING ROOM	530	150	4
135	SECURITY OFFICE	192	150	2
136	MANAGEMENT OFFICE	192	150	2
137	EMPLOYEE OFFICE	370	150	3
MANUFACTURING = 2,596 SF (19 OCC.)				
138	CORRIDORS	2,171	150	15
139	SECURITY CHECK POINT	40	150	1
140	LOBBY (EMPLOYEE ENT.)	118	15	8
141	LOADING / UNLOADING	704	150	5
142	R.O. WATER STORAGE	263	150	2
143	MEN RESTROOM	135	150	1
144	WOMAN RESTROOM	135	150	1
145	WOMAN LOCKER ROOM	80	50	2
146	MEN LOCKER ROOM	120	50	3
147	BREAK ROOM	335	15	22
148	ELECTRICAL ROOM	100	150	1
	INTERIOR / EXTERIOR WALL	1,478	N/A	N/A
COMMON AREA = 5,679 SF (61 OCC.)				

TOTAL AREA = 27,786 SF (246 OCC.)

FIRE LIFE SAFETY NOTES:

- L.E.D EXIT SIGN W/ 90 MIN. BATTERY BACKUP REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
- SIGN ABOVE ALL EXIT DOORS - DOORS TO REMAIN UNLOCKED DURING OPERATIONAL HOURS
- L.E.D DIRECTIONAL EXIT SIGN W/ 90 MIN. BATTERY BACKUP REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
- TYPE A FIRE EXTINGUISHER - 2A 10-B-C
- TACTILE EXIT SIGN, REFER TO ADA SHEET FOR DETAIL

FIRE DEPARTMENT NOTE:

DELAYED EGRESS:

"DELAYED EGRESS SHALL NOT AND WILL NOT BE INSTALLED AT THIS FACILITY AT ANY TIME. IN ACCORDANCE WITH THE CALIFORNIA BUILDING AND FIRE CODE CHAPTER 9 AND 10, BUILDING WITH DELAYED EGRESS LOCKS SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND AN APPROVED AUTOMATIC SMOKE DETECTION SYSTEM. INSTALLATION OF DELAYED EGRESS AT THIS FACILITY WITHOUT SPRINKLERS AND DETECTION WILL RESULT IN IMMEDIATE BUSINESS CLOSURE"

NOTE:

ROLLING BENCH (MOVABLE) SAMPLE ATTACHED

- IN THE FIXED POSITION THE SPACE BETWEEN BENCHES IS 1 FEET (AS YOU SEE ON THE PLAN)

- DURING WORK, BENCHES CAN MOVE AND BE ADJUSTED INTO 44" (HANDICAP ACCESS)

WALL LEGEND

(E) EXTERIOR WALL TO REMAIN
(E) INTERIOR WALL TO REMAIN
(N) DPS PANEL (INTERIOR WALL)

OWNER:
SHLOMO BOTACH
5011 W. PICO BLVD.
LOS ANGELES, CA 90019
323-933-3971
BOTACHMGMT@GMAIL.COM

DESIGN:
HZ CAS INC.
819-918-8205
HZPLANDSIGN@GMAIL.COM

APPLICANT:
MORENO VALLEY-FRESH FARMS, LLC
SIGRID LOPEZ
13647 JACKSON STREET,
WHITTIER, CA 90602
(714) 472-6872
SIGLOPEZR@GMAIL.COM

CANNABIS MICRO BUSINESS
12125 DAY ST., UNIT G301, MORENO VALLEY, CA 92557

CONDITIONAL USE PERMIT PLANS FOR CANNABIS DISPENSARY, CULTIVATION, MANUFACTURING AND DISTRIBUTION IN THE CITY OF MORENO VALLEY

STAMP:

DESCRIPTION:

PROJECT:
CANNABIS MICRO BUSINESS

INFO:
DRAWN BY: HZ
SCALE: 1/8" = 1'-0"
ORIGIN DATE: JULY, 27, 2021

TITLE:
PROPOSED FLOOR PLAN

A3.0

OWNER:
SHILOMO BOTACH
5011 W. PICO BLVD.
LOS ANGELES, CA 90019
323-933-3974
BOTACHMGMT@GMAIL.COM

DESIGN:
HZ CAS INC.
816-918-8205
HZPLANDSIGN@GMAIL.COM

APPLICANT:
MORENO VALLEY-FRESH FARMS, LLC
SIGRID LOPEZ
13647 JACKSON STREET,
WHITTIER, CA 90602
(714) 472-6872
SIGLOPEZPR@GMAIL.COM

CANNABIS MICRO BUSINESS
12125 DAY ST., UNIT G301, MORENO VALLEY, CA 92557
CONDITIONAL USE PERMIT PLANS FOR CANNABIS DISPENSARY, CULTIVATION,
MANUFACTURING AND DISTRIBUTION IN THE CITY OF MORENO VALLEY

STAMP:

DESCRIPTION:

PROJECT:

CANNABIS
MICRO BUSINESS

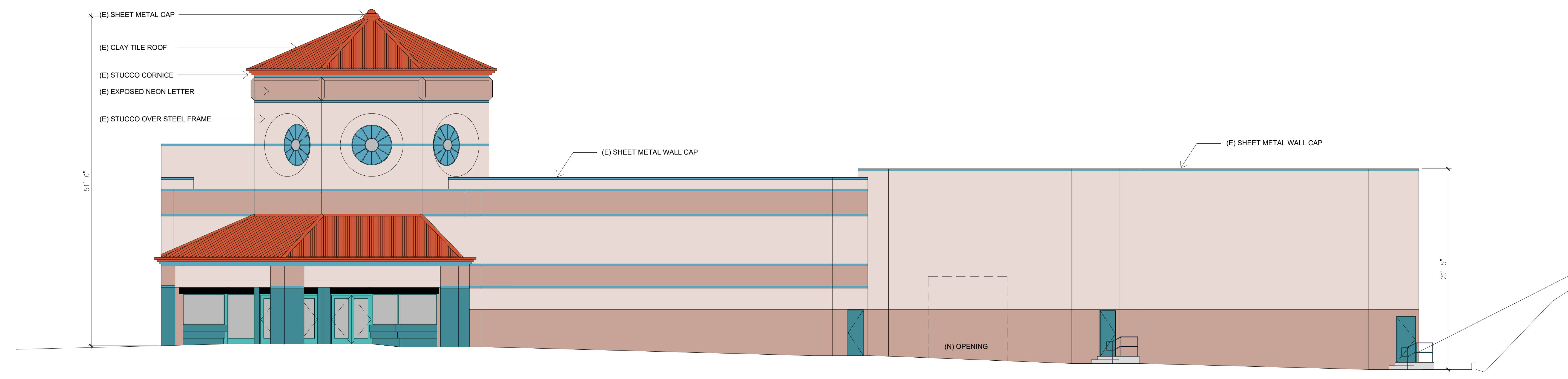
INFO:

DRAWN BY: HZ
SCALE: 1/8" = 1'-0"
ORIGIN DATE: JULY. 27, 2021

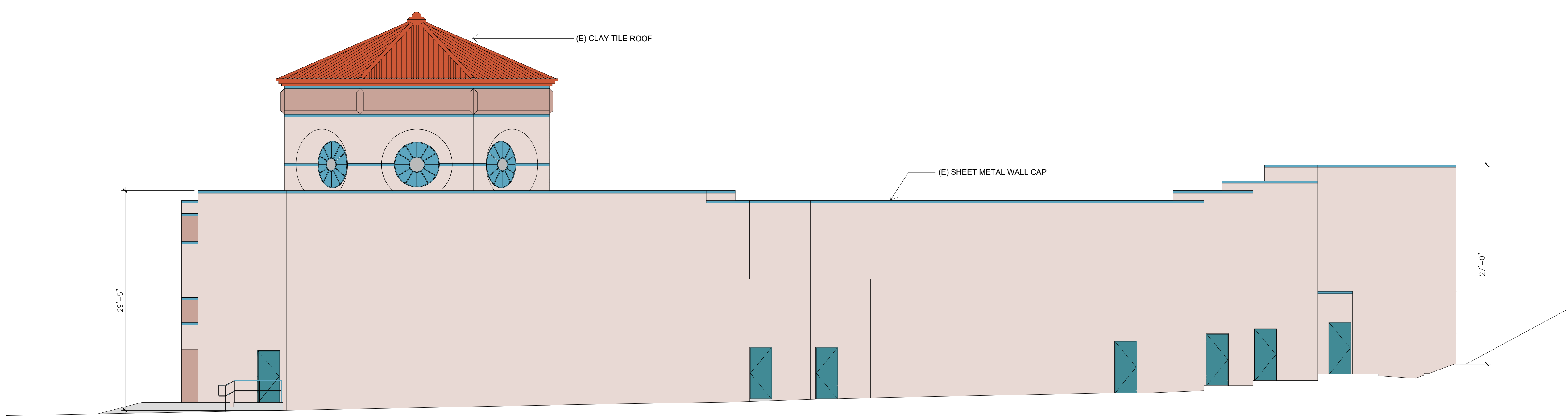
TITLE:

EXISTING
ELEVATIONS

A8.0



1/A8.0: EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2/A8.0: EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

OWNER:
SHILOMO BOTACH
5011 W. PICO BLVD.
LOS ANGELES, CA 90019
323-933-3971
BOTACHMGMT@GMAIL.COM

DESIGN:
HZ CAS INC.
818-918-8205
HZPLANDSIGN@GMAIL.COM

APPLICANT:
MORENO VALLEY-FRESH FARMS, LLC
SIGRID LOPEZ
13647 JACKSON STREET,
WHITTIER, CA 90602
(714) 472-6872
SIGLOPEZPR@GMAIL.COM

CANNABIS MICRO BUSINESS
12125 DAY ST., UNIT G301, MORENO VALLEY, CA 92557
CONDITIONAL USE PERMIT PLANS FOR CANNABIS DISPENSARY, CULTIVATION,
MANUFACTURING AND DISTRIBUTION IN THE CITY OF MORENO VALLEY

STAMP:

DESCRIPTION:

PROJECT:

CANNABIS
MICRO BUSINESS

INFO:

DRAWN BY: HZ
SCALE: 1/8" = 1'-0"
ORIGIN DATE: JULY. 27, 2021

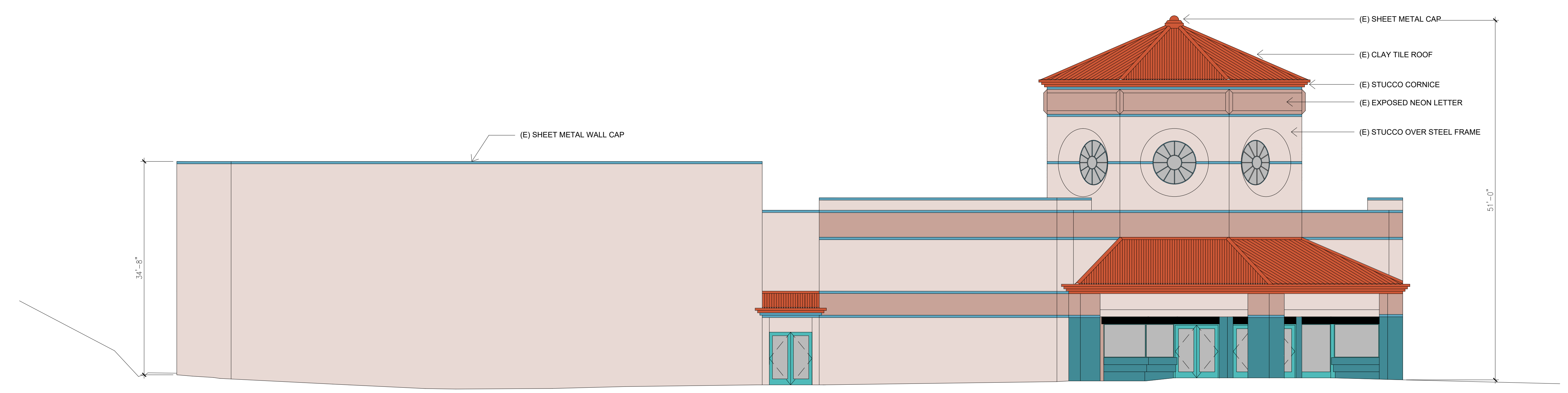
TITLE:

EXISTING
ELEVATIONS

A8.1



1/A8.1: EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2/A8.1: EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

OWNER:
SHILOMO BOTACH
5011 W. PICO BLVD.
LOS ANGELES, CA 90019
323-933-3974
BOTACHMGMT@GMAIL.COM

DESIGN:
HZ CAS INC.
818-918-8205
HZPLANDSIGN@GMAIL.COM

APPLICANT:
MORENO VALLEY-FRESH FARMS, LLC
SIGRID LOPEZ
13647 JACKSON STREET,
WHITTIER, CA 90602
(714) 472-6872
SIGLOPEZPR@GMAIL.COM

CANNABIS MICRO BUSINESS
12125 DAY ST., UNIT G301, MORENO VALLEY, CA 92557
CONDITIONAL USE PERMIT PLANS FOR CANNABIS DISPENSARY, CULTIVATION,
MANUFACTURING AND DISTRIBUTION IN THE CITY OF MORENO VALLEY

STAMP:

DESCRIPTION:

PROJECT:

CANNABIS
MICRO BUSINESS

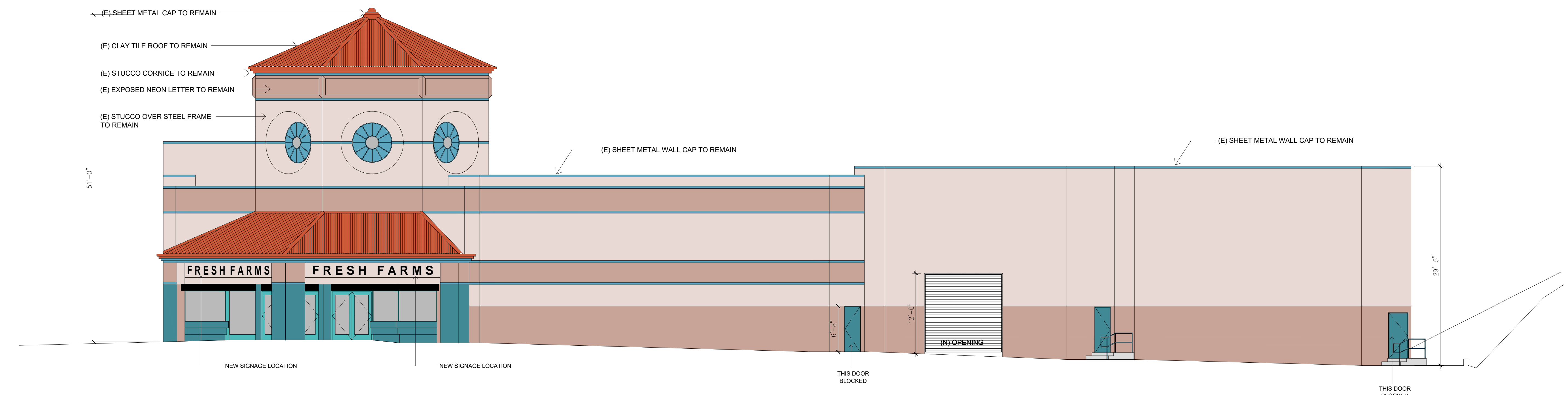
INFO:

DRAWN BY: HZ
SCALE: 1/8" = 1'-0"
ORIGIN DATE: JULY. 27, 2021

TITLE:

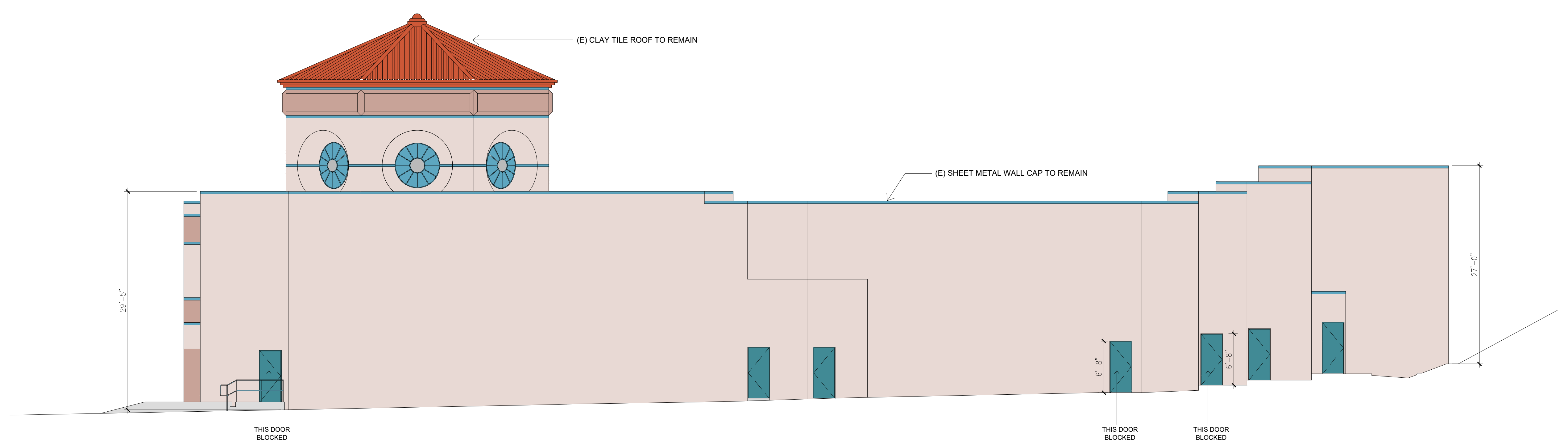
PROPOSED
ELEVATIONS

A8.2



ELEVATION NOTE:
NO CHANGE IN EXTERIOR MATERIALS OR
BUILDING COLOR

1/A8.2: PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2/A8.2: PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

OWNER:
SHILOMO BOTACH
5011 W. PICO BLVD.
LOS ANGELES, CA 90019
323-933-3971
BOTACHMGMT@GMAIL.COM

DESIGN:
HZ CAS INC.
818-918-8205
HZPLANDSIGN@GMAIL.COM

APPLICANT:
MORENO VALLEY-FRESH FARMS, LLC
SIGRID LOPEZ
13647 JACKSON STREET,
WHITTIER, CA 90602
(714) 472-6872
SIGLOPEZPR@GMAIL.COM

CANNABIS MICRO BUSINESS
12125 DAY ST., UNIT G301, MORENO VALLEY, CA 92557
CONDITIONAL USE PERMIT PLANS FOR CANNABIS DISPENSARY, CULTIVATION,
MANUFACTURING AND DISTRIBUTION IN THE CITY OF MORENO VALLEY

STAMP:

DESCRIPTION:

PROJECT:

CANNABIS
MICRO BUSINESS

INFO:

DRAWN BY: HZ

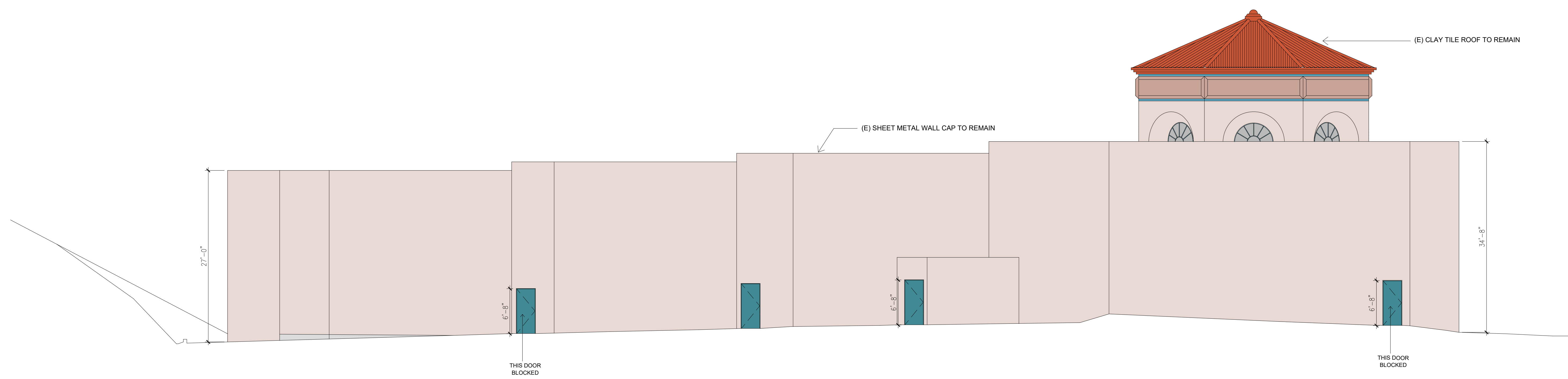
SCALE: 1/8" = 1'-0"

ORIGIN DATE: JULY. 27, 2021

TITLE:

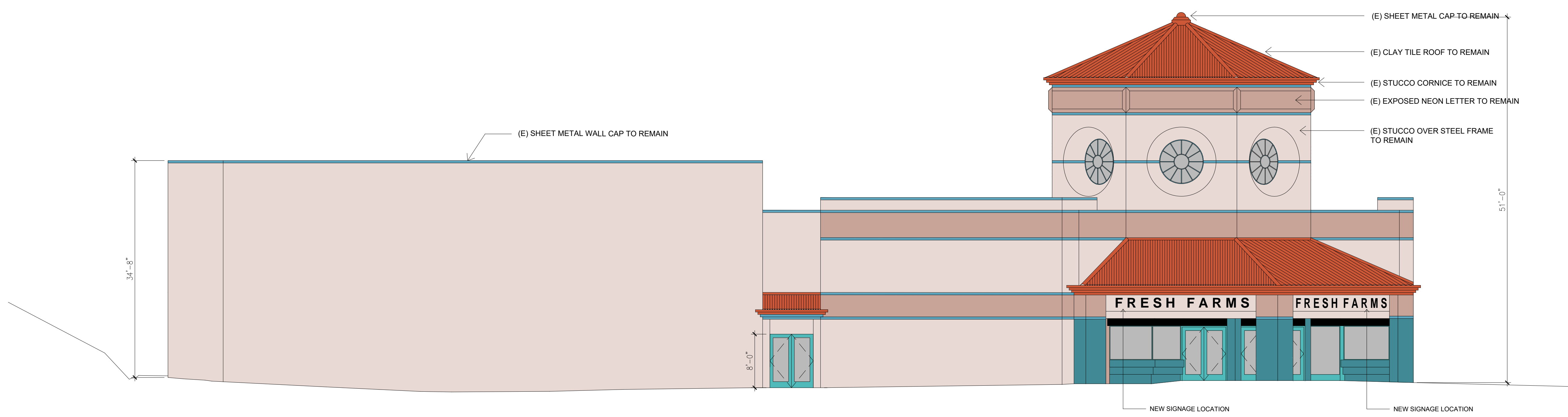
PROPOSED
ELEVATIONS

A8.3

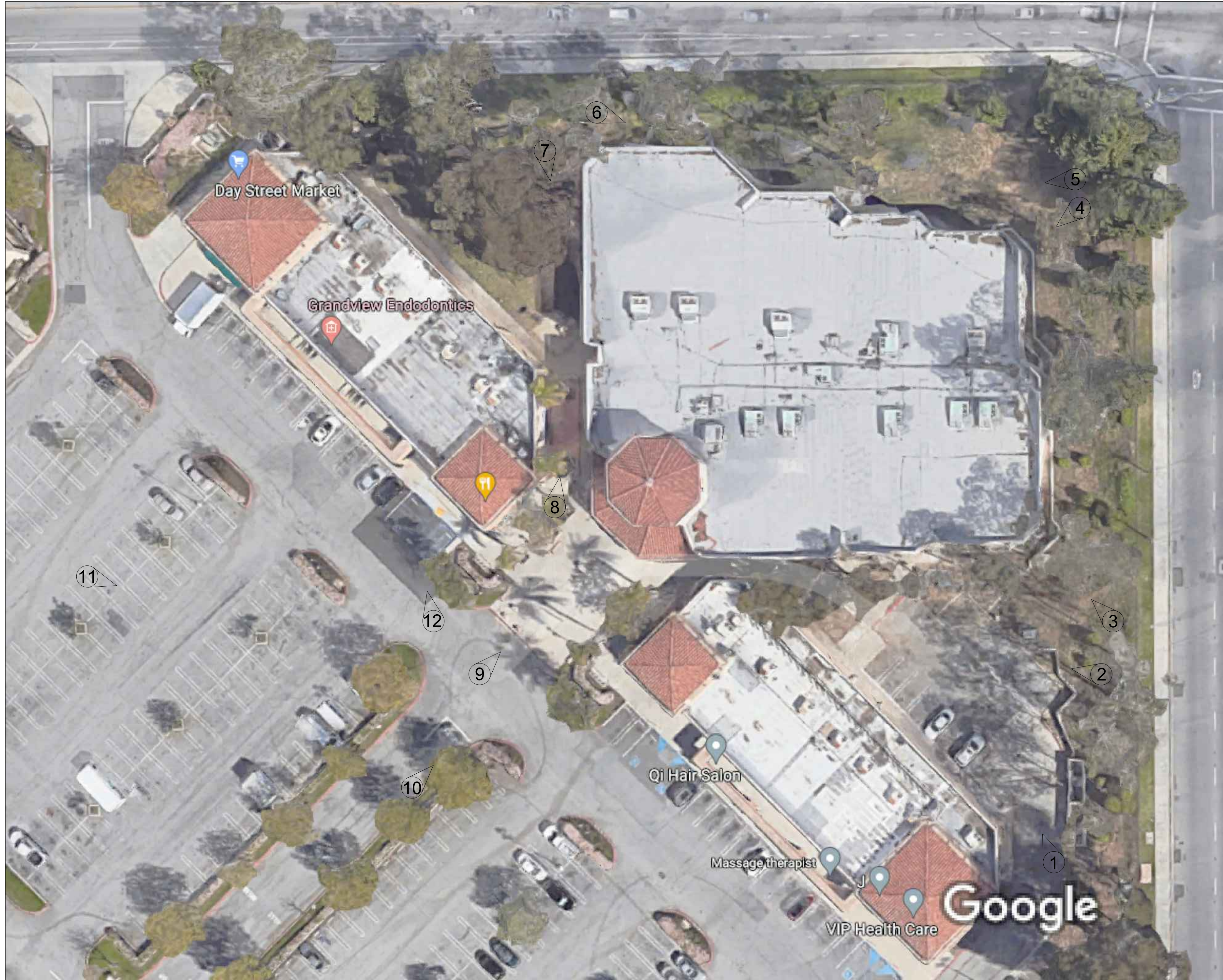


ELEVATION NOTE:
NO CHANGE IN EXTERIOR MATERIALS OR
BUILDING COLOR

1/A8.3: PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2/A8.3: PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PICTURE #1 ▲



PICTURE #2 ▲



PICTURE #3 ▲



PICTURE #4 ▲



PICTURE #5 ▲



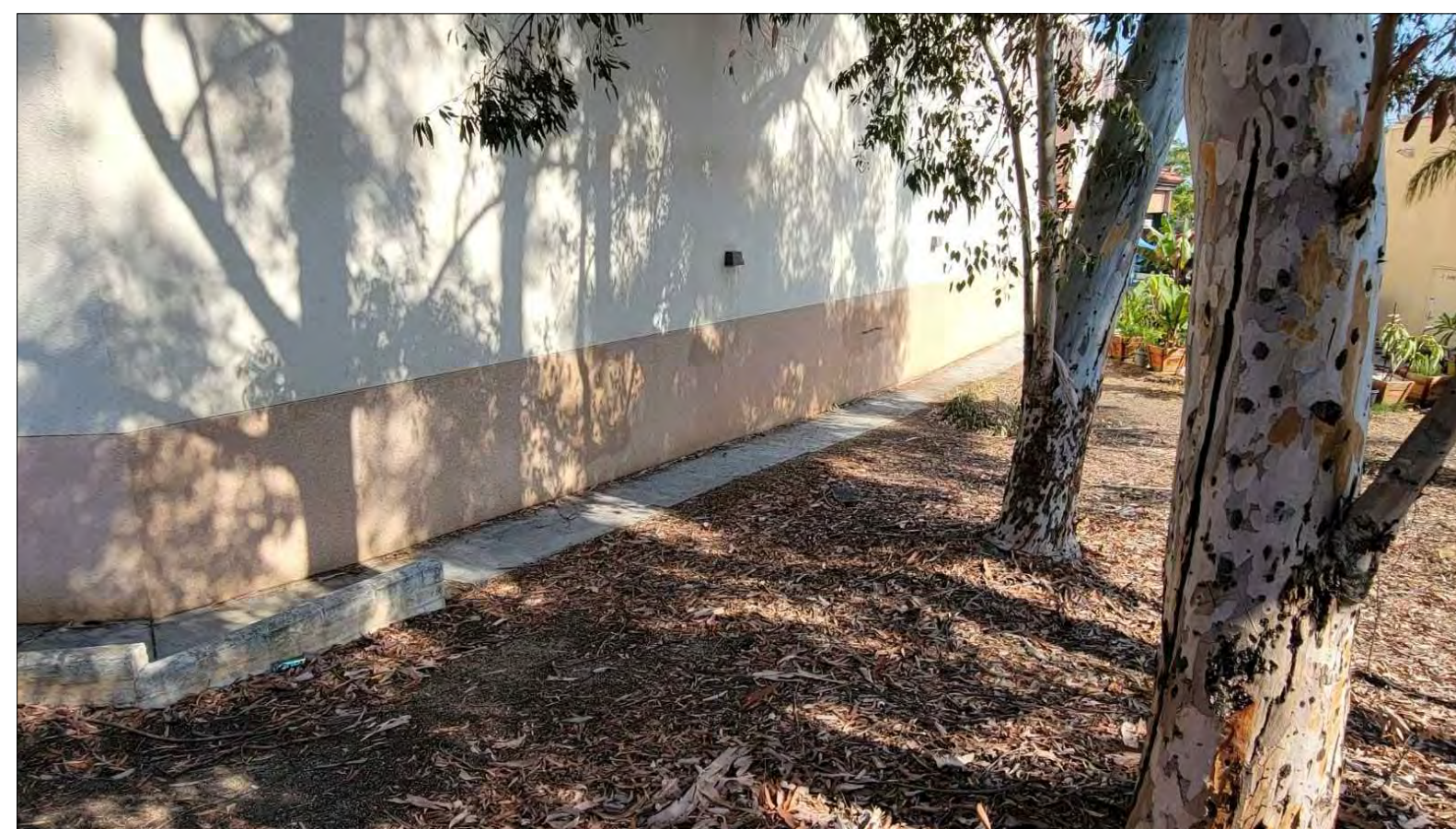
PICTURE #6 ▲



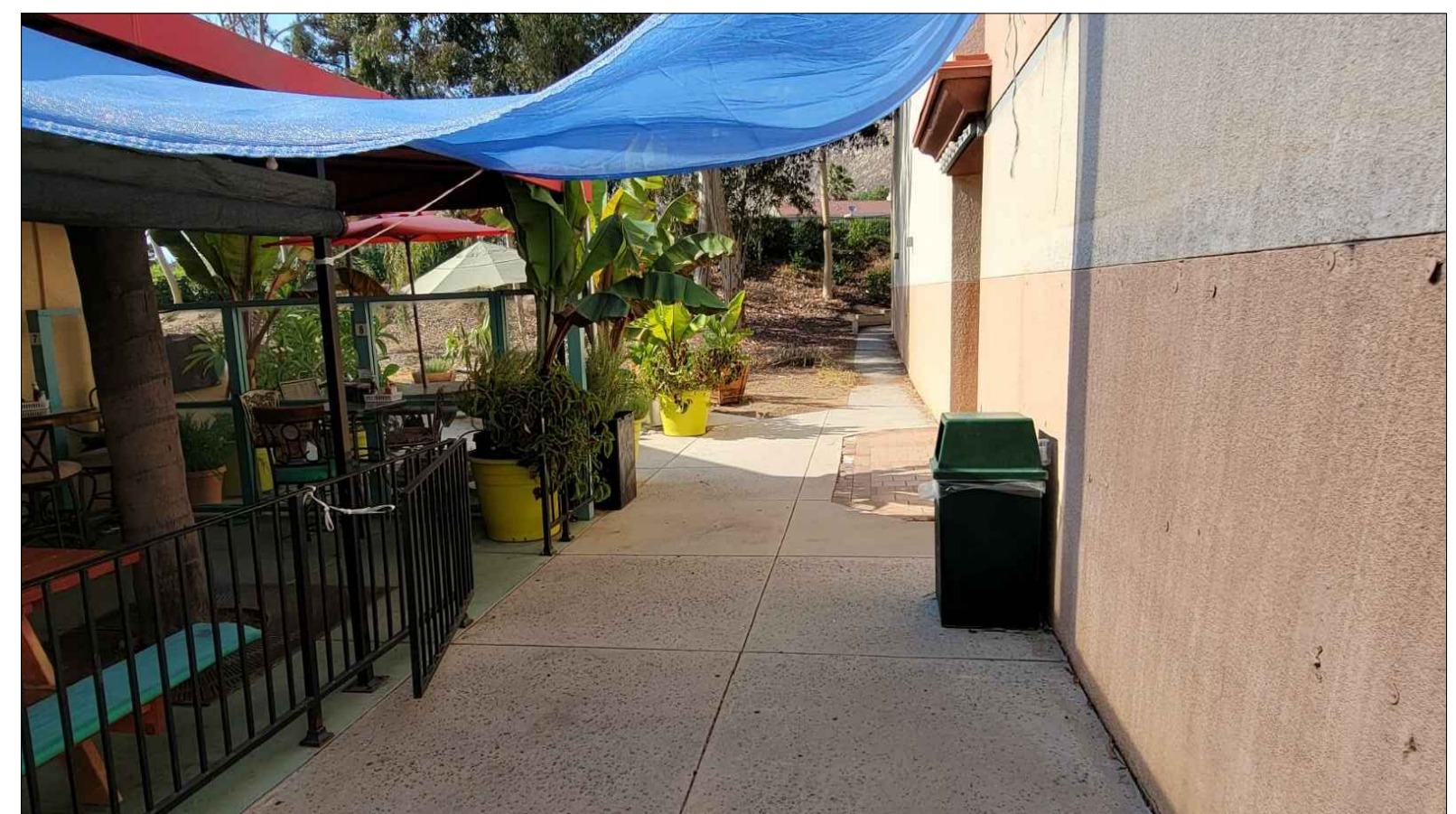
PICTURE #9 ▲



PICTURE #10 ▲



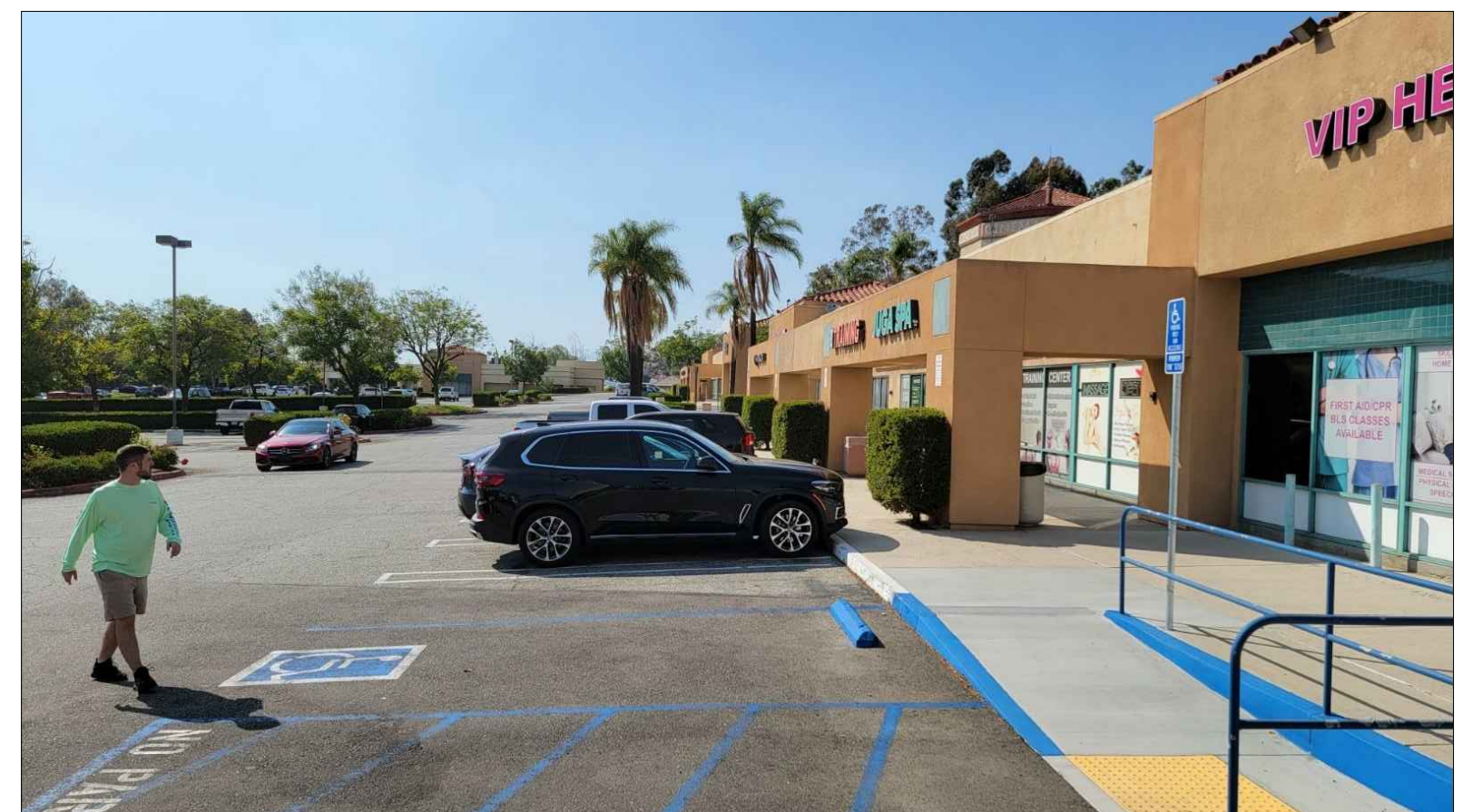
PICTURE #7 ▲



PICTURE #8 ▲



PICTURE #11 ▲



PICTURE #12 ▲

OWNER:
 SHLOMO BOTACH
 5011 W. PICO BLVD.
 LOS ANGELES, CA 90019
 323-933-3974
 BOTACHMGMT@GMAIL.COM

DESIGN:
 HZ CAS INC.
 818-918-8205
 HZPLANDDESIGN@GMAIL.COM

APPLICANT:
 MORENO VALLEY-FRESH FARMS, LLC
 SIGRID LOPEZ
 13647 JACKSON STREET,
 WHITTIER, CA 90602
 (714) 472-6872
 SIGLOPEZPR@GMAIL.COM

CANNABIS MICRO BUSINESS
 12125 DAY ST., UNIT G301, MORENO VALLEY, CA 92557
 CONDITIONAL USE PERMIT PLANS FOR CANNABIS DISPENSARY, CULTIVATION,
 MANUFACTURING AND DISTRIBUTION IN THE CITY OF MORENO VALLEY

STAMP:

DESCRIPTION:

PROJECT:

CANNABIS MICRO BUSINESS

INFO:

DRAWN BY: HZ
 SCALE: N/A
 ORIGIN DATE: JULY, 27, 2021

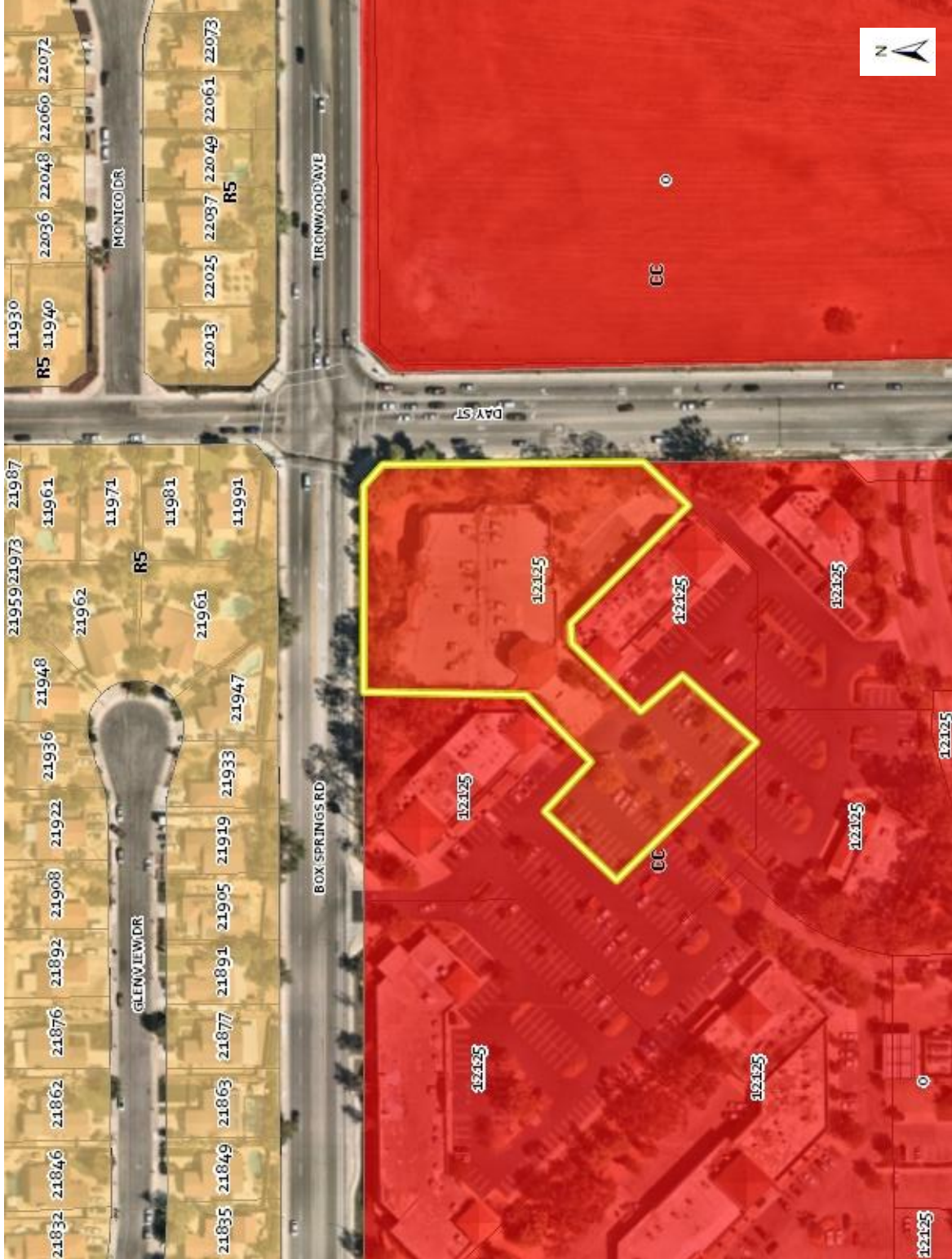
TITLE:

EXISTING CONDITION PHOTO INDEX

A9.0



Zoning Map

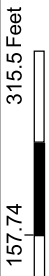


Legend

- Zoning**
- Commercial
 - Center Mixed Use
 - Downtown Center
 - Corridor Mixed Use
 - Industrial/Business Park
 - Public Facilities
 - Highway Office/Commercial
 - Office
 - Business Flex
 - 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
 - Multituse
 - Proposed
 - Regional
 - State
- Road Labels**
- Parcels
 - ImageSource: Nearmap

Notes:

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.



Print Date: 2/9/2022

WGS_1984_Web_Mercator_Auxiliary_Sphere