

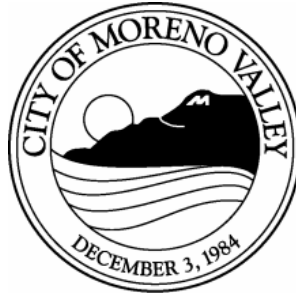
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**PLANNING COMMISSIONERS**

ALVIN DEJOHNETTE  
Chairperson

MATTHEW CHEN  
Vice Chairperson

JEFFREY SIMS  
Commissioner



OMAR COBIAN  
Commissioner

JOANN STEPHAN  
Commissioner

RAY BAKER  
Commissioner

VACANT  
Commissioner

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# PLANNING COMMISSION

## Regular Meeting

### Agenda

Thursday, December 8, 2022 at 6:00 PM  
City Hall Council Chamber – 14177 Frederick Street

#### CALL TO ORDER

#### ROLL CALL

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

#### PUBLIC COMMENTS PROCEDURE

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

#### 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*

#### NON-PUBLIC HEARING ITEMS

No items for discussion.

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*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 72 hours before the meeting. The 72 hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

## **PUBLIC HEARING ITEMS**

- 1.**       Case:               PEN22-0022 - Plot Plan  
Applicant:           Empire Construction Management, Inc.  
Property Owner:     FB Crystal Cove, LLC  
Representative:     Brian King, Empire Construction Management, Inc.  
Project Site:         Southwest corner of Alessandro Boulevard and Lasselle Street (APN: 484-030-028)  
  
Case Planner:        Claudia Manrique  
Council District:     3  
Proposed Project:    A Plot Plan for a 192-unit apartment complex, on an 8-acre site.  
  
CEQA:                Adopt Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
  
- 2.**       Case:               PEN22-0056 - Tentative Tract Map 38363  
Applicant:           Jeff Tsalyuk  
Property Owner:     Miguel Pedrogo  
Representative:     Jeff Tsalyuk  
Project Site:         Northeast corner of Indian Street and Angella Way  
Case Planner:        Nader Khalil, Contract Planner  
Council District:     4  
Proposed Project:    A Tentative Tract Map 38363 to subdivide 1.79 acres into eight (8) single-family lots in the Residential 5 (R5) Zoning District.  
  
CEQA:                Adopt a Notice of Exemption pursuant to Section 15332 (In-fill Development Projects).
  
- 3.**       Case:               PEN21-0216 - Tentative Tract Map  
                          PEN21-0215 - Plot Plan  
Applicant:           David Patton  
Property Owner:     Perris at Pentecostal, LLC.  
Representative:     David Patton, Perris at Pentecostal, LLC.  
Project Site:         Northeast corner of Iris Avenue and Emma Lane  
Case Planner:        Kirt Coury  
Council District:     4

Proposed Project: A Tentative Tract Map No. 38064, to consolidate seven (7) parcels into five (5) parcels, and a Plot Plan for a 426-unit, 22 buildings, apartment complex, on an 18.05-acre site

CEQA: Adopt Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

4. Case: LGL21-0017 (Street Vacation)  
Applicant: San Diego Gas & Electric  
Property Owner: San Diego Gas & Electric  
Representative: Shane Ferber, Principal Real Estate Advisor, Support Services  
Location: Gato Del Sol Avenue at Virginia Street  
Case Engineer: Hoang Nguyen, Associate Engineer  
Council District: 3  
Proposed Project: Street vacation of a portion of Gato Del Sol Avenue 1600 feet westerly of Virginia Street and 1300 feet easterly of Virginia Street

**OTHER COMMISSION BUSINESS**

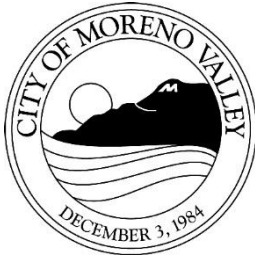
No items for discussion.

**STAFF COMMENTS**

**PLANNING COMMISSIONER COMMENTS**

**ADJOURNMENT**

Planning Commission Regular Meeting Thursday, December 22 at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.



## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: December 8, 2022

#### PLOT PLAN FOR A 192- UNIT MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT ON AN 8-ACRE SITE

Case: PEN22-0022 - Plot Plan

Applicant: Empire Construction Management, Inc.

Property Owner: FB Crystal Cove, LLC

Representative: Brian King, Empire Construction Management, Inc.

Project Site: Southwest corner of Alessandro Boulevard and Lasselle Street (APN: 484-030-028)

Case Planner: Claudia Manrique

Council District: 3

Proposed Project: A Plot Plan for a 192-unit apartment complex, on an 8-acre site.

CEQA: Adopt Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

#### **SUMMARY**

Empire Construction Management, Inc. ("Applicant") submitted application for approval of a Plot Plan for a 192-unit multi-family residential development on 8 acres of land located at the Southwest corner of Alessandro Boulevard and Lasselle Street within the Corridor Mixed Use (COMU) District ("Proposed Project"). The Proposed Project as designed and conditioned is consistent with the goals, policies, and objectives of the City's General Plan, as well as, the requirements of the Corridor Mixed Use (COMU) District, and the City's Municipal Code.

#### **PROJECT DESCRIPTION**

The Proposed Project consists of a Plot Plan for a 192-unit apartment complex that will consist of eight separate buildings providing a total of 84 one-bedroom apartments and 108 two-bedroom apartments. The total floor area of all the units within the eight apartment buildings would equal 173,820 square feet. The Proposed Project also provides a recreation center building with an outdoor pool and a 14,000-square-foot community dog park. The Proposed Project is a permitted use within the Corridor Mixed Use (COMU) District.

### **Site and Surrounding Area**

The Project Site is approximately 8-acres located on the southwest corner of Alessandro Boulevard and Lasselle Street. The parcel directly to the north of the Project Site is vacant, unimproved and zoned Corridor Mixed Use (COMU) District. There are existing single-family residential units to the northwest of the Project Site and south zoned Residential 5 (R5) District and Residential Single-Family 10 (RS10) District. Properties to the west of the Project Site are zoned Corridor Mixed Use (COMU) District with a mix of vacant unimproved parcels, a church, single-family homes, and a mobile home park. Properties to the east of the Project Site are vacant, unimproved and zoned as Downtown Center (DC) District.

### **Access/Parking**

The Proposed Project's main access would be from Alessandro Boulevard on the northern perimeter of the Project Site. Secondary access for the Proposed Project would be off Copper Cove Lane on the south perimeter of the Project Site.

Parking for the Proposed Project based on the Municipal Code requirements would be 342 spaces. The Proposed Project would provide a total of 359 parking spaces consisting of 208 covered parking spaces and 151 uncovered parking spaces.

### **Design/Landscaping**

The Proposed Project would develop a 192-unit apartment complex that would consist of eight separate two-story and three-story buildings providing a total of 84 one-bedroom apartments and 108 two-bedroom apartments. The one-bedroom floor plans have a living area of 795 square feet and the two-bedroom floor plans of 1,050 square feet.

The proposed elevations present a Spanish influenced architectural style. The apartments include plaster exteriors with architectural features around windows and patio and balcony areas of the buildings to break up massing and add focal points to the buildings. These detailed features include, concrete tile roofs, window trim, colored trim, wrought iron guardrails, and covered balconies. Variation among the buildings is created with the mixture of two and three-story buildings, rooflines, porches, balconies, and the proposed color palette of simple earth tones.

On-site amenities provided for future residents include a community clubhouse building with a fitness room, leasing office, mailroom, library, and restrooms. Other amenities

include a pool, spa, cabanas, dog wash station, a covered grill area, and a tot lot located near the center of the Project Site. In the southwest corner of the Project Site, along Copper Cove Lane, there is a 14,000-square-foot community dog park. It should be noted that as a community benefit, the dog park will be open to the public for use.

This Proposed Project, as designed conforms to all development standards of the COMU zone and the design guidelines for multifamily residential developments prescribed in the City's Municipal Code and City Landscape Standards.

## **REVIEW PROCESS**

All appropriate outside agencies have considered the Proposed Project part of the standard review process. The Proposed Project was reviewed by the Project Review Staff Committee as required by the Municipal Code. Following subsequent revisions and reviews by staff, the Proposed Project was determined to be complete.

## **ENVIRONMENTAL**

An Initial Study was prepared by RECON Environmental, Inc. in compliance with the California Environmental Quality Act (CEQA) and its guidelines. The Initial Study examined the potential impacts of the Proposed Project on the environment. The Initial Study/Mitigated Negative Declaration (IS/MND) serves as the appropriate CEQA documentation for the Proposed Project. With the implementation of the proposed mitigation measures, the Proposed Project will not have a significant effect on the environment. Technical studies prepared in support of the IS/MND include the following: Air Quality Analysis, Biological Resources Letter Report, Habitat Assessment and Burrowing Owl Focused Survey, Burrowing Owl Focused Survey Results, Archaeological Survey Report, Preliminary Geotechnical And Infiltration Feasibility Investigation, Greenhouse Gas Analysis, Phase I Environmental Site Assessment, Phase II Environmental Site Assessment, Preliminary Project Specific Water Quality Management Plan, Preliminary Hydrology Report, Noise Analysis, and Focused Traffic Impact Study. Copies of the appendices to the IS/MND can be accessed from the link attached to this staff report. The documents can be reviewed at City Hall during operating hours.

Mitigation measures are recommended for the Proposed Project in the following areas: Biological Resources and Tribal Cultural Resources, all of which are incorporated into the Mitigation Monitoring and Report Program (MMRP). The measures for cultural resources have been included to address input from the Tribal governments. The measures are intended to ensure that potential resources that might be discovered are protected. However, these measures are not required to address a known significant impact. Based on the Initial Study and the proposed mitigation measures, the Proposed Project will not cause any significant impacts to the environment.

The public comment period for the Notice of Availability of the Initial Study/Mitigated Negative Declaration began on October 13, 2022, and ended on November 2, 2022, (State Clearing House Number 2022110211) which satisfies the required 20-day review period required for this project. As of the preparation of this staff report, no comments

have been received. Should comments regarding the Proposed Project be received prior to the Planning Commission they will be provided at the public hearing.

## **NOTIFICATION**

Consistent with the City 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. As of the preparation of this staff report, two public comments have been received regarding the proposed project.

## **REVIEW AGENCY COMMENTS**

Staff has coordinated with outside agencies where applicable, as is the standard review process for these development applications.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission take the following actions:

- A. That the Planning Commission **ADOPT** Resolution No. 2022-54, attached hereto, and thereby:
  1. **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Plot Plan (PEN22-0022) 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 Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts; and
  2. **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of Plot Plan (PEN22-0022) pursuant to CEQA and the CEQA Guidelines.
- B. That the Planning Commission **ADOPT** Resolution No. 2022-55, attached hereto, and thereby:
  1. **APPROVING** Plot Plan (PEN22-0022) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2022-55.

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 No. 2022-54 IS/MND
2. Exhibit A to Resolution No. 2022-54 IS/MND
3. Appendix A - Air Quality Analysis
4. Appendix B - Biological Resources Letter Report
5. Appendix C - Habitat Assessment & Burrowing Owl Focused Survey Results
6. Appendix D - Burrowing Owl Focused Survey Results
7. Appendix E - Archaeological Survey Report
8. Appendix F - Preliminary Geotechnical & Infiltration Feasibility Investigation
9. Appendix G - Greenhouse Gas Analysis
10. Appendix H - Phase I Environmental Site Assessment
11. Appendix I - Phase II Environmental Site Assessment
12. Appendix J - Preliminary Project Specific Water Quality Management Plan
13. Appendix K - Preliminary Hydrology Report
14. Appendix L - Noise Analysis
15. Appendix M - Focused Traffic Impact Study
16. Exhibit B to Resolution No. 2022-54 Notice of Intent to Adopt a Mitigated Negative Declaration
17. Exhibit C to Resolution No. 2022-54 Mitigation Monitoring and Reporting Program
18. Resolution No. 2022-55 Plot Plan
19. Project Plans
20. Zoning Map
21. Public Comments



**RESOLUTION NUMBER 2022-54**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PLAN FOR THE CRYSTAL COVE APARTMENT COMPLEX PLOT PLAN (PEN22-0022) LOCATED AT THE SOUTHWEST CORNER OF ALESSANDRO BOULEVARD AND LASSELLE STREET (APN 484-030-028)**

**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 (CEQA<sup>1</sup>) and CEQA Guidelines<sup>2</sup>; and

**WHEREAS**, Empire Construction Management, Inc. (“Applicant ”) has submitted an application for a Plot Plan (PEN22-0022) for a 192-unit apartment complex with associated amenities and public improvements (“Proposed Project”) located at the southwest corner of Alessandro Boulevard and Lasselle Street (APN 484-030-028) (“Project Site”); and

**WHEREAS**, Planning Division Staff completed an Initial Study (environmental assessment) for the Proposed Project and based on the environmental assessment, recommend adoption of a Mitigated Negative Declaration (“MND”) in accordance with Section 6 (ND Procedures) of the City’s Rules and Procedures for the Implementation of the California Environmental Quality Act and the requirements of CEQA 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 20 days commencing on November 11, 2022, through December 1, 2022; and

**WHEREAS**, in compliance with CEQA and the CEQA Guidelines, a Mitigation Monitoring and Reporting Program (“MMRP”), which is a program for monitoring and reporting on the Proposed Project’s mitigation measures was prepared for the Proposed Project and circulated with the MND; and

**WHEREAS**, on December 8, 2022, a duly noticed public hearing was conducted by the Planning Commission to consider the approval of the Proposed Project’s MND and MMRP and approval of the Proposed Project; and

**WHEREAS**, at the conclusion of the public hearing, in the exercise of its own independent judgment, the Planning Commission determined that the MND and the MMRP prepared for the Proposed Project has reduced the potential impact of the

<sup>1</sup> Public Resources Code §§ 21000-21177

<sup>2</sup> 14 California Code of Regulations §§15000-15387

Proposed Project to levels of insignificance and there is no substantial evidence supporting a fair argument that the Proposed Project will significantly affect the environment in a manner that otherwise would 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 MND and MMRP, including, but not limited to, the following:

- (a) Initial Study/Mitigated Negative Declaration prepared for the Proposed Project, attached hereto as Exhibit A;
- (b) Notice of Intent to Adopt a Mitigated Negative Declaration, attached hereto as Exhibit B;
- (c) Mitigation Monitoring and Reporting Program, attached hereto as Exhibit C;
- (d) 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; and
- (e) Testimony, comments, and correspondence from all persons that were provided at, or prior to, the public hearing.

**Section 3. 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) That all environmental impacts of the Proposed Project, with the mitigation measures set forth in the MMRP, have been reduced 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 that would otherwise require the preparation and certification of an Environmental Impact Report;
- (b) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been completed in compliance with CEQA and the CEQA Guidelines and are consistent with the City's Rules and Procedures for the Implementation of the California Environmental Quality Act;
- (c) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program represent the independent judgment and analysis of the

- Planning Commission and the City as the lead agency for the Proposed Project; and
- (d) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program 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 adopts the Initial Study/Mitigated Negative Declaration attached hereto as Exhibit A and 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 are in conflict 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 8<sup>th</sup> day of DECEMBER, 2022.**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Alvin DeJohnette,  
Chairperson

ATTEST:

\_\_\_\_\_  
Sean Kelleher,  
Planning Official

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven B. Quintanilla,  
Interim City Attorney

- Exhibits:
- Exhibit A: Initial Study/Mitigated Negative Declaration
- Exhibit B: Notice of Intent to Adopt a Mitigated Negative Declaration
- Exhibit C: Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2022-54 IS/MND [Revision 3] (6014 : Crystal Cove Apartments)

Exhibit A

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Attachment: Exhibit A to Resolution No. 2022-54 IS/MND [Revision 1] (6014 : Crystal Cove Apartments)



Draft Initial Study/  
Mitigated Negative Declaration  
Crystal Cove Apartments Project  
Moreno Valley, California

Prepared for  
Empire Construction Management, Inc.  
2280 Wardlow Circle, Suite 250  
Corona, CA 92878

Prepared by  
RECON Environmental, Inc.  
3111 Camino del Rio North, Suite 600  
San Diego, CA 92108  
P 619.308.9333

October 24, 2022

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Attachment: Exhibit A to Resolution No. 2022-54 IS/MND [Revision 1] (6014 : Crystal Cove Apartments)

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### APPENDICES

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B:	Biological Resources Letter Report, RECON Environmental, Inc., October 21, 2022
C:	Habitat Assessment and Burrowing Owl Focused Survey Results, RECON Environmental, Inc., April 22, 2022
D:	Burrowing Owl Focused Survey Results, RECON Environmental, Inc., June 22, 2022



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- F: Preliminary Geotechnical and Infiltration Feasibility Investigation, LOR Geotechnical Group, Inc., October 20, 2021
- G: Greenhouse Gas Analysis, RECON Environmental, Inc., October 21, 2022
- H: Phase I Environmental Site Assessment, LOR Geotechnical Group, Inc., October 8, 2021
- I: Phase II Environmental Site Assessment, LOR Geotechnical Group, Inc., November 15, 2021
- J: Project Specific Water Quality Management Plan, MDS Consulting, October 12, 2022
- K: Preliminary Hydrology Report, MDS Consulting, July 18, 2022
- L: Noise Analysis, RECON Environmental, Inc., October 24, 2022
- M: Traffic Scoping Agreement, K2 Traffic Engineering, Inc., April 26, 2022

## 1.0 Introduction

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in accordance with relevant provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and the CEQA Guidelines, as revised. This IS/MND evaluates the environmental effects of the proposed Crystal Cove Apartments Project (project).

The IS/MND includes the following components:

1. A Draft MND and the formal findings made by the City of Moreno Valley (City) that the project would not result in any significant effects on the environment, as identified in the CEQA IS Checklist.
2. A detailed project description.
3. The CEQA IS Checklist, which provides standards to evaluate the potential for significant environmental impacts from the project and is adapted from Appendix G of the CEQA Guidelines. The project is evaluated in 21 environmental issue categories to determine whether the project's environmental impacts may be significant in any category. Brief discussions are provided that further substantiate the project's anticipated environmental impacts in each category.

Because the project fits into the definition of a "project" under Public Resources Code Section 21065 requiring discretionary approvals by the City, and because it could result in a significant effect on the environment, the project is subject to CEQA review. The IS Checklist was prepared to determine the appropriate environmental document to satisfy CEQA requirements: an Environmental Impact Report (EIR), a Mitigated Negative Declaration (MND), or a Negative Declaration (ND). The analysis in this IS Checklist supports the conclusion that the project may result in significant environmental impacts, but (1) revisions in the project plans or proposals made by or agreed to by the applicant before a proposed MND and IS are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and (2) there is no substantial evidence, in light of the whole record before the City, that the project as revised may have a significant effect on the environment; therefore, an MND has been prepared.

This IS/MND will be circulated for 20 days for public and agency review, during which time individuals and agencies may submit comments on the adequacy of the environmental review. Following the public review period, the City's Planning Commission and City Council will consider any comments received on the IS/MND when deciding whether to adopt the MND.

## 2.0 Project Description

### 1. Project Name:

Crystal Cove Apartments Project

### 2. Lead Agency:

City of Moreno Valley  
14177 Frederick Street  
Moreno Valley, CA 92553

### 3. Contact Person and Phone Number:

Claudia Manrique  
Associate Planner  
City of Moreno Valley  
14177 Frederick Street  
Moreno Valley, CA 92553  
(951) 413-3225  
claudiam@moval.org

### 4. Project Location:

The Crystal Cove Apartments Project (project) is located in the central portion of the city of Moreno Valley, California, approximately 4.2 miles east of Interstate 215 (Figure 1). The project is located within Section 17, Township 3 South, Range 3 West of the U.S. Geological Survey 7.5-minute topographic map, Sunnymead quadrangle (Figure 2). The 8.00-acre project site is located on Assessor's Parcel Number 484-030-028 southwest of the intersection of Alessandro Boulevard and Lasselle Street. The project site is currently undeveloped. Figure 3 shows an aerial photograph of the project site and vicinity.

### 5. Project Applicant/Sponsor:

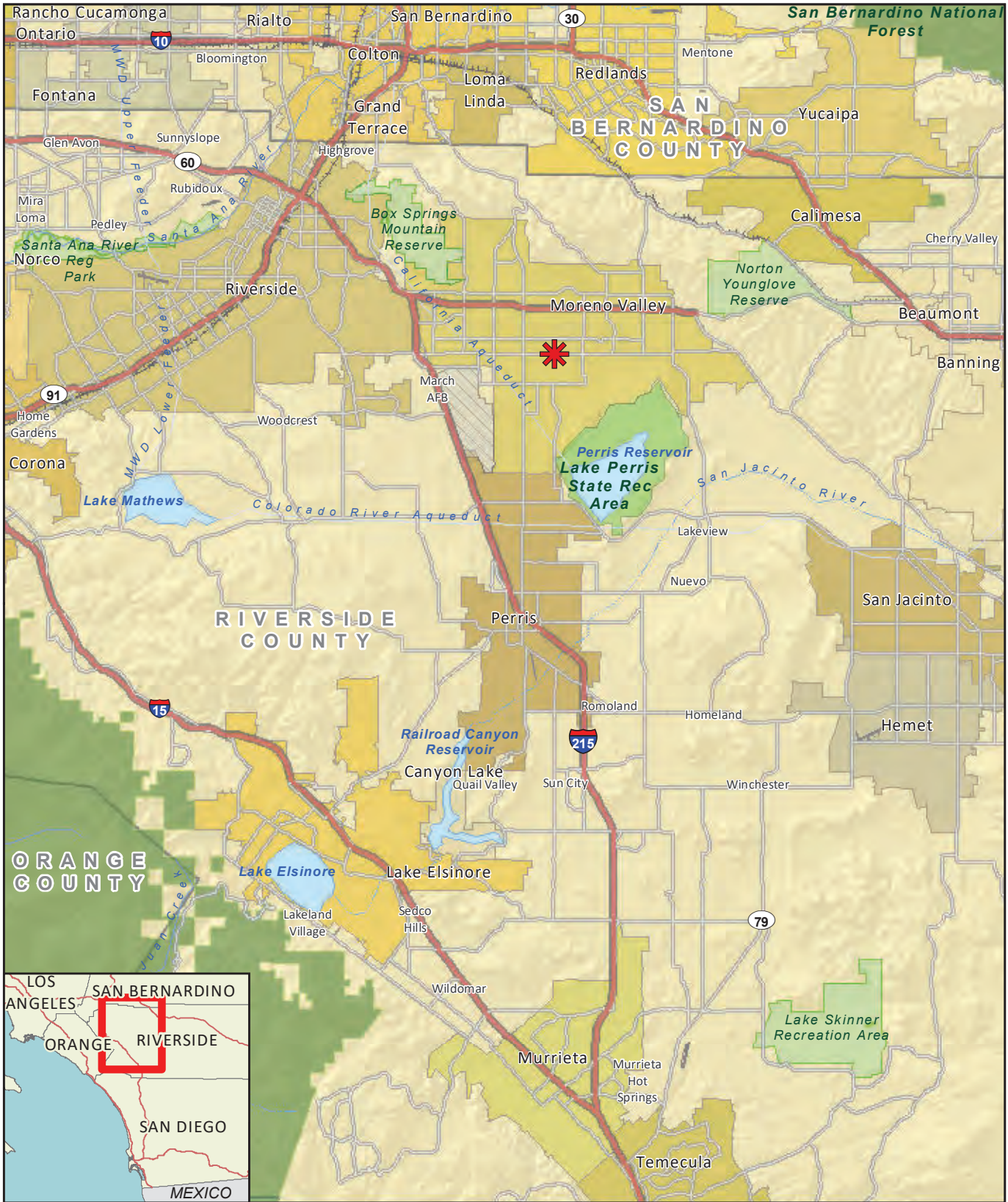
Empire Construction Management, Inc.  
2280 Wardlow Circle, Suite 250  
Corona, CA 92878

### 6. General Plan Designation:

Existing: Corridor Mixed Use (COMU)  
Proposed: Corridor Mixed Use (COMU)

### 7. Zoning:

Existing: Corridor Mixed Use (COMU)  
Proposed: Corridor Mixed Use (COMU)

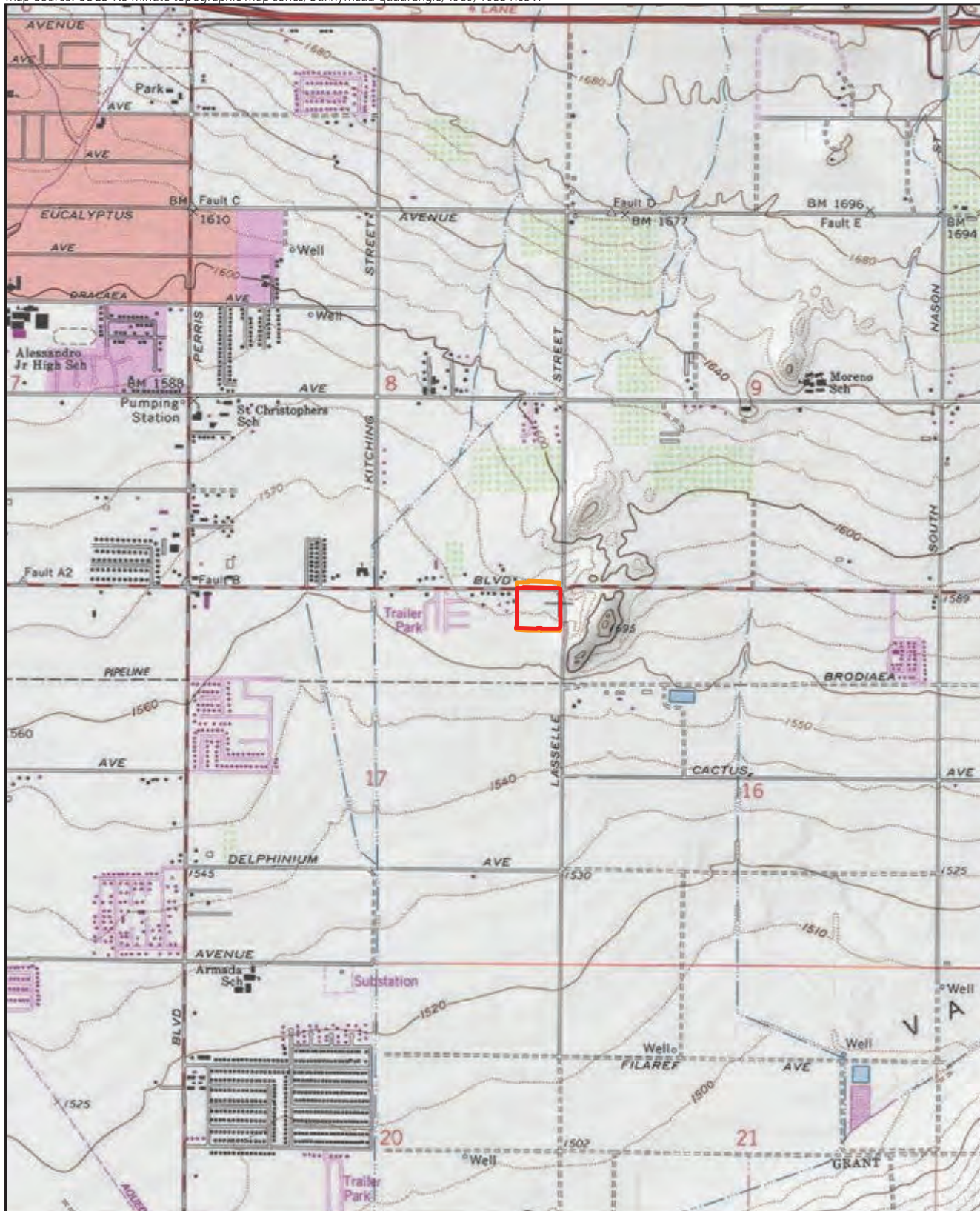


Attachment: Exhibit A to Resolution No. 2022-54 IS/MND [Revision 1] (6014 : Crystal Cove Apartments)



 Project Location

Map Source: USGS 7.5 minute topographic map series, Sunnymead quadrangle, 1980, T03S R03W



- Project Boundary
- Off-site Improvement Area



Attachment: Exhibit A to Resolution No. 2022-54 IS/MND [Revision 1] (6014 : Crystal Cove Apartments)



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FIGURE 2  
Project Location on USGS Map

Image Source: NearMap (flown May 2022)



- Project Boundary
- Off-site Improvement Area

Attachment: Exhibit A to Resolution No. 2022-54 IS/MND [Revision 1] (6014 : Crystal Cove Apartments)

FIGURE 3  
Project Location on Aerial Photograph

## 8. Description of Project:

The project would develop a 192-unit apartment complex that would consist of eight separate buildings providing a total of 84 one-bedroom apartments and 108 two-bedroom apartments. The total floor area of all the units within the eight apartment buildings would equal 173,820 square feet. The project would also provide a recreation center building with an outdoor pool and a 14,000 square foot community dog park. The project would provide a total of 359 parking spaces consisting of 208 covered parking spaces and 151 uncovered parking spaces, including 11 Americans with Disabilities Act-compliant parking spaces and 36 electrical vehicle parking spaces wired for future installation of charging equipment. Access to the site would be provided via a new driveway connection to Alessandro Boulevard along the northern project boundary and a new driveway connection to Copper Cove Lane along the southern project boundary. The project would also make the following off-site improvements:

- Widen Alessandro Boulevard at the project frontage to the ultimate width on the southern half (67 feet from centerline to right-of-way [ROW]) and provide two eastbound lanes.
- Construct raised median islands along Alessandro Boulevard between Chervil Court and Lasselle Street.
- Widen Copper Cove at the project frontage to the ultimate width on the northern half (30 feet from centerline to ROW) and provide one westbound lane.
- Add a southbound bike lane within the existing ROW and improvements of Lasselle Street.

These off-site improvements would total 1.41 acres, which would increase the total project area to 9.41 acres. Figure 4 shows the proposed site plan.

## 9. Surrounding Land Use(s) and Project Setting:

The project is located within an urbanizing environment that consists of a mix of developed and undeveloped land. Existing residential development is located to the south across Copper Cove Lane. The Moreno Hills Seventh-day Adventist Church is located along the western project boundary, followed by an undeveloped property that is planned for residential development further west. Undeveloped land to the north is designated as Corridor Mixed Use (COMU) and undeveloped land to the east is designated as Downtown Center (DC), both of which designations would allow for future development.

## 10. Required Approvals:

- Plot Plan

## 11. Other Required Agency Approvals or Permits Required:

None



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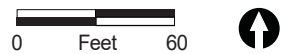


FIGURE 4 Site Plan



12. 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.?

The City initiated consultation with California Native American tribes traditionally and culturally affiliated with the project site who have requested consultation, consistent with the requirements of Assembly Bill 52 (AB 52). The City sent letters to the traditionally and culturally affiliated tribes on May 31, 2022, and requested that they provide responses by July 1, 2022. The City received responses from the following tribes:

1. Agua Caliente Band of Cahuilla Indians
2. Rincon Band of Luiseño Indians
3. Yuhaaviatam of San Manuel Nation

The Agua Caliente Band of Cahuilla Indians stated that the project site is not located within the boundaries of the Agua Caliente Band of Cahuilla Indians Reservation and deferred to the Soboba Band of Luiseño Indians and Pechanga Band of Luiseño Indians. This concluded consultation with the Agua Caliente Band of Cahuilla Indians. The Rincon Band of Luiseño Indians stated that the project site is within the Traditional Use Area of the Luiseño people and requested consultation in order to evaluate the potential for the project to impact tribal cultural resources. The Yuhaaviatam of San Manuel Nation stated that the project site is located within Serrano ancestral territory, but did not have any concern regarding the project. However, they requested that cultural and tribal cultural monitoring be implemented during project construction.

### 13. Summary of 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 and 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 |

### 3.0 Draft Mitigated Negative Declaration

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 shall be prepared.
- I find that, although the proposed project might have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
- I find that the proposed project might have a significant effect on the environment and/or deficiencies exist relative to the City's General Plan Quality of Life Standards, and the extent of the deficiency exceeds the levels identified in the City's Environmental Quality Regulations pursuant to Zoning Code Article 47, Section 33-924 (b), and an ENVIRONMENTAL IMPACT REPORT shall be required.
- I find that the proposed project might have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment, but at least one effect: (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT shall be required, but it shall analyze only the effects that remain to be addressed.
- I find that, although the proposed project might have a significant effect on the environment, no further documentation is necessary 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.



Signature

Claudia Manrique, Associate Planner  
City of Moreno Valley

11/3/12  
Date of Draft MND

\_\_\_\_\_  
Date of Final MND

Attachment: Exhibit A to Resolution No. 2022-54 IS/MND [Revision 1] (6014 : Crystal Cove Apartments)

## 4.0 Initial Study Checklist

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. A “No Impact” answer should be explained where it is based on project specific factors as well as general standards.
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: 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.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. Section 15063(c)(3)(D).
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 significant.

# 4.1 Aesthetics

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 a 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"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:**

**a. No Impact**

The Open Space and Resource Conservation (OSRC) Element of the City’s 2040 General Plan identifies scenic resources and designated view corridors in the city. Review of Map OSRC-3 of the City’s 2040 General Plan determined that the project site is not situated within any designated view corridors and would not substantially alter views from any designated view corridors (City of Moreno Valley 2021). Therefore, the project would not have a substantial adverse effect on a scenic vista. No impact would occur.

**b. No Impact**

There are no designated state scenic highways within the city. The closest eligible state scenic highway is State Route 74, which is located approximately 14 miles south of the city. As described in Section 4.5(a) below, no historic buildings are currently located on the project site. Furthermore,

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there are no mature trees or rock outcroppings on the project site. Therefore, the project would not substantially damage any scenic resources within a state scenic highway. No impact would occur.

### c. Less Than Significant Impact

The project would be consistent with the existing visual character of the surrounding urbanizing environment. The project would construct an apartment complex within a site surrounded by a mix of developed land and undeveloped land that is designated for future development. Existing residential development is located to the south across Copper Cove Lane. The Moreno Hills Seventh-day Adventist Church is located along the western project boundary, followed by an undeveloped property that is planned for residential development further west. Undeveloped land to the north is designated as Corridor Mixed Use (COMU) and undeveloped land to the east is designated as Downtown Center (DC), both designations would allow for future development.

The project has been designed consistent with the design guidelines and development requirements of the Corridor Mixed Use (COMU) land use designation, as well as the applicable Corridor Mixed Use (COMU) zoning requirements of the City Municipal Code (MVMC). The project would also utilize landscaping that would enhance the visual quality of the project site and ensure that the project would visually blend with the visual character of the existing development surrounding the project site. Therefore, the project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, and would not conflict with applicable zoning and other regulations governing scenic quality. Impacts would be less than significant.

### d. Less Than Significant Impact

Project construction would be limited to daytime hours Monday through Friday and is not anticipated to require lighting. In the event that construction lighting is required, it would be properly shielded to avoid spillover effects. Once project construction is complete, any temporary lighting that was required would be removed. The project would introduce new sources of light and glare typical of residential uses. However, the project has been designed consistent with the applicable requirements of MVMC section 9.08.100, which provide standards for the reduction of light and glare associated with residential uses. Therefore, the project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area, and impacts would be less than significant.

## 4.2 Agriculture and Forestry Resources

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 1220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATIONS:**

**a. No Impact**

The project site is undeveloped and is not used for agricultural production. The Department of Conservation "California Important Farmland Finder" classifies the project site as "other land" and surrounding properties as a mix of "urban and built up land" or "other land" (State of California Department of Conservation 2016). Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. No impact would occur.

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**b. No Impact**

The City does not have any exclusive agricultural zones, and the project site and surrounding properties are not zoned for agricultural use. Review of Figure 4.2-2 of the City's 2040 General Plan Final Environmental Impact Report (EIR) determined that the project site and surrounding properties are not subject to a Williamson Act contract (City of Moreno Valley 2021). No impact would occur.

**c. No Impact**

The City does not have any zoning classifications for forestland, timberland, or timberland production zones. The project site does not contain any forest or timberland as defined by Public Resources Code Section 12220[g], Public Resources Code Section 4526, or Government Code Section 51104(g) and is not zoned as forest or timberland. No impact would occur.

**d. No Impact**

The project site does not contain any forest lands or timberland as defined by Public Resources Code Section 12220[g], Public Resources Code Section 4526, or Government Code Section 51104(g). No impact would occur.

**e. No Impact**

There are no agricultural uses or forestlands on-site or in the vicinity of the project site. Therefore, the project would not result in conversion of farmland or forest land. No impact would occur.

## 4.3 Air Quality

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:****a. Less Than Significant Impact**

RECON Environmental Inc. (RECON) prepared an Air Quality Analysis for the project (Appendix A). The project site is located within the South Coast Air Basin (SoCAB). The South Coast Air Quality Management District (SCAQMD) is the air pollution control agency in the SoCAB that is tasked with regulating emissions to ensure that air quality in the basin does not exceed National or California Ambient Air Quality Standards (NAAQS and CAAQS). NAAQS and CAAQS represent the maximum levels of background pollution considered safe, with an adequate margin of safety, to protect the public health and welfare. NAAQS and CAAQS have been established for six common pollutants of concern known as criteria pollutants, which include ozone (O<sub>3</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), nitrogen dioxide (NO<sub>2</sub>), lead, and respirable particulate matter (particulate matter less than 10 microns [PM<sub>10</sub>] and less than 2.5 microns [PM<sub>2.5</sub>]).

The portion of the SoCAB covering the project site is currently classified as a federal non-attainment area for ozone and PM<sub>2.5</sub>, and a state non-attainment area for ozone, PM<sub>10</sub> and PM<sub>2.5</sub>. The SCAQMD prepared the 2016 Air Quality Management Plan (2016 AQMP), which represents its contribution to the State Implementation Plan, to outline the SCAQMD's strategy for achieving attainment of federal and state Ambient Air Quality Standards (AAQS). The 2016 AQMP provides an overview of air quality and sources of air pollution, and identifies the pollution-control measures needed to meet clean air standards.

The growth forecasting for the 2016 AQMP is based in part on the land uses established by local general plans. Thus, if a project is consistent with land use as designated in the local general plan, it can normally be considered consistent with the 2016 AQMP. Projects that propose a different land use than is identified in the local general plan may also be considered consistent with the 2016 AQMP if the proposed land use is less intensive than buildout under the current designation. For projects that propose a land use that is more intensive than the current designation, analysis that is more detailed is required to assess conformance with the 2016 AQMP.

The project site is designated as Corridor Mixed Use (COMU) in the City's 2040 General Plan. This designation provides for a mix of housing with supporting retail and services that would cater to the daily needs of local residents. A mix of uses is not required on every site but is desired on sites at intersections to foster nodes of commercial mixed-use development along the corridor. The project would be consistent with the City's 2040 General Plan Corridor Mixed Use (COMU) land use designation.

However, the City's 2040 General Plan was adopted in 2021, prior to development the 2016 AQMP. Therefore, growth forecasting in the 2016 AQMP utilized the previous land use designation identified in the 2006 General Plan, which designated the project site as Commercial, which allowed for development of neighborhood, community, and regional commercial land uses. The Zoning Code identifies a maximum lot coverage of 60 percent for Commercial zones, which would have allowed the 8.00-acre project site to have accommodated approximately 209,000 square feet of commercial uses under the previous land use designation. Using a trip generation rate of 44.3 trips per 1,000 square feet for a strip mall land use (California Air Pollution Control Officers Association [CAPCOA] 2022), it was calculated that a commercial project would generate 9,263 daily trips, which greatly



exceeds the 1,298 daily trips that would be generated by the project. Therefore, the project would generate fewer emissions compared to a commercial project under the 2006 General Plan designation. Therefore, the project would not exceed the growth assumptions used to develop the 2016 AQMP, and impacts would be less than significant.

Another factor used to determine if a project would conflict with implementation of the 2016 AQMP is determining if the project would result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards (NAAQS and CAAQS) or interim emissions reductions specified in the 2016 AQMP. NAAQS and CAAQS violations could occur if project emissions would exceed regional significance thresholds or Localized Significance Thresholds (LSTs).

The SCAQMD has established significance thresholds to assess the regional and localized impacts of project-related air pollutant emissions. These significance thresholds are updated as needed to appropriately represent the most current technical information and attainment status in the SoCAB. The City uses the current SCAQMD thresholds to determine whether a project would have a significant impact. Construction and operation air emissions were calculated using California Emissions Estimator Model (CalEEMod) 2020.4.0 (CAPCOA 2021). The CalEEMod program is a tool used to estimate air emissions resulting from land development projects based on California-specific emission factors. The CalEEMod output files are presented in Appendix A, Attachment 1. Table 1 presents the total projected construction maximum daily emission levels for each criteria pollutant and compares emissions to the SCAQMD regional significance thresholds. As shown in Table 1, maximum daily construction emissions for each separate phase of construction of the project would be less than the daily SCAQMD regional thresholds for all criteria pollutants.

Table 1 Maximum Daily Construction Emissions						
Construction	Emissions (pounds per day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	3	28	19	<1	9	5
Grading	2	18	15	<1	4	2
Building Construction	2	16	23	<1	3	1
Paving	1	10	15	<1	1	1
Architectural Coatings	58	1	3	<1	1	<1
<b>Maximum Daily Emissions<sup>1</sup></b>	<b>58</b>	<b>28</b>	<b>23</b>	<b>&lt;1</b>	<b>9</b>	<b>5</b>
<i>SCAQMD Significance Threshold</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
<i>Exceeds Threshold?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
<sup>1</sup> Emissions were rounded to the nearest whole number. Emissions reported as <1 indicate that emissions were calculated to be less than 0.5 pound per day. NOTE: CalEEMod output files are presented in in Appendix A, Attachment 1.						

Table 2 presents the total projected operational emissions generated by the project. As shown in Table 2, project-generated emissions are projected to be less than the SCAQMD's regional thresholds for all criteria pollutants.

Source	Emissions					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	4	<1	16	<1	<1	<1
Energy Sources	<1	1	<1	<1	<1	<1
Mobile Sources	3	6	35	<1	9	3
<b>Total</b>	<b>8</b>	<b>6</b>	<b>51</b>	<b>&lt;1</b>	<b>10</b>	<b>3</b>
<i>SCAQMD Significance Threshold</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
<i>Exceeds Threshold?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
NOTE: Totals may vary due to independent rounding. CalEEMod output files are presented in Appendix A, Attachment 1.						

The SCAQMD's Final LST Methodology was developed as a tool to assist lead agencies in analyzing localized air quality impacts to sensitive receptors in the vicinity of the project (SCAQMD 2008). The LST Methodology outlines how to analyze localized impacts from common pollutants of concern including NO<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. Localized air quality impacts would occur if pollutant concentrations at sensitive receptors exceeded applicable NAAQS or CAAQS.

LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable NAAQS or CAAQS at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses. The significance of localized emissions impacts depends on whether ambient levels in the vicinity of any given project are above or below state standards. In the case of CO and NO<sub>2</sub>, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a state or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to PM<sub>10</sub> and PM<sub>2.5</sub>, both of which are non-attainment pollutants.

Table 3 presents the maximum daily localized emissions from project construction in comparison to the applicable LSTs. As shown in Table 3, the maximum localized construction emissions would not exceed any of the SCAQMD recommended localized screening thresholds.

Table 4 presents the maximum on-site emissions and applicable LSTs. As a conservative assessment, on-site emissions were evaluated against the most restrictive LSTs for a 1-acre project site with a sensitive receptor located 25 meters from the project boundary. As shown in Table 4, the maximum localized operational emissions would not exceed any of the SCAQMD recommended localized screening thresholds.

Table 3 Localized Construction Emissions				
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation (3.5 acres per day)				
Maximum On-site Daily Emission	27.5	18.2	8.9	5.1
<i>Localized Significance Threshold</i>	216.8	1,221.4	9.8	6.1
Exceeds Threshold?	No	No	No	No
Grading (3.0 acres per day)				
Maximum On-site Daily Emission	17.9	14.8	3.5	2.0
<i>Localized Significance Threshold</i>	198.3	1,101.0	8.7	5.4
Exceeds Threshold?	No	No	No	No
NOTE: CalEEMod output files are presented in in Appendix A, Attachment 1.				

Table 4 Localized Operations Emissions				
Operations	Pollutant (pounds per day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	0.18	15.83	0.09	0.09
Energy Sources	0.70	0.30	0.06	0.06
Maximum On-site Emissions	0.88	16.13	0.14	0.14
<i>Operations Localized Significance Threshold<sup>1</sup></i>	118	602	1	1
Exceeds Threshold?	No	No	No	No
NOTE: Totals may vary due to independent rounding.				
<sup>1</sup> Emissions are assessed against the threshold for 1-acre project sites with sensitive receptors within 25 meters of the project site boundary.				
NOTE: CalEEMod output files are presented in in Appendix A, Attachment 1.				

Overall, the project would be consistent with the 2016 AQMP growth projects as contained in the State Implementation Plan and would not exceed SCAQMD thresholds related to construction or operational emissions. Therefore, the project would not conflict with or obstruct implementation of applicable air quality plans, and impacts would be less than significant.

#### b. Less Than Significant Impact

As discussed in Section 4.3(a) above, the SoCAB is designated as a nonattainment area for NAAQS for the 8-hour ozone and PM<sub>2.5</sub> standards, and is in nonattainment area under state PM<sub>10</sub> standards. Ozone is not emitted directly, but is a result of atmospheric activity on precursors. NO<sub>x</sub> and reactive organic gases (ROG) are known as the chief "precursors" of ozone. These compounds react in the presence of sunlight to produce ozone.

As discussed in Section 4.3(a) above, the SCAQMD has established significance thresholds to assess the regional and localized impacts of project-related air pollutant emissions. These significance thresholds are updated as needed to appropriately represent the most current technical information and attainment status in the SoCAB. The City uses the current SCAQMD thresholds to determine whether a project would have a significant impact.

As shown in Tables 1 and 2 above, emissions of ozone precursors (ROG and NO<sub>x</sub>), PM<sub>10</sub>, and PM<sub>2.5</sub> from construction and operation would be below the SCAQMD's thresholds of significance. These thresholds are designed to provide limits below which project emissions from an individual project would not significantly affect regional air quality or the timely attainment of the NAAQS and CAAQS. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment, and impacts would be less than significant.

### c. Less Than Significant Impact

A sensitive receptor is a person in the population who is more susceptible to health effects due to exposure to an air contaminant than is the population at large. Examples of sensitive receptor locations in the community include residences, schools, playgrounds, childcare centers, churches, athletic facilities, retirement homes, and long-term health care facilities. The nearest sensitive receptors to the project site are the residential uses located approximately 40 feet south of the southern project boundary and the church located approximately 20 feet west of the western project boundary.

#### Diesel Particulate Matter– Construction

Construction of the project would result in short-term diesel exhaust emissions from on-site heavy-duty equipment. Other construction-related sources of diesel particulate matter (DPM) include material delivery trucks and construction worker vehicles; however, these sources are minimal relative to construction equipment. Not all construction worker vehicles would be diesel-fueled and most DPM emissions associated with material delivery trucks and construction worker vehicles would occur off-site.

For purposes of analyzing construction-related toxic air contaminant emissions and their impact on sensitive receptors, the maximum annual PM<sub>10</sub> emissions from equipment exhaust were used to develop an average daily emission rate. The exhaust emissions were calculated by CalEEMod, and the maximum annual DPM concentration was calculated using AERSCREEN. AERSCREEN calculates a worst-case maximum 1-hour concentration at a specific distance and specific angle from the source. The maximum 1-hour concentration is then converted to an annual concentration using a 0.08 conversion factor (U.S. Environmental Protection Agency [U.S. EPA] 1992).

Once the dispersed concentrations of diesel particulates are estimated in the surrounding air, they are used to evaluate estimated exposure to people. Cancer risk is calculated by multiplying the daily inhalation or oral dose, by a cancer potency factor, the age sensitivity factor, the frequency of time spent at home and the exposure duration divided by averaging time, to yield the excess cancer risk. In this analysis, non-carcinogenic impacts are evaluated for chronic exposure inhalation exposure. Estimates of health impacts from non-carcinogenic concentrations are expressed as a hazard quotient (HQ) for individual substances, such as diesel particulate. An HQ of one or less indicates that adverse health effects are not expected to result from exposure to emissions of that substance.

Based on the CalEEMod calculations for project construction, the project would result in on-site maximum annual emissions of 0.0972 ton of PM<sub>10</sub> exhaust (see Appendix A). This maximum annual emissions rate was modeled over the entire 14-month construction period, and therefore is a conservative assessment. Based on AERSCREEN modeling results, the maximum 1-hour ground-level

DPM concentration from construction activities would be 0.04683 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ). This was converted to an annual average concentration of 0.00375  $\mu\text{g}/\text{m}^3$  using a conversion factor of 0.08 (U.S. EPA 1992). The resulting annual concentration was used in the equations discussed above. Using this methodology, it was calculated that the excess cancer risk would be 0.78 in 1 million. DPM generated by project construction is not expected to create conditions where the probability is greater than 10 in 1 million of contracting cancer. Additionally, the HQ would be 0.0007, which is less than one. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations associated with DPM during construction that could result in excess cancer risks, and impacts would be less than significant.

### Diesel Particulate Matter – Freeway

The California Air Resources Board (CARB) handbook indicates that siting new sensitive land uses within 500 feet of a freeway or urban roads with 100,000 or more vehicles per day should be avoided when possible (CARB 2005). The project site is located adjacent to Alessandro Boulevard and Lasselle Street. However, based on the future traffic projections provided in the City's 2040 General Plan Final EIR, traffic volumes on these roadways would be well less than 100,000 vehicles per day (City of Moreno Valley 2021). Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations associated with DPM during operation, and impacts would be less than significant.

### Carbon Monoxide Hot Spots

A CO hot spot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near congested intersections where idling and queuing occurs. Due to increased requirements for cleaner vehicles, equipment, and fuels, CO levels in the state have dropped substantially. All air basins are attainment or maintenance areas for CO. Therefore, more recent screening procedures based on more current methodologies have been developed. The Sacramento Metropolitan Air Quality Management District developed a screening threshold in 2011, which states that any project involving an intersection experiencing 31,600 vehicles per hour or more will require detailed analysis. In addition, the Bay Area Air Quality Management District developed a screening threshold in 2010 which states that any project involving an intersection experiencing 44,000 vehicles per hour would require detailed analysis. This analysis conservatively assesses potential CO hot spots using the Sacramento Metropolitan Air Quality Management District screening threshold of 31,600 vehicles per hour.

The project would generate 1,298 average daily trips (ADT; K2 Traffic Engineering, Inc. 2022). Future year 2040 traffic volumes were obtained from the noise analysis prepared as part of the City's 2040 General Plan Final EIR (City of Moreno Valley 2021). Based on this analysis, Alessandro Boulevard would carry 22,460 to 26,745 ADT and Lasselle Street would carry 10,843 to 15,233 ADT in the vicinity of the project site. Peak hour volumes are typically 10 percent of the ADT. Based on this, the hourly turning volumes at nearby intersections are projected to be well less than 31,600 vehicles per hour. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations associated with a CO hot spot, and impacts would be less than significant.

#### d. Less Than Significant Impact

The potential for an odor impact is dependent on a number of variables, including the nature of the odor source, distance between the receptor and odor source, and local meteorological conditions. During construction, construction equipment may generate some nuisance odors. Sensitive receptors near the project site include residential uses and a church; however, exposure to odors associated with project construction would be short term and temporary in nature. Project construction would be regulated by CARB's Airborne Toxic Control Measures 13 (California Code of Regulations Chapter 10 Section 2485), which requires that equipment idling time not exceed 5 minutes unless more time is required per engine manufacturers' specifications or for safety reasons. Therefore, project construction would not generate odors adversely affecting a substantial number of people, and impacts would be less than significant. Once operational, the project would not include any uses or activities that would result in potentially significant operational-source odor impacts. Therefore, the project would not generate substantial amounts of odors adversely affecting a substantial number of people, and impacts would be less than significant.

## 4.4 Biological Resources

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have substantial adverse effects, 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 (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

Issue	Potentially Significant Impact	Potentially Significant Unless 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 established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:**

**a. Potentially Significant Unless Mitigation Incorporated**

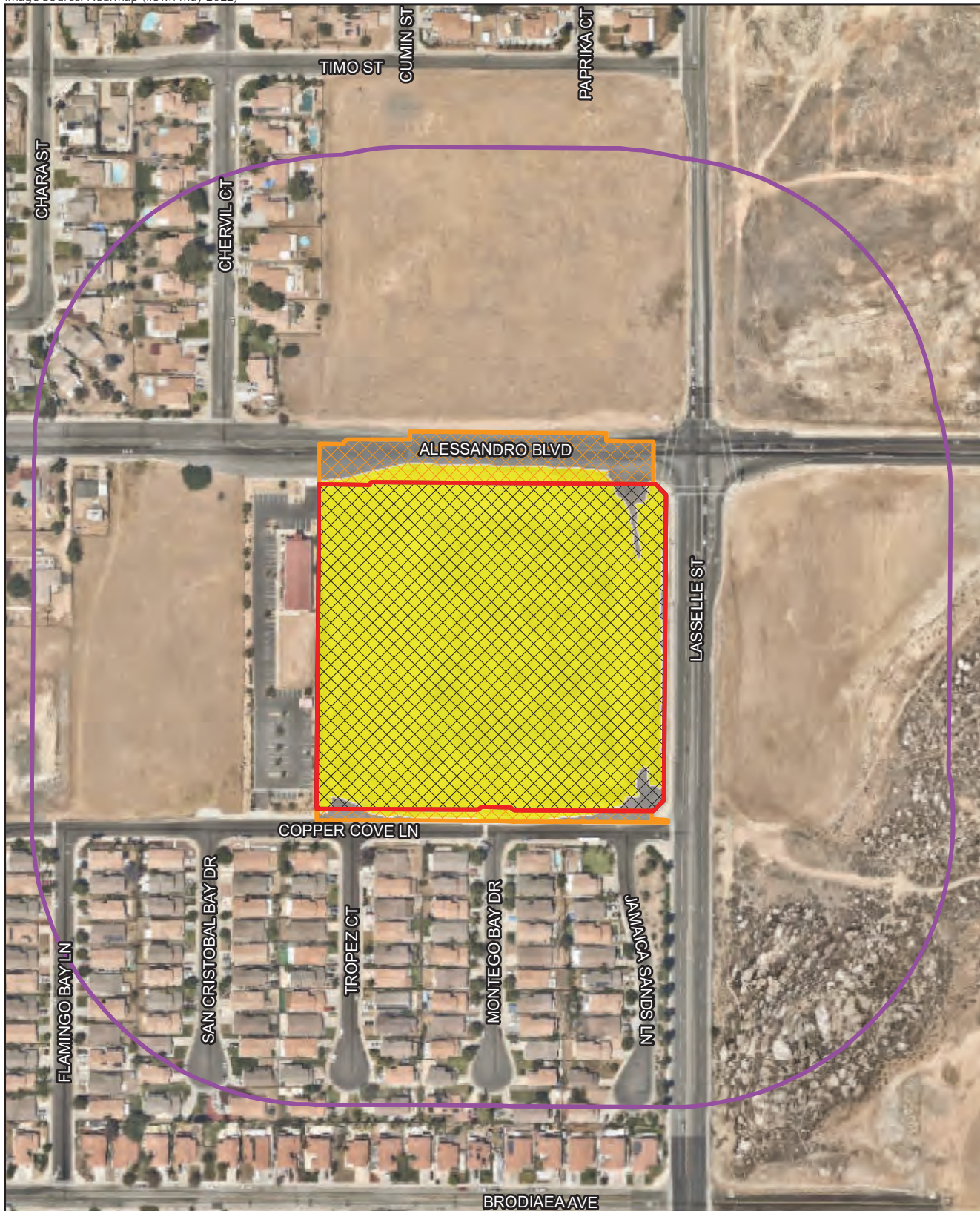
RECON prepared a Biological Resources Letter Report (Appendix B), as well as a Burrowing Owl Habitat Assessment (Appendix C) and Burrowing Owl Focused Surveys (Appendix D) in accordance with the guidelines developed for the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP; Western Riverside County Regional Conservation Authority [WRCRCA] 2006) to verify conditions within the site. The survey area included the entire 9.41-acre project area (on and off-site) and surrounding 500-foot buffer (Figure 5). The Biological Resources Letter Report also reviewed the WRCRCA MSHCP Information Map (WRCRCA 2022); California Natural Diversity Database (CNDDDB; CDFW 2022), the All Species Occurrence Database (USFWS 2022a), and National Wetlands Inventory (USFWS 2022b).

**Vegetation Communities/Land Cover Types**

The general biological survey identified two vegetation communities/land cover types within the project site: non-native grassland and residential/urban/exotic. The acreage of these vegetation communities/land cover types is presented in Table 5 and descriptions are provided below.

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Image Source: NearMap (flown May 2022)



- Project Boundary
- On-site Impact Area
- Off-site Improvement Area
- Burrowing Owl Survey Area

**Vegetation Community**

- Non-native Grassland
- Residential/Urban/Exotic



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FIGURE 5  
Impacts to Biological Resources



Vegetation Communities/ Land Cover Types	Project Site	Off-Site Improvement Area	Project Area Total
Non-native Grassland	7.78	0.46	8.24
Residential/Urban/Exotic	0.22	0.94	1.17
<b>Total</b>	<b>8.00</b>	<b>1.41</b>	<b>9.41</b>

#### *Non-native Grassland*

Non-native grassland is a vegetation community characterized by a dense to sparse cover of annual grasses that have evolved to persist in concert with human agricultural practices. The project site was dominated by wall barley (*Hordeum murinum*), common fiddleneck (*Amsinckia menziesii*), and short-pod mustard (*Hirschfeldia incana*). The non-native grassland totals 8.24 acres.

#### *Residential/Urban/Exotic*

Residential/urban/exotic habitat is composed of areas that have been previously disturbed and no longer function as a native or naturalized vegetation community, as well as any land that has been constructed upon, containing permanent or semi-permanent structures, pavement or hardscape, or landscaped areas that are regularly maintained and/or irrigated. Vegetation, if present, is dominated by short-pod mustard and long-beak filaree (*Erodium botrys*). The residential/urban/exotic land occurs along the northern, southern, and eastern boundary edge. The residential/urban/exotic land totals 1.17 acres.

The project would result in a total of 8.24 acres of direct impacts to non-native grassland and 1.17 acres of direct impacts to residential/urban/exotic (Table 6; see Figure 5). As described in greater detail in Section 4.4(f) below, the project would be consistent with the MSHCP Conservation Criteria, and therefore would be considered a Covered Project under the MSHCP. Consequently, impacts to non-native grassland and residential/urban/exotic would not be considered significant under the MSHCP. Therefore, the project would not have substantial adverse effects on sensitive species, either directly or through habitat modifications of sensitive vegetation communities, and impacts would be less than significant.

Vegetation Communities/ Land Cover Types	Existing Acreage within the Project Area	Project Site Impacts (Acres)	Off-site Improvement Area Impacts (Acres)	Total Project Impacts
Non-native Grassland	8.24	7.78	0.46	8.24
Residential/Urban/Exotic	1.17	0.22	0.95	1.17
<b>Total</b>	<b>9.41</b>	<b>8.00</b>	<b>1.41</b>	<b>9.41</b>

## Sensitive Plants

No sensitive plant species were identified within the project area, and no sensitive plant species are anticipated to occur due to the highly disturbed nature of the site. Based on the database review completed for the project, no sensitive plant species are known to occur within one mile of the project area. Therefore, the project would not have substantial adverse effects on any sensitive plant species. No impact would occur.

## Sensitive Wildlife

No sensitive wildlife species were identified within the project area. However, three sensitive wildlife species, burrowing owl (*Athene cunicularia*), California horned lark (*Eremophila alpestris actia*), and Stephens' kangaroo rat (*Dipodomys stephensi*) have a moderate to high potential to occur within the project area. Each of these species and potential impacts are described below.

### *Western Burrowing Owl*

The project is located within the MSHCP survey area for burrowing owl. Therefore, a burrowing owl habitat assessment was conducted pursuant to the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (WRCRCA 2006). Although no evidence of burrowing owls was present on-site, suitable burrows, prey species, and habitat were identified during the MSHCP protocol habitat assessment. Due to the presence of suitable habitat and burrows, per the MSHCP guidelines, Step II-Part B Focused Burrowing Owl surveys were conducted during the breeding season (WRCRCA 2022; Appendix B). The Step II-Part B focused burrowing owl surveys were conducted on four separate dates: May 24 and 25, and June 8 and 10, 2022. The surveys were conducted between two hours before sunset and one hour after sunset or one hour before sunrise and two hours after sunrise. Meandering transects were walked through all suitable habitat identified within the project boundary and burrows were inspected for sign (e.g., pellets, whitewash, feathers). The 500-foot buffer was surveyed from the project boundary using binoculars, as permission to survey within the buffer was not granted. Although burrows were observed on-site and within the 500-foot buffer, no burrowing owls or sign were observed during these focused surveys. However, due to the presence of suitable burrows and prey species, the project would have the potential to result in direct impacts to burrowing owl as a result of vegetation removal, grading, and construction within the project impact footprint. Direct impacts to this species would be considered significant (Impact BIO-1). Implementation of mitigation measure MM-BIO-1 would reduce impacts to a level less than significant.

### MM-BIO-1: Burrowing Owl

Due to the presence of suitable burrows and prey species identified on-site, prior to project construction, 30-day preconstruction surveys following the protocol established in the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area shall be conducted in accordance with the requirements of the MSHCP (WRCRCA 2006). Take of active nests shall be avoided. If burrowing owls are detected, the WRCRCA, and CDFW shall be notified in 48 hours. A burrowing owl relocation plan for active or passive relocation will be required to be developed and is subject to review and approval by WRCRCA and CDFW.

*Migratory and Nesting Birds*

The California horned lark is a CDFW watch list species and a covered species under the MSHCP. This species has a high potential to nest and forage within the project area due to the presence of disturbed habitat with suitable openings for nesting. Direct impacts to nesting and migratory birds, including California horned lark, could potentially occur if vegetation removal or grading within the project impact footprint occur during the general avian breeding season (February 1 to September 15). These species are protected by the California Fish and Game Code (CFGC) Section 3503.5, and direct impacts to nesting individuals would be considered significant and require mitigation (Impact BIO-2). Implementation of mitigation measure MM-BIO-2 would reduce impacts to a level less than significant.

MM-BIO-2: Migratory and Nesting Birds

To remain in compliance with the Migratory Bird Treaty Act (MBTA) and CFGC Sections 3503 and 3503.5, no direct impacts shall occur to any nesting birds, their eggs, chicks, or nests. If vegetation removal activities were to occur during the bird breeding season of February 1 to September 15, a qualified biologist will conduct pre-construction surveys no more than three days prior to the commencement of project activities to identify locations of nests. If nests or breeding activities are located in the project area, a qualified biologist shall establish a clearly marked appropriate exclusionary buffer or other avoidance and minimization measures around the nest. Avoidance and minimization measures shall be maintained until the young have fledged and no further nesting is detected. If no nesting birds are detected during the pre-construction survey, no further measures are required.

*Stephens' Kangaroo Rat*

The Stephens' kangaroo rat is federally listed as threatened, state listed as threatened, and an MSHCP covered species. This species has a moderate potential to occur due to the presence of grassland and open areas. In 1996, USFWS approved the Stephens' Kangaroo Rat Habitat Conservation Plan (HCP) and granted an incidental take permit for Riverside County covering an estimated 30,000 acres of occupied habitat within the following eight member cities: Perris, Temecula, Murrieta, Lake Elsinore, Corona, Riverside, Moreno Valley, and Hemet (Riverside County Habitat Conservation Agency [RCHCA] 1996). The Stephens' kangaroo rat HCP authorizes the incidental take of half of the occupied habitat remaining in the HCP plan area while using development fees to implement the plan, purchase private property, and create a reserve system. The Stephens' Kangaroo Rat HCP and corresponding permits are in effect for areas covered by the MSHCP; however, the Stephens' Kangaroo Rat HCP and the MSHCP remain separate. The Stephens' Kangaroo Rat fee areas are subject to mandatory conservation measures as outlined in the Stephens' Kangaroo Rat HCP (RCHCA 1996) and as subsequently modified. The entire 9.41-acre project area is not part of a Stephens' kangaroo rat core reserve, and therefore would not require focused Stephens' kangaroo rat surveys (RCHCA 1996). However, the project site is located within the Stephens' kangaroo rat fee area, which is considered a significant impact (Impact BIO-3). Implementation of mitigation measure MM-BIO-3 would reduce impacts to a level less than significant.

MM-BIO-3: Stephens' Kangaroo Rat Fee Area

Prior to the issuance of a development permit, the applicant shall pay an impact and mitigation fee of \$500 per gross acre for impacts to 9.41 acres within the Stephens' Kangaroo Rat fee area. This mitigation fee is intended to include all impacts located within the parcel to be developed and the area disturbed by related off-site improvements.

**b. No Impact**

No riparian or riverine features were recorded on-site during the general biological survey. Direct impacts associated with the project would be limited to non-native grassland and residential/urban/exotic habitat, neither of which are considered riparian habitats. As described in Section 4.4(a) above, impacts to these vegetation communities would not be significant and would not require mitigation. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. No impact would occur.

**c. No Impact**

No potential jurisdictional waters, including wetlands, vernal pools, or non-wetland waters, were observed within or adjacent to the project area during the general biological survey. Therefore, the project would not have a substantial adverse effect on state or federally protected wetlands. No impact would occur.

**d. Potentially Significant Unless Mitigation Incorporated**

Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel. Wildlife movement corridors are important because they provide access to mates, food, and water; allow the dispersal of individuals away from high population density areas; and facilitate the exchange of genetic traits between populations (Beier and Loe 1992). Wildlife movement corridors are considered sensitive by resource and conservation agencies. The project site is located on undeveloped land, and is surrounded by urban development and existing roadways to the north, south, east, and west. Although there is undeveloped land to the north and the east, species would not likely traverse these areas because the surrounding developed areas preclude wildlife movement. Therefore, the project would not interfere substantially with wildlife movement and does not function as a wildlife corridor.

As described in Section 4.4(a) above, direct impacts to nesting and migratory birds, including California horned lark, could potentially occur if vegetation removal or grading within the project impact footprint occur during the general avian breeding season (February 1 to September 15), which would be considered a significant impact. However, implementation of mitigation measure MM-BIO-2 would reduce impacts on nesting and migratory birds to a level less than significant. Therefore, the project would not impede the use of native wildlife nursery sites, and impacts would be mitigated to a level less than significant.

**e. No Impact**

The project does not possess any trees. All other potential impacts to biological resources have been addressed in Section 4.4(a) through 4.4(d) above. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance. No impact would occur.

**f. Potentially Significant Unless Mitigation Incorporated**

The Biological Resources Letter Report evaluated the project for consistency with applicable policies of the MSHCP (see Appendix B). No riparian/riverine areas or vernal pools were identified during the general biological survey. Therefore, the project is consistent with the requirements for the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools in Section 6.1.2 of the MSHCP, and no additional surveys, analysis, or mitigation is required. The project is located outside the MSHCP Narrow Endemic Plant Species Survey Area and no narrow endemic plants are anticipated to occur within the project area due to the disturbed nature of the site and lack of suitable habitat. Therefore, the project is consistent with the requirements for the Additional Surveys Needs and Procedures in Section 6.1.3 of the MSHCP, and no additional surveys or mitigation is required. The MSHCP Urban/Wildland Interface Guidelines are intended to address indirect effects associated with development located in proximity to a MSHCP Conservation Area. The project area is not located inside or adjacent to any Criteria Area, Criteria Cell, or Conservation Area identified for conservation potential by the MSHCP. As described in Section 4.4(a) above, implementation of mitigation measure MM-BIO-1 would reduce impacts on western burrowing owl to a level less than significant. Similarly, implementation of mitigation measure MM-BIO-2 would reduce impacts on nesting and migratory birds to a level less than significant. Furthermore, implementation of mitigation measure MM-BIO-3 would reduce impacts on the Stephens' kangaroo rat to a level less than significant. Therefore, the project would not conflict with the provisions of the MSHCP, and impacts would be mitigated to a level less than significant.

## 4.5 Cultural Resources

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Disturb human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:**

**a. No Impact**

RECON prepared an Archaeological Survey Report for the project’s Area of Potential Effect (APE) that conducted background research, review of topographic maps and historic aerial photographs, and an on-foot survey (Appendix E).

Prior to the survey, a records search was requested from the Eastern Information Center. The results indicated that 28 archaeological investigations have been completed within the one-mile buffer, including 4 historic-era sites and 10 prehistoric sites. None of the previously recorded resources occur within the APE.

An on-foot survey was conducted by RECON and a representative from the Pechanga Band of Luiseño Indians. No significant or potentially significant prehistoric or historic cultural resources were observed during the survey of the APE. Therefore, the project would not cause a substantial adverse change in the significance of an historical resource pursuant to §15064.5. No impact would occur.

**b. Less Than Significant Impact**

As described in Section 4.5(a), the records search results indicate that there are no previously recorded cultural resources within the APE. A letter was sent to the Native American Heritage Commission (NAHC) by RECON requesting a search of their Sacred Lands File to identify any spiritually significant and/or sacred sites or Traditional Use Areas in the project vicinity. The search results came back negative. As described in Section 4.5(a) above, no previously recorded resources occur within the APE, and no significant or potentially significant prehistoric or historic cultural resources were observed during the survey of the APE. Additionally, the possibility of intact buried significant cultural resources being present within the APE is considered low because of past ground disturbances, including previous agricultural activity that occurred on the project site and current tilling or mowing for weed control. Therefore, the project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5, and impacts would be less than significant.

**c. Less Than Significant Impact**

There are no formal cemeteries or recorded burials on the project site or surrounding area. If Native American human remains are encountered during construction, Public Resources Code Section 5097.98 and California Health and Safety Code Section 7050.5 will be followed. If human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the

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necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the coroner shall contact the NAHC within 24 hours. Subsequently, the NAHC shall identify the person or persons it believes to be the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Adherence to these regulatory requirements in the event of an unanticipated discovery would ensure that the project would not disturb human remains, including those interred outside of formal cemeteries and reduce impacts to a level less than significant.

## 4.6 Energy

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### EXPLANATIONS:

#### a. Less Than Significant Impact

The analysis of energy resources requires a discussion of construction, transportation, and operational energy use.

#### Construction-Related Energy Use

Energy use during construction would occur within two general categories: fuel use from vehicles used by workers commuting to and from the construction site, and fuel use by vehicles and other equipment to conduct construction activities. Based on CalEEMod calculations, project construction is anticipated to last 14 months. and would require a maximum of 200 worker vehicle trips per day and 45 vendor trips per day during building construction activities. All other construction activities would require fewer worker and vendor vehicle trips. It is anticipated that soil grading quantities would be balanced on-site and would require no soil hauling trips during any of the construction phases. CalEEMod output files are presented in Appendix A. Fuel consumption associated with

construction worker commutes would be similar of any other typical commute in Riverside County, and would not result in a wasteful, inefficient, or unnecessary consumption of gasoline or diesel fuel. Consistent with state requirements, all construction equipment would meet CARB Tier 3 In-Use Off-Road Diesel Engine Standards. Engines are required to meet certain emission standards, and groups of standards are referred to as Tiers. A Tier 0 engine is unregulated with no emission controls, and each progression of standard level (i.e., Tier 1, Tier 2, Tier 3, etc.) generate lower emissions, use less energy, and are more advanced technologically than the previous tier. CARB's Tier 3 In-Use Off-Road Diesel Engine Standards requires that construction equipment fleets become cleaner and use less energy over time. There are no known conditions in the project area that would require nonstandard equipment or construction practices that would increase fuel-energy consumption above typical equipment fuel consumption rates. Additionally, construction activities would be temporary and short-term (14 months) and would adhere to all construction best management practices (BMPs). As required by the City's Climate Action Plan (CAP), the project would post clear signage during the construction period reminding construction workers to limit idling of construction equipment. Therefore, project construction would not result in the wasteful, inefficient, or unnecessary consumption of energy resources, and impacts would be less than significant.

### Operation-Related Energy Use

During operation, energy use would be associated with transportation-related fuel use (gasoline, diesel fuel, and electric vehicles), and building-related energy use (electricity and natural gas).

#### *Transportation-Related Energy Use*

Buildout of the project and vehicle trips associated with project operation would result in transportation energy use. Trips by individuals traveling to and from the project site would consist of passenger vehicles mostly powered by gasoline, with some fueled by diesel or electricity. The project would generate 1,298 ADT (K2 Traffic Engineering, Inc. 2022). Compared to the overall number of vehicle trips generated in the city, this amount of vehicle traffic would be negligible. Additionally, as discussed in Section 4.8(a) below, the project would implement measures that would reduce trips and vehicle miles travelled (VMT), including electric vehicle parking and bicycle parking, as required by the City's CAP. The project would include on-site amenities including a dog park, clubhouse, pool, cabanas, and tot lot, thereby reducing the need to travel for recreational activities. Additionally, vehicle trips would be reduced through the use of public transit by project residents. The project would construct a high-density residential use adjacent to an existing transit route along Alessandro Boulevard immediately adjacent to the project site. Riverside Transit Agency Route 20 provides service to major destinations, including Moreno Valley College southeast of the project site, the Riverside University Health System Medical Center east of the project site, commercial and retail uses along Alessandro Boulevard, and the Metrolink Moreno Valley/March Field Station west of the project site. The Metrolink 91 Perris Line provides transportation between Perris Valley and Los Angeles Union Station, and connects to other Metrolink lines that provide transportation throughout the greater region. Project fuel consumption would decline over time beyond the initial operational year of the project due to continued implementation of increased federal and state vehicle efficiency standards. There is no component of the project that would result in unusually high vehicle fuel use during operation. Therefore, operation of the project would not result in wasteful, inefficient, or unnecessary consumption of energy resources, and impacts would be less than significant.



### *Non-Transportation-Related Energy Use*

Non-transportation energy use would be associated with electricity and natural gas. The Renewables Portfolio Standard (RPS) promotes diversification of the state's electricity supply and decreased reliance on fossil fuel energy sources. Renewable energy includes (but is not limited to) wind, solar, geothermal, small hydroelectric, biomass, anaerobic digestion, and landfill gas. Originally adopted in 2002 with a goal to achieve a 20 percent renewable energy mix by 2020 (referred to as the "Initial RPS"), the goal has been accelerated and increased by Executive Orders (EO) S-14-08 and S-21-09 to a goal of 33 percent by 2020. In April 2011, Senate Bill (SB) 2 (1X) codified California's 33 percent RPS goal. SB 350 (2015) increased California's renewable energy mix goal to 50 percent by year 2030. SB 100 (2018) further increased the standard set by SB 350 establishing the RPS goal of 44 percent by the end of 2024, 52 percent by the end of 2027, and 60 percent by 2030. Once operational, the project would be served by Moreno Valley Electric Utility (MVU), which has an Integrated Resource Plan that identifies how it will achieve these RPS goals (MVU 2018).

The California Code of Regulations, Title 24, is referred to as the California Building Code (CBC). It consists of a compilation of several distinct standards and codes related to building construction, including plumbing, electrical, interior acoustics, energy efficiency, handicap accessibility, and so on. Of particular relevance to GHG reductions are the CBC's energy efficiency and green building standards as outlined below.

Title 24, Part 11 of the California Code of Regulations is CALGreen. Beginning in 2011, CALGreen instituted mandatory minimum environmental performance standards for all ground-up new construction of commercial and low-rise residential buildings, state-owned buildings, schools, and hospitals. It also includes voluntary tiers (I and II) with stricter environmental performance standards for these same categories of residential and non-residential buildings. Local jurisdictions must enforce the minimum mandatory requirements and may adopt CALGreen with amendments for stricter requirements.

The project would, at a minimum, be required to comply with the mandatory measures included in the current 2019 Energy Code (California Code of Regulations, Title 24, Part 6) and the 2019 CALGreen standards. The mandatory standards require the following:

1. Outdoor water use requirements as outlined in local water efficient landscaping ordinances or current Model Water Efficient Landscape Ordinance standards, whichever is more stringent;
2. Requirements for water conserving plumbing fixtures and fittings;
3. 65 percent construction/demolition waste diverted from landfills;
4. Inspections of energy systems to ensure optimal working efficiency; and
5. Low-pollutant emitting exterior and interior finish materials such as paints, carpets, vinyl flooring, and particle boards.

Once operational, the project would use electricity and natural gas to run various appliances and equipment, including space and water heaters, air conditioners, ventilation equipment, lights, and

numerous other devices. Generally, electricity use is higher in the warmer months due to increased air conditioning needs, and natural gas use is highest when the weather is colder as a result of high heating demand. As a part of the air quality modeling prepared for the project, CalEEMod was used to estimate the total operational electricity and natural gas consumption associated with the project. Table 7 summarizes the anticipated operational energy and natural gas use.

	Total Use
Electricity	806,822 kWh/Year
Natural Gas	2,761,380 BTU/Year
kWh = kilowatt hour; BTU = British thermal units	

Buildout of the project would result in an increase of operational electricity and natural gas usage when compared to the existing condition. The project would be required to meet the mandatory energy requirements of 2019 CALGreen and the California Energy Code (Title 24, Part 6 of the California Code of Regulations) and would benefit from the efficiencies associated with these regulations as they relate to heating, ventilating, and air conditioning mechanical systems, water-heating systems, and lighting. Additionally, the project would implement all applicable GHG reduction measures related to energy efficiency and clean energy as required by the City's CAP, which includes the installation of real-time energy smart meters (see Section 4.8[a] below). Therefore, there are no project features that would support the use of excessive amounts of energy or would create unnecessary energy waste, or conflict with any adopted plan for renewable energy efficiency, and impacts would be less than significant.

#### b. Less Than Significant Impact

The applicable state plans that address renewable energy and energy efficiency are CALGreen, the California Energy Code, and RPS, and the applicable local plan is the CAP. As discussed in Section 4.6(a) above, the project would be required to meet the mandatory energy requirements of 2019 CALGreen and the 2019 California Energy Code. The project would not conflict with or obstruct implementation of CALGreen and the California Energy Code, or with MVU's implementation of RPS. Additionally, as described in Section 4.8(a) below, the project would be consistent with the City's CAP. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant.

## 4.7 Geology and Soils

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>

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Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:**

**a.i. Less Than Significant Impact**

The project site is located within the seismically active southern California region, within the northern portion of the Peninsular Range Physiographic. The Preliminary Geotechnical and Infiltration Feasibility Investigation completed for the project determined that there are no active or potentially active faults that traverse the project site. The nearest known active fault is the San Jacinto Fault, which is approximately 4.1 miles northeast of the project site (Appendix F). While the San Jacinto Fault is categorized as an Alquist-Priolo Earthquake zone, the project site is not located within the fault zone. Therefore, the risk of fault rupture is low, and impacts related to the exposure of people or structures to rupture of a known earthquake fault would be less than significant.

**a.ii. Less Than Significant Impact**

The project site is located in a seismically active southern California region. As described in Section 4.7(a.i) above, the nearest known active fault is the San Jacinto Fault, which is approximately 4.1 miles northeast of the project site. Additionally, the San Andreas fault is located approximately 13.7 miles to the northeast, and the Elsinore fault located approximately 18.0 miles to the southwest.

The San Jacinto fault zone is a sub-parallel branch of the San Andreas fault zone, extending from the northwestern San Bernardino area, southward into the El Centro region. This fault has been active in recent times with several large magnitude events. It is believed that the San Jacinto fault is capable of producing an earthquake magnitude on the order of 6.5 or larger. The San Andreas fault is considered to be the major tectonic feature of California, separating the Pacific Plate and the North American Plate. While estimates vary, the San Andreas fault is generally thought to be capable of generating large magnitude events on the order of 7.5. The Elsinore fault zone is one of the largest in southern California. At its northern end it splays into two segments and at its southern end it is cut by the Yuba Wells fault. It is believed that the Elsinore fault zone is capable of producing an earthquake magnitude on the order of 6.5 to 7.5 (see Appendix F). However, the Preliminary Geotechnical and Infiltration Feasibility Investigation determined that development of the project site would be feasible from a geotechnical standpoint, provided the recommendations presented in the report were incorporated into design and implemented during grading and construction. These

recommendations included constructing a compacted fill beneath footings and slabs. The compacted fill mat would provide adequate support for the proposed structures by providing a dense, high-strength soil layer to uniformly distribute the anticipated foundation loads over the underlying soils. The report also recommends the use of conventional foundation systems utilizing either individual spread footings and/or continuous wall footings to provide adequate support for the anticipated downward and lateral loads when utilized in conjunction with the recommended fill mat. Furthermore, the project would adhere to all other recommendations presented in the Preliminary Geotechnical and Infiltration Feasibility Investigation related to seismic safety (see Appendix F). Adherence to these recommendations documented in Appendix F and the requirements and seismic design parameters of the current California Building Code would ensure that the project would not expose people or structures to strong seismic shaking, and impacts would be less than significant.

#### **a.iii. Less Than Significant Impact**

The Preliminary Geotechnical and Infiltration Feasibility Investigation determined that the project site is located within an area mapped by the County of Riverside as having a very low potential for liquefaction. The potential for liquefaction generally occurs during strong ground shaking within granular loose sediments where the groundwater is usually less than 50 feet below the ground surface. Since soil testing determined that groundwater does not lie within 50 feet beneath the project site, and the site is underlain by relatively dense to very dense older alluvial materials and hard igneous bedrock, the possibility of liquefaction at the site is considered very low (see Appendix F). Therefore, the project would not expose people or structures to adverse effects from seismic-related ground failure, including liquefaction, and impacts would be less than significant.

#### **a.iv. Less Than Significant Impact**

The project site and surrounding area are relatively flat. Elevations on the project site range from approximately 1,567 to 1,582 feet above mean sea level and do not possess any slopes that could generate a landslide. Therefore, the project would not cause or increase the potential for landslides, and impacts would be less than significant.

#### **b. Less Than Significant Impact**

The project would implement BMPs during construction consistent with the requirements of the Regional Water Quality Control Board – Santa Ana Region (RWQCB-SAR) and MVMC Chapter 8.10 that would minimize erosion potential by controlling storm water flows and minimization of topsoil loss. Therefore, compliance with the requirements of the RWQCB-SAR and MVMC would prevent substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

#### **c. Less Than Significant Impact**

As described in the Section 4.7(a.iii) above, the project site is not located within an area mapped as having a risk for liquefaction. The Preliminary Geotechnical and Infiltration Feasibility Investigation determined that the potential for settlement is considered very low due to the relatively dense to very dense older alluvial materials and hard igneous rock at the site (see Appendix F). Furthermore, the project would adhere to earthwork recommendations presented in the Preliminary Geotechnical and Infiltration Feasibility Investigation to address any near surface loose soil conditions. Therefore,

the project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and impacts would be less than significant.

#### d. Less Than Significant Impact

Expansive soils are characteristically clayey and can undergo significant volume changes (shrinking or swelling) due to variations in soil moisture content (drying or wetting) that can be damaging to structures. The Preliminary Geotechnical and Infiltration Feasibility Investigation determined that on-site soils have very low expansion potential and no specialized construction procedures to resist expansive soil activity would be necessary (see Appendix F). Furthermore, the project would adhere to grading recommendations presented in the Preliminary Geotechnical and Infiltration Feasibility related to soil stability. Therefore, the project would not be located on expansive soil, creating substantial direct or indirect risks to life or property, and impacts would be less than significant.

#### e. No Impact

The project does not propose the use of septic tanks or alternative wastewater disposal systems. No impact would occur.

#### f. Less Than Significant Impact

As described in Section 4.5(b) above, potential resources being present within the project site is considered low because of past ground disturbances, including previous agricultural activity that occurred on the project site. Therefore, the project would not directly or indirectly destroy a unique paleontological resource, and impacts would be less than significant.

## 4.8 Greenhouse Gas Emissions

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:****a. Less Than Significant Impact**

RECON prepared a Greenhouse Gas (GHG) Analysis for the project (Appendix G).

**Climate Action Plan Consistency Checklist**

The City adopted a CAP in June 2021, which was designed to reinforce the City's commitment to GHG emissions and demonstrate how the City will comply with the state of California's GHG emission reduction standards (City of Moreno Valley 2021). The CAP addresses the SB 32 target of reducing GHG emissions 40 percent below 1990 levels by 2030 and EO S-3-15 target of reducing GHG emissions 80 percent below 1990 levels by 2050. The GHG emission targets established in the CAP are based on the goals established by EO S-3-15 and SB 32, consistent with the CAP guidelines established in the 2017 *Climate Change Scoping Plan: A Framework for Change* (Scoping Plan). The horizon year for analysis in the CAP is 2040. Therefore, the CAP includes targets of 6 metric tons of carbon dioxide equivalent (MT CO<sub>2</sub>E) per capita per year by 2030 and 4 MT CO<sub>2</sub>E per capita per year by 2040 (derived from the Scoping Plan target of 2 MT CO<sub>2</sub>E per capita per year in 2050). The proposed 2040 target of 4 MT CO<sub>2</sub>E per capita per year is determined using a linear trajectory in emissions reduction between 2030 and 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.

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. A project that complies with a qualified GHG reduction strategy would be considered to have less than significant impact related to GHG emissions. For the purposes of this analysis the project's significance is determined by consistency with the CAP, which is consistent with the 2017 Scoping Plan and emission reduction targets per SB 32.

The City's CAP includes a CAP Consistency Checklist to demonstrate if new developments are consistent with reduction strategies from the City's CAP. The purpose of the checklist is to streamline project-level CEQA requirements by identifying clear GHG reduction strategies that all new developments would need to implement for compliance with the GHG reduction strategies. If a project meets the checklist criteria, then it would be considered to have a less than significant impact related to GHG emissions. Table 8 demonstrates that the project would be consistent with the CAP checklist. Refer to Appendix G for the full checklist. Therefore, the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and impacts would be less than significant.

Table 8 Project Consistency with Moreno Valley Climate Action Plan	
Goals, Targets, Policies	Project Consistency
<b>General Plan Consistency</b>	
Are the proposed land uses in the project consistent with the existing 2040 General Plan land use and zoning designations?	The project site is zoned Corridor Mixed Use (COMU) and is designated COMU in the 2040 General Plan. The project proposes the construction of 192 multi-family residential units, which would be consistent with the COMU zoning and land use designation.
<b>CAP Measures Consistency</b>	
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.)	The project would include on-site bicycle parking and electric vehicle parking. The project would include 359 parking spaces and 36 (>10 percent) would be wired for the installation of electric vehicle charging stations. Additionally, trips would be reduced through the use of public transit. The project would construct a high-density residential use adjacent to an existing transit route along Alessandro Boulevard immediately adjacent to the project site. Riverside Transit Agency Route 20 provides service to major destinations including Moreno Valley College southeast of the project site, the Riverside University Health System Medical Center east of the project site, commercial and retail uses along Alessandro Boulevard, and the Metrolink Moreno Valley/March Field Station west of the project site. The Metrolink 91 Perris Line provides transportation between Perris Valley and Los Angeles Union Station, and connects to other Metrolink lines that provide transportation throughout the greater region.
For projects including new construction or major remodeling of residential development, does the project include installation of real-time energy smart meters?	The project would include installation of real-time energy smart meters.
During project construction, will clear signage reminding construction workers to limit idling of construction equipment provided?	Clear signage would be provided reminding construction workers to limit idling of construction equipment.
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?	The project site would be provided with temporary electrical power during construction, and no on-site diesel/gas powered generators would be used.
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> .	The project would incorporate climate-appropriate, water-wise landscaping features that are identified in the <i>County of Riverside Guide to California Friendly Landscaping</i> . The project's landscaping would be consistent with the Model Water Efficient Landscape Ordinance, as well as all City landscaping ordinance requirements specified in Section 9.17.030 of the Municipal Code. This includes drought-resistant plantings and water-efficient irrigation systems.

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Table 8 Project Consistency with Moreno Valley Climate Action Plan	
Goals, Targets, Policies	Project Consistency
<b>Voluntary CAP Measures Consistency</b>	
The CAP establishes a citywide target of increasing alternatives to single-occupant vehicle use by 10 percent for people employed in Moreno Valley by 2040. If the project involves a business with over 50 employees or tenants with such businesses, will the project implement Transportation Demand Management strategies and programs identified in Connect SoCal, the SCAG Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS), including but not limited to: implementing commuter benefit programs, promoting telecommuting and alternative work schedule options, and other financial incentives?	The project is residential and does not include more than 50 employees.
If the project includes new multi-family residential and/or mixed-use development, will the project reduce the need for external trips by providing useful services/facilities on-site (Examples include an ATM, vehicle refueling, electric vehicle infrastructure, and shopping)?	The project would include on-site amenities including a dog park, clubhouse, pool, cabanas, and tot lot. The project would not include on-site shopping. However, the project would construct a high-density residential use adjacent to an existing transit route along Alessandro Boulevard immediately adjacent to the project site. Riverside Transit Agency Route 20 provides service to major destinations including commercial and retail uses along Alessandro Boulevard.
If the project includes new industrial facilities or involves the expansion of existing industrial facilities, will the project include energy efficient building operations systems to support the citywide goal of a 40 percent energy reduction in 30 percent of industrial square footage by 2040?	The project is residential and does not include industrial uses.
If the project includes industrial or warehousing facilities, will the project install solar energy infrastructure to support the City's goal of providing 25 percent of energy needs with solar in 30 percent of industrial and warehouse square footage by 2040?	The project is residential and does not include industrial or warehousing facilities.
Will the project use water efficient lawn and garden maintenance equipment, or reduce the need for landscaping maintenance through drought-resistant planting?	The project would incorporate climate-appropriate, water-wise landscaping features that are identified in the County of Riverside Guide to California Friendly Landscaping. The project's landscaping would be consistent with the Model Water Efficient Landscape Ordinance, as well as all City landscaping ordinance requirements specified in Section 9.17.030 of the Municipal Code. This includes drought-resistant plantings and water-efficient irrigation systems.

### GHG Emission Quantification

For further support, the GHG emissions associated with the project were calculated and compared to the SCAQMD screening threshold. The SCAQMD published its Interim CEQA GHG Significance Thresholds for Stationary Sources, Rules, and Plans in 2008 (SCAQMD 2008, 2010). Consistent with

the SCAQMD guidance, the recommended tiered approach for land use development projects in SCAQMD jurisdiction is assessment against the applicable screening levels. The SCAQMD screening threshold of 3,000 MT CO<sub>2</sub>E was used. This screening level is intended to exempt projects that are too small to have significant impacts from further analysis. Emissions from all construction and operational sources were calculated and compared to the screening threshold.

The project's GHG emissions were calculated using the CalEEMod Version 2020.4.0 and the MVU energy intensity factors from CalEEMod Version 2022.1 (see Appendix G, Attachment 2). GHG emissions were calculated for construction, mobile sources, energy use, area sources, water and wastewater, and solid waste. Table 9 summarizes the total construction emissions. Table 10 summarizes the total GHG emissions associated with the project.

Table 9 Construction GHG Emissions	
Year	Construction GHG Emissions MT CO <sub>2</sub> E
2023	601
2024	27
<b>Total GHG Emissions</b>	<b>628</b>
<b>Amortized Over 30 Years</b>	<b>21</b>
NOTE: CalEEMod output files are presented in in Appendix G, Attachment 2.	

Table 10 Project GHG Emissions	
Source	Project GHG Emissions MT CO <sub>2</sub> E
Mobile	1,428
Energy Source	315
Area Sources	3
Water/Wastewater Sources	70
Solid Waste Sources	44
Construction (Amortized over 30 years)	21
<b>Total</b>	<b>1,881</b>
<i>SCAQMD Significance Threshold</i>	<i>3,000</i>
NOTE: CalEEMod output files are presented in in Appendix G, Attachment 2.	

As shown in Table 10, construction and operation of the project would generate 1,881 MT CO<sub>2</sub>E annually, which would be less than the applicable SCAQMD screening level of 3,000 MT CO<sub>2</sub>E. Therefore, the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and impacts would be less than significant.

#### b. Less Than Significant Impact

As described in Section 4.8(a) above, the project would be consistent with the City's CAP, which is a qualified GHG reduction plan that is consistent with the 2017 Scoping Plan and emission reduction targets per SB 32. Because the project would be consistent with the CAP, it would not conflict with the 2017 Scoping Plan or SB 32. Furthermore, project GHG emissions would be below the screening level of 3,000 MT CO<sub>2</sub>E. This threshold is based on the concept of establishing a 90 percent GHG

emission capture rate. A 90 percent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to a CEQA analysis, which includes analyzing feasible alternatives and imposing feasible mitigation measures. The market capture rate is based on guidance from the CAPCOA report *CEQA & Climate Change*, dated January 2008, which identifies several potential approaches for assessing a project's GHG emissions (CAPCOA 2008). Following the market capture rate approach, a lead agency defines an acceptable capture rate and identifies the corresponding emissions level. Following rationale presented in the CAPCOA Guidance, the aggregate emissions from all projects with individual annual emissions that are equal to or less than the identified market capture rate would not impede achievement of the state GHG emissions reduction targets codified by AB 32 (2006) and SB 32 (2016). Therefore, impacts under CEQA associated with projects with individual annual emissions that are equal to or less than the identified capture rate would be less than cumulatively considerable. A 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions.

Furthermore, project emissions would decline beyond the buildout year of the project, 2024, as a result of continued implementation of federal, state, and local reduction measures such as increased federal and state vehicle efficiency standards, and MVU's increased renewable sources of energy in accordance with RPS goals. Based on currently available models and regulatory forecasting, project emissions would continue to decline through at least 2050. Given the reasonably anticipated decline in project emissions, once fully constructed and operational, the project is in line with the GHG reductions needed to achieve the 2050 GHG emission reduction targets identified by EO S-3-05.

The 2017 Scoping Plan identifies state strategies for achieving the state's 2030 interim GHG emissions reduction target codified by SB 32. Measures under the 2017 Scoping Plan scenario build on existing programs such as the Low Carbon Fuel Standard, Advanced Clean Cars Program, RPS, Sustainable Communities Strategy, Short-Lived Climate Pollutant Reduction Strategy, and the Cap-and-Trade Program. The project would comply with all applicable provisions contained in the 2017 Scoping Plan since the adopted regulations would apply to new development or the emission sectors associated with new development.

1. **Transportation** – State regulations and 2017 Scoping Plan measures that would reduce the project's mobile source emissions include the California Light-Duty Vehicle GHG Standards (AB 1493/Pavley I and II), and the Low Carbon Fuel Standard, and the heavy-duty truck regulations. These measures are implemented at the state level and would result in project-related mobile source GHG emissions.
2. **Energy** – State regulations and 2017 Scoping Plan measures that would reduce the project's energy-related GHG emissions include RPS, Title 24 Energy Efficiency Standards, and CALGreen. The project would be served by MVU, which has an Integrated Resource Plan that identifies how it will achieve 44 percent renewables by 2024. The project's energy related GHG emissions would decrease as MVU increases its renewables procurement towards the 2030 goal of 60 percent.

3. **Water** – State regulations and 2017 Scoping Plan measures that would reduce the project’s electricity consumption associated with water supply, treatment, and distribution, and wastewater treatment include RPS, CALGreen, and the Model Water Efficient Landscape Ordinance. The project would also be subject to all City landscaping ordinance requirements specified in Section 9.17.030 of the Municipal Code.
4. **Waste** – State regulations and 2017 Scoping Plan measures that would reduce the project’s solid waste-related GHG emissions are related to landfill methane control, increases efficiency of landfill methane capture, and high recycling/zero waste. The project would be subject to CALGreen, which requires a diversion of construction and demolition waste from landfills. Additionally, the project would include recycling storage and would divert waste from landfills in accordance with AB 341.

Therefore, the project would not conflict with an applicable state plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and impacts would be less than significant.

### Regional Plans

In addition to being consistent with the CAP and meeting the SCAQMD screening thresholds, the project was evaluated for consistency with the Sustainable Communities Strategy (SCS) strategies contained in Connect SoCal, the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS). As discussed in Table 11 below, the project would be consistent with applicable Connect SoCal strategies, particularly by constructing a high-density residential use adjacent to existing transit. Therefore, the project would not conflict with an applicable regional plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and impacts would be less than significant.

### Local Plans

As described in Section 4.8(a) above, the project would be consistent with the City’s CAP. Therefore, the project would not conflict with an applicable local plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and impacts would be less than significant.

Table 11 Project Consistency with Connect SoCal Strategies	
	Project Consistency
<b>Focus Growth Near Destinations and Mobility Options</b>	
<ol style="list-style-type: none"> <li>1. Emphasize land use patterns that facilitate multimodal access to work, educational, and other destinations.</li> <li>2. Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets.</li> <li>3. Plan for growth near transit investments and support implementation of first/last mile strategies.</li> <li>4. Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses.</li> <li>5. Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods.</li> <li>6. Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations).</li> <li>7. Identify ways to "right size" parking requirements and promote alternative parking strategies (e.g., shared parking or smart parking).</li> </ol>	<p>The project would be consistent with Connect SoCal's strategies to focus growth near destinations and mobility options. The project site is currently undeveloped. The project would construct a high-density residential use adjacent to an existing transit route. Riverside Transit Agency Route 20 is located along Alessandro Boulevard immediately adjacent to the project site. Route 20 provides service to major destinations including Moreno Valley College southeast of the project site, the Riverside University Health System Medical Center east of the project site, commercial and retail uses along Alessandro Boulevard, and the Metrolink Moreno Valley/March Field Station west of the project site. The Metrolink 91 Perris Line provides transportation between Perris Valley and Los Angeles Union Station, and connects to other Metrolink lines that provide transportation throughout the greater region. The project would therefore be consistent with these strategies by accommodating new residential growth near a transit route that provides access to commercial and job centers.</p>
<b>Promote Diverse Housing Options</b>	
<ol style="list-style-type: none"> <li>1. Preserve and rehabilitate affordable housing and prevent displacement.</li> <li>2. Identify funding opportunities for new workforce and affordable housing development.</li> <li>3. Create incentives and reduce regulatory barriers for building context sensitive accessory dwelling units to increase housing supply.</li> <li>4. Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of greenhouse gas emissions.</li> </ol>	<p>The project would support this strategy by providing much needed housing to the region.</p>
<b>Leverage Technology Innovations</b>	
<ol style="list-style-type: none"> <li>1. Promote low emission technologies such as neighborhood electric vehicles, shared ride hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space.</li> <li>2. Improve access to services through technology, such as telework and telemedicine as well as other incentives such as a mobility wallet.</li> <li>3. Identify ways to incorporate micro-power grids in communities, for example solar energy, hydrogen fuel cell power storage and power generation.</li> </ol>	<p>These strategies are not directly applicable to the project. The project would not interfere with SCAG's efforts to promote low emission technologies, improve access to telework and telemedicine, or incorporate micro-power grids in communities.</p>

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Table 11 Project Consistency with Connect SoCal Strategies	
Project Consistency	
<b>Support Implementation of Sustainable Policies</b>	
<ol style="list-style-type: none"> <li>1. Pursue funding opportunities to support local sustainable development implementation projects that reduce greenhouse gas emissions.</li> <li>2. Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations.</li> <li>3. Support local jurisdictions in the establishment of EIFDs, CRIAS, or other tax increment or value capture tools to finance sustainable infrastructure and development projects including parks and open space.</li> <li>4. Work with local jurisdictions/communities to identify opportunities and assess barriers for implementing sustainability strategies.</li> <li>5. Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region.</li> <li>6. Continue to support long range planning efforts by local jurisdictions.</li> <li>7. Provide educational opportunities to local decisions makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy.</li> </ol>	<p>These strategies are not directly applicable to the project. The project would not interfere with SCAG’s efforts to work with local jurisdictions, communities, and other planning organizations to implement sustainable policies. The project would result in less than significant GHG emissions and would be located near high-quality transit.</p>
<b>Promote a Green Region</b>	
<ol style="list-style-type: none"> <li>1. Support development of local climate adaptation and hazard mitigation plans as well as project implementation that improves community resiliency to climate change and natural hazards.</li> <li>2. Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration.</li> <li>3. Integrate local food production into the regional landscape.</li> <li>4. Promote more resource efficient development focused on conservation, recycling and reclamation.</li> <li>5. Preserve, enhance and restore regional wildlife connectivity.</li> <li>6. Reduce consumption of resource areas, including agricultural land.</li> <li>7. Identify ways to improve access to public park space.</li> </ol>	<p>Strategies regarding climate adaptation, food production, wildlife connectivity, agricultural lands, and park space are not applicable to the project. The project would be served by MVU, which has an Integrated Resource Plan that identifies how it will achieve 44 percent renewables by 2024. The project’s energy-related GHG emissions would decrease as MVU increases its renewables procurement beyond 2020 towards the 2030 goal of 60 percent.</p>

Attachment: Exhibit A to Resolution No. 2022-54 IS/MND [Revision 1] (6014 : Crystal Cove Apartments)

## 4.9 Hazards and Hazardous Materials

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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"/>

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:****a. Less Than Significant Impact**

Project construction would require the transport, temporary storage, and use of asphalt fuels, oils, paints, and solvents. However, these materials are not acutely hazardous, and use of these common hazardous materials in small quantities would not represent a significant hazard to the public or environment. Additionally, project construction would be required to be undertaken in compliance with applicable federal, state, and local regulations pertaining to the proper use of these common hazardous materials. Operation of the project would include the use and storage of cleaning supplies for the residential uses and recreation building. However, these materials are not acutely hazardous, and the project would handle and store these materials consistent with all applicable regulations. Therefore, the project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

**b. Less Than Significant Impact**

As described in Section 4.9(a) above, the project would handle all hazardous materials in accordance with all applicable federal, state, and local regulations. Furthermore, project construction would be conducted consistent with all applicable safety regulations and would not introduce accident conditions that could result in the release of hazardous materials into the environment. Therefore, the project would not create upset and accident conditions that could result in the release of hazardous materials, and impacts would be less than significant.

**c. Less Than Significant Impact**

The nearest school to the project site is Hendrick Ranch Elementary School, which is located approximately 0.25 mile southwest of the project site. As stated in Section 4.9(a) above, operation of the apartment complex would not involve the use of substantial amounts of hazardous materials and would comply with all federal, state, and local regulations governing the storage and use of hazardous materials. Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school, and impacts would be less than significant.

**d. Less Than Significant Impact**

LOR Geotechnical Group, Inc prepared a Phase I Environmental Site Assessment (ESA) for the project (Appendix H). The Phase I ESA conducted a search of hazardous materials databases, including the County of Riverside Department of Environmental Health, California Regional Water



Quality Control Board GeoTracker database, California Department of Toxic Substances Control (DTSC) Hazardous Waste Tracking System, and South Coast Air Quality Management District database. Additionally, the Phase I ESA included reconnaissance of the project site to search for potential hazardous materials. Site reconnaissance identified an approximate one-gallon plastic container in the southern portion of the project site, filled with approximately 0.25 gallon of a volatile organic compound mixture of some kind, possibly wood stain, varnish, or similar material. This container of hazardous material or waste shall be properly transported off-site for disposal, reuse, or recycling prior to planned residential development of the subject site. Relatively minor on-site soil staining associated with this one-gallon plastic container, generally from heavy hydrocarbons, such as waste oil or hydraulic oil, was observed within the southern portion of the project site or within the Copper Cove Lane ROW. These stained soils are anticipated to be limited and were deemed to be a de minimis condition (see Appendix H).

The record search identified the following four properties within one mile of the project site listed on hazardous materials databases, none of which are located on the project site:

1. The Moreno Hills Seventh-day Adventist church located immediately west of the project site is listed as a hazardous waste generator of 0.11676 ton of photo-chemicals/photo-processing waste in 1998 when the property was operated as the Press Enterprise Newspaper. A permanent California Environmental Protection Agency (EPA) identification number was issued in April 1997, inactive in June 1999.
2. Moreno Valley Unified School District located 0.2 mile west-northwest of the project site was verified to be a federal hazardous waste non-generator and is listed with no violations.
3. A site approximately 680 feet to the west-northwest with reported past agricultural use from at least 1938 to about 1989. The site received a "No Further Action" determination.
4. A site approximately 0.1 mile to the west-northwest received a "No Further Action" determination.

Three of the properties listed above were either confirmed a federal hazardous waste non-generator or received a "No Further Action" determination. The four identified properties do not have current or former releases of hazardous substances and/or petroleum products that are known to have migrated to and/or impacted the subject site. The Phase I ESA also conducted a Vapor Encroachment Screen (VES) to evaluate the potential for contaminant vapor concerns within or adjacent to the project site. The VES determined that the Moreno Hills Seventh-day Adventist church located immediately west of the project site had previously conducted newspaper production and/or distribution, and based on historical hazardous waste manifest records, involved the handling of photo-chemicals and/or generation of photo-processing waste. This previous handling of photo-chemicals and/or generation of photo-processing may have resulted in subsurface soil vapor beneath the project site. Therefore, the Phase I ESA identified this historic use on the Moreno Hills Seventh-day Adventist as a recognized environmental condition, which necessitated preparation of a Phase II ESA to verify the condition of the subsurface soil vapor beneath the project site and evaluate the suitability of the property for development (Appendix I). The Phase II ESA conducted five soil borings with approximate 30-foot spacing and roughly coincident with the existing church to the west. The five soil borings did not identify any obvious signs of impacts, including soil staining

or chemical odor, during soil boring advancement for soil vapor probe installation. Additionally, laboratory testing determined that none of the soil vapor samples obtained during the borings had concentrations above the laboratory reporting limits. Consequently, the Phase II ESA determined that the project site is suitable for development without any restrictions (see Appendix I). Therefore, the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 that would create a significant hazard to the public or the environment, and impacts would be less than significant.

#### **e. No Impact**

The nearest airport is the March Air Reserve Base (MARB), which is located approximately 2.8 miles southwest of the project site. Review of Map S-7 of the Safety Element of the City's 2040 General Plan determined that the project site is outside the Airport Influence Area Boundary for MARB (City of Moreno Valley 2021). Therefore, the project would not result in a safety hazard or excessive noise for people residing or working in the project area. No impact would occur.

#### **f. Less Than Significant Impact**

The project would be consistent with the existing land use designation for the site, and therefore would not generate vehicle trips beyond what is anticipated for the existing circulation network that could affect emergency access. The project would widen Alessandro Boulevard to two lanes, thereby providing increased vehicular capacity on the roadway. The project would also construct driveway connections to Alessandro Boulevard and Copper Cove Lane consistent with all applicable City safety requirements related to emergency access. The project would also include an internal fire access lane between two buildings to ensure adequate fire protection response during an emergency. Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

#### **g. Less Than Significant Impact**

Review of Map S-5 of the Safety Element of the 2040 General Plan determined that the project site and surrounding area is not located in a High Fire Hazard Severity Zone (City of Moreno Valley 2021). Furthermore, the project site is located in an urbanizing area consisting primarily of developed land. Vacant land to the north and east are surrounded by urban uses and do not pose a threat related to wildland fires. Therefore, the project would not expose people or structures, either directly or indirectly, to significant risk of loss, injury, or death involving wildland fires, and impacts would be less than significant.

## 4.10 Hydrology and Water Quality

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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"/>
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Attachment: Exhibit A to Resolution No. 2022-54 IS/MND [Revision 1] (6014 : Crystal Cove Apartments)

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:**

**a. Less Than Significant Impact**

Project construction would have the potential to generate erosion/sedimentation and pollutants that could impact water quality. However, the project would implement construction BMPs consistent with the requirements of the RWQCB-SAR and MVMC Chapter 8.10 that would minimize erosion and prevent pollution from affecting water quality. The Project Specific Water Quality Management Plan prepared for the project documented that stormwater runoff within the project site currently flows south towards Copper Cove Lane where it enters the existing storm drain system that outlets to the San Jacinto River and ultimately drains to Lake Elsinore (Appendix J). Stormwater would continue to flow south in the post-project condition and drain to an on-site stormwater collection system consisting of two infiltration and detention basins with an underground detention pipe system to route stormwater into the existing off-site stormwater collection system. The infiltration and detention basins would utilize modular wetlands to treat stormwater in order to improve water quality before discharging to the existing off-site stormwater collection system. Therefore, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, and impacts would be less than significant.

**b. Less Than Significant Impact**

Water services would be provided by Eastern Municipal Water District (EMWD), which utilizes imported water from Metropolitan Water District, as well as local potable groundwater and desalinated groundwater, to provide water supply to the City. The 2020 Urban Water Management Plan (UWMP) prepared by EMWD anticipated that adequate water supplies would be available to meet future demand under all water year conditions from 2020 through 2045 (EMWD 2021). As described in Section 4.14(a) below, the project would accommodate population growth anticipated in the SCAG Connect SoCal Demographics and Growth Forecast, and therefore would be consistent with the growth projections utilized to forecast water supply demand in the 2020 Urban Runoff Management Plan. The project site is located within the San Jacinto Groundwater Basin. Although the project would increase the amount impervious surface on-site, landscaped areas would allow for continued groundwater recharge. Furthermore, water would continue to infiltrate through undeveloped land throughout the groundwater basin. Therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, and impacts would be less than significant.

Attachment: Exhibit A to Resolution No. 2022-54 IS/MND [Revision 1] (6014 : Crystal Cove Apartments)

### c.i. Less Than Significant Impact

As described in Section 4.10(a) above, the project would implement construction BMPs consistent with the requirements of the RWQCB-SAR and MVMC Chapter 8.10 that would minimize erosion and prevent pollution from affecting water quality. Stormwater would continue to flow south in the post-project condition and drain to a stormwater collection system consisting of two infiltration and detention basins with an underground detention pipe system that would manage stormwater flows. The Preliminary Hydrology Report prepared for the project determined that project would increase peak flows during the 10- and 100-year storm events as follows:

- Increase the 10-year storm water runoff rate from 7.4 cubic feet per second (cfs) in the existing condition to 11.6 cfs in the post-development condition.
- Increase the 100-year storm water runoff rate from 12.4 cfs in the existing condition to 17.0 cfs in the post-project condition (Appendix K).

However, the Preliminary Hydrology Report determined that the existing storm drain system would have adequate capacity to convey peak storm water flows during the 100-year storm event. Therefore, the project would not substantially alter the drainage pattern of the site or the surrounding area in a manner that could result in substantial erosion, runoff, impediment or redirection of flood flows, and impacts would be less than significant.

### c.ii. Less Than Significant Impact

As described in Section 4.10(a) above, the project would implement construction BMPs consistent with the requirements of the RWQCB-SAR and MVMC Chapter 8.10 that would minimize erosion and prevent pollution from affecting water quality. Stormwater would continue to flow south in the post-project condition and drain to a stormwater collection system consisting of two infiltration and detention basins with an underground detention pipe system that would manage stormwater flows. As described in Section 4.10(c.i) above, the Preliminary Hydrology Report determined that the existing storm drain system would have adequate capacity to convey peak storm water flows during the 100-year storm event (see Appendix K). Therefore, the project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, and impacts would be less than significant.

### c.iii. Less Than Significant Impact

As described in Section 4.10(a) above, the project would implement construction BMPs consistent with the requirements of the RWQCB-SAR and MVMC Chapter 8.10 that would minimize erosion and prevent pollution from affecting water quality. Stormwater would continue to flow south in the post-project condition and drain to a stormwater collection system consisting of two infiltration and detention basins with an underground detention pipe system that would manage stormwater flows. As described in Section 4.10(c.i) above, the Preliminary Hydrology Report determined that the existing storm drain system would have adequate capacity to convey peak storm water flows during the 100-year storm event (see Appendix K). Therefore, the project would not 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, and impacts would be less than significant.

**c.iv. Less Than Significant Impact**

Review of Figure 4.10-3 of the 2040 General Plan Final EIR determined that the project site is not located within a 100-year or 500-year flood zone designated by Federal Emergency Management Agency (City of Moreno Valley 2021). Additionally, the existing storm drain system would have adequate capacity to convey peak storm water flows during the 100-year storm event (see Appendix K). Therefore, the project would not impede or redirect flood flows, and impacts would be less than significant.

**d. No Impact**

The project site is not located within a dam inundation zone. The project site is located approximately 41 miles northeast of the Pacific Ocean, and therefore is not subject to risk associated with tsunamis. The nearest body of water is Lake Perris Reservoir, located approximately 3.7 miles southeast of the project site. Given this distance of 3.7 miles, the project would not be affected by a seiche. Therefore, the project would not result in impacts associated with flood hazard, tsunamis, or seiche zones. No impact would occur.

**e. Less Than Significant Impact**

As described in Section 4.10(a) above, the project would implement construction and operational BMPs that would prevent erosion and pollution from affecting water quality. As described in Section 4.10(b) above, the project would not decrease groundwater supplies or interfere with groundwater recharge. Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant.

## 4.11 Land Use and Planning

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:**

**a. Less Than Significant Impact**

The project is located within an urbanizing environment that consists of a mix of developed and undeveloped land. Existing residential development is located to the south across Copper Cove Lane. The Moreno Hills Seventh-day Adventist Church is located along the western project boundary, followed by an undeveloped property that is planned for residential development further west. Undeveloped land to the north is designated as Corridor Mixed Use (COMU) and undeveloped land to the east is designated as Downtown Center (DC), both of which designations would allow for future development. The proposed apartment complex would be constructed entirely within the project site and would be consistent with surrounding properties and the overall existing and planned land use pattern. Changes to the existing circulation network would be limited to widening Alessandro Boulevard to two lanes, constructing raised median islands along Alessandro Boulevard between Chervil Court and Lasselle Street, and providing driveway connections to Alessandro Boulevard and Copper Cove Lane. The project would also improve bicycle access by adding a southbound bike lane within the existing ROW and improvements of Lasselle Street. The project would connect to utilities that are already serving the surrounding development. Therefore, the project would not physically divide an established community, and impacts would not be significant.

**b. Less Than Significant Impact**

The project would be consistent with the existing Corridor Mixed Use (COMU) land use and zoning designation for the project site. As described in Section 4.4(a) above, the project would mitigate all potential impacts on biological resources to a level less than significant. As described in Section 4.8(a) above, the project would be consistent with the City's adopted CAP. As described throughout this Draft Initial Study/MND, all other impacts not requiring mitigation would be less than significant or would have no impact. Therefore, the project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and impacts would be less than significant.

## 4.12 Mineral Resources

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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"/>

**EXPLANATIONS:**

**a. No Impact**

Review of Figure 4.12-1 of the City 2040 General Plan Update Final EIR determined that the project site is classified as Mineral Resource Zone 3, land for which the significance of mineral resources cannot be determined (City of Moreno Valley 2021). Land classified as Mineral Resource Zone 3 is not considered a significant mineral resource. Therefore, the project would not result in the loss of availability of known mineral resources that would be of value to the region and the residents of the state or of a locally important mineral resource recovery site. No impact would occur.

**b. No Impact**

There are no active mineral resource extraction facilities within the City, and the City's 2040 General Plan Update Final EIR does not identify the project site as an existing mineral resource recovery site (City of Moreno Valley 2021). No impact would occur.

### 4.13 Noise

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
b. Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**EXPLANATIONS:****a. Less Than Significant Impact**

RECON prepared a Noise Analysis for the project that evaluated potential impacts associated with noise (Appendix L).

**Existing Conditions**

Existing noise levels at the project site were measured at the locations shown in Figure 6 to obtain typical ambient noise levels at the project site and surrounding area. The results of the noise measurements are summarized in Table 12.

Measurement	Location	Time	Noise Sources	$L_{eq}$
1	50 feet west of Lasselle Street	1:35 p.m. – 1:50 p.m.	Vehicle traffic on Lasselle Street	60.3
2	25 feet east of western project boundary	2:14 p.m. – 2:29 p.m.	Vehicle traffic on Alessandro Boulevard	49.0
3	50 feet south of Alessandro Boulevard	2:45 p.m. – 3:00 p.m.	Vehicle traffic on Alessandro Boulevard	60.4

NOTE: Noise measurement data is contained in Appendix L, Attachment 1.

**Construction Noise**

Project construction noise would be generated by diesel engine-driven construction equipment used for site preparation and grading, building construction, loading, unloading, and placing materials and paving. Diesel engine-driven trucks also would bring materials to the site and remove the soils from excavation. Table 13 summarizes typical construction equipment noise levels.

During excavation, grading, and paving operations, equipment moves to different locations and goes through varying load cycles, and there are breaks for the operators and for non-equipment tasks, such as measurement. Although maximum noise levels may be 70 to 95 dB(A) at a distance of 50 feet during most construction activities, hourly average noise levels from the grading phase of construction would be 85 A-weighted decibels dB(A) equivalent noise level ( $L_{eq}$ ) at 50 feet from the center of construction activity when assessing the loudest pieces of equipment—dozer, excavator, and loader—working simultaneously.

Image Source: NearMap (flown May 2022)



- Project Boundary
- Off-site Improvement Area
- Noise Measurement Location



Attachment: Exhibit A to Resolution No. 2022-54 IS/MND [Revision 1] (6014 : Crystal Cove Apartments)

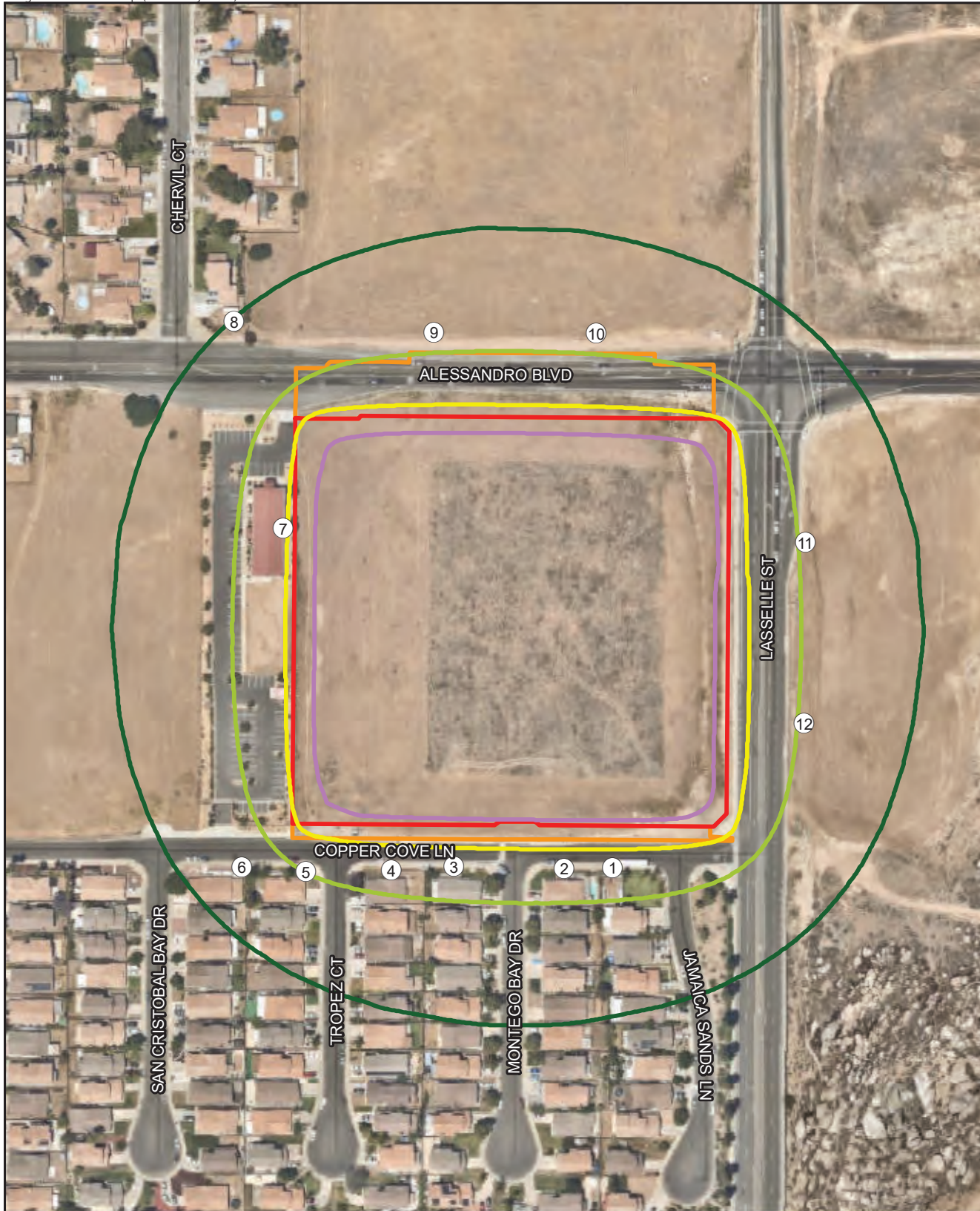
FIGURE 6  
Noise Measurement Locations

Table 13 Typical Construction Equipment Noise Levels		
Equipment	Noise Level at 50 Feet [dB(A) $L_{eq}$ ]	Typical Duty Cycle
Auger Drill Rig	85	20%
Backhoe	80	40%
Blasting	94	1%
Chain Saw	85	20%
Clam Shovel	93	20%
Compactor (ground)	80	20%
Compressor (air)	80	40%
Concrete Mixer Truck	85	40%
Concrete Pump	82	20%
Concrete Saw	90	20%
Crane (mobile or stationary)	85	20%
Dozer	85	40%
Dump Truck	84	40%
Excavator	85	40%
Front End Loader	80	40%
Generator (25 kilovolt amps or less)	70	50%
Generator (more than 25 kilovolt amps)	82	50%
Grader	85	40%
Hydra Break Ram	90	10%
Impact Pile Driver (diesel or drop)	95	20%
Insitu Soil Sampling Rig	84	20%
Jackhammer	85	20%
Mounted Impact Hammer (hoe ram)	90	20%
Paver	85	50%
Pneumatic Tools	85	50%
Pumps	77	50%
Rock Drill	85	20%
Roller	74	40%
Scraper	85	40%
Tractor	84	40%
Vacuum Excavator (vac-truck)	85	40%
Vibratory Concrete Mixer	80	20%
Vibratory Pile Driver	95	20%

SOURCE: Federal Highway Administration 2006.

The project site is surrounded by single-family residential uses to the south, southwest, and northwest, and a church to the west. Additionally, multi-family residential uses are planned for the parcel west of the church. Undeveloped land is located to the north and east. Construction noise levels were modeled at these adjacent land uses assuming the simultaneous use of a dozer, excavator, and loader. The total combined noise level would be approximately 85 dB(A)  $L_{eq}$  at 50 feet which is equivalent to a sound power level ( $L_{pw}$ ) of 116 dB(A)  $L_{pw}$ . Noise levels were modeled at a series of 12 receivers located at the adjacent uses. Construction activities are also anticipated to occur at the undeveloped lot west of the church. The exact timing of construction activities is not known at this time, however, in order to provide a worst-case cumulative analysis, noise levels due to simultaneous construction activity on both parcels were also calculated. The results are summarized in Table 14. Modeled receiver locations and construction noise contours are shown in Figure 7.

Image Source: NearMap (flown May 2022)



- Project Boundary
- Off-site Improvement Area
- Receivers

**Construction Noise**

- 60 dB(A)  $L_{eq}$
- 65 dB(A)  $L_{eq}$
- 70 dB(A)  $L_{eq}$
- 75 dB(A)  $L_{eq}$



FIGURE 7  
Construction Noise Contours

Receiver	Land Use	Construction Noise Level [dB(A) $L_{eq}$ ]	
		Project Only	Cumulative
1	Residential	68	68
2	Residential	68	68
3	Residential	68	68
4	Residential	67	68
5	Residential	65	67
6	Residential	62	67
7	Church	69	71
8	Residential	60	64
9	Undeveloped	64	65
10	Undeveloped	64	64
11	Undeveloped	64	65
12	Undeveloped	64	65

As shown in Table 14, noise levels generated by project-related construction activities are projected to range from 60 to 69 dB(A)  $L_{eq}$ , and noise levels due to simultaneous construction activities at the project site and the parcel to the west would range from 64 to 71 dB(A)  $L_{eq}$ . The City does not specify a numerical noise level limit applicable to construction activities; however, the Federal Transit Administration's (FTA's) Transit Noise and Vibration Impact Assessment manual indicates that 80 dB(A)  $L_{eq}$  is reasonable criteria for assessing construction noise levels at residential uses (FTA 2018). Construction noise levels are not projected to exceed 80 dB(A)  $L_{eq}$  at the adjacent residential uses. Although the adjacent residences would be exposed to construction noise levels that could be heard above ambient conditions, the exposure would be temporary.

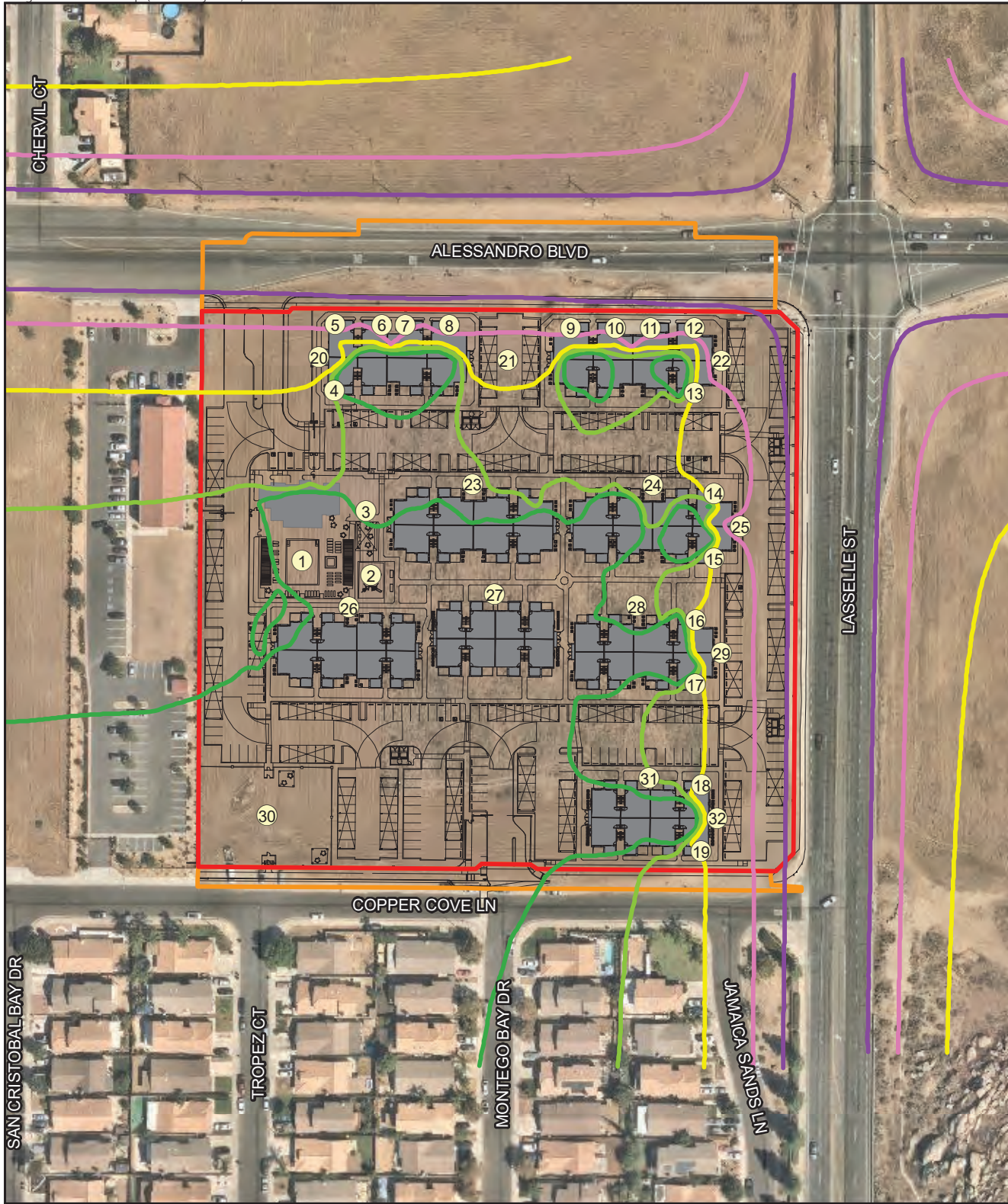
The City regulates construction noise through Sections 8.14.040I and 11.80.030(D)(7) of the MVMC by limiting construction activities to 7:00 a.m. to 7:00 p.m. from Monday through Friday excluding holidays and from 8:00 a.m. to 4:00 p.m. on Saturdays. Construction activities would only occur during the hours permitted under Sections 8.14.040I and 11.80.030(D)(7) of the MVMC. Therefore, on-site construction activities would not generate a substantial temporary increase in ambient noise levels, and impacts would be less than significant.

#### *On-site Exterior Noise Compatibility*

The Noise Element of the City's 2040 General Plan establishes noise level compatibility standards and interior noise standards to be used to guide land use planning decisions (City of Moreno Valley 2021). Per these standards, multi-family residential uses are "normally acceptable" with noise levels up to 65 community noise equivalent level (CNEL; "conditionally acceptable" with noise levels from 65 to 70 CNEL, "normally unacceptable" with noise levels from 70 to 75 CNEL, and "clearly unacceptable" with noise levels above 75 CNEL. The interior noise level standard is 45 CNEL. Parks are "normally acceptable" with noise levels up to 70 CNEL, "conditionally acceptable" with noise levels from 70 to 75 CNEL, and "normally unacceptable" with noise levels above 75 CNEL.

Figure 8 presents the vehicle traffic noise level contours across the project site were calculated for the project. As shown on Figure 8, noise levels are projected to be less than 65 CNEL across a majority of the project site. Noise levels are projected to exceed 65 CNEL at the northern and eastern project boundaries. Ground floor noise levels at all proposed buildings are not projected to exceed 70 CNEL.

Image Source: NearMap (flown May 2022)



- Project Boundary
- Off-site Improvement Area
- Receivers
- Buildings
- Site Plan

- Vehicle Traffic Noise**
- 50 CNEL
  - 55 CNEL
  - 60 CNEL
  - 65 CNEL
  - 70 CNEL



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FIGURE 8  
Vehicle Traffic Noise Contours

Noise levels were also modeled at the exterior use area (pool, cabanas, and tot lot), at the balconies facing located closest to Alessandro Boulevard and Lasselle Street, at the dog park, and around the building façades. Noise levels were modeled at the exterior use area to determine exterior noise compatibility with City standards. Noise levels were modeled at balconies and building façades in order to determine the necessary noise reduction measures needed to reduce interior noise levels to 45 CNEL or less. Exterior noise levels are summarized in Table 15.

As shown in Table 15, exterior noise levels at the exterior use area (Receivers 1 through 3) would range from 47 to 51, which would be less than the City's "normally acceptable" compatibility standard of 65 CNEL. Exterior noise levels at the dog park would be 48 CNEL, which would be less than the City's "normally acceptable" compatibility standard of 70 CNEL. Therefore, the project would not be exposed to exterior noise levels in excess of standards established in the General Plan, and impacts would be less than significant.

Receiver	Location	Exterior Noise Level (CNEL)		
		1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor	3 <sup>rd</sup> Floor
1	Clubhouse Exterior Space	49	--	--
2	Clubhouse Exterior Space	47	--	--
3	Clubhouse Exterior Space	51	--	--
4	Building 1 Balcony	53	56	58
5	Building 1 Balcony	67	70	70
6	Building 1 Balcony	67	70	70
7	Building 1 Balcony	67	70	70
8	Building 1 Balcony	67	70	70
9	Building 8 Balcony	67	70	70
10	Building 8 Balcony	67	70	71
11	Building 8 Balcony	67	70	70
12	Building 8 Balcony	68	71	72
13	Building 8 Balcony	60	64	65
14	Building 7 Balcony	63	66	67
15	Building 7 Balcony	61	65	66
16	Building 6 Balcony	60	64	65
17	Building 6 Balcony	60	63	65
18	Building 5 Balcony	61	64	66
19	Building 5 Balcony	60	64	65
20	Building 1 Façade	62	65	67
21	Building 1/8 Façade	62	66	67
22	Building 8 Façade	67	70	71
23	Building 2 Façade	55	57	59
24	Building 7 Façade	57	60	62
25	Building 7 Façade	65	69	69
26	Building 3 Façade	46	49	52
27	Building 4 Façade	46	50	51
28	Building 6 Façade	53	56	58
29	Building 6 Façade	63	67	68
30	Dog Park	48	--	--
31	Building 5 Façade	54	57	60
32	Building 5 Façade	63	67	68

### *On-site Interior Noise Compatibility*

The interior noise level standard for residential uses is 45 CNEL. As shown in Table 15, exterior noise levels would range from 46 to 72 CNEL. Standard light-frame construction would reduce exterior to interior noise levels by at least 20 dB. This analysis conservatively assumes that standard construction techniques would achieve 20 dB exterior to interior noise reduction. Using this assumption, interior noise levels would be reduced to 45 CNEL or less in buildings exposed to exterior noise levels of 65 CNEL or less.

The sound transmission class (STC) rating of windows, walls, and roofs is an integer value that rates how well a building component attenuates noise. The STC rating general reflects the decibel reduction that a building component can achieve. Therefore, because a noise reduction of up to 27 dB(A) is required to achieve interior noise levels of 45 CNEL or less, building components with an STC rating of up to 27 are required. Standard walls and roofs typically have STC ratings greater than 40, therefore, this analysis focuses on the minimum required window STC ratings.

Table 16 summarizes the required composite STC ratings that need to be achieved in each location exceeding 65 CNEL. The provision of windows that have an STC equal to or greater than the values shown in Table 16 would be sufficient to reduce interior noise levels to 45 CNEL or less. Therefore, the project would not be exposed to interior noise levels in excess of standards established in the General Plan, and impacts would be less than significant.

Building	Maximum Exterior Noise Level (CNEL)	Required Window STC Rating
Building 1	70	25
Building 2	59	--
Building 3	52	--
Building 4	51	--
Building 5	68	23
Building 6	68	23
Building 7	69	24
Building 8	72	27

-- = Exterior noise levels are less than 65 CNEL, therefore, standard construction would reduce interior noise levels to less than 45 CNEL and windows with an increased STC rating would not be required.

### *Off-site Vehicle Traffic Noise*

The project would increase traffic volumes on local roadways. However, the project would not substantially alter the vehicle classifications mix on local or regional roadways, nor would the project alter the speed on an existing roadway or create a new roadway. Thus, the primary factor affecting off-site noise levels would be increased traffic volumes. While changes in noise levels would occur along any roadway where project-related traffic occurs, for noise assessment purposes, noise level increases are assumed to be greatest nearest the project site, as this location would represent the



greatest concentration of project-related traffic. A substantial noise increase is defined as an increase of 3 decibels (dB) above existing conditions.

Based on the ITE Trip Generation Manual, 11<sup>th</sup> Edition, the project would generate 6.74 weekday trips per unit for a total of 1,298 daily weekday trips (K2 Traffic Engineering, Inc. 2022). Typically, a project would have to double the traffic volume on a roadway in order to have a significant direct noise increase of 3 dB or more or to be major contributor to the cumulative traffic volumes. The project would result in an increase of 1,298 trips on Alessandro Boulevard would result in a noise increase of 0.7 to 0.8 dB, and an increase of 1,298 trips on Lasselle Street would result in a noise increase of 0.9 to 1.1 dB. These would not be audible changes in noise levels. Therefore, operational roadway noise would not generate a substantial permanent increase in ambient noise levels for off-site noise sensitive land uses, and impacts would be less than significant.

#### *On-site Generated Noise*

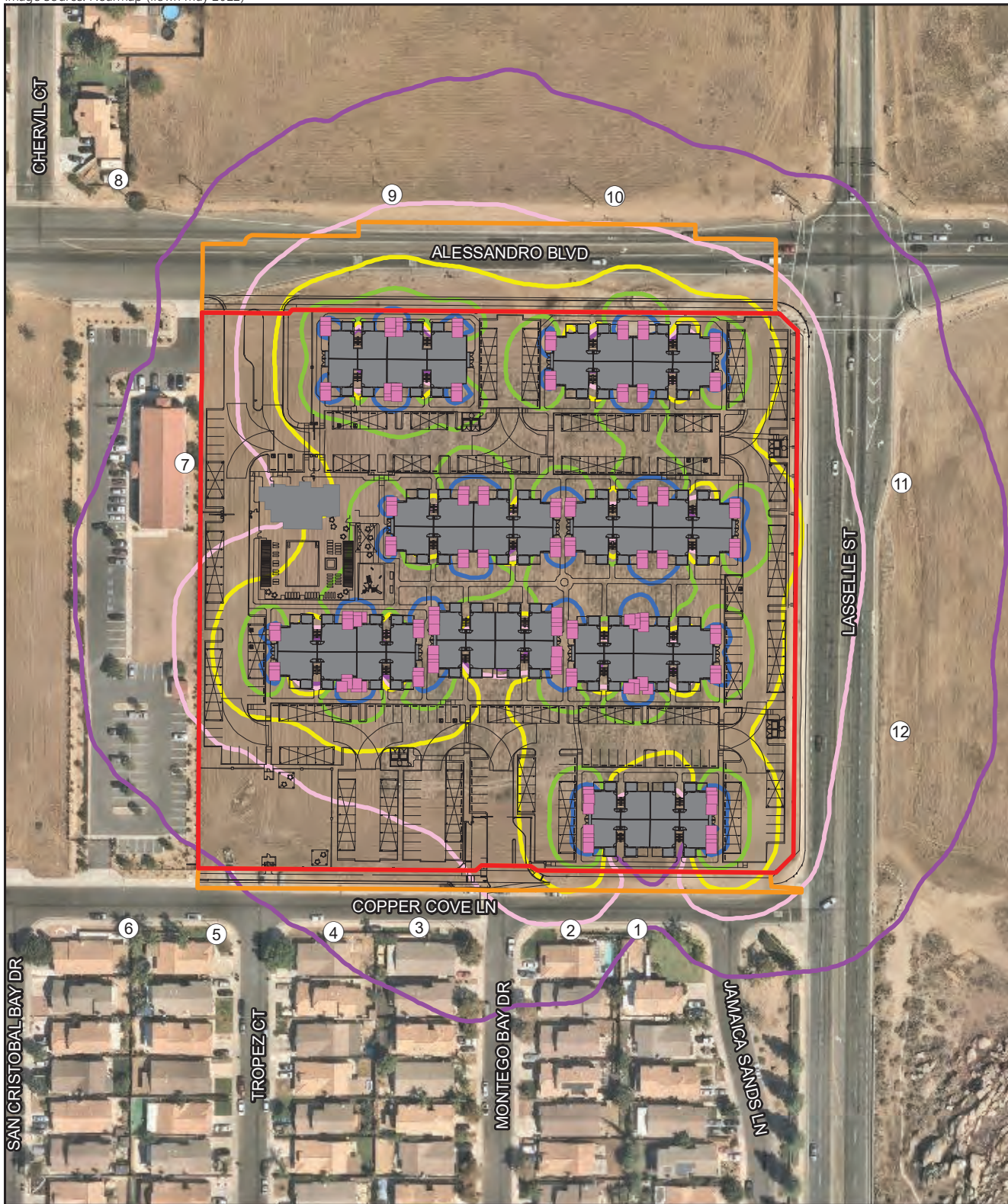
The primary source of on-site noise would be heating, ventilation, and air conditioning (HVAC) equipment. Noise levels associated with HVAC equipment were modeled at a series of 12 receivers located at the adjacent uses. Modeled receivers and HVAC noise contours are shown in Figure 9, and future projected noise levels are presented in Table 17.

Receiver	Land Use	Applicable Limit Daytime/Nighttime <sup>1</sup>	HVAC Noise Level
1	Residential	60/55	42
2	Residential	60/55	46
3	Residential	60/55	44
4	Residential	60/55	42
5	Residential	60/55	40
6	Residential	60/55	39
7	Church	65/60	42
8	Residential	60/55	37
9	Undeveloped	--	44
10	Undeveloped	--	43
11	Undeveloped	--	43
12	Undeveloped	--	44

<sup>1</sup>Refer to in Appendix L, Section 2.2.1.

As shown in Table 17, HVAC noise levels are anticipated to range from 37 to 46 dB(A)  $L_{eq}$ , which would not exceed the applicable limits as specified in Section 11.80.030(C) of the MVMC. Therefore, operational HVAC noise would not generate a substantial permanent increase in ambient noise levels in excess of limits established in the MVMC, and impacts would be less than significant.

Image Source: NearMap (flown May 2022)



- Project Boundary
  - Off-site Improvement Area
  - Receivers
  - HVAC Unit
  - Buildings
  - Site Plan
- 
- HVAC Noise**
  - 40 dB(A)  $L_{eq}$
  - 45 dB(A)  $L_{eq}$
  - 50 dB(A)  $L_{eq}$
  - 55 dB(A)  $L_{eq}$
  - 60 dB(A)  $L_{eq}$



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FIGURE 9  
HVAC Noise Contours

### b. Less Than Significant Impact

Human reaction to vibration is dependent on the environment the receiver is in, as well as individual sensitivity. For example, vibration outdoors is rarely noticeable and generally not considered annoying. Typically, humans must be inside a structure for vibrations to become noticeable and/or annoying. Based on several federal studies, the threshold of perception is 0.035 inch per second (in/sec) peak particle velocity (PPV), with 0.24 in/sec PPV being a distinctly perceptible (California Department of Transportation 2013). The City's 2040 General Plan Final EIR established a threshold that vibration levels shall not exceed FTA architectural damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry).

Construction activities produce varying degrees of ground vibration, depending on the equipment and methods employed. While ground vibrations from typical construction activities very rarely reach levels high enough to cause damage to structures, special consideration must be made when sensitive or historic land uses are near the construction site. The construction activities that typically generate the highest levels of vibration are blasting and impact pile driving and the use of a vibratory roller. However, the project would not require blasting, pile driving, or vibratory rollers. The largest piece of vibration-generating equipment that could be used for project construction is a large bulldozer. Large bulldozers generate a vibration level of 0.089 in/sec PPV at 25 feet. The nearest receptors are the residential uses located approximately 40 feet south of the southern project boundary and the church located approximately 20 feet west of the western project boundary. A vibration level of 0.089 in/sec PPV at 25 feet would be 0.114 in/sec PPV at 20 feet and 0.053 in/sec PPV at 40 feet. These vibration levels would be less than the FTA thresholds. Additionally, construction equipment would move throughout the entire site and would only be located near the project boundaries for short periods of time. Thus, vibration levels at the receptors located near the project boundaries would be less than these maximum levels for a majority of the construction period. Although vibration levels may be perceptible for short periods of time, maximum vibration levels would not exceed FTA thresholds. Therefore, project construction would not generate excessive ground borne vibration or ground borne noise levels, and impacts would be less than significant. Once operational, the project would not be a source of ground borne vibration or ground borne noise.

### c. No Impact

The project site is not located within the vicinity of a private airstrip. The nearest airport is MARB, which is located approximately 2.8 miles southwest of the project site. Review of Map S-7 of the 2040 General Plan Safety Element determined that the project site is outside the Airport Influence Area Boundary for MARB. Therefore, the project would not expose people residing or working in the area to excessive aircraft noise levels. No impact would occur.

## 4.14 Population and Housing

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

### EXPLANATIONS:

#### a. Less Than Significant Impact

The project would construct a 192-unit apartment complex consisting of 84 one-bedroom apartments and 108 two-bedroom apartments. According to the U.S. Census Bureau, the population of the City in 2020 was 208,634 (U.S. Census Bureau 2020). The SCAG Connect SoCal Demographics and Growth Forecast projects that the City's population would increase by approximately 58,188 people to 266,800 by the year 2045 (SCAG 2020). The SCAG 2019 Local Profile of the City indicates the average household size is 3.9 persons. The project is anticipated to house approximately 749 persons, which would be less than the total anticipated population growth of 58,188 people within the City by 2045. Therefore, the project would accommodate population growth that is already anticipated within the city.

Additionally, the project would contribute to the housing needs within the city, which was identified as 13,596 housing units in the SCAG 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA) Allocation Plan. Therefore, the project would not induce substantial unplanned population growth, either directly or indirectly, impacts would be less than significant.

#### b. No Impact

The project site is vacant and does not possess any residential structures. Therefore, the project would not displace substantial numbers of existing people or housing or require the construction of replacement housing. No impacts will occur.

## 4.15 Public Services

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:**

**a.i. Less Than Significant Impact**

Fire protection services would be provided by the Moreno Valley Fire Department (MVFD), which contracts with the Riverside County Fire Department (RCFD) for local fire protection services. The fire station located nearest to the project site is Morrison Park Fire Station 99, located at 13400 Morrison Street which is approximately one mile from the project site. Therefore, Fire Station 99 would serve the project site. The project would be consistent with the existing land use designation for the site, and therefore would accommodate anticipated population growth and would be consistent with planning projections for future fire protection facilities within the city. Furthermore, the project would be required to pay development impact fees (DIFs) that would contribute the project's fair share towards the funding of future fire protection facilities. Therefore, the project would not result in the need for new or altered fire protection facilities, and impacts would be less than significant.

**a.ii. Less Than Significant Impact**

Police services would be provided by the Moreno Valley Police Department (MVPD), which contracts with the Riverside County Sheriff's Department (RCSD). The MVPD is located at 22850 Calle San Juan

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de Los Lagos in the city's Civic Center, which is approximately 3.2 miles from the project site. Therefore, the MVPD would be able to serve the project site. The project would be consistent with the existing land use designation for the site, and therefore would accommodate anticipated population growth and would be consistent with planning projections for future fire protection facilities within the City. Furthermore, the project would be required to pay DIFs that would contribute the project's fair share towards the funding of future fire protection facilities. Therefore, the project would not result in the need for new or altered police protection facilities, and impacts would be less than significant.

**a.iii. Less Than Significant Impact**

The project would construct a 192-unit apartment complex that would generate school-aged children within the boundaries of the Moreno Valley Unified School District. However, the project would pay DIFs that would contribute the project's fair share towards the funding of future schools. Furthermore, the project would be consistent with the existing land use designation for the site, and therefore would accommodate anticipated population growth and would be consistent with planning projections for future schools within the city. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, and impacts would be less than significant.

**a.iv. Less Than Significant Impact**

The project would be consistent with the existing land use designation for the site, and therefore would accommodate anticipated population growth and would be consistent with planning projections for future parks within the city. Additionally, the project would be required to pay DIFs to contribute the project's fair share towards the funding of future park facilities. Furthermore, the project would include a 14,000-square-foot community dog park that would increase the amount of park facilities within the city. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks and recreation facilities, and impacts would be less than significant.

**a.v. Less Than Significant Impact**

The project would result in an increase in residents that would generate additional demand for public facilities such as libraries or hospitals. However, the project would be required to pay DIFs to contribute the project's fair share funding of future facilities. The project would be consistent with the existing land use designation for the site, and therefore would accommodate anticipated population growth and would be consistent with planning projections for future facilities within the City. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered facilities, and impacts would be less than significant.

## 4.16 Recreation

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:**

**a. Less Than Significant Impact**

The project would be consistent with the existing land use designation for the site, and therefore would accommodate anticipated population growth and would be consistent with planning projections for future parks within the City. Additionally, the project would be required to pay DIFs that would contribute the project’s fair share towards the funding of future park facilities. Furthermore, the project would include a 14,000-square-foot community dog park that would increase the amount of park facilities within the city. Therefore, the project would not 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, and impacts would be less than significant.

**b. Less Than Significant**

The project would include on-site recreational amenities including a dog park, clubhouse, pool, cabanas, and tot lot. These amenities would be located entirely within the project footprint. Consequently, potential impacts associated with proposed on-site recreation facilities have been considered within this environmental document. Therefore, project would not have adverse physical effect on the environment caused by expansion or construction of recreational facilities, and impacts would be less than significant.

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### 4.17 Transportation/Traffic

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a 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"/>
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"/>
c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:**

**a. Less Than Significant Impact**

The project would be consistent with the existing land use designation for the site, and therefore would not generate vehicle trips beyond what is anticipated for the existing circulation network. The project would widen Alessandro Boulevard to two lanes while maintaining access for existing and planned bicycle lanes along Alessandro Boulevard. The project would also improve bicycle access by adding a southbound bike lane within the existing ROW and improvements of Lasselle Street. The project would also improve pedestrian access by construct sidewalks along project frontages. The project would not physically impact any bus stops located along Alessandro Boulevard. Therefore, the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, and impacts would be less than significant.

**b. Less Than Significant Impact**

In September 2013, the Governor’s Office signed SB 743 into law, starting a process that identified VMT as the most appropriate CEQA transportation metric. Effective July 1, 2020, the VMT guidelines became applicable statewide, and are documented in CEQA Guidelines Section 15064.3 Determining the Significance of Transportation Impacts. The City has adopted criteria for evaluating VMT impacts under CEQA including the preferred analysis methodology and thresholds of significance. The criteria

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are included in the City's Transportation Impact Analysis Preparation Guide for Vehicle Miles Traveled and Level of Service Assessment (June 2020). Per the City's guidelines, the first step in the process is to conduct a screening assessment to determine if a VMT analysis would be required. A Traffic Scoping Agreement was prepared for the project that included a VMT screening assessment (see Appendix M). The screening analysis compared several projected VMT metrics within the project's Traffic Analysis Zone (TAZ) to the jurisdictional average. Table 18 presents the results of the VMT screening analysis.

	Jurisdictional Average VMT	Project TAZ VMT
Daily Total VMT	24.49	17.48
Residential Home-Based VMT	12.79	11.09
Home-Based Work VMT	11.01	6.11
SOURCE: Appendix M		

As shown in Table 18, the project TAZ VMT would be lower for all three categories compared to the jurisdictional average. Based on the results of this analysis, the project screened out of the requirement for a VMT analysis, and it is expected that the project would result in a less than significant impact related to VMT without conducting a detailed study. Therefore, the project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), and impacts would be less than significant.

#### **c. Less Than Significant Impact**

The project would widen Alessandro Boulevard to two lanes, construct raised median islands along Alessandro Boulevard between Chervil Court and Lasselle Street, and construct driveway connections to Alessandro Boulevard and Copper Cove Lane. All of these roadway improvements would be constructed consistent with all applicable City roadway requirements. Therefore, the project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses, and impacts would be less than significant.

#### **d. Less Than Significant Impact**

The project would be consistent with the existing land use designation for the site, and therefore would not generate vehicle trips beyond what is anticipated for the existing circulation network that could delay emergency access. The project would widen Alessandro Boulevard to two lanes, thereby providing increased vehicular capacity on the roadway. The project would also construct driveway connections to Alessandro Boulevard and Copper Cove Lane consistent with all applicable City safety requirements related to emergency access. The project would also include an internal fire access lane between two buildings to ensure adequate fire protection response during an emergency. Therefore, the project would not result in inadequate emergency access to or from the project site, and impacts would be less than significant.

## 4.18 Tribal Cultural Resources

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Resource 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"/>

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**EXPLANATIONS:****a.i. No Impact**

The City initiated consultation with California Native American tribes traditionally and culturally affiliated with the project site who have requested consultation consistent with the requirements of AB 52. The City sent letters to the traditionally and culturally affiliated tribes on May 31, 2022, and requested that they provide responses by July 1, 2022. The City received responses from the following tribes:

1. Agua Caliente Band of Cahuilla Indians
2. Rincon Band of Luiseño Indians
3. Yuhaaviatam of San Manuel Nation

The Agua Caliente Band of Cahuilla Indians stated that the project site is not located within the boundaries of the Agua Caliente Band of Cahuilla Indians Reservation and deferred to the Soboba Band of Luiseño Indians and Pechanga Band of Luiseño Indians. This concluded consultation with the Agua Caliente Band of Cahuilla Indians. The Rincon Band of Luiseño Indians stated that the project site is within the Traditional Use Area of the Luiseño people and requested consultation in order to evaluate the potential for the project to impact tribal cultural resources. The Yuhaaviatam of San Manuel Nation (YSMN) stated that the project site is located within Serrano ancestral territory, but did not have any concern regarding the project.

As described in Section 4.5(a) above, the previously recorded cultural resource mapped within the APE does not meet the eligibility criteria under CEQA, nor any of the local regulation guidelines. The NAHC search of their Sacred Lands File to identify any spiritually significant and/or sacred sites or Traditional Use Areas in the project vicinity were negative. An on-foot survey was conducted by RECON and a representative from the Pechanga Band of Luiseño Indians. No previously unrecorded significant or potentially significant prehistoric or historic cultural resources were observed during the survey of the APE. Therefore, the project would not cause a substantial adverse change to a tribal cultural resource that would qualify or be eligible for listing in the California Register of Historical Resources or the local register of historical resources in accordance with the Public Resources Code Section 5020.1(k). No impact would occur.

**a.ii. Potentially Significant Unless Mitigation Incorporated**

As described in Section 4.18(a.i) above, the Rincon Band of Luiseño Indians stated that the project site is within the Traditional Use Area of the Luiseño people and requested consultation in order to evaluate the potential for the project to impact tribal cultural resources. Although the YSMN stated that they did not have any concern regarding the project, they requested that tribal cultural monitoring be implemented during project construction. Therefore, the project would have the potential to unearth previously unknown tribal cultural resources, which would be considered a significant impact (Impact TCR-1). Implementation MM-TCR-1 through MM-CUL-9 would reduce impacts to a level less than significant.

MM-TCR-1 Archaeological Monitoring

Prior to the issuance of a grading permit, the applicant shall retain a professional archaeologist to conduct monitoring of all ground disturbing 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) including the YSMN, the Contractor, and the City, shall develop a Cultural Resource Monitoring Plan (CRMP) as defined in MM-TCR-3. The Project Archeologist 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 for those in attendance. The Archaeological Monitor 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.

MM-TCR-2: Native American Monitoring

Prior to the issuance of a grading permit, the Developer shall secure agreements with the YSMN for tribal monitoring. The City is also required to provide a minimum of 30 days' advance notice to the tribes of all ground disturbing 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. The Native American Monitor(s) shall attend the pre-grading meeting with the Project Archaeologist, the City, the Construction Manager, and any contractors, and will conduct the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.

MM-TCR-3: Cultural Resource Monitoring Plan

The Project Archaeologist, in consultation with the Consulting Tribe(s), the Contractor, and the City, shall develop a 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 California Public Resources Code Section 21080.3.2(b)(1) of AB 52. Details in the CRMP shall include:

- a. Project description and location;
- b. Project grading and development scheduling;
- c. Roles and responsibilities of individuals on the project;
- d. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details;
- e. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation;
- f. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items;
- g. Contact information of relevant individuals for the project.

MM-TCR-4: Cultural Resource Disposition

In the event that Native American cultural resources are discovered during the course of ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

- a. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City Planning Department:
  - i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.
  - ii. On-site reburial of the discovered items as detailed in the treatment plan required pursuant to MM-TCR-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 MM-TCR-3. The location for the future reburial area shall be identified on a confidential exhibit on file with the City, and concurred to by the Consulting Native American Tribal Governments prior to certification of the environmental document.

MM-TCR-5: Grading Plan Notes

The City shall verify that the following note is included on the Grading Plan:

If any suspected archaeological resources are discovered during ground-disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find.

MM-TCR-6: Inadvertent Finds

If potential historic or cultural resources are uncovered during excavation or construction activities at the project site that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, all ground disturbing activities in the affected area within 100 feet of the uncovered resource must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 Code of Federal Regulations 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. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional archeologist and Tribal Monitors, if needed. 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 and any and all Consulting Native American Tribes as defined in MM-TCR-2 before any further work commences in the affected area. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project Archeologist, in consultation with the tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.

#### MM-TCR-7: Human Remains

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

#### MM-TCR-8: Non-Disclosure of Reburial Locations

It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

#### MM-TCR-9: Archeology Report - Phase III and IV

Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center at the University of California Riverside, and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

## 4.19 Utilities and Service Systems

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water or 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"/>
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"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local statutes and regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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**EXPLANATIONS:****a. Less Than Significant Impact**

Water services would be provided by EMWD. The 2020 UWMP prepared by EMWD anticipated that adequate water supplies would be available to meet future demand under all water year conditions from 2020 through 2045 (EMWD 2021a). As described in Section 4.14(a) above, the project would accommodate population growth anticipated in the SCAG Connect SoCal Demographics and Growth Forecast, and therefore would be consistent with the growth projections utilized to forecast water supply demand in the EMWD 2020 Urban Runoff Management Plan. Consequently, the project would not require construction of any off-site water facilities. Existing water service lines are available adjacent to the site, and improvements would be limited to extension of pipelines onto the project site. Consequently, potential impacts associated with construction of new or expanded water facilities would only occur on-site and have been considered as part project construction within this environmental document and would be less than significant.

Wastewater treatment services would be provided by EMWD, which operates the Moreno Valley Regional Water Reclamation Facility. The Moreno Valley Regional Water Reclamation Facility currently treats approximately 11.5 million gallons of wastewater per day and has an excess capacity of 4.5 million gallons per day (EMWD 2021b). As described in Section 4.14(a) above, the project would accommodate population growth anticipated in the SCAG Connect SoCal Demographics and Growth Forecast, and therefore would be consistent with the growth projections utilized to forecast wastewater demand. Consequently, the project would not require construction of any off-site wastewater facilities. Existing wastewater service lines are available adjacent to the site, and improvements would be limited to extension of pipelines onto the project site. Consequently, potential impacts associated with construction of new or expanded wastewater facilities would only occur within the project site and have been considered as part of project construction within this environmental document and would be less than significant.

As described in Section 4.10c.i, the project would introduce an on-site stormwater collection system consisting of two infiltration and detention basins with an underground detention pipe system that would manage stormwater flows. As described in Section 4.10(c.i) above, the Preliminary Hydrology Report determined that the existing storm drain system would have adequate capacity to convey peak storm water flows during the 100-year storm event (see Appendix K). Consequently, the project would not require construction or expansion of existing off-site stormwater facilities. The proposed on-site infiltration and detention basins with an underground detention pipe system would be located within the project footprint. Consequently, potential impacts associated with construction of the proposed on-site stormwater facilities have been considered within this environmental document. Therefore, the project would not require construction of off-site storm water drainage facilities or expansion of existing facilities, and impacts would be less than significant.

As described in Section 4.14(a) above, the project would accommodate population growth anticipated in the SCAG Connect SoCal Demographics and Growth Forecast, and therefore would be consistent with the growth projections utilized to forecast demand for electric power, natural gas, and telecommunications, and would not require the construction of any off-site facilities. Existing electric power, natural gas, and telecommunications lines are available adjacent to the site, and improvements would be limited to extension of utilities onto the project site. Consequently, potential



impacts associated with required on-site electric power, natural gas, and telecommunications facilities have been considered as part of the project construction within this environmental document, and impacts related to their construction would be less than significant.

Overall, the project would not require or result in the construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, and impacts would be less than significant.

#### **b. Less Than Significant Impact**

As described in Section 4.19(a) above, the project would accommodate population growth anticipated in the SCAG Connect SoCal Demographics and Growth Forecast, and therefore would be consistent with the growth projections utilized to forecast water supply demand in the EMWD 2020 Urban Runoff Management Plan (EMWD 2021a). Therefore, sufficient water supplies would be available to serve the project, and impacts would be less than significant.

#### **c. Less Than Significant Impact**

As described in Section 4.19(a) above, the Moreno Valley Regional Water Reclamation Facility currently treats approximately 11.5 million gallons of wastewater per day and has an excess capacity of 4.5 million gallons per day (EMWD 2021b). The project would accommodate population growth anticipated in the SCAG Connect SoCal Demographics and Growth Forecast, and therefore would be consistent with the growth projections utilized to forecast wastewater demand. Therefore, the project would not exceed existing wastewater treatment capacity, and impacts would be less than significant.

#### **d. Less Than Significant Impact**

The majority of solid waste generated within the city is disposed of at the Badlands Landfill, which has a remaining disposal capacity of 7,800,000 cubic yards (CalRecycle 2022a). Additionally, solid waste is disposed of at the El Sobrante Landfill, which has a remaining disposal capacity of 3,834,470 cubic yards (CalRecycle 2022b), as well as the Lamb Canyon Landfill, which has a remaining disposal capacity of 19,242,950 cubic yards (CalRecycle 2022c). Construction and operation of the project would not exceed the remaining capacity of these three landfills. The project would complete and submit a Waste Management and Recycling Plan for approval consistent with the requirements of the City's building code prior to issuance of building permits. The Waste Management and Recycling Plan would identify the project type, and estimate the amount of materials to be recycled during construction. The project would also be required to complete a Diversion Report for review by the City's Building Department to demonstrate that the project recycled a minimum of 50 percent of its construction waste. Therefore, the project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, and impacts would be less than significant.

#### **e. Less Than Significant Impact**

As described in Section 4.19(d) above, the project would complete and submit a Waste Management and Recycling Plan for approval consistent with the requirements of the City's building code complete a Diversion Report for review by the City's Building Department to demonstrate that the project recycled a minimum of 50 percent of its construction waste. Additionally, the project would

implement organic waste recycling programs consistent with the requirements of AB 1826 and SB 1383. Therefore, the project would comply with federal, state, and local statutes and regulation related to solid waste, and impacts would be less than significant.

## 4.20 Wildfire

Would the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

**EXPLANATIONS:**

**a. Less Than Significant Impact**

The project would be consistent with the existing land use designation for the site, and therefore would not generate vehicle trips beyond what is anticipated for the existing circulation network that could delay emergency access. The project would widen Alessandro Boulevard to two lanes, thereby

providing increased vehicular capacity on the roadway. The project would also construct driveway connections to Alessandro Boulevard and Copper Cove Lane consistent with all applicable City safety requirements related to emergency access. The project would also include an internal fire access lane between two buildings to ensure adequate fire protection response during an emergency. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

#### **b. Less Than Significant Impact**

As described in Section 4.9(g) above, review of Map S-5 of the City's 2040 General Plan Update Safety Element determined that the project is not located in a High Fire Hazard Severity Zone (City of Moreno Valley 2021). The project site and surrounding area are relatively flat and do not possess any slopes that could result in post-fire landslides. Furthermore, the project site is located in an urbanizing area consisting primarily of developed land. Vacant land to the north and east are surrounded by urban uses and do not pose a threat related to wildland fires. Therefore, there are no characteristics of the surrounding environment that would exacerbate wildfire risks, and impacts would be less than significant.

#### **c. Less Than Significant Impact**

As described in Section 4.19(a) above, the project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. Additionally, the project would not require construction or maintenance of any other infrastructure facilities. Therefore, the project would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk, and impacts would be less than significant.

#### **d. Less Than Significant Impact**

Review of Map S-4 in the Safety Section of the City's 2040 General Plan Update determined that the project site is not located within a Flood Hazard Area (City of Moreno Valley 2021). Furthermore, the project site and surrounding area are relatively flat and do not possess any slopes that could result in post-fire landslides. Therefore, the project would not expose people or structures to significant risks from runoff, post-fire slope instability, or drainage changes. No impact would occur.

## 4.21 Mandatory Findings of Significance

Does the project:

Issue	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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"/>
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXPLANATIONS:**

**a. Potentially Significant Unless Mitigation Incorporated**

As described in Section 4.4(a), implementation of mitigation measures MM-BIO-1 through MM-BIO-3 would reduce impacts on sensitive wildlife species to a level less than significant. The project does not have the potential to result in any other impacts that would substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a

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fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. As described in Section 4.18(a.ii) above, implementation of mitigation measures MM-TRC-1 through MM-TRC-9 would reduce potential impacts on unknown tribal cultural resources to a level less than significant.

#### **b. Potentially Significant Unless Mitigation Incorporated**

As described in the Draft IS/MND, all potential impacts would be mitigated to a level less than significant. Air quality is a regional issue and the cumulative study area for air quality impacts encompasses the SoCAB as a whole. Therefore, the cumulative analysis addresses regional air quality plans and policies, such as the NAAQS, CAAQS, and SCAQMD 2016 AQMP as well as the project's contribution to a net increase of any criteria pollutant for which the SoCAB is listed as a non-attainment area. As described in Section 4.3(a) above, the project would not exceed the growth forecasting used to develop the 2016 AQMP, and construction and operational emissions would not exceed the SCAQMD recommended regional or localized screening thresholds. Therefore, the project would not conflict with or obstruct implementation of applicable air quality plans, and air quality impacts would be cumulatively less than significant. As described in Section 4.4(a), implementation of mitigation measures MM-BIO-1 through MM-BIO-3 would reduce impacts on sensitive wildlife species to a level less than significant. Implementation of MM-BIO-1 through MM-BIO-3 would also ensure consistency with the MSHCP, which is a regional resource conservation document. Projects that are consistent with the MSHCP would not contribute a cumulative impact to biological resources. As described in Section 4.8 above, would be consistent with the City's CAP, which is a qualified GHG reduction plan that is consistent with the regional 2017 Scoping Plan as well as all applicable Connect SoCal strategies. Therefore, the project would not conflict with an applicable local plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and impacts would be cumulatively less than significant. As described in Section 4.18(a.ii) above, implementation of mitigation measures MM-TRC-1 through MM-TRC-9 would reduce potential impacts on unknown tribal cultural resources to a level less than significant. As described throughout the Draft IS/MND, all other project-level impacts would be less than significant without mitigation. Therefore, the project would not result in any project-level significant impacts that could contribute to an existing cumulative impact on the environment.

#### **c. Less Than Significant Impact**

As described in Sections 4.1 through 4.20, the project would not result in any substantial adverse direct or indirect impacts to human beings. Therefore, impacts would be less than significant.

## 5.0 Mitigation, Monitoring, and Reporting Program

Section 21081.6 of the CEQA Guidelines requires that a Mitigation, Monitoring, and Reporting Program (MMRP) be adopted upon certification of an Environmental Impact Report or adoption of a Mitigated Negative Declaration to ensure that the mitigation measures are implemented. The MMRP specifies the mitigation for the project, when in the process it should be accomplished, and the entity responsible for implementing and/or monitoring the mitigation. Public Resources Code Section 21081.6 requires monitoring of only those impacts identified as significant or potentially significant. After analysis, potentially significant impacts requiring mitigation were identified for biological resources and tribal cultural resources. The MMRP is presented below in Table 19.

Table 19 Mitigation, Monitoring, and Reporting Program			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
<b>Biological Resources</b>			
<b>MM-BIO-1: Burrowing Owl</b> Due to the presence of suitable burrows and prey species identified on-site, prior to project construction, 30-day preconstruction surveys following the protocol established in the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area shall be conducted in accordance with the requirements of the MSHCP (WRCRCA 2006). Take of active nests shall be avoided. If burrowing owls are detected, the WRCRCA, and CDFW shall be notified in 48 hours. A burrowing owl relocation plan for active or passive relocation will be required to be developed and is subject to review and approval by WRCRCA and CDFW.	Prior to Construction	Applicant/ Qualified Biologist	
<b>MM-BIO-2: Migratory and Nesting Birds</b> To remain in compliance with the Migratory Bird Treaty Act (MBTA) and CFGC Sections 3503 and 3503.5, no direct impacts shall occur to any nesting birds, their eggs, chicks, or nests. If vegetation removal activities were to occur during the bird breeding season of February 1 to September 15, a qualified biologist will conduct pre-construction surveys no more than three days prior to the commencement of project activities to identify locations of nests. If nests or breeding activities are located in the project area, a qualified biologist shall establish a clearly marked appropriate exclusionary buffer or other avoidance and minimization measures around the nest. Avoidance and minimization measures shall be maintained until the young have fledged and no further nesting is detected. If no nesting birds are detected during the pre-construction survey, no further measures are required.	Prior to Construction	Applicant/ Qualified Biologist	

Table 19 Mitigation, Monitoring, and Reporting Program			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
<p><b>MM-BIO-3: Stephens' Kangaroo Rat Fee Area</b> Prior to the issuance of a development permit, the applicant shall pay an impact and mitigation fee of \$500 per gross acre for impacts to 9.41 acres within the Stephens' Kangaroo Rat fee area. This mitigation fee is intended to include all impacts located within the parcel to be developed and the area disturbed by related off-site improvements.</p>	Prior to Construction	Applicant/ Qualified Biologist	
<b>Tribal Cultural Resources</b>			
<p><b>MM-TCR-1 Archaeological Monitoring</b> Prior to the issuance of a grading permit, the applicant shall retain a professional archaeologist to conduct monitoring of all ground disturbing 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) including the YSMN, the Contractor, and the City, shall develop a CRMP as defined in MM-TCR-3. The Project Archeologist 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 for those in attendance. The Archaeological Monitor 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.</p>	Prior to Construction	Applicant/ Qualified Archaeologist	
<p><b>MM-TCR-2: Native American Monitoring</b> Prior to the issuance of a grading permit, the Developer shall secure agreements with the YSMN for tribal monitoring. The City is also required to provide a minimum of 30 days' advance notice to the tribes of all ground disturbing 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. The Native American Monitor(s) shall attend the pre-grading meeting with the Project Archaeologist, the City, the Construction Manager, and any contractors, and will conduct the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.</p>	Prior to Construction	Applicant/ Qualified Archaeologist	
<p><b>MM-TCR-3: Cultural Resource Monitoring Plan</b> The Project Archaeologist, in consultation with the Consulting Tribe(s), the Contractor, and the City, shall develop a CRMP in consultation pursuant to the</p>	Prior to Construction	Applicant/ Qualified Archaeologist	

Table 19 Mitigation, Monitoring, and Reporting Program			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
<p>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 California Public Resources Code Section 21080.3.2(b)(1) of AB 52. Details in the CRMP shall include:</p> <ul style="list-style-type: none"> <li>a. Project description and location;</li> <li>b. Project grading and development scheduling;</li> <li>c. Roles and responsibilities of individuals on the project;</li> <li>d. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details;</li> <li>e. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation;</li> <li>f. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items;</li> <li>g. Contact information of relevant individuals for the project.</li> </ul>			
<p><b>MM-TCR-4: Cultural Resource Disposition</b>                      In the event that Native American cultural resources are discovered during the course of ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> <li>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 Planning Department:                             <ul style="list-style-type: none"> <li>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.</li> <li>ii. On-site reburial of the discovered items as detailed in the treatment plan required pursuant to MM-TCR-1. This shall include measures and provisions to protect the future reburial area from any future</li> </ul> </li> </ul>	During Construction	Applicant/ Qualified Archaeologist	

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Table 19 Mitigation, Monitoring, and Reporting Program			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
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 MM-TCR-3 The location for the future reburial area shall be identified on a confidential exhibit on file with the City, and concurred to by the Consulting Native American Tribal Governments prior to certification of the environmental document.			
<p><b>MM-TCR-5: Grading Plan Notes</b> 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>	Prior to Construction	Applicant/ Qualified Archaeologist	
<p><b>MM-TCR-6: Inadvertent Finds</b> If potential historic or cultural resources are uncovered during excavation or construction activities at the project site that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, all ground disturbing activities in the affected area within 100 feet of the uncovered resource must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 Code of Federal Regulations 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. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional archeologist and Tribal Monitors, if needed. Determinations and recommendations by the consultant shall be</p>	During Construction	Applicant/ Qualified Archaeologist	

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Table 19 Mitigation, Monitoring, and Reporting Program			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
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 and any and all Consulting Native American Tribes as defined in MM-TCR-2 before any further work commences in the affected area. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project Archeologist, in consultation with the tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.			
<b>MM-TCR-7: Human Remains</b> 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 NAHC shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the "most likely descendant." The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98) (General Plan Objective 23.3, CEQA).	During Construction	Applicant/ Qualified Archaeologist	
<b>MM-TCR-8: Non-Disclosure of Reburial Locations</b> It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).	During Construction	Applicant/ Qualified Archaeologist	
<b>MM-TCR-9: Archeology Report - Phase III and IV</b> Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting.	During Construction	Applicant/ Qualified Archaeologist	

Table 19 Mitigation, Monitoring, and Reporting Program			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center at the University of California Riverside, and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).			

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## 6.0 Preparers

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## 7.0 Sources Consulted

### Aesthetics

Moreno Valley, City of

2021 City of Moreno Valley General Plan 2040. Adopted June 15. Prepared by Dyett & Bhatia.  
[https://www.moval.org/city\\_hall/general-plan2040/MV-GeneralPlan-complete.pdf](https://www.moval.org/city_hall/general-plan2040/MV-GeneralPlan-complete.pdf)

### Agriculture and Forest Resources

Moreno Valley, City of

2021 Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan. SCH # 2020039022, May 20.

State of California, Department of Conservation

2016 California Important Farmland Finder. <https://maps.conservation.ca.gov/dlrp/ciff/>.

### Air Quality

California Air Pollution Control Officers Association (CAPCOA)

2021 California Emissions Estimator Model (CalEEMod). User's Guide Version 2020.4.0. May.

2022 California Emissions Estimator Model (CalEEMod). User's Guide Version 2022.1. April.

California Air Resources Board (CARB)

2005 Air Quality and Land Use Handbook: A Community Health Perspective. California Air Resources Board. April.

Moreno Valley, City of

2021b Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan. SCH # 2020039022, May 20.

## Moreno Valley Electric Utility (MVU)

2018 2018 Integrated Resource Plan. Prepared by Joule Megamorphosis Energy Consulting. July 20, 2018.

## K2 Traffic Engineering, Inc.

2022 Focused Traffic Impact Study: Crystal Cove Multifamily Residential Homes at SWC of Alessandro Blvd and Lasselle St, Moreno Valley. September 6, 2022.

## U.S. Environmental Protection Agency (U.S. EPA)

1992 Screening Procedures for Estimating the Air Quality Impact of Stationary Sources.

**Biological Resources**

## Beier, P. and S. Loe

1992 A Checklist for Evaluating Impacts to Wildlife Movement Corridors. Wildlife Society Bulletin. 20:434-440.

## California Department of Fish and Wildlife (CDFW)

2022 Natural Diversity Database. Nongame-Heritage Program, California Department of Fish and Wildlife, Sacramento. RareFind Version 5.2.14. Accessed March.

## Riverside County Habitat Conservation Agency (RCHCA)

1996 Habitat Conservation Plan for the Stephens' Kangaroo Rat in Western Riverside County.

## U.S. Fish and Wildlife Service (USFWS)

2022a All Species Occurrences GIS Database. Carlsbad Fish and Wildlife Office. Accessed December.

2022b National Wetlands Inventory. Accessed March.

## Western Riverside County Regional Conservation Authority (WRCRCA)

2003 Final Western Riverside County Multiple Species Habitat Conservation Plan (Western Riverside County MSHCP). <https://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/>.

2006 Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area.

2022 MSHCP Informational Map. Accessed from <https://www.wrc-rca.org/rcamaps/>. March.

**Energy**

## California Public Utilities Commission

2021 2021 California Renewables Portfolio Standard Annual Report. November. <https://www.cpuc.ca.gov/-/media/cpuc-website/industries-and-topics/documents/energy/rps/cpuc-2021-rps-annual-report-to-legislature.pdf>

K2 Traffic Engineering, Inc.

- 2022 Focused Traffic Impact Study: Crystal Cove Multifamily Residential Homes at SWC of Alessandro Blvd and Lasselle St, Moreno Valley. September 6, 2022.

### Greenhouse Gas Emissions

California Air Pollution Control Officers Association (CAPCOA)

- 2008 CEQA & Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act, January.

Moreno Valley, City of

- 2021 Climate Action Plan. Adopted June 15, 2021.

South Coast Air Quality Management District (SCAQMD)

- 2008 Interim CEQA GHG Significance Thresholds for Stationary Sources, Rules, and Plans.
- 2010 Greenhouse Gas CEQA Significance Thresholds Stakeholder Working Group 15. September 28.

### Hazards and Hazardous Materials

Moreno Valley, City of

- 2021 City of Moreno Valley General Plan 2040. Adopted June 15. Prepared by Dyett & Bhatia. [https://www.moval.org/city\\_hall/general-plan2040/MV-GeneralPlan-complete.pdf](https://www.moval.org/city_hall/general-plan2040/MV-GeneralPlan-complete.pdf)

### Hydrology/Water Quality

Eastern Municipal Water District (EMWD)

- 2021 Final 2020 Urban Water Management Plan. Prepared by Water Systems Consulting, Inc. July 1.

Moreno Valley, City of

- 2021 Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan. SCH # 2020039022, May 20.

### Mineral Resources

Moreno Valley, City of

- 2021 Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan. SCH # 2020039022, May 20.

### Noise

California Department of Transportation

- 2013 2013 Technical Noise Supplement. November.

## Federal Highway Administration (FHWA)

- 2006 2006 Roadway Construction Noise Model User's Guide. FHWA-HEP-05-054, SOT-VNTSCFHWA-05-01. Final Report. January.

## Federal Transit Administration (FTA)

- 2018 Transit Noise and Vibration Impact Manual. September. Accessed September 2020: [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](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).

## K2 Traffic Engineering, Inc.

- 2022 Focused Traffic Impact Study: Crystal Cove Multifamily Residential Homes at SWC of Alessandro Blvd and Lasselle St, Moreno Valley. September 6, 2022.

## Moreno Valley, City of

- 2021 Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan. SCH # 2020039022, May 20.

**Population and Housing**

## Southern California Association of Governments (SCAG)

- 2020 Demographics and Growth Forecast. Technical Report. Adopted September 3. [https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial\\_demographics-and-growth-forecast.pdf?1606001579](https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579).

## U.S. Census Bureau

- 2020 Moreno Valley Population, Census, April 1, 2020. QuickFacts Moreno Valley City, California. <https://www.census.gov/quickfacts/fact/table/morenovalleycitycalifornia/POP010220#POP010220>

**Utilities and Service Systems**

## California Department of Resources Recycling and Recovery (CalRecycle)

- 2022a SWIS Facility/Site Activity Details Badlands Sanitary Landfill (33-AA-0006). <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367>
- 2022b SWIS Facility/Site Activity Details El Sobrante Landfill (33-AA-0217). <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2256?siteID=2402>
- 2022c SWIS Facility/Site Summary Lamb Canyon Sanitary Landfill (33-AA-0007). <https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/2368>

## Eastern Municipal Water District (EMWD)

- 2021a Final 2020 Urban Water Management Plan. Prepared by Water Systems Consulting, Inc. July 1. [https://www.emwd.org/sites/main/files/file-attachments/urbanwatermanagementplan\\_0.pdf?1625160721](https://www.emwd.org/sites/main/files/file-attachments/urbanwatermanagementplan_0.pdf?1625160721)

2021b Moreno Valley Regional Water Reclamation Facility. January.  
<https://www.emwd.org/sites/main/files/file-attachments/mvrwrffactsheet.pdf?1620227235>

**Wildfire**

Moreno Valley, City of

2021 City of Moreno Valley General Plan 2040. Adopted June 15. Prepared by Dyett & Bhatia.  
[https://www.moval.org/city\\_hall/general-plan2040/MV-GeneralPlan-complete.pdf](https://www.moval.org/city_hall/general-plan2040/MV-GeneralPlan-complete.pdf)



**Exhibit B**

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

**CITY OF MORENO VALLEY  
NOTICE OF INTENT  
MITIGATED NEGATIVE DECLARATION**

**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: Plot Plan (PEN22-0022)  
 Applicant: Empire Construction Management, Inc.  
 Owner: FB Crystal Cove, LLC  
 Representative: Brian King, Empire Construction Management, Inc.  
 Location: Southwest corner of Alessandro Boulevard and Lasselle Street (APN: 484-030-028)  
 Proposal: Plot Plan for a 192-unit apartment complex with a recreation center building, pool, and community dog park on an 8-acre site.  
 Council District: 3

This Notice of Intent (NOI) has been prepared to notify agencies and interested parties that the City of Moreno Valley, as the Lead Agency, has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the 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 a Plot Plan for a 192-unit apartment complex that would consist of eight separate buildings providing a total of 84 one-bedroom apartments and 108 two-bedroom apartments. The total floor area of all the units within the eight apartment buildings would equal 173,820 square feet. The project would also provide a recreation center building with an outdoor pool and a 14,000-square-foot community dog park.

The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Document Availability: The Initial Study/Mitigated Negative Declaration, and all documents incorporated and/or referenced therein, can be reviewed during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday 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 on the City's website at <http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>.

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.

Comment Deadline: Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 20-day public review period for the Initial Study/Mitigated Negative Declaration, which begins November 11, 2022, and ends December 1, 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 20-day review period, 5:30 p.m. on December 1, 2022. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Claudia Manrique, Associate Planner  
 14177 Frederick Street  
 Post Office Box 88005  
 Moreno Valley, California 92552  
 Phone: (951) 413-3206  
 Email: [claudiam@moval.org](mailto:claudiam@moval.org)

	Press-Enterprise	November 11, 2022
Sean Kelleher, Planning Official Community Development Department	Newspaper	Date of Publication

Exhibit C

**MITIGATION MONITORING AND REPORTING PROGRAM**

## Mitigation, Monitoring, and Reporting Program

Section 21081.6 of the CEQA Guidelines requires that a Mitigation, Monitoring, and Reporting Program (MMRP) be adopted upon certification of an Environmental Impact Report or adoption of a Mitigated Negative Declaration to ensure that the mitigation measures are implemented. The MMRP specifies the mitigation for the project, when in the process it should be accomplished, and the entity responsible for implementing and/or monitoring the mitigation. Public Resources Code Section 21081.6 requires monitoring of only those impacts identified as significant or potentially significant. After analysis, potentially significant impacts requiring mitigation were identified for biological resources and tribal cultural resources. The MMRP is presented below in Table 19.

Table 19 Mitigation, Monitoring, and Reporting Program			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
<b>Biological Resources</b>			
<p><b>MM-BIO-1: Burrowing Owl</b> Due to the presence of suitable burrows and prey species identified on-site, prior to project construction, 30-day preconstruction surveys following the protocol established in the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area shall be conducted in accordance with the requirements of the MSHCP (WRCRCA 2006). Take of active nests shall be avoided. If burrowing owls are detected, the WRCRCA, and CDFW shall be notified in 48 hours. A burrowing owl relocation plan for active or passive relocation will be required to be developed and is subject to review and approval by WRCRCA and CDFW.</p>	Prior to Construction	Applicant/ Qualified Biologist	
<p><b>MM-BIO-2: Migratory and Nesting Birds</b> To remain in compliance with the Migratory Bird Treaty Act (MBTA) and CFGC Sections 3503 and 3503.5, no direct impacts shall occur to any nesting birds, their eggs, chicks, or nests. If vegetation removal activities were to occur during the bird breeding season of February 1 to September 15, a qualified biologist will conduct pre-construction surveys no more than three days prior to the commencement of project activities to identify locations of nests. If nests or breeding activities are located in the project area, a qualified biologist shall establish a clearly marked appropriate exclusionary buffer or other avoidance and minimization measures around the nest. Avoidance and minimization measures shall be maintained until the young have fledged and no further nesting is detected. If no nesting birds are detected during the pre-construction survey, no further measures are required.</p>	Prior to Construction	Applicant/ Qualified Biologist	

Table 19 Mitigation, Monitoring, and Reporting Program			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
<p><b>MM-BIO-3: Stephens' Kangaroo Rat Fee Area</b> Prior to the issuance of a development permit, the applicant shall pay an impact and mitigation fee of \$500 per gross acre for impacts to 9.41 acres within the Stephens' Kangaroo Rat fee area. This mitigation fee is intended to include all impacts located within the parcel to be developed and the area disturbed by related off-site improvements.</p>	Prior to Construction	Applicant/ Qualified Biologist	
<b>Tribal Cultural Resources</b>			
<p><b>MM-TCR-1 Archaeological Monitoring</b> Prior to the issuance of a grading permit, the applicant shall retain a professional archaeologist to conduct monitoring of all ground disturbing 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) including the YSMN, the Contractor, and the City, shall develop a CRMP as defined in MM-TCR-3. The Project Archeologist 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 for those in attendance. The Archaeological Monitor 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.</p>	Prior to Construction	Applicant/ Qualified Archaeologist	
<p><b>MM-TCR-2: Native American Monitoring</b> Prior to the issuance of a grading permit, the Developer shall secure agreements with the YSMN for tribal monitoring. The City is also required to provide a minimum of 30 days' advance notice to the tribes of all ground disturbing 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. The Native American Monitor(s) shall attend the pre-grading meeting with the Project Archaeologist, the City, the Construction Manager, and any contractors, and will conduct the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.</p>	Prior to Construction	Applicant/ Qualified Archaeologist	
<p><b>MM-TCR-3: Cultural Resource Monitoring Plan</b> The Project Archaeologist, in consultation with the Consulting Tribe(s), the Contractor, and the City, shall develop a CRMP in consultation pursuant to the</p>	Prior to Construction	Applicant/ Qualified Archaeologist	

Table 19 Mitigation, Monitoring, and Reporting Program			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
<p>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 California Public Resources Code Section 21080.3.2(b)(1) of AB 52. Details in the CRMP shall include:</p> <ul style="list-style-type: none"> <li>a. Project description and location;</li> <li>b. Project grading and development scheduling;</li> <li>c. Roles and responsibilities of individuals on the project;</li> <li>d. The pre-grading meeting and Cultural Resources Worker Sensitivity Training details;</li> <li>e. The protocols and stipulations that the contractor, City, Consulting Tribe(s) and Project Archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation;</li> <li>f. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items;</li> <li>g. Contact information of relevant individuals for the project.</li> </ul>			
<p><b>MM-TCR-4: Cultural Resource Disposition</b>                      In the event that Native American cultural resources are discovered during the course of ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <ul style="list-style-type: none"> <li>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 Planning Department:                             <ul style="list-style-type: none"> <li>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.</li> <li>ii. On-site reburial of the discovered items as detailed in the treatment plan required pursuant to MM-TCR-1. This shall include measures and provisions to protect the future reburial area from any future</li> </ul> </li> </ul>	During Construction	Applicant/ Qualified Archaeologist	

Table 19 Mitigation, Monitoring, and Reporting Program			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
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 MM-TCR-3 The location for the future reburial area shall be identified on a confidential exhibit on file with the City, and concurred to by the Consulting Native American Tribal Governments prior to certification of the environmental document.			
<p><b>MM-TCR-5: Grading Plan Notes</b> 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>	Prior to Construction	Applicant/ Qualified Archaeologist	
<p><b>MM-TCR-6: Inadvertent Finds</b> If potential historic or cultural resources are uncovered during excavation or construction activities at the project site that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, all ground disturbing activities in the affected area within 100 feet of the uncovered resource must cease immediately and a qualified person meeting the Secretary of the Interior's standards (36 Code of Federal Regulations 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. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional archeologist and Tribal Monitors, if needed. Determinations and recommendations by the consultant shall be</p>	During Construction	Applicant/ Qualified Archaeologist	

Table 19 Mitigation, Monitoring, and Reporting Program			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
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 and any and all Consulting Native American Tribes as defined in MM-TCR-2 before any further work commences in the affected area. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project Archeologist, in consultation with the tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.			
<b>MM-TCR-7: Human Remains</b> 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 NAHC shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the "most likely descendant." The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98) (General Plan Objective 23.3, CEQA).	During Construction	Applicant/ Qualified Archaeologist	
<b>MM-TCR-8: Non-Disclosure of Reburial Locations</b> It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).	During Construction	Applicant/ Qualified Archaeologist	
<b>MM-TCR-9: Archeology Report - Phase III and IV</b> Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting.	During Construction	Applicant/ Qualified Archaeologist	



Table 19 Mitigation, Monitoring, and Reporting Program			
Mitigation Measure	Timing of Verification	Responsible for Verification	Status/Date/Initials
The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center at the University of California Riverside, and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).			

**RESOLUTION NUMBER 2022-55**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING A PLOT PLAN FOR THE CRYSTAL COVE APARTMENT COMPLEX PLOT PLAN (PEN22-0022) LOCATED AT THE SOUTHWEST CORNER OF ALESSANDRO BOULEVARD AND LASSELLE STREET (APN 484-030-028)**

**WHEREAS**, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California, and

**WHEREAS**, Empire Construction Management, Inc. (“Applicant ”) has submitted an application for a Plot Plan (PEN22-0022) for a 192-unit apartment complex with associated amenities and public improvements (“Proposed Project”) located at the southwest corner of Alessandro Boulevard and Lasselle Street (APN 484-030-028) (“Project Site”); and

**WHEREAS**, the applications for the Proposed Project have been evaluated in accordance with Section 9.02.070 (Plot Plan), respectively, of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

**WHEREAS**, Section 9.02.070 of the Municipal Code imposes conditions of approval upon projects for which a Plot Plan 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 and 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**, consistent with the requirements of Section 9.02.070 (Plot Plan) of the Municipal Code, at the public hearing, the Planning Commission considered Conditions of Approval to be imposed upon Plot Plan (PEN21-0215), 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**, 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 December 8, 2022, and notice thereof was duly published, posted, and mailed to all property owners of record within 600 feet of the Project Site; and

**WHEREAS**, on December 8, 2022, the public hearing to consider the Proposed Project was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and present evidence; and

**WHEREAS**, at the public hearing, the Planning Commission considered whether each of the requisite findings specified in Section 9.02.070 of the Municipal Code and set forth herein could be made concerning the Proposed Project as conditioned by Conditions of Approval; and

**WHEREAS**, on December 8, 2022, in accordance with the provisions of the California Environmental Quality Act (CEQA<sup>1</sup>) and CEQA Guidelines<sup>2</sup>, the Planning Commission approved Resolution 2022-54, certifying a Mitigated Negative Declaration and approving the Mitigation Monitoring and Reporting Program 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, in the staff report and conditions of approval (collectively, “Conditions”); and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the ninety-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun.

**Section 3. Evidence**

That the Planning Commission has considered all 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 Plot Plan (PEN22-0022) including Resolution No. 2022-55 and all documents, records, and references contained therein;
- (d) Conditions of Approval for Plot Plan (PEN22-0022), 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;

<sup>1</sup> Public Resources Code §§ 21000-21177

<sup>2</sup> 14 California Code of Regulations §§15000-15387

- (f) Testimony, and/or comments from Applicant and its representatives during the public hearing; and
- (g) Testimony and/or comments from all persons provided in written format or correspondence, at, or prior to, the public hearing.

#### **Section 4. Findings**

That based on the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission makes the following findings in approving the Proposed Project:

- 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;
- d. The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

#### **Section 5. Approval**

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings, as set forth herein, the Planning Commission hereby approves the Proposed Project subject to the Conditions of Approval for Plot Plan (PEN22-0022) attached hereto as Exhibit A.

#### **Section 6. 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 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 8<sup>th</sup> DAY OF DECEMBER, 2022.**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Alvin DeJohnette, Chairperson

ATTEST:

\_\_\_\_\_  
Sean P. Kelleher,  
Planning Official

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven B. Quintanilla,  
Interim City Attorney

Exhibit:  
Exhibit A: Plot Plan (PEN22-0022)

Attachment: Resolution No. 2022-55 Plot Plan [Revision 3] (6014 : Crystal Cove Apartments)

**Exhibit A**

**Plot Plan (PEN22-0022) Conditions of Approval**

**CONDITIONS OF APPROVAL**

Plot Plan (PEN22-0022)

Page 1

CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Plot Plan (PEN22-0022)

EFFECTIVE DATE:

EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT****Planning Division**

1. The site has been approved for a multifamily apartment complex with 192 units, recreation/clubhouse structure, pool, and dog park. 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. 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)
4. 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 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

**CONDITIONS OF APPROVAL**

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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.

5. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
6. 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)
7. 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)
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.

Special Conditions

9. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security shall remain in place until the project is completed or the above conditions no longer exist. (Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard).
10. The project's Dog Park shall be open to the general public. Maintenance of the Dog Park shall be the responsibility of the property owner and include the following items:
  - o Two separate fenced areas with their own double gate entry. One area shall be for large dogs (25lbs+) and the second area shall be for small dogs (under 24lbs)
  - o Dog Waste Bag Dispensers – 3 in large dog are and 2 in small dog



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- o Dog & Human drinking fountains (one in each area)  
<https://www.mostdependable.com/product/440-sm-smss-w-optional-pet-fountain>
- o Shade Structure in each area with picnic tables
- o Benches throughout the park
- o Maintenance gate access for each area
- o Trees for shade
- o Concrete mow curb around all turf
- o LED Lighting for evening use of the park
- o Parking
- o Fencing to be 6' tall and no spaces wider than 3.5"

Prior to Grading Permit

11. Prior to issuance of any grading permit, all Conditions of Approval and Mitigation Measures shall be printed on the grading plans.
12. Prior to the issuance of grading permits, decorative (e.g. colored/scored concrete or as approve by the Planning Official) pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with open spaces and recreational uses. The pathways shall be shown on the precise grading plan. (GP Objective 46.8, DG)
13. 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)
14. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
15. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.
16. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval.
17. Prior to issuance of grading permits, the location of the trash enclosure shall be included on the plans.
18. Prior to the issuance of building permits, the developer shall provide documentation that contact was made to the U.S. Postal Service to determine the appropriate type and location of mailboxes.

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19. 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)
20. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape 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 every 12 parking stalls as well as at the terminus of each aisle.
  - c. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas.
  - d. Street trees shall be provided every 40 feet on center in the right of way.
  - e. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
  - f. Enhanced landscaping shall be provided at all driveway entries and street corner locations. The review of all utility boxes, transformers, etc. shall be coordinated to provide adequate screening from public view.
  - g. Landscaping on three sides of any trash enclosure.
21. 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)
22. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)

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23. 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)
24. 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)

Prior to Building Final or Occupancy

25. Prior to building final, all required landscaping and irrigation shall be installed per plan, certified by the Landscape Architect and inspected by the Planning Division. (MC 9.03.040, MC 9.17).
26. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.
27. Prior to building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. (MC 9.080.070).
28. 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

29. 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.
30. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses

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can be obtained by contacting the Building Safety Division at 951.413.3350.

31. Contact the Building Safety Division for permit application submittal requirements.
32. 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.
33. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
34. 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.
35. 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.
36. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.
37. 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.
38. The proposed residential project shall comply with the California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Station (EVCS).
39. 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**

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Fire Prevention Bureau

40. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
41. 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)
42. 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)
43. 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)
44. 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)
45. 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)
46. 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])
47. 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.

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48. 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.
49. 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)
50. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
51. 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])
52. 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])
53. 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)
54. 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)
55. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)

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56. Multi-family residences shall display the address in accordance with the Riverside County Fire Department Premises Identification standard 07-01. (CFC 505.1)
57. 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)
58. 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)
59. 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)
60. 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)
61. 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)
62. Prior to issuance of Certificate of Occupancy or Building Final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numbers shall be located consistently on each dwelling throughout the development. The numerals shall be no less than four (4) inches in height and shall be low voltage lighted fixtures. (CFC 505.1, MVMC 8.36.060[I])
63. 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.
64. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
65. 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)

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66. 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**

67. 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.
68. 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 concurrent with trenching operations and other improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

The Developer shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City all utility infrastructure including but not limited to, conduit, equipment, vaults, ducts, wires (including fiber optic cable), switches, conductors, transformers, and “bring-up” facilities including electrical capacity to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility – collectively referred to as “utility system” (to and through the development), along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all “utility services” to 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.



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

69. 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.
70. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City fiber optic cable improvements consisting of fiber optic cable, splices and termination equipment to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "fiber optic services" to and within the project.
71. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility fiber optic cable improvements consisting of conduit, and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "fiber optic services" to and within the project.
72. This project is subject to a Reimbursement Agreement. The Developer is responsible for a proportionate share of costs associated with electrical distribution infrastructure previously installed that directly benefits the project.
73. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility electric streetlight improvements consisting of streetlight poles, mast-arms, fixtures conduit, wiring, terminations and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by the Land Development Department along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "street light services" to and within the project.

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**PUBLIC WORKS DEPARTMENT****Land Development**

74. 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.
75. The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). [MC 9.14.010]
76. 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.
77. The developer shall monitor, supervise and control all construction related activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
  - (b) Observance of working hours as stipulated on permits issued by the Land Development Division.
  - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
  - (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.
- Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedy as noted in City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

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78. 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.
79. 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]
80. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the PIA or issuance of a permit. [MC 9.14.210(B)(C)]
81. 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]
82. 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.
83. 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.
84. The proposed private storm drain system shall connect to the existing 36" storm drain in Lasselle Street. 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.
85. 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

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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 grading permit issuance);
  - c. Street / storm drain, striping, sewer and water plans, etc. (prior to encroachment permit issuance);
  - d. Final drainage study (prior to grading plan approval);
  - e. Final WQMP (prior to grading plan approval);
  - f. Easements, offers of dedication, etc. (prior to building permit issuance);
  - g. As-Built revision for all plans (prior to Occupancy release).
86. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for development shall not be used as a construction BMP. Water quality BMPs shall be maintained for the entire 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 and once landscaping and irrigation has been installed. If residential, it and its maintenance shall be turned over to an established Homeowner's Association (HOA).

Prior to Grading Plan Approval

87. Resolution of all drainage issues shall be as approved by the City Engineer.
88. 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.
89. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
90. A final project-specific Water Quality Management Plan (WQMP) shall be submitted for review and approved by the City Engineer, which:
- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
  - b. Incorporates Source Control BMPs and provides a detailed description of

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their implementation;

c. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and

d. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division. A digital (pdf) copy of the approved final project-specific Water Quality Management Plan (WQMP) shall be submitted to the Land Development Division.

91. 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.
92. 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.
93. 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.
94. 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.
95. The developer shall pay all remaining plan check fees.
96. Any proposed trash enclosure shall include a solid cover (roof) and sufficient size for dual bin (one for trash and one for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building & Safety Division.

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97. 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.
98. 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.

Prior to Grading Permit

99. 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)]
100. For non-subdivision projects, a copy of the Covenants, Conditions and Restrictions (CC&Rs) shall be submitted for review by the City Engineer. The CC&Rs shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project.
101. If the developer chooses to construct the project in phases, a Construction Phasing Plan for the construction of on-site public or private improvements shall be submitted for review and approved by the City Engineer.
102. Prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable improvements. If the developer fails to complete this agreement prior to the timing specified above, credits may not be given. The developer shall pay current DIF fees adopted by the City Council. [Ord. 695 § 1.1 (part), 2005] [MC 3.38.030, 040, 050]
103. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
104. 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)]
105. 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

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project. [MC 8.21.070]

106. The developer shall pay all applicable inspection fees.
107. 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

108. The developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, all access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless otherwise approved by the City Engineer.
109. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
110. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVS1-160 series, etc.) throughout this project.
111. The design plan and profile shall be based upon a centerline, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer.
112. Drainage facilities (i.e. catch basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
113. The hydrology study shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the City Engineer. [MC 9.14.110 A.2]
114. All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal

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requirements.

115. Any missing or deficient existing improvements along the project frontage shall be constructed or secured for construction. The City Engineer may require the ultimate structural section for pavement to half-street width plus 18 feet or provide core test results confirming that existing pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.
116. For non-subdivision projects, all street dedications shall be free of encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.
117. 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.
118. 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.
119. Prior to improvement plan approval, pavement core samples of existing pavement shall be taken and findings submitted to the City for review and consideration of pavement improvements. The City will determine the adequacy of the existing pavement structural section. If the existing pavement structural section is found to be adequate, the developer may still be required to perform a 2 inch grind and overlay or slurry seal, depending on the severity of existing pavement cracking, as required by the City Engineer. If the existing pavement section is found to be inadequate, the Developer shall replace the pavement to meet or exceed the City's pavement structural section standard.

Prior to Encroachment Permit

120. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
121. All applicable inspection fees shall be paid.



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122. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

123. 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.
124. 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]
125. 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.
126. For non-subdivision projects, all street dedications shall be free of encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.
127. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including ADA access ramps that do not meet current City standards shall be required to be installed, replaced and/or repaired. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.
128. 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 (excluding models homes).
129. Prior to building permit issuance, the developer shall dedicate the following right of way to accommodate the required improvements:
- (a) The necessary street right of way dedication on the south side of Alessandro Boulevard (134' R/W / 110' CC: Divided Major Arterial, City Standard No. MVSI-101A-1) along the project frontage.
  - (b) The necessary street right of way dedication on the west side of Lasselle Street (100' R/W / 76' CC: Arterial, City Standard No. MVSI-104A-1) along the project frontage.

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(c) The necessary street right of way dedication on the north side of Copper Cove Lane (60' R/W / 36' CC: Modified Local Street, City Standard No. MVSI-107A-0) along the project frontage.

(d) A 4 foot minimum pedestrian right of way dedication behind any driveway approach per City Standard No. MVSI-112C-0 on Alessandro Boulevard and Copper Cove Lane.

(e) Corner cutback right of way dedication per City Standard No. MVSI-165-0 on all intersecting public streets, as directed by the City Engineer.

Prior to Occupancy

130. All outstanding fees shall be paid.
131. 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.
132. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
133. 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 devices as appropriate.
  - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
  - c. City-owned utilities.
  - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
  - e. Undergrounding 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.
134. For commercial, industrial and multi-family projects, a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant", "Maintenance Agreement for Water Quality Improvements located in the public right-of-way" and a "Declaration of Restrictive Covenants (encroachment on City easement)" shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of

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the covenants and agreements can be obtained by contacting the Land Development Division.

135. 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.
136. 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.
137. Prior to occupancy, the following improvements shall be completed:  
Alessandro Boulevard (134' R/W / 110' CC: Divided Major Arterial, City Standard No. MVS1-101A-1) shall be constructed to achieve a half-width of 55', including full-width median, plus an additional 14' of pavement, along the entire project's north frontage. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition /joins to existing, street lights, pedestrian ramps, and dry and wet utilities. Prior to improvement plan approval, the developer shall provide to the City Engineer the results of coring tests confirming that said existing pavement section has been constructed per City Standard No. MVS1-101A-1. Any missing or deficient improvements along the project's north frontage shall be constructed prior to issuance of a certificate of occupancy.
138. Prior to occupancy, the following improvements shall be completed:  
Lasselle Street (100' R/W / 76' CC: Arterial, City Standard No. MVS1-104A-1) shall be constructed to achieve a half-width of 38', plus an additional 18' of pavement, along the entire project's east frontage. Improvements shall consist of, but not be limited to, pavement, base, (curb, gutter, and sidewalk, as necessary), drainage

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structures, any necessary offsite improvement transition /joins to existing, street lights, pedestrian ramps, and dry and wet utilities. Prior to improvement plan approval, the developer shall provide to the City Engineer the results of coring tests confirming that said existing pavement section has been constructed per City Standard No. MVSI-104A-1. Any missing or deficient improvements along the project's east frontage shall be constructed prior to issuance of a certificate of occupancy.

139. Prior to occupancy, the following improvements shall be completed:  
Copper Cove Lane (60' R/W / 36' CC: Modified Local Street, City Standard No. MVSI-107A-0) shall be constructed to achieve a half-width of 18', plus an additional 14' of pavement, along the entire project's south frontage. Improvements shall consist of, but not be limited to, pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition /joins to existing, street lights, pedestrian ramps, and dry and wet utilities. Prior to improvement plan approval, the developer shall provide to the City Engineer the results of coring tests confirming that said existing pavement section has been constructed per City Standard No. MVSI-107A-0. Any missing or deficient improvements along the project's south frontage shall be constructed prior to issuance of a certificate of occupancy.

Special Districts Division

140. Street Light Coordination/Advanced Energy Fees. Prior to the issuance of the 1st Building Permit for this project, the Developer shall pay New Street Light Installation Fees for all street lights required to be installed for this development. Payment will be collected by the Land Development Division. Fees are based on the street light administration/coordination and advanced energy fees as set forth in the City Fees, Charges, and Rates as adopted by City Council and effective at the time of payment. Any change in the project which increases the number of street lights to be installed requires payment of the fees at the then current fee. Questions may be directed to the Special Districts Administration at 951.413.3470 or SDAdmin@moval.org.
141. CFD 2014-01. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee, form an association to fund the services or fund an endowment) to provide an ongoing funding source for a) Street Lighting Services for capital improvements, energy charges, and maintenance and/or b) Landscape Maintenance Services for public parkway, traffic circle, open space, and/or median landscaping on Alessandro Boulevard and/or Lasselle Street.

This condition must be fully satisfied prior to issuance of the 1st Certificate of

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Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

Alternatively, the condition can be satisfied by the Developer forming a property owner association that will be responsible for the improvements and any and all operation and maintenance costs for the improvements or by funding an endowment in an amount sufficient to yield an annual revenue stream that meets the annual obligation, as calculated by Special Districts Admin staff. The Developer must contact Special Districts Administration at 951.413.3470 or at SAdmin@moval.org to satisfy this condition.

142. Landscape Construction. Parkway, open space, traffic circle and/or median landscaping specified in the project's Conditions of Approval shall be constructed consistent with the City of Moreno Valley Public Works Design Guidelines and completed prior to the issuance of Certificate of Occupancy for 25% (or 48th) of the dwelling units for this tract or 12 months from the issuance of the first Certificate of Occupancy, whichever comes first. In cases where a phasing plan is submitted, the actual percentage of Certificate of Occupancies issued prior to the completion of the landscaping shall be subject to the review of the construction phasing plan.
143. Approved Landscape Plans. For those areas to be maintained by the City and prior to the issuance of the 1st Building Permit, Planning, Landscape Services and Transportation Engineering staff, at a minimum, shall review and approve the final median, parkway, slope, traffic circle and/or open space landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval.
144. Major Infrastructure SFD Major Infrastructure Financing District. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for the construction and maintenance of major infrastructure improvements, which may include but is not limited to thoroughfares, bridges, and certain flood control

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improvements. This condition will be applicable provided said district is under development at the time this project applies for the 1st Building Permit. This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings. An alternative to satisfying this condition will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.

145. Park Maintenance Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or fund an endowment) to provide an ongoing funding source for the continued maintenance, enhancement, and/or retrofit of parks, open spaces, linear parks, and/or trails systems.

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

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Alternatively, the condition can be satisfied by the Developer funding an endowment in an amount sufficient to yield an annual revenue stream that meets the annual obligation, as calculated by Special Districts Admin staff. The Developer must contact Special Districts Administration at 951.413.3470 or at [SDAdmin@moval.org](mailto:SDAdmin@moval.org) to satisfy this condition.

146. Maintenance Services Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for the operation and maintenance of public improvements and/or services associated with impacts of the development. This condition will only be applicable provided said district is under development at the time this project applies for the 1st Building Permit.

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

An alternative to satisfying this funding source will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at [SDAdmin@moval.org](mailto:SDAdmin@moval.org) to determine if this condition is applicable.

147. Public Safety Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for Public Safety services, which may include but is not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. This condition will only be applicable provided said district is under development at the time this project applies for the 1st Building Permit.

This condition must be fully satisfied prior to issuance of the 1st Certificate of

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Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

An alternative to satisfying this condition will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.

148. Right of Way Water Quality BMP Maintenance. The ongoing maintenance of any water quality BMP (e.g. Bioswale) constructed in the public right of way shall be the responsibility of a property owner association or the property owner.
149. Maintenance Period. The Developer, or the Developer's successors or assignees shall be responsible for all parkway, traffic circle, open space and/or median landscape maintenance and utility costs, etc. for a period no less than one (1) year commencing from the time all items of work have been completed to the satisfaction of Landscape Services staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the City accepts maintenance responsibilities.
150. Independent Utilities. Parkway, median, slope, traffic circle and/or open space landscape areas included within a special financing district are required to have independent utility systems, including but not limited to water, electric, and telephone services. An independent irrigation controller and pedestal will also be required. Combining utility systems with existing or future landscape areas that are not within the same CFD 2014-01 tax rate layers or funding program (e.g. NPDES) will not be permitted.
151. Landscape Inspection Fees. Inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained landscaping are due prior to the required pre-construction meeting. (MC 3.32.040)



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152. Landscape Guidelines. Plans for parkway, median, slope, traffic circle, 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](http://www.moval.org) or from Landscape Services (951.413.3480 or [SDLandscape@moval.org](mailto:SDLandscape@moval.org)).
153. Landscape Plan Check Fees. Plan check fees for review of parkway/median, open space, and/or traffic circle 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)
154. Zone A Per Dwelling Unit. The Moreno Valley Community Services District Zone A (Parks & Community Services) tax is levied on the property tax bill on a per parcel or dwelling unit basis. Upon the issuance of building permits, the Zone A tax will be assessed based on 192 dwelling units.
155. Parkway, open space, traffic circle, 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 Certificate of Occupancy/Building Final for this project.
156. Mylars of the landscape and irrigation plans shall be submitted on hanging tab to Landscape Services.

Transportation Engineering Division

157. Conditions of approval may be modified or added if a phasing plan is submitted for this development.
158. Project driveways shall conform to City of Moreno Valley Standard Plans No. MVS1-112C-0 for commercial driveway approaches. Access shall be as follows:
- Alessandro Driveway (Gated): Right-in/Right-out Only
  - Copper Cove Lane (Gated): Full access

Gated entrances shall be provided with the following, or as approved by the City Traffic Engineer:

- a. A storage lane with a minimum of 60' provided for queuing.
- b. A second storage lane for visitors.
- d. A turnaround area.
- e. No Parking Signs posted in the turnaround area.
- f. Separate Pedestrian Entries

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All of these features shall be kept in working order.

159. Alessandro Boulevard is classified as a Divided Major Arterial (134' RW/110' CC) per City Standard Plan No. MVSI-101A-0. A raised median is required along the project frontage. Any improvements undertaken by this project shall be consistent with the City's standards.
160. Lasselle Street is classified as an Arterial (100' RW/76' CC) per City Standard Plan No. MVSI-104A-0. Any improvements undertaken by this project shall be consistent with the City's standards.
161. Copper Cove lane shall be designed and improved as a Modified Local (60' RW/36' CC) per City Standard Plan No. MVSI-107A-0. Any improvements undertaken by this project shall be consistent with the City's standards.
162. Prior to the final approval of the street improvement plans, a median construction plan shall be prepared for a raised median on Alessandro Boulevard along the project frontage. The plans shall provide a dual left turn pocket for eastbound traffic at the Alessandro Boulevard and Lasselle Avenue intersection. Any necessary transitions shall be constructed and/or installed.
163. Two speed feedback signs shall be furnished and installed along Copper Cover Lane as traffic calming measures. Locations to be determined during plan check process.
164. Prior to issuance of an encroachment 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.
165. 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.
166. 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 and California Manual on Uniform Traffic Control Devices (CAMUTCD) for all streets within the project area.
167. Prior to the final approval of the street improvement plans, the Alessandro Boulevard and Lasselle Street intersection shall be designed to provide the following (at a minimum):
  - Northbound: One left turn lane, one through lane, one right turn lane;
  - Southbound: One left turn lane and one shared through/right turn lane;
  - Eastbound: Two left turn lanes; one through lane, one right turn lane;

**CONDITIONS OF APPROVAL**

Plot Plan (PEN22-0022)

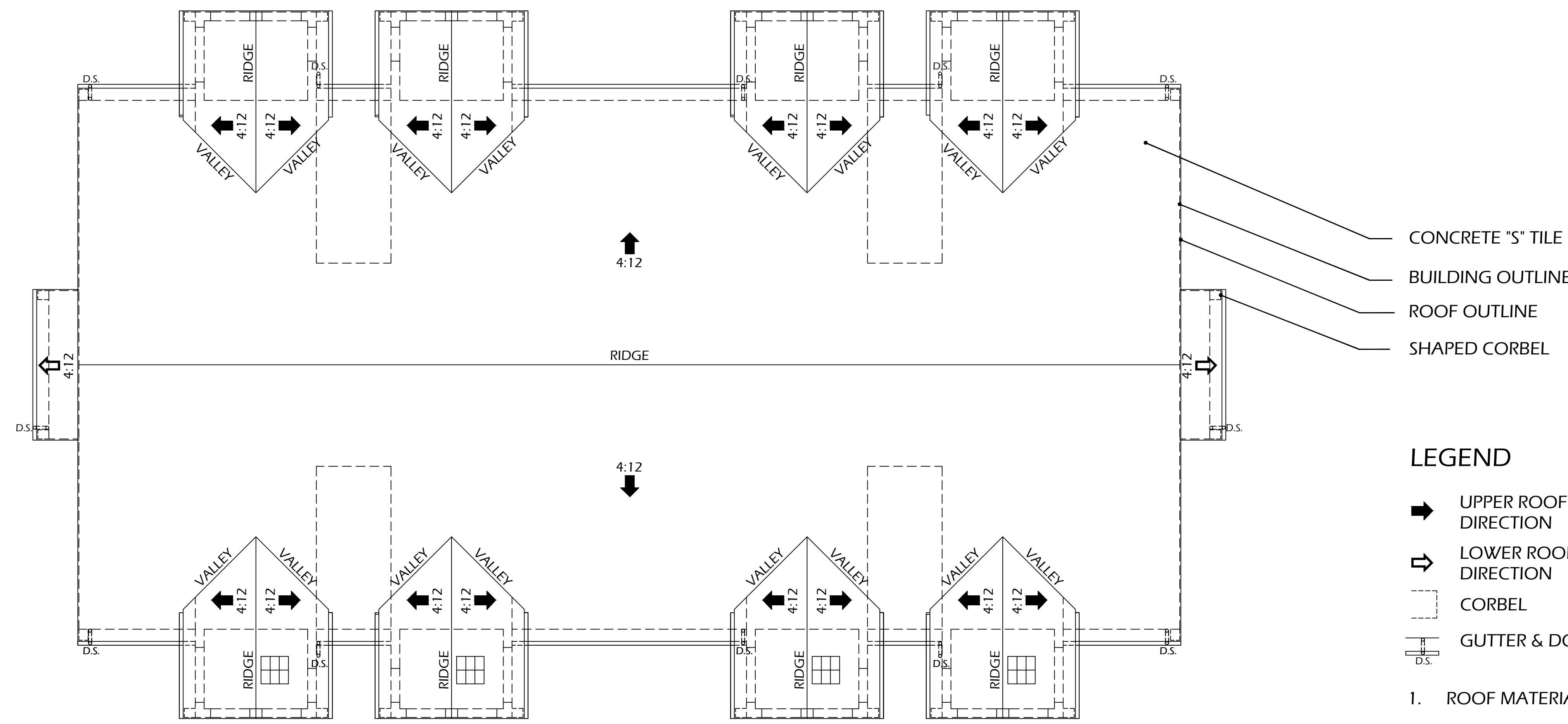
Page 29

- Westbound: One left turn lane; one through lane, one right turn lane.
168. The following lanes shall be restriped to provide (at a minimum) the following:
- 200 feet of storage length for the westbound left turn lane on Alessandro Boulevard at Lasselle Avenue.
  - 260 feet of storage length for the northbound left turn lane on Lasselle Avenue at Alessandro Boulevard.
169. Prior to issuance of the first certificate of occupancy, all approved street improvements shall be installed to the satisfaction of the City Engineer.
170. Prior to issuance of the first certificate of occupancy, all approved signing and striping shall be installed per current City Standards.

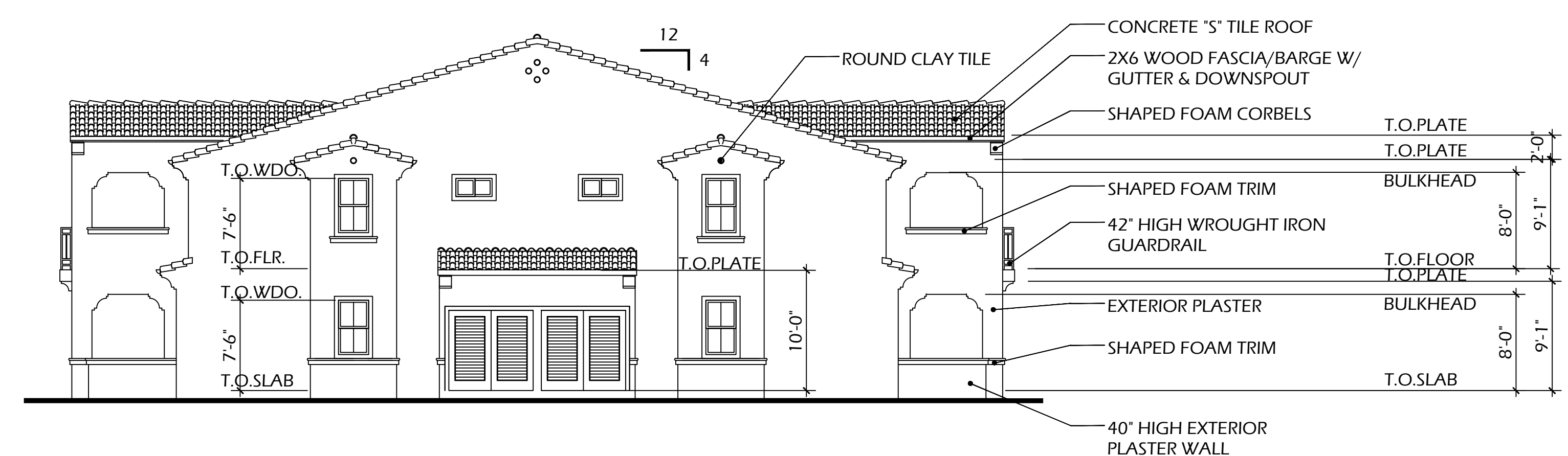
**PARKS & COMMUNITY SERVICES DEPARTMENT**

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





ROOF PLAN

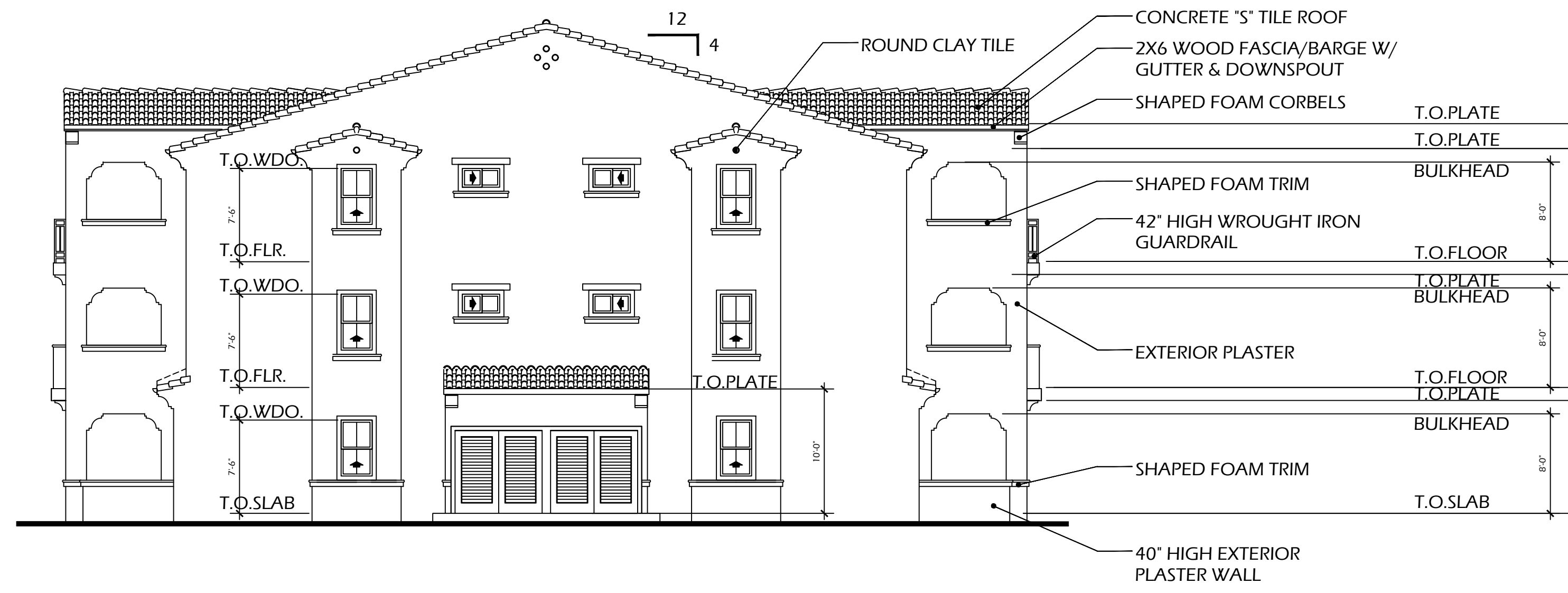


THERE IS NO MECHANICAL EQUIPMENT LOCATED ON THE ROOF

### BLDG. TYPE A EXTERIOR ELEVATIONS

**CRYSTAL COVE APARTMENTS**  
 MORENO VALLEY, CA  
 200 Apartment Homes  
 OWNER: FB CRYSTAL COVE, LLC JAMES WALTERS (951) 498-4939  
 DEVELOPER: EMPIRE CM, INC. BRIAN KING (951) 498-4939

MICHAEL McHALE, ARCHITECT  
 (949) 566-4951  
 12/16/21  
 SCALE: 1" = 8'-0"



SIDE VIEWS



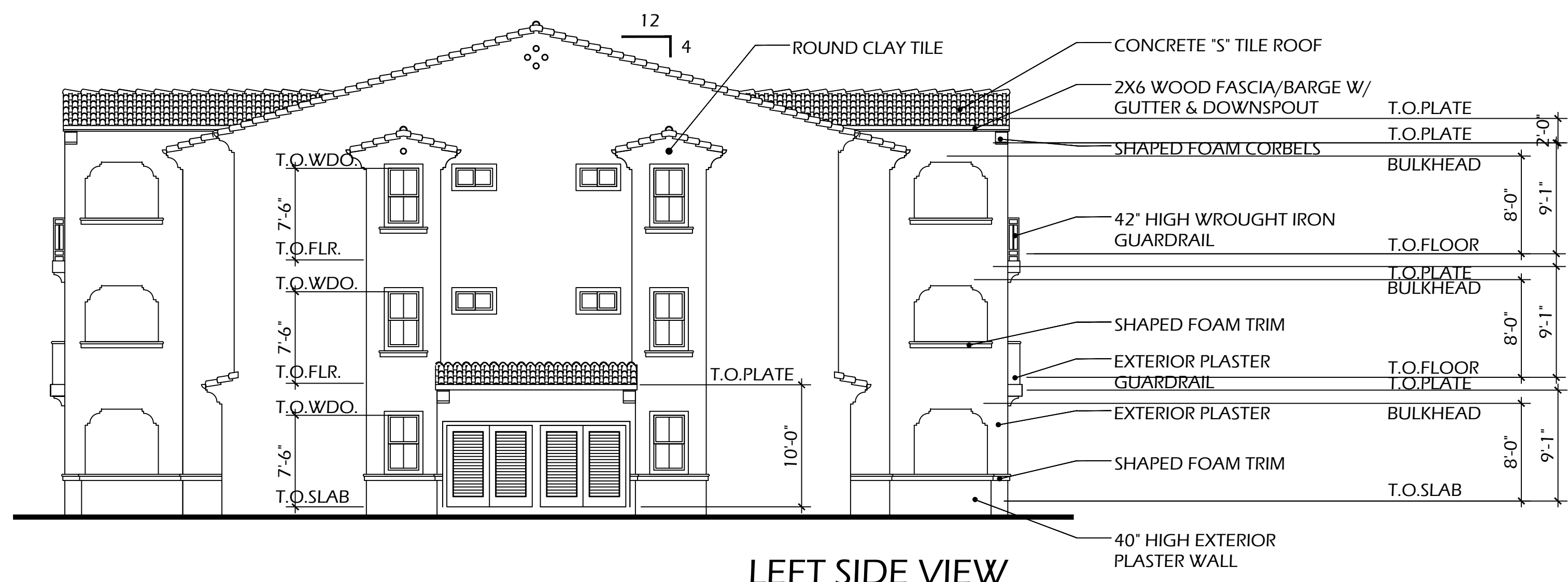
FRONT & REAR VIEWS

THERE IS NO MECHANICAL EQUIPMENT LOCATED ON THE ROOF

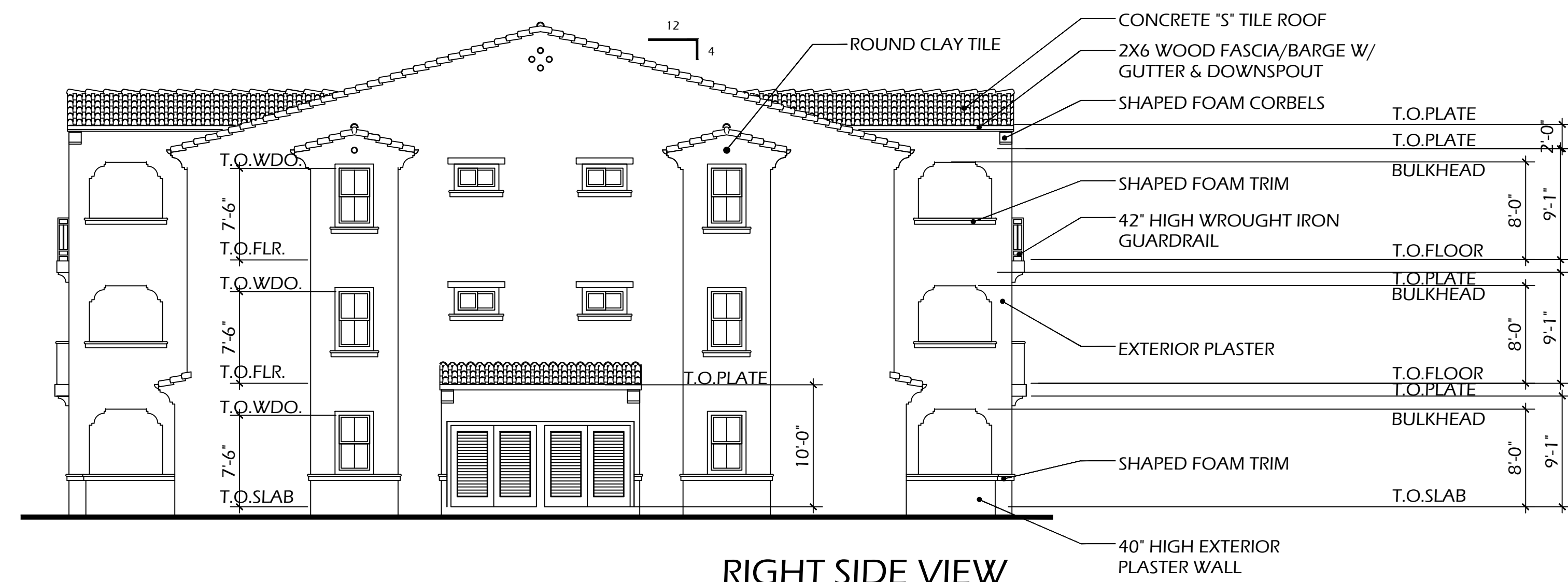
### BLDG. TYPE B EXTERIOR ELEVATIONS

**CRYSTAL COVE APARTMENTS**  
 MORENO VALLEY, CA  
 200 Apartment Homes  
 OWNER: FB CRYSTAL COVE, LLC JAMES WALTERS (951) 498-4939  
 DEVELOPER: EMPIRE CM, INC. BRIAN KING (951) 498-4939

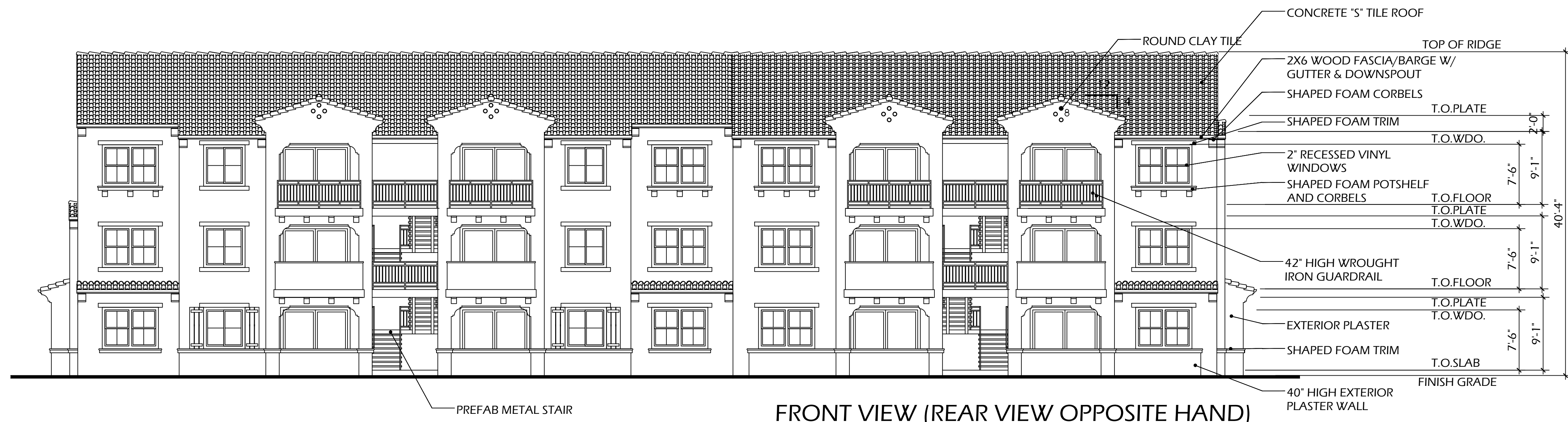
MICHAEL McHALE, ARCHITECT  
 (949) 566-4951  
 12/16/21  
 SCALE: 1" = 8' - 0"



LEFT SIDE VIEW



RIGHT SIDE VIEW



FRONT VIEW (REAR VIEW OPPOSITE HAND)

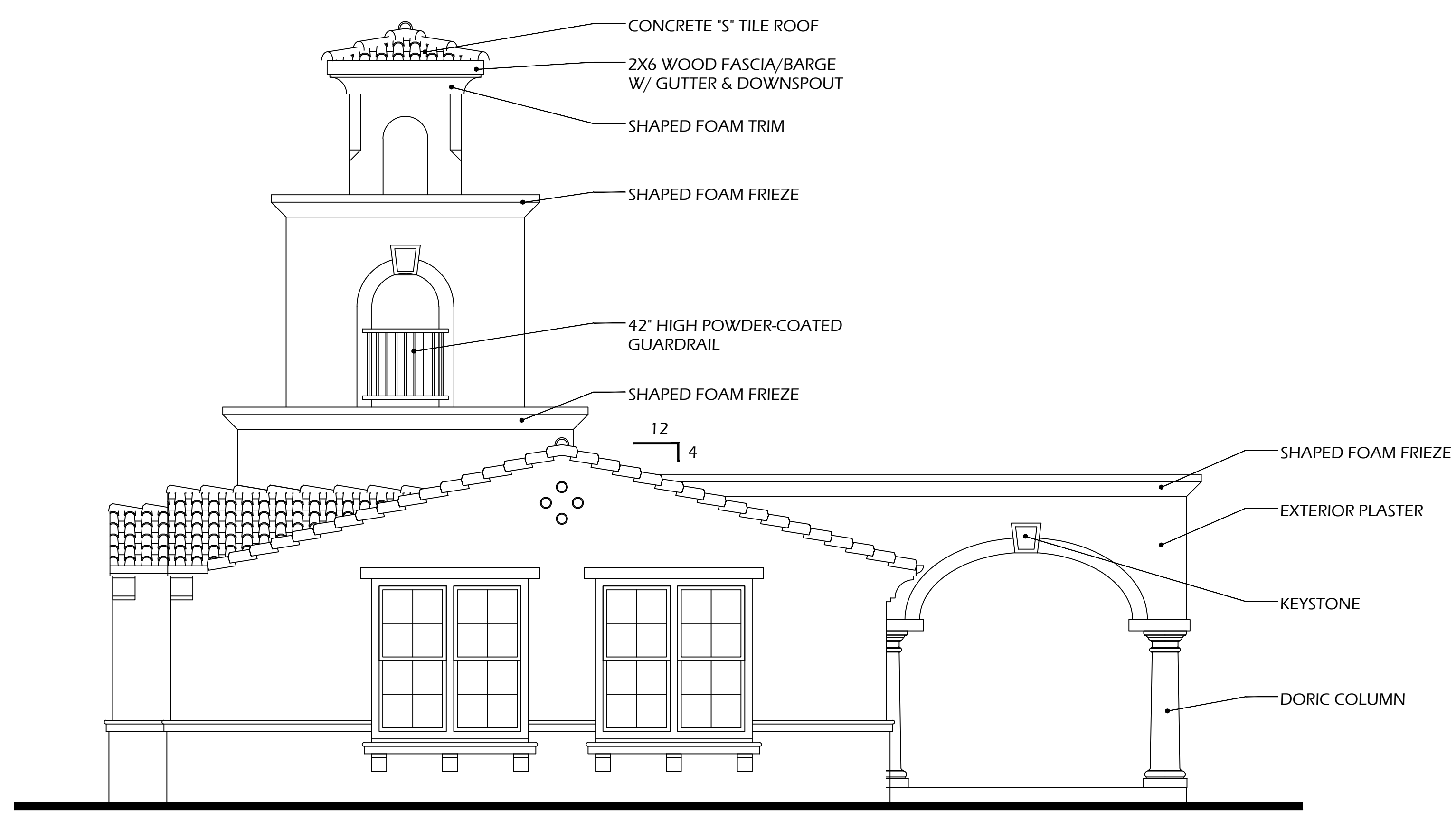
THERE IS NO MECHANICAL EQUIPMENT LOCATED ON THE ROOF

**CRYSTAL COVE APARTMENTS**  
 MORENO VALLEY, CA  
 200 Apartment Homes

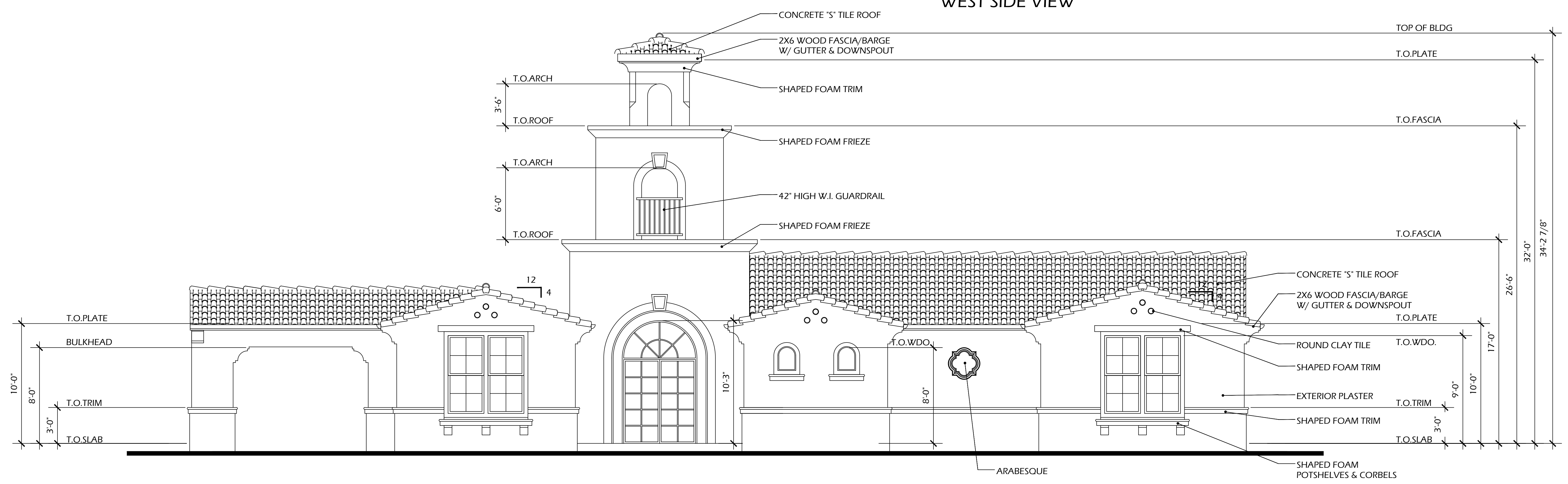
OWNER: FB CRYSTAL COVE, LLC JAMES WALTERS (951) 498-4939  
 DEVELOPER: EMPIRE CM, INC. BRIAN KING (951) 498-4939

**BLDG. TYPE C  
 EXTERIOR  
 ELEVATIONS**

MICHAEL McHALE, ARCHITECT  
 (949) 566-4951  
 10/4/21  
 SCALE: 1" = 8'-0"



WEST SIDE VIEW



NORTH SIDE VIEW

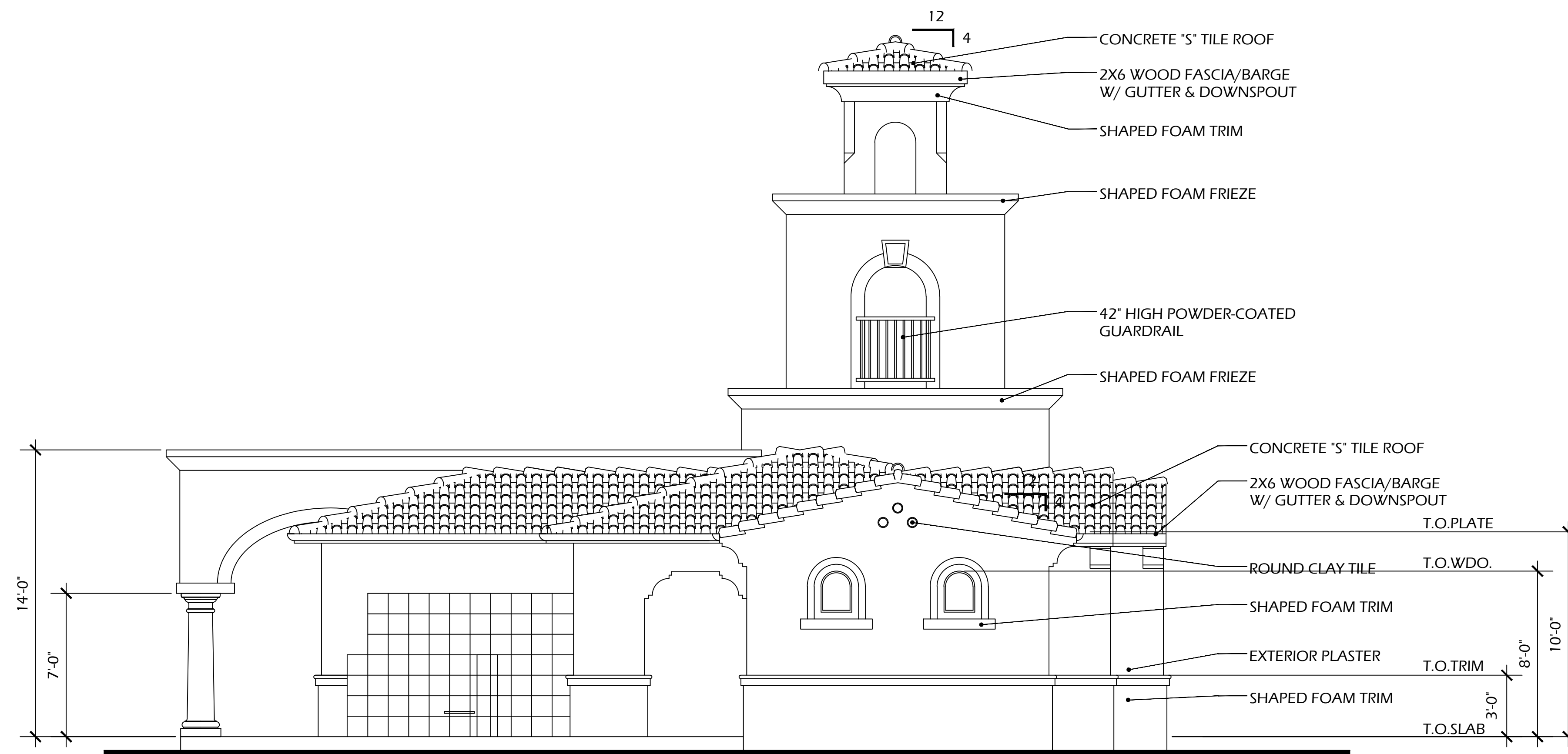
**CRYSTAL COVE APARTMENTS**  
 MORENO VALLEY, CA  
 200 Apartment Homes

OWNER: FB CRYSTAL COVE, LLC JAMES WALTERS (951) 498-4939  
 DEVELOPER: EMPIRE CM, INC. BRIAN KING (951) 498-4939

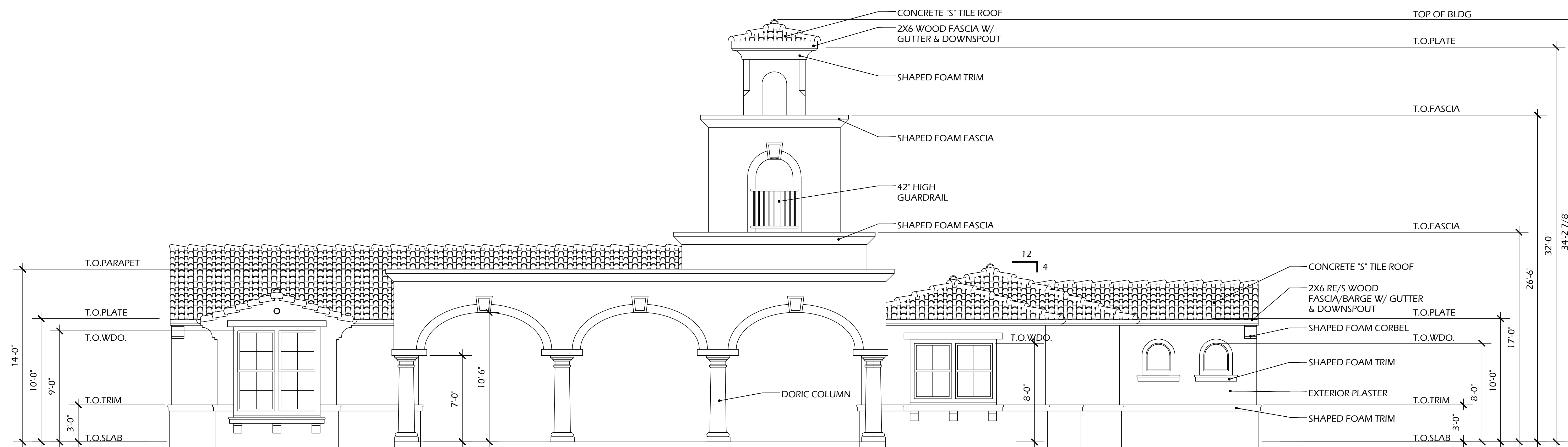
**CLUBHOUSE  
 EXTERIOR  
 ELEVATIONS**

MICHAEL McHALE, ARCHITECT  
 (949) 566-4951  
 10/18/21  
 SCALE: 1" = 4' - 0"





EAST SIDE VIEW



SOUTH SIDE VIEW

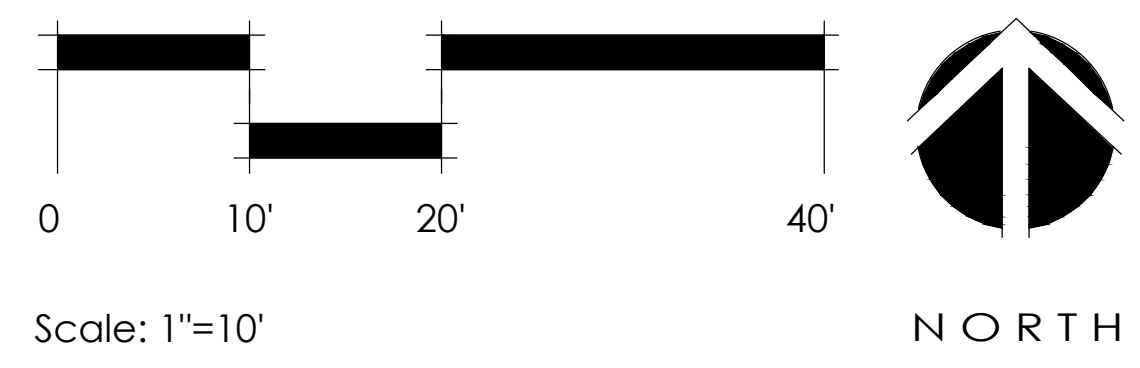
**CRYSTAL COVE APARTMENTS**  
 MORENO VALLEY, CA  
 200 Apartment Homes

OWNER: FB CRYSTAL COVE, LLC JAMES WALTERS (951) 498-4939  
 DEVELOPER: EMPIRE CM, INC. BRIAN KING (951) 498-4939

**CLUBHOUSE  
 EXTERIOR  
 ELEVATIONS**

MICHAEL McHALE, ARCHITECT  
 (949) 566-4951  
 10/18/21  
 SCALE: 1" = 4' - 0"





SHEET 2 OF 4  
ENLARGEMENTS

LANDSCAPE CONCEPT PLAN FOR:  
**CRYSTAL COVE**  
EMPIRE CM, Inc.

MORENO VALLEY, CALIFORNIA



# Crystal Cove Apartments



GENESIS STUDIOS, INC.

Attachment: Project Plans (6014 : Crystal Cove Apartments)

# Zoning



## 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

Image Source: Nearmap

## Notes:

PEN22-02022

867.2 0 433.59 867.2 Feet

*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.*

**From:** [Rene Hernandez](#)  
**To:** [Claudia Manrique](#)  
**Subject:** Case number (PEN22-0022)  
**Date:** Wednesday, November 30, 2022 9:28:02 AM

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**Warning: External Email – Watch for Email Red Flags!**

Hello , my name is Rene Hernandez and im a moreno valley resident , im emailing you about a sign we seen on this lot , plans for a apartment building to be built there. As a community what can we do to have our voices heard about the project. Me personally, i wouldnt like to see a apartment complex be built in our neighborhood. Any information would be greatly appreciated, thank you and have a great day

**From:** [Julissa Alvarado](#)  
**To:** [Claudia Manrique](#)  
**Subject:** Reject/Do not approve of project (PEN22-0022) Apartment Complex  
**Date:** Wednesday, November 30, 2022 10:45:42 AM

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**Warning: External Email – Watch for Email Red Flags!**

Dear Claudia,

I am sending this to you as the notice communicates to send correspondence here.

As a Moreno Valley resident and community member, also a victim of theft and other unfortunate events by careless residents of the city.

I am not in agreement with this proposal or project. Crime has gone up insanely in our city and this complex will only attract more crime.

Pets are not cared for or given up as required, they are let free in the streets causing an environmental (feces, fleas, unvaccinated pets etc.) and safety issue for city residents. Dog bites (which my son has fallen victim), car accidents due to roaming animals etc.

Traffic and careless drivers in our already saturated streets. Is this complex considering accepting subsidized housing programs/section 8? If so, this too will create multiple issues.

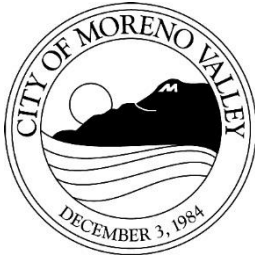
Also, I see the deadline as of 12/1/2022, how was response information sent out to residents. How does the city ensure all residents receive proper notification and response time. I am sure you all know these signs posted are ignored by most city residents as they are barely legible from a far... I was only made aware by a “ring notification” note that went out by a local resident.

Let’s do better in being transparent and honest with the city!

If there is anyone else that I need to speak to please let me know.

Thank you!

Attachment: Public Comments (6014 : Crystal Cove Apartments)



## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: December 8, 2022

TENTATIVE TRACT MAP 38363 (PEN22-0056) SUBDIVIDING 1.79 ACRES INTO EIGHT (8) SINGLE-FAMILY RESIDENTIAL LOTS

Case: Tentative Tract Map 38363 (PEN22-0056)

Applicant: Jeff Tsalyuk

Property Owner: Miguel Pedrogo

Representative: Jeff Tsalyuk

Project Site: Northeast corner of Indian Street and Angella Way

Case Planner: Nader Khalil, Contract Planner

Council District: 4

Proposed Project: A Tentative Tract Map 38363 to subdivide 1.79 acres into eight (8) single-family lots in the Residential 5 (R5) Zoning District.

CEQA: Adopt a Notice of Exemption pursuant to Section 15332 (In-fill Development Projects).

#### **SUMMARY**

Jeff Tsalyuk (“Applicant”) submitted an application for Tentative Tract Map 38363 (PEN22-0056) to subdivide 1.79 acres into eight (8) single-family residential lots (“Proposed Project”). The Proposed Project is located on the northeast corner of Indian Street and Angella Way within the Residential 5 (R5) District (“Project Site”).

#### **PROJECT DESCRIPTION**

##### **Proposed Project**



The Applicant is proposing to subdivide 1.79 acres of vacant unimproved land into eight (8) single-family residential lots Tentative Tract Map 38363. Lot sizes range from approximately 7,300 square feet to 7,900 square feet.

### **Access/Parking**

The access to the Project Site is proposed from Angella Way through an extension of Libra Lane. All eight lots will take direct access from Libra Lane. Future required parking will be required on each site. Given the required setbacks, parking within driveways will also be available. Libra lane is also a public street which will allow for on-street parking on both sides of the street.

### **Design/Landscaping**

The design of the Proposed Project is consistent with the goals and objectives of the City's General Plan, as the development provides an additional variation of housing opportunities. As designed, the Proposed Project is consistent with the provisions of the Municipal Code.

Through appropriate conditions of approval applied to the Proposed Project, the Applicant must create a homeowner's association (HOA) prior to recordation of the final map. The purpose of the HOA, at a minimum, will be to accept ownership and maintenance responsibility in perpetuity of water quality treatment facilities.

Perimeter landscaping will be required per the Municipal Code requirements and will be reviewed by City Staff as part of a future Administrative Review process.

### **REVIEW PROCESS**

All appropriate outside agencies have considered the Proposed Project as part of the standard review process. The Proposed Project was reviewed by the Project Review Staff Committee as required by the Municipal Code. Following subsequent revisions and reviews by staff, the Proposed Project was determined to be complete.

### **ENVIRONMENTAL**

The project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) Guidelines and it was determined that the Proposed Project will not have a significant effect on the environment. A finding that the Proposed Project is exempt from the provisions of CEQA as a Class 32 Categorical Exemption in accordance with CEQA Guidelines Section 15332 for In-fill Development Projects is being recommended for the Proposed Project. Section 15332 is applicable as the Project Site is consistent with the applicable General Plan designation and all applicable general plan policies as well as applicable zoning designation and regulations; occurs within the city on a parcel less than five acres in size surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; would not result in any significant effects on the environment including but not limited to traffic, noise, air quality

or water quality; and can adequately be served by all required utilities and public services.

### **NOTIFICATION**

Consistent with the City 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. As of the preparation of this staff report, no public comments have been received regarding the proposed project.

### **REVIEW AGENCY COMMENTS**

Staff has coordinated with outside agencies where applicable, as is the standard review process for these development applications.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission **ADOPT** Resolution No. 2022-53, and thereby:

1. **FINDING** that Tentative Tract Map 38363 (PEN22-0056) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 32 Exemption, under Section 15332, In-Fill Development Project; and
2. **APPROVING** Tentative Tract Map 38363 (PEN22-0056) subject to the attached Conditions of Approval included as Exhibit A to this Resolution.

Prepared by:  
Julia Descoteaux  
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 No. 2022-53 - Tentative Tract Map No. 38363
2. Project Plans
3. Zoning Map

**RESOLUTION NUMBER 2022-53**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 38363 SUBDIVIDING 1.79 ACRES INTO EIGHT (8) SINGLE-FAMILY RESIDENTIAL LOTS IN THE RESIDENTIAL 5 (R5) DISTRICT, LOCATED ON THE NORTHEAST CORNER OF INDIAN STREET AND ANGELLA WAY (APN: 316-110-030)**

**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 (CEQA) and CEQA Guidelines; and

**WHEREAS**, Jeff Tsalyuk (“Applicant”) has filed an application for the approval of Tentative Tract Map No. 38363 (PEN22-0056) (“Proposed Project”) to subdivide 1.79 acres into eight single-family residential lots in the Residential 5 (R5) District, located on the northeast corner of Indian Street and Angella Way (APN: 316-110-030) (“Project Site”); and

**WHEREAS**, the applications for the Proposed Project have been evaluated in accordance with Chapter 9.14 (Land Divisions), of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

**WHEREAS**, Chapter 9.14 (Land Division) of the Moreno Valley Municipal Code imposes conditions of approval upon projects for which a Tentative Tract Map is required, which conditions may be imposed by the Planning Commission to address on-site improvements, off-site improvements, the manner in which the Project 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 Title 9 (Planning and Zoning) of the Municipal Code; and

**WHEREAS**, consistent with the requirements of Chapter 9.14 (Land Divisions) of the Municipal Code, at the public hearing, the Planning Commission considered Conditions of Approval to be imposed upon Tentative Tract Map No. 38363 (PEN22-0056), which conditions were prepared by City 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**, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Municipal Code and Government Code, a public hearing was scheduled for December 8, 2022, and notice thereof was duly published, posted, and mailed to all property owners of record within 600 feet of the Project Site; and

**WHEREAS**, on December 8, 2022, the public hearing to consider the Proposed Project was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and present evidence; and

**WHEREAS**, at the public hearing, the Planning Commission considered whether each of the requisite findings specified in Section 9.14.070 of the Municipal Code and set forth herein could be made concerning the Proposed Project as conditioned by Conditions of Approval; and

**WHEREAS**, at the public hearing, the Planning Commission reviewed and considered the Planning Division's recommendation that the proposed project has been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines and it was determined that the Proposed Project will not have a significant effect on the environment. A finding that the Proposed Project is exempt from the provisions of CEQA as a Class 32 Categorical Exemption in accordance with CEQA Guidelines Section 15332 for In-fill Development Projects is being recommended 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, in the staff report and conditions of approval (collectively, "Conditions"); and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the ninety-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun.

**Section 3. Evidence**

That the Planning Commission has considered all 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 Tentative Tract Map No. 38363 (PEN22-0056), and all documents, records and references contained therein;
- (d) Conditions of Approval for Tentative Tract Map No. 38363 (PEN22-0056), 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) Testimony and/or comments from Applicant and its representatives during the public hearing; and
- (g) 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 foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission makes the following findings in approving the Proposed Project:

- (a) That the proposed land division is consistent with applicable general plan;
- (b) That the design or improvement of the proposed land division is consistent with applicable general and specific plans;
- (c) That the site of the proposed land division is physically suitable for the type of development;
- (d) That the site of the proposed land division is physically suitable for the proposed density of the development;
- (e) That the design of the proposed land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat,
- (f) That the design of the proposed land division or the type of improvements are not likely to cause serious public health problems;
- (g) That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision;
- (h) That the proposed land division is not subject the Williamson Act pursuant to the California Land Conservation Act of 1965;
- (i) That the proposed land division and the associated design and improvements are consistent with applicable ordinances of the city;
- (j) That the design of the land division provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision; and
- (k) That the effect of the proposed land division on the housing needs of the region were considered and balanced against the public service needs of the residents of Moreno Valley and available fiscal and environmental resources; and

- (l) The Proposed Project is categorically exempt from CEQA as a Class 32 Categorical Exemption in accordance with CEQA Guidelines Section 15332 for In-fill Development Projects.

**Section 5. Approval**

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings set forth above, the Planning Commission approves Tentative Tract Map No. 38363 (PEN22-0056), subject to the Conditions of Approval for Tentative Tract Map No. 38363 (PEN22-0056), attached hereto as Exhibit A.

**Section 6. 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 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 8<sup>th</sup> DAY OF DECEMBER 2022**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Alvin DeJohnette, Chairperson

ATTEST:

\_\_\_\_\_  
Sean P. Kelleher,  
Planning Official

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven B. Quintanilla,  
Interim City Attorney

Exhibits:  
Exhibit A: Conditions of Approval PEN22-0056

Attachment: Resolution No. 2022-53 - Tentative Tract Map No. 38363 [Revision 4] (6009 : Tentative Tract Map 38363 (PEN22-0056))

Exhibit A

CONDITIONS OF APPROVAL PEN22-0056

Attachment: Resolution No. 2022-53 - Tentative Tract Map No. 38363 [Revision 4] (6009 : Tentative Tract Map 38363 (PEN22-0056))



**CONDITIONS OF APPROVAL**

Tentative Tract Map (PEN22-0056)

Page 1

CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Tentative Tract Map (PEN22-0056)  
 APN: 316110030

APPROVAL DATE:

EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT****Planning Division**

1. 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. 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)
3. 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 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.

**CONDITIONS OF APPROVAL**

Tentative Tract Map (PEN22-0056)

Page 2

4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
5. 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)
6. 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

7. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
8. Prior to grading plan approval, Basin fencing shall include wrought iron fencing with pilasters
9. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
10. Prior to grading plan approval, decorative block walls shall be provided along the street side for all corner lots. (MC 9.08.070)
11. 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)
12. A drought tolerant landscape palette shall be utilized throughout the tract in compliance with the City's Landscape Requirements. (9.17)
13. Prior to the issuance of grading permits, final erosion control landscape and irrigation plans for all cut or fill slopes over 3 feet in height shall be submitted to and approved by the Planning Division. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer. Man-made slopes greater than 10 feet in height shall be "land formed" to conform to the natural terrain and shall be landscaped and stabilized to minimize visual scarring. (GP Objective 1.5, MC 9.08.080, DG)

**CONDITIONS OF APPROVAL**

Tentative Tract Map (PEN22-0056)

Page 3

14. Prior to the issuance of grading permits, grading plans shall be submitted to and approved by the Planning Division to ascertain that development and grading of all lots have been designed to reduce the extent of cut and fill and loss of coastal scrub vegetation. Grading plans shall incorporate multiple level foundations, custom foundations and/or split level pads in accordance with the City's Municipal Code. (MC 9.03.030)
15. This tentative map shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)
16. 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.)
17. Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan. The pre-construction survey shall be submitted to the Planning Division prior to any disturbance of the site and/or grading permit issuance.
18. Prior to building final, all required and proposed fences and walls shall be constructed/installed per the approved plans on file in the Planning Division. (MC 9.080.070)
19. Single-family projects of 5 or more units in the R5, R3, R2 and RA2 or density districts. Prior to approval of a precise grading plan, final front and street side yard landscape and irrigation plans shall be submitted to and approved by the Planning Division. The plans shall be prepared in accordance with the City's Municipal Code Landscape Requirements, and include required street trees.
20. Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee.
21. Prior to recordation of the final subdivision map, the following documents shall be submitted to and approved by the Planning Division which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approval:
  - a. The document to convey title
  - b. Deed restrictions, easements, or Covenants, Conditions and Restrictions to be recorded

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

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

- a. The developer and homeowners association shall promote the use of native plants and trees and drought tolerant species.
  - b. All lots designated for open space and or detention basins, shall be included as an easement to, and maintained by a Homeowners Association (HOA) or other private maintenance entity. All reverse frontage landscape areas shall also be maintained by the onsite HOA. Language to this effect shall be included and reviewed within the required Covenant Conditions and Restrictions (CC&Rs) prior to the approval of the final map.
  - c. Maintenance of any and all common facilities.
  - d. A conservation easement for lettered lots shall be recorded on the deed of the property and shown on the final map. Said easement shall include access restrictions prohibiting motorized vehicles from these areas.
  - e. Oleander plants or trees shall be prohibited on open space lots adjacent to multi-use trails.
22. All undeveloped portions of the site in perpetuity shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
  23. Prior to the issuance of building permits, the developer shall provide documentation that contact was made to the U.S. Postal Service to determine the appropriate type and location of mailboxes.
  24. Prior to grading plan approval, wall and fence plans shall be submitted to and approved by the Planning Division subject to the City's Municipal Code including the following:
    - a. Side and rear yard fences/walls (not adjacent to a right of way) shall be constructed of decorative block, poly-vinyl or wood.
    - b. A solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) block wall with pilasters and a cap is required

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along the perimeter of the tract adjacent to any right of way or reverse frontage location and along any right of way within the interior of the tract (all corner lots).

c. A six (6) foot high combination wall with pilasters is required at top of slope along an open space area or adjacent to a park.

d. Decorative open iron or steel fencing with pilasters is required adjacent to open space areas and view lots. (View lots are defined as lots where there is more than 15 foot difference in pad elevation.)

e. Non-combustible fencing is required for all lots adjacent to all fuel modification zones, subject to the approval of the Fire Prevention Bureau.

25. Separate Administrative Plot Plans, including, Design Review (product approval), Model Home Complex or custom home reviews are required for approval of the design of the future single-family homes for Tentative Tract Map 38363.

**COMMUNITY DEVELOPMENT DEPARTMENT****Building Division**

26. 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.
27. Contact the Building Safety Division for permit application submittal requirements.
28. 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.
29. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
30. 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.
31. 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.
32. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2,

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Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.

33. The proposed residential project shall comply with the California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Station (EVCS).
34. 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**

35. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
36. 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)
37. 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)
38. 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)
39. 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)
40. 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)
41. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available

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- 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.
42. 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.
  43. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
  44. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
  45. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
  46. 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])
  47. 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)
  48. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
  49. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)

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50. 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)
51. 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)
52. 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)
53. 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)
54. Single Family Dwellings. Schedule "A" fire prevention approved standard fire hydrants (6" x 4" x 2 ½") shall be located at each intersection of all residential streets. Hydrants shall be spaced no more than 500 feet apart in any direction so that no point on the street is more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 1 hour duration of 20 PSI. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, serving one and two-family residential developments, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along the tract boundary for transportation hazards. (CFC 507.3, Appendix B, MVMC 8.36.060).
55. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall:
  - a. Be signed by a registered civil engineer or a certified fire protection engineer;
  - b. Contain a Fire Prevention Bureau approval signature block; and
  - c. Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.



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

56. 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.
57. This project requires the installation of electric distribution facilities. The developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer shall execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and/or concurrent with trenching operations and other improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

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

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

58. 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

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be in conflict with any developer planned construction on the project site.

**PUBLIC WORKS DEPARTMENT****Land Development**

59. 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.
60. The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). [MC 9.14.010]
61. 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.
62. 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

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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.

63. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the PIA or issuance of a permit. [MC 9.14.210(B)(C)]
64. 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]
65. For single family residential subdivisions, all lots shall drain to the street at a minimum surface grade of 2.0% and on-site drainage shall be conveyed onto the street with subsurface drains at a minimum grade of 0.5% per current City Standards MVSI-152 and MVSI-153A. No cross-lot or over the sidewalk drainage shall be allowed.
66. 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. Final Tract Map (recordation prior to building permit issuance);
  - b. Rough grading w/ erosion control plan (prior to grading permit issuance);
  - c. Precise grading w/ erosion control plan (prior to building permit issuance);
  - d. Street with Striping, Sewer, Water (prior to map approval);
  - e. Final drainage study (prior to grading plan approval);
  - f. Final WQMP (prior to grading plan approval);
  - g. As-Built revision for all plans (prior to Occupancy release).
67. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for development shall not be used as a construction BMP. Water quality BMPs shall be maintained for the entire 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 and once landscaping and irrigation has been installed, it and its maintenance shall be turned over to an established Homeowner's Association (HOA).

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Prior to Grading Plan Approval

68. Resolution of all drainage issues shall be as approved by the City Engineer.
69. 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.
70. A final project-specific Water Quality Management Plan (WQMP) shall be submitted for review and approved by the City Engineer, which:
- Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
  - Incorporates Source Control BMPs and provides a detailed description of their implementation;
  - Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
  - Describes the mechanism for funding the long-term operation and maintenance of the BMPs.
- A copy of the final WQMP template can be obtained on the City's Website or by contacting the Land Development Division. A digital (pdf) copy of the approved final project-specific Water Quality Management Plan (WQMP) shall be submitted to the Land Development Division.
71. 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.
- The Applicant has proposed to incorporate the use of Bioretention Planter Boxes. 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.

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- b. The Applicant shall substantiate the applicable Hydrologic Condition of Concerns (HCOC) in Section F of the F-WQMP. The HCOC designates that the project will be exempt from mitigation requirements based on Exemption 3.
- 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.
- 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.
72. 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.
73. 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.
74. 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.
75. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in

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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.

76. 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

77. 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)]
78. For non-subdivision projects, a copy of the Covenants, Conditions and Restrictions (CC&Rs) shall be submitted for review by the City Engineer. The CC&Rs shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project.
79. 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)]
80. 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]

Prior to Map Approval

81. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]
82. A copy of the Covenants, Conditions and Restrictions (CC&R's) shall be submitted for review and approved by the City Engineer. The CC&R's shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project. In addition, for single-family residential development, bylaws and articles of incorporation shall also be included as part of the maintenance agreement for any water quality BMPs.
83. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the

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Land Development Division.

84. Resolution of all drainage issues shall be as approved by the City Engineer.
85. Maps (prepared by a registered civil engineer and/or licensed surveyor) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
86. 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. Establish a Home Owners Association (HOA) to finance the maintenance of the "Water Quality BMPs". Any lots which are identified as "Water Quality BMPs" shall be owned in fee by the HOA.
87. The developer shall guarantee the completion of all related improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
88. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).
89. All street dedications shall be free of all encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer. An additional 5' of right-of-way on the north side of Angella Way along project frontage will be required to ensure a centerline to north right-of-way width of 30' in accordance with the City's Modified Local Street Standard. A full 56' right-of-way to right-of-way is required for Libra Lane in accordance with the City's Local Street Standard.

Prior to Improvement Plan Approval

90. 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.
91. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
92. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.

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93. 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]
94. 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.
95. 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.
96. 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

97. 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.
98. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

99. 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



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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.

100. For all subdivision projects, the map shall be recorded (excluding model homes). [MC 9.14.190]
101. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including ADA access ramps that do not meet current City standards shall be required to be installed, replaced and/or repaired. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.
102. 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 (excluding models homes).

Prior to Occupancy

103. 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.
104. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
105. 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 / SCE: LS-2>), signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.
  - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
  - c. City-owned utilities.
  - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
  - e. Under grounding of all existing and proposed utilities adjacent to and on-site. [MC 9.14.130]
  - f. Relocation of overhead electrical utility lines including, but not limited to:

**CONDITIONS OF APPROVAL**

Tentative Tract Map (PEN22-0056)

Page 18

electrical, cable and telephone.

106. For residential subdivisions, punch list work for improvements and capping of streets in that phase shall be completed and approved for acceptance by the City Engineer, prior to the following thresholds:
- a. <DESCRIBE>
107. 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.
108. 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

109. Angella Way shall be constructed per the City's Modified Local Street Standard (60'RW/40'CC) to north half-width plus 12 feet on the south side, from the east tract boundary to Indian Street. Improvements shall consist of pavement, base, curb, gutter, sidewalk, ADA access ramps, street lights, signing, striping, and undergrounding overhead utilities.
110. Libra Lane shall be constructed to full-width per the City's Local Street Standard (56'RW/36'CC). Improvements shall consist of pavement, base, curb, gutter, sidewalk, streetlights, signing, striping, driveway approaches, and ADA access ramps.

**CONDITIONS OF APPROVAL**

Tentative Tract Map (PEN22-0056)

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Special Districts Division

111. Right of Way Water Quality BMP Maintenance. The ongoing maintenance of any water quality BMP (e.g. Bioswale) constructed in the public right of way shall be the responsibility of a property owner association or the property owner.
112. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
113. Zones A and C. The parcel(s) associated with this project is included in Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). Zone A is levied on the property tax bill on a per parcel or dwelling unit basis. Zone C is levied on the property tax bill on a per parcel basis. Zone A and Zone C are levied against all assessable parcels, and any subdivision thereof.

Prior to Building Permit

114. Street Light Coordination/Advanced Energy Fees. Prior to the issuance of the 1st Building Permit for this project, the Developer shall pay New Street Light Installation Fees for all street lights required to be installed for this development. Payment will be collected by the Land Development Division. Fees are based on the street light administration/coordination and advanced energy fees as set forth in the City Fees, Charges, and Rates as adopted by City Council and effective at the time of payment. Any change in the project which increases the number of street lights to be installed requires payment of the fees at the then current fee. Questions may be directed to the Special Districts Administration at 951.413.3470 or SDAdmin@moval.org.
115. Major Infrastructure SFD Major Infrastructure Financing District. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for the construction and maintenance of major infrastructure improvements, which may include but is not limited to thoroughfares, bridges, and certain flood control improvements. This condition will be applicable provided said district is under development at the time this project applies for the 1st Building Permit. This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the

**CONDITIONS OF APPROVAL**

Tentative Tract Map (PEN22-0056)

Page 20

project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings. An alternative to satisfying this condition will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.

116. Maintenance Services Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for the operation and maintenance of public improvements and/or services associated with impacts of the development. This condition will only be applicable provided said district is under development at the time this project applies for the 1st Building Permit.

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

An alternative to satisfying this funding source will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.

117. Public Safety Funding. Prior to applying for the 1st Building Permit, the qualified

**CONDITIONS OF APPROVAL**

Tentative Tract Map (PEN22-0056)

Page 21

elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for Public Safety services, which may include but is not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. This condition will only be applicable provided said district is under development at the time this project applies for the 1st Building Permit.

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

An alternative to satisfying this condition will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.

Prior to Map Approval

118. CFD 2014-01. Prior to City Council action authorizing the recordation of the map, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee, form an association to fund the services or fund an endowment) to provide an ongoing funding source for a) Street Lighting Services for capital improvements, energy charges, and maintenance and/or street and storm drain maintenance.

This condition must be fully satisfied prior to issuance of the 1st Building Permit. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the

**CONDITIONS OF APPROVAL**

Tentative Tract Map (PEN22-0056)

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project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

Alternatively, the condition can be satisfied by the Developer forming a property owner association that will be responsible for the improvements and any and all operation and maintenance costs for the improvements or by funding an endowment in an amount sufficient to yield an annual revenue stream that meets the annual obligation, as calculated by Special Districts Admin staff. The Developer must contact Special Districts Administration at 951.413.3470 or at SAdmin@moval.org to satisfy this condition.

119. NPDES Funding. Prior to City Council action authorizing recordation of the final map for the development and if the Land Development Division requires this project to provide a funding source for the City's National Pollutant Discharge Elimination System (NPDES) program, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the balloting/annexation fee or fund an endowment) to provide an ongoing funding source for the NPDES program. This condition must be fully satisfied prior to issuance of the 1st Building Permit. This condition will be satisfied with the successful special election process into the NPDES program, or other special financing district, and payment of all costs associated with the special election process. Participation in the NPDES program requires an annual payment of the annual special tax, assessment, rate or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the City Council action to consider the ballot/annexation into or formation of the district, the qualified elector(s) will not protest the ballot/annexation or formation, but will retain the right to object to any eventual tax/assessment/rate/fee that is not equitable should the financial burden of the tax/assessment/rate/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings. (City of Moreno Valley Municipal Code Title 3, Section 3.50.050). Alternatively, the condition can be satisfied by the Developer funding an endowment in an amount sufficient to yield an annual revenue stream that meets the annual obligation, as calculated by Special Districts Admin staff. The Developer must contact Special Districts Administration at 951.413.3470 or at SAdmin@moval.org to satisfy this condition.

**CONDITIONS OF APPROVAL**

Tentative Tract Map (PEN22-0056)

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120. Park Maintenance Funding. Prior to City Council action authorizing the recordation of the map, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or fund an endowment) to provide an ongoing funding source for the continued maintenance, enhancement, and/or retrofit of parks, open spaces, linear parks, and/or trails systems.

This condition must be fully satisfied prior to issuance of the 1st Building Permit. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

Alternatively, the condition can be satisfied by the Developer funding an endowment in an amount sufficient to yield an annual revenue stream that meets the annual obligation, as calculated by Special Districts Admin staff. The Developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to satisfy this condition.

Transportation Engineering Division

121. Conditions of approval may be modified or added if a phasing plan is submitted for this development.
122. All driveways shall conform to City of Moreno Valley Standard Plans No. MVSI-111A -0 for residential driveway approaches.
123. Angella Way shall be improved as a Modified Local Street (60'RW/40'CC) per City Standard Plan No. MVSI-107A-0. Any improvements undertaken by this project shall be consistent with the City's standard. Transition improvements shall also be constructed to connect to existing conditions/improvements including, but not limited, to a 10:1 pavement transition, curb and gutter, and/or sidewalk.
124. Libra Lane shall be improved as a Local Street (56'RW/36'CC) per City Standard

**CONDITIONS OF APPROVAL**

Tentative Tract Map (PEN22-0056)

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Plan No. MVSI-107A-0. Any improvements undertaken by this project shall be consistent with the City's standards.

125. Prior to final approval of any landscaping and construction plans for any wall or fence, the project plans shall demonstrate that sight distance at the project driveways conforms to City Standard Plan No. MVSI-164A, B, C-0. Trees, plants, shrubs, walls, and fence shall not be located in an area that obstructs the driver's line of sight.

Prior to Building Permit

126. Prior to issuance of an encroachment permit for works within the public right-of-way, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer shall be required for plan approval by the City Traffic Engineer.

Prior to Building Final or Occupancy

127. Prior to issuance of the 1st Certificate of Occupancy, all required street improvements shall be completed to the satisfaction of the City Engineer.
128. Prior to issuance of the 1st Certificate of Occupancy, all signing and striping shall be installed per current City Standards and the approved plans.

**PARKS & COMMUNITY SERVICES DEPARTMENT**

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



# TENTATIVE TRACT MAP NO. 38363

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

8 LOTS SUBDIVISION

REVISION DATE: 06/15/2022

**ADDRESS**  
 VACANT LAND  
 MORENO VALLEY, CA 92551  
 APN 316-110-030

**SUBDIVIDER/OWNER:**  
 MIGUEL PEDROGO  
 26655 AVENIDA DESEO  
 MISSION VIEJO, CA. 92691  
 (949) 350-1242

**ENGINEER:**  
 ITF & ASSOCIATES, INC.  
 11278 LOS ALAMITOS BLVD., #354  
 LOS ALAMITOS, CA 90720  
 p. 800-797-9483

**NOTES:**

1. PROJECT GROSS AREA IS 1.79 AC.
2. PROJECT CONSISTS OF 8 PARCELS SUBDIVISION FOR SFR
3. EXISTING ZONING- R-5
4. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP
5. FLOOD ZONE X PER FLOOD MAP 06065C0765G EFFECTIVE 08/28/2008
6. SURVEY PROVIDED BY ITF & ASSOCIATES, INC. (DATE OF SURVEY 03/21/2021)
7. MVU ELECTRIC WILL SERVE THIS PROJECT FROM MANHOLE#1465, A CONDUIT STUB LOCATED IN THE MIDDLE OF THE INTERSECTION OF ANGELLA WAY & INDIAN.
8. THE STREET LIGHTS MIGHT BE REQUIRED ON THE NORTH SIDE OF ANGELLA WAY.
9. OVERHEAD UTILITIES ALONG ANGELLA WAY MUST BE PLACED UNDERGROUND.

**UTILITIES**

- WATER- EASTERN MUNICIPAL WATER DISTRICT
- SEWER- EASTERN MUNICIPAL WATER DISTRICT
- ELECTRICITY- SOUTHERN CALIFORNIA EDISON
- GAS- SOUTHERN CALIFORNIA GAS COMPANY
- TELEPHONE- VERIZON
- CABLE- ADELPHIA
- FLOOD CONTROL- RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF INDIAN AVE. BEING N00°43'53"W AS SHOWN ON PARCEL MAP 12374, PMB 77/39, RECORDS OF RIVERSIDE COUNTY

**BENCHMARK**

SET 3 1/2" ALUMINUM DISK STAMPED RIV. CO. SURVEYOR M-31 RESET APRIL 1996, FLUSH AT SW CORNER OF BRIDGE ON TOP OF SIDEWALK NEAR FACE OF CURB LOCATED AT THE CROSSING OF PERRIS BLVD. AND RIV. CO. FLOOD CONTROL CHANNEL (PERRIS LATERAL "A"). 4.3' W/O CENTERLINE OF PERRIS BLVD. AND 4.5' E/O CONCRETE BRIDGE BARRIER.

**LEGAL DESCRIPTION**

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 PARCEL 1 AND LETTERED LOT "B" OF PARCEL MAP NO. 12374, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 77 OF PARCEL MAPS AT PAGE 39 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
 EXCEPTING THEREFROM THAT PORTION OF PARCEL 1 OF SAID PARCEL MAP NO. 12374, AS SHOWN BY MAP ON FILE IN BOOK 77 OF PARCEL MAPS AT PAGE 39 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, AS GRANTED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED OCTOBER 22, 2014 AS INSTRUMENT NO. 2014-0401416 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INDIAN STREET (44.00 FEET IN EASTERLY HALF WIDTH) WITH THE CENTERLINE OF ANGELLA WAY (30.00 FEET IN NORTHERLY HALF WIDTH) AS SHOWN ON TRACT NO. 20301 ON FILE IN BOOK 189 OF MAPS, PAGES 22 THROUGH 24, INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
 THENCE NORTH 00° 15' 32" EAST ALONG SAID CENTERLINE OF INDIAN STREET, A DISTANCE OF 51.47 FEET TO A POINT THEREON;  
 THENCE LEAVING SAID CENTERLINE SOUTH 89° 44' 28" EAST, A DISTANCE OF 48.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF SAID PARCEL 1, SAID POINT ALSO BEING ON A LINE PARALLEL WITH AND DISTANT EASTERLY 48.00 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID CENTERLINE OF INDIAN STREET;  
 THENCE NORTH 00° 15' 32" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 260.22 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1;  
 THENCE SOUTH 89° 46' 42" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 28.60 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT EASTERLY 76.60 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID CENTERLINE OF INDIAN STREET;  
 THENCE SOUTH 00° 15' 32" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 252.81 FEET TO A POINT THEREON; THENCE SOUTH 14° 53' 54" EAST, A DISTANCE OF 29.95 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1;  
 THENCE NORTH 89° 44' 14" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 17.45 FEET TO SAID SOUTHWESTERLY LINE OF PARCEL 1; THENCE NORTH 41° 12' 41" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 28.67 FEET TO THE TRUE POINT OF BEGINNING.

APN: 316-110-030

**EASEMENTS**

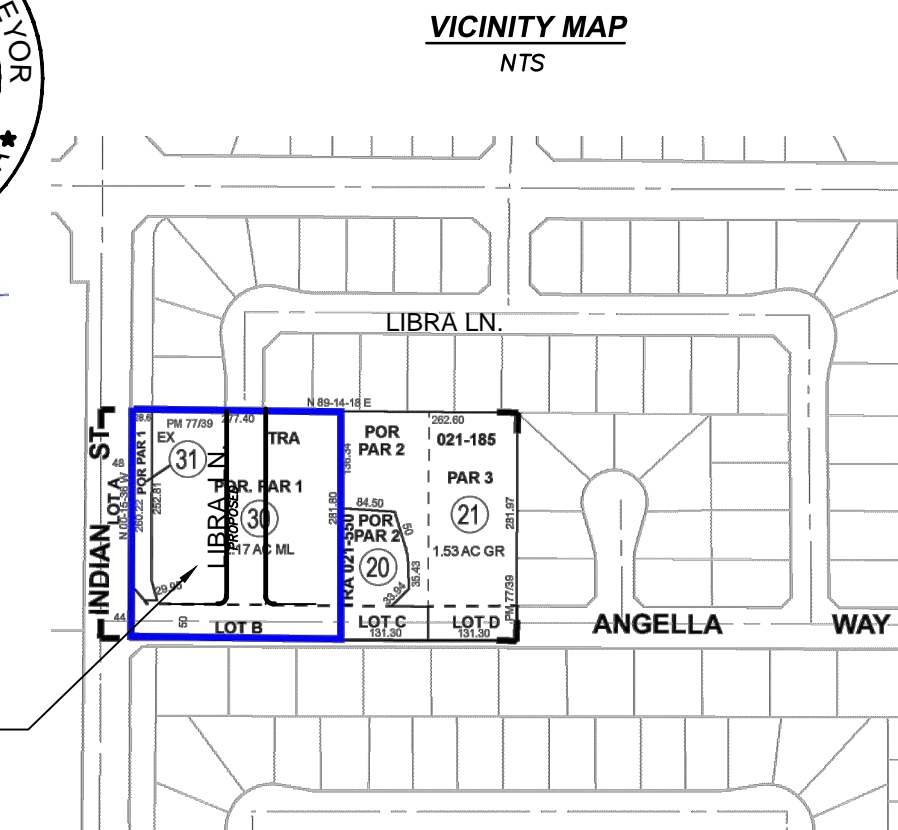
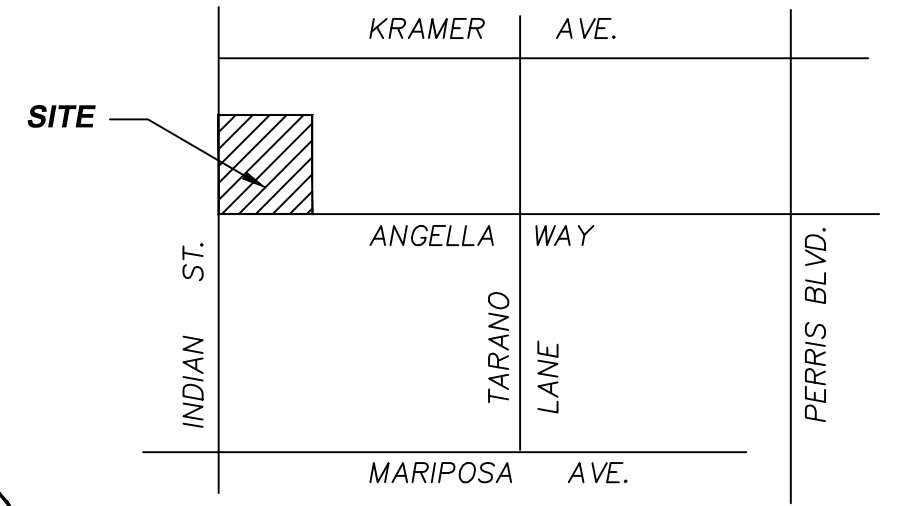
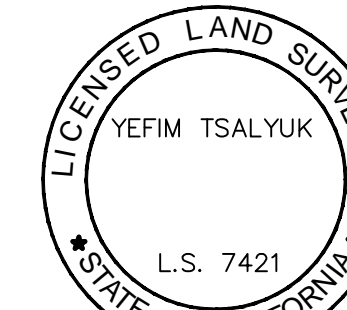
- (1) EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED AS SHOWN ON MAP NO. 12374 IN BOOK 77, PAGE 39

- (A) REPRESENTS PLANTER BOX PER DETAIL ON WQMP EXHIBIT

• MB- INDICATES MAIL BOX LOCATION

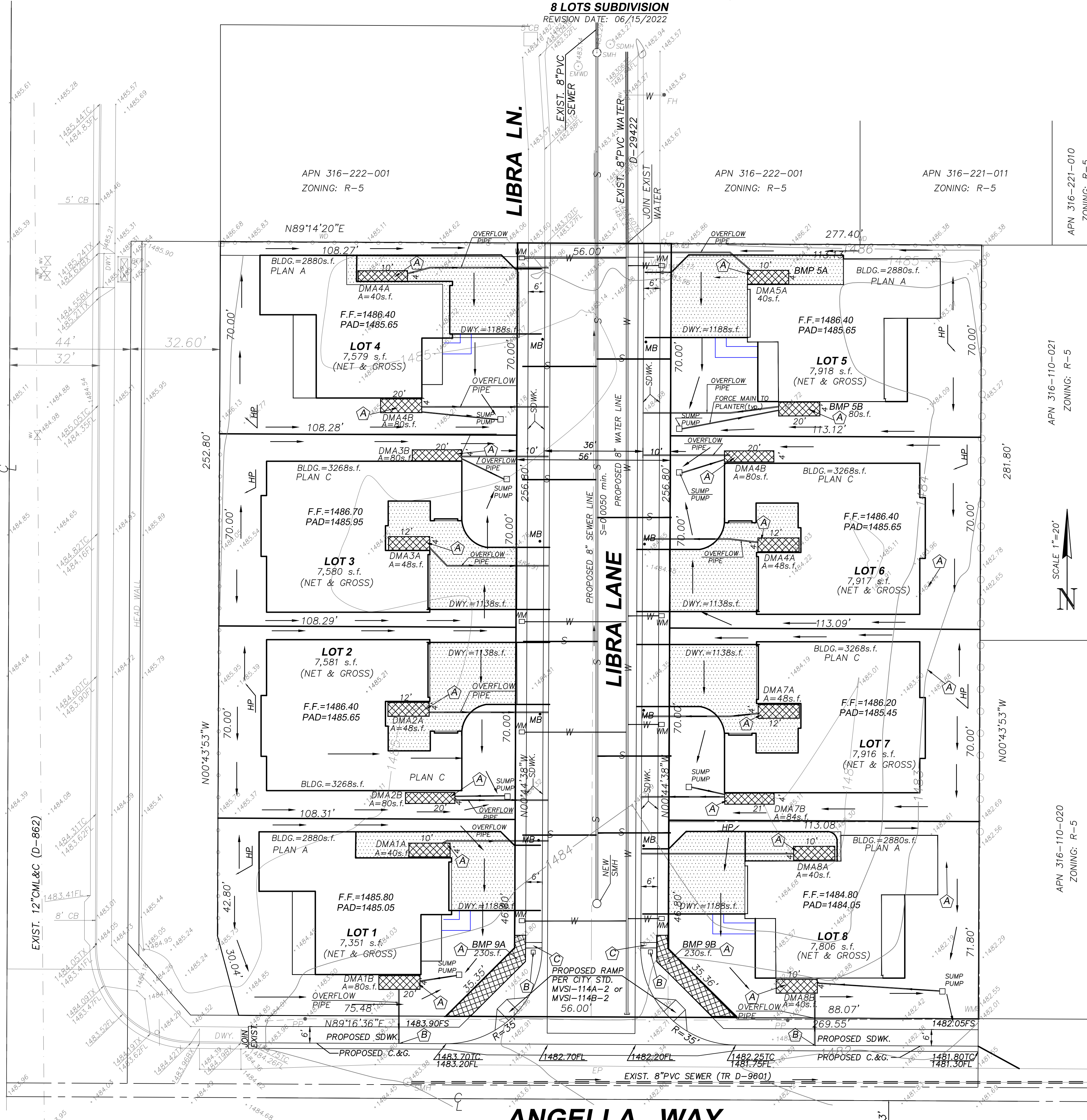
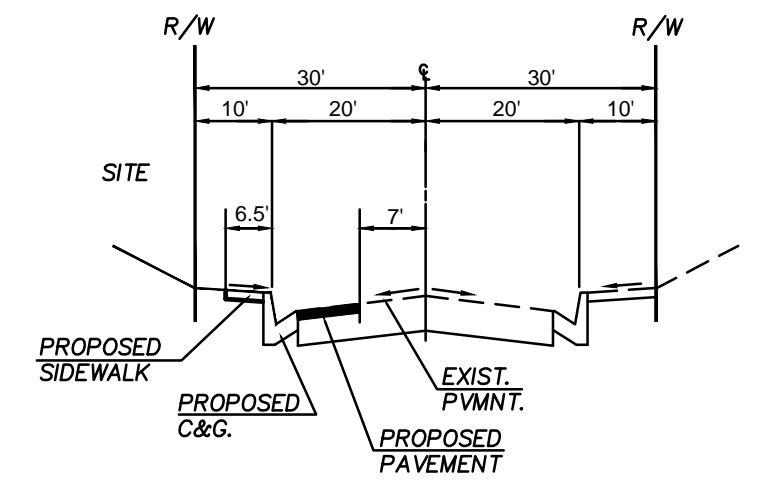
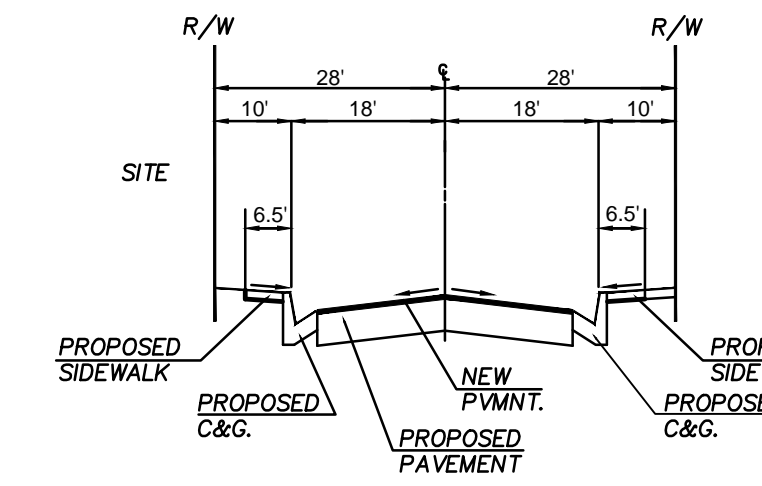
**EARTHWORK**

CUT ..... 0 C.Y.  
 FILL ..... 1,650 C.Y.  
 IMPORT ..... 1,650 C.Y.



**PROJECT AREA**

CONSTRUCTION TYPE	PLAN A	PLAN C
1st FLOOR	1,293 s.f.	1,703 s.f.
2nd FLOOR	1,437 s.f.	822 s.f.
2-CAR GARAGE	456 s.f.	456 s.f.
PORCH AREA	164 s.f.	30 s.f.
PATIO AREA	258 s.f.	158 s.f.
CARPOR AREA	118 s.f.	
ADU	693 s.f.	650 s.f.
TOTAL LOT COVERAGE	3,608 s.f.	6,284 s.f.



INDIAN STREET

ANGELLA WAY

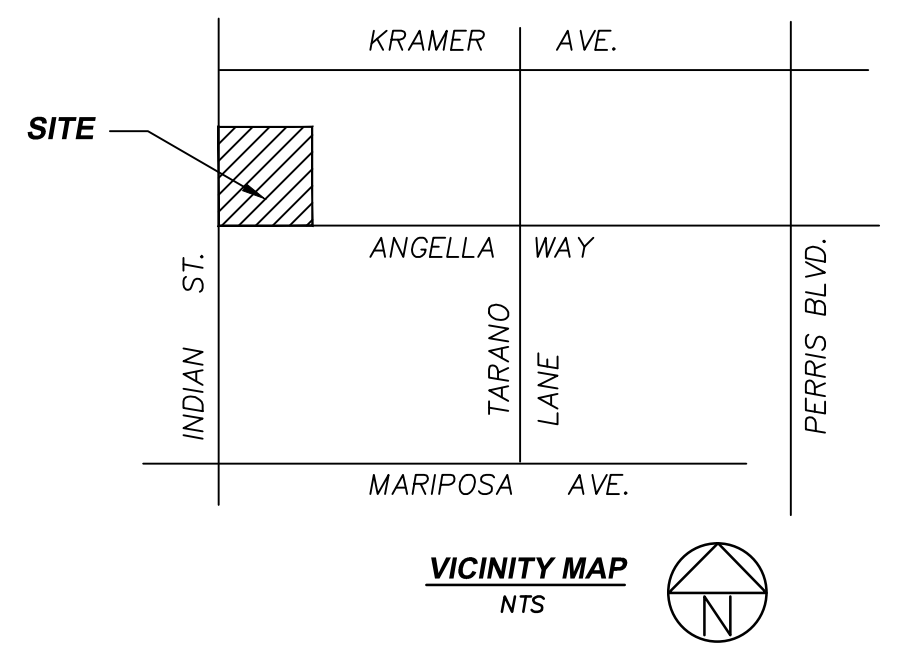
LIBRA LN

ANGELLA WAY

CITY RECORD NO. PEN22-0056

PROJECT TITLE
NE CORNER OF INDIAN AVE. & ANGELLA WAY
MORENO VALLEY, CA
APN 316-110-030

UTILITY COMPANIES and EMERGENCY NUMBERS table with entries like BOX SPRINGS MUTUAL WATER COMPANY, CHARTER SPECTRUM, CROWN CASTLE, etc.



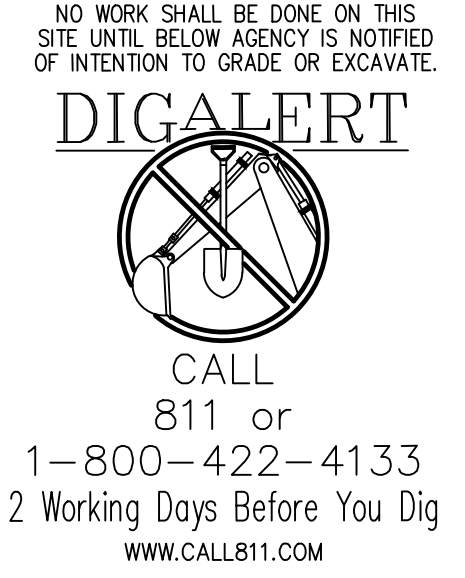
- STANDARD GRADING NOTES: 1.) ALL WORK SHALL CONFORM TO THE CITY OF MORENO VALLEY GRADING REGULATIONS... 2.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND... 20.) THE RCE OF RECORD SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON.

LEGAL DESCRIPTION: THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 AND LETTERED LOT "B" OF PARCEL MAP NO. 12374, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 77 OF PARCEL MAPS AT PAGE 39 THEREOF...

NAME: DATE:
RCE #-----
NOTE: THESE NOTES SHALL BE PLACED ON ALL GRADING PLANS.

DECLARATION OF ENGINEER OF RECORD: I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES...



ENGINEER'S NOTICE TO CONTRACTORS: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS...

SHEET INDEX table with columns DESCRIPTION and SHEET No. showing 1 GRADING PLAN and 2 GRADING PLAN.

THE GRADING AND/OR IMPROVEMENT PLANS ARE APPROVED FOR A PERIOD OF TWO (2) YEARS FROM THE DATE SIGNED BY THE CITY ENGINEER...

ROUGH/PRECISE GRADING PLANS GEOTECH AND GEOLOGIST CERTIFICATION

Certification form containing fields for REPORT TITLE, REPORT DATE, FIRM NAME, BY (ENGINEERING GEOLOGIST), DATE, and a signature line.

WDID No (Sheet 1 Only) PENXX-XXXX
WQMP No (Sheet 1 Only)

Table with columns: REVIEW BY CITY STAFF, BENCHMARK, BASIS OF BEARING, and a table with columns MARK, DATE, INITIAL, DESCRIPTION, REC, APPR/DATE.

CITY OF MORENO VALLEY

ACCEPTED BY: [Signature]



ITF & ASSOCIATES, INC. 11278 LOS ALAMITOS BLVD., #354 LOS ALAMITOS, CA 90720 (800) 797-9483

UNDER THE SUPERVISION OF: YEFIM TSALYUK DATE

CITY OF MORENO VALLEY TITLE SHEET: NE CORNER OF INDIAN AVE. & ANGELLA WAY MORENO VALLEY, CA APN 316-110-030. SHEET 1 OF 2. CITY ID No.

Attachment: Project Plans (6009 : Tentative Tract Map 38363 (PEN22-0056))

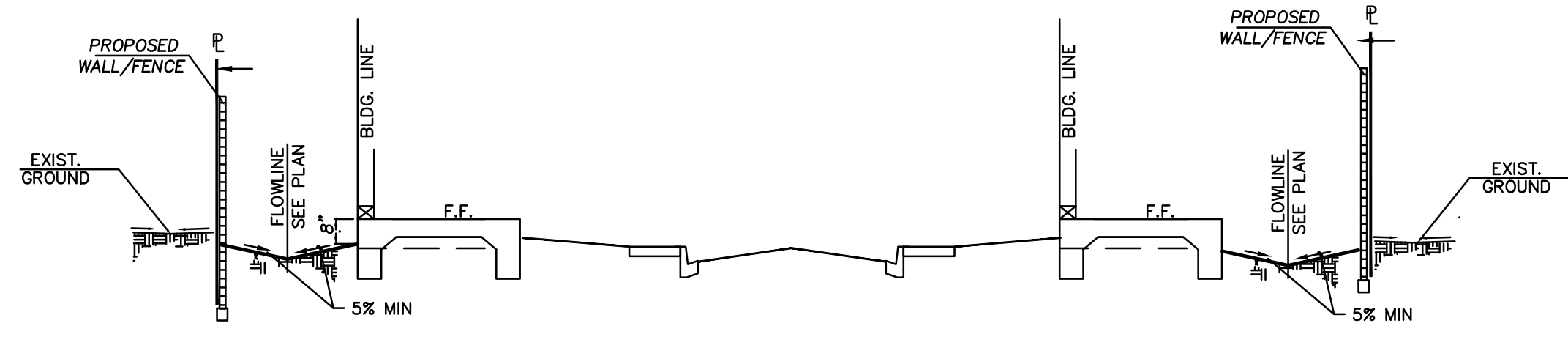
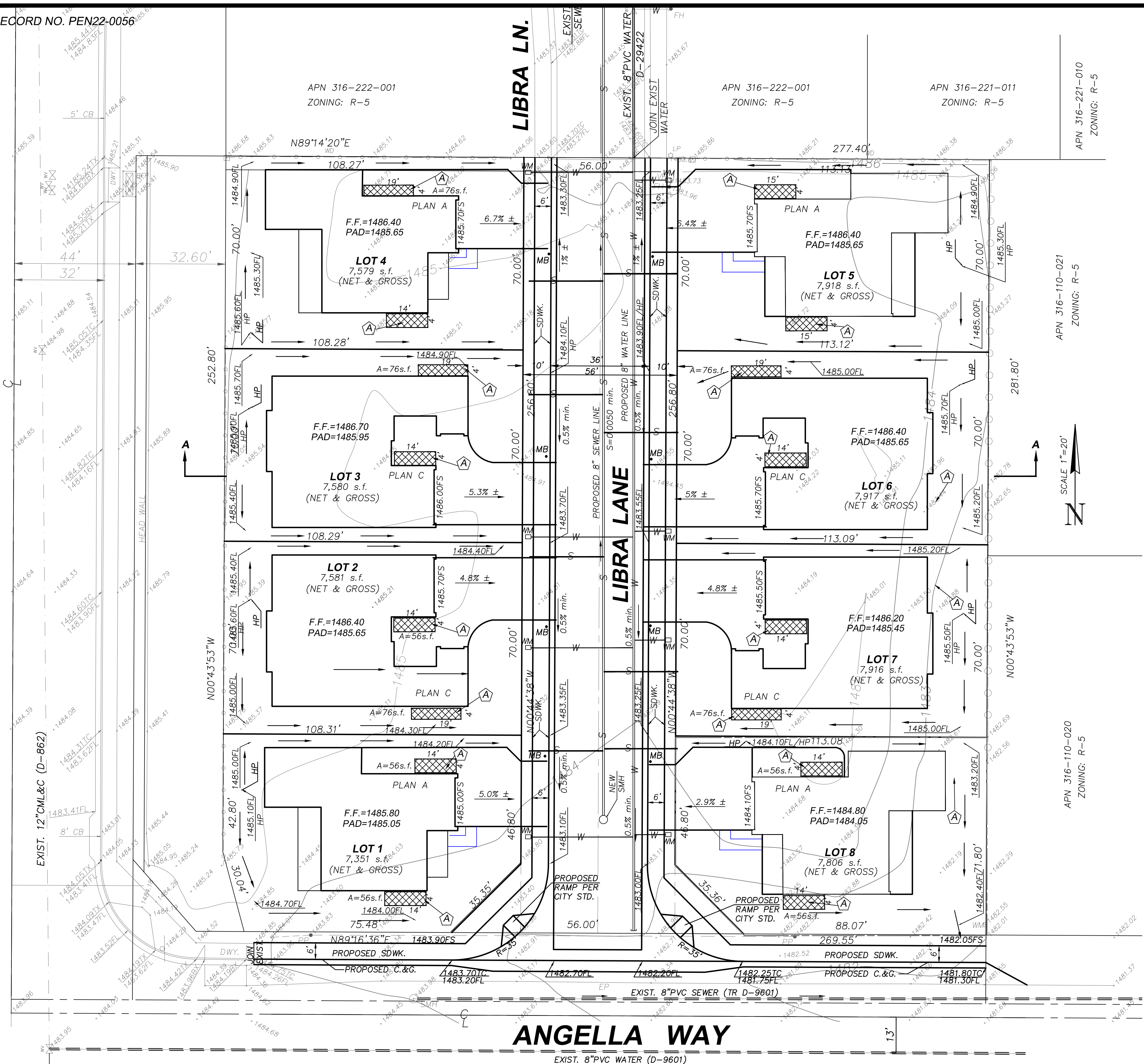
CITY RECORD NO. PEN22-0056

INDIAN STREET

LIBRA LN.

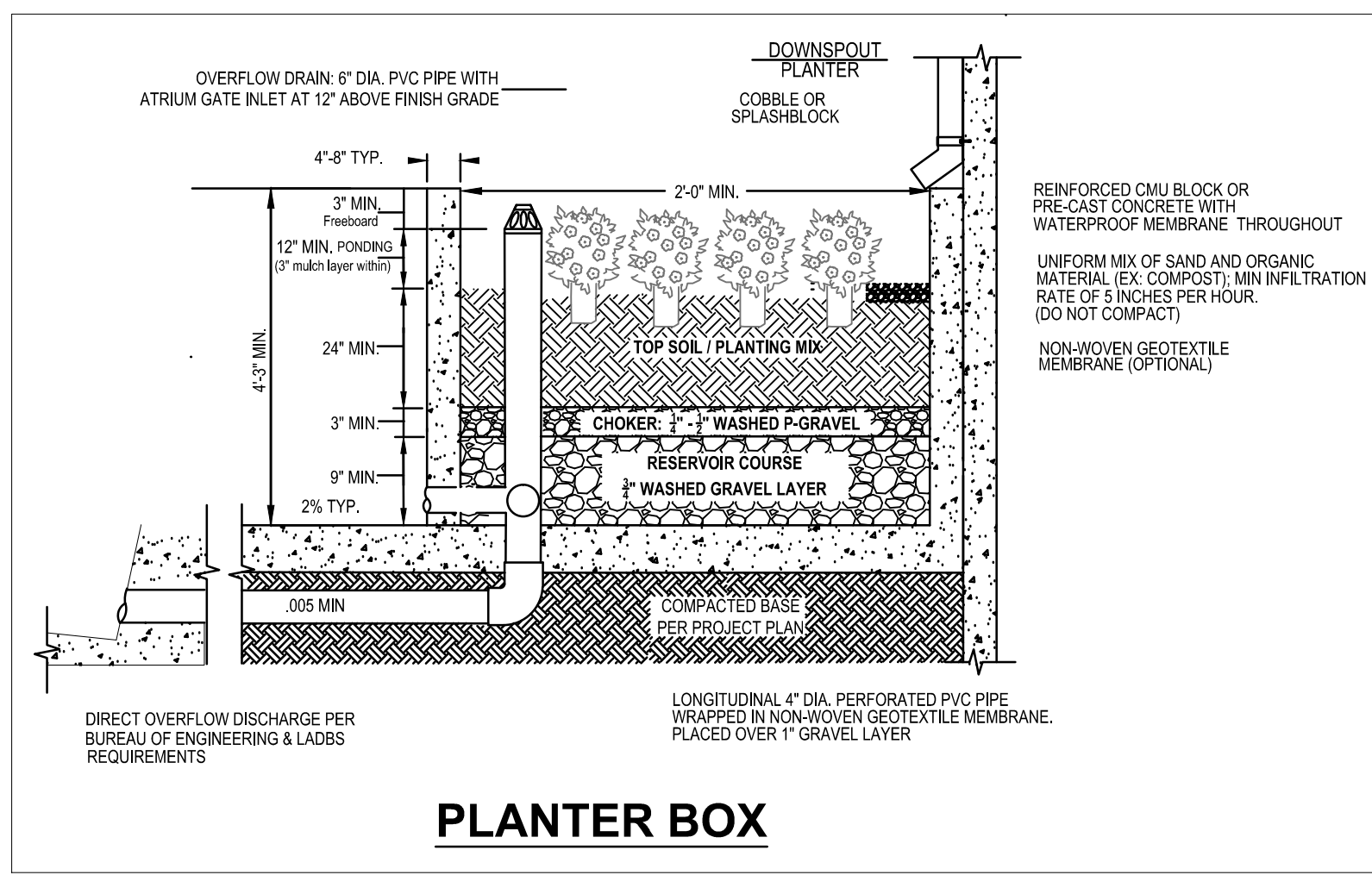
LIBRA LANE

ANGELLA WAY



SECTION A-A  
NTS

Ⓐ REPRESENTS BMPs PER DETAIL HEREON



PLANTER BOX

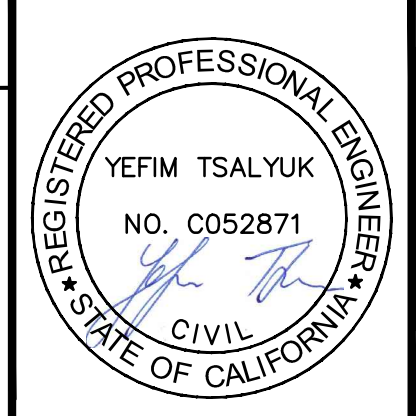
**REVIEW BY CITY STAFF**

**BENCHMARK**  
M-31  
SET 3 1/4\"/>

**BASIS OF BEARING**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF INDIAN AVE. BEING N00°43'53\"/>

MARK	DATE	INITIAL	DESCRIPTION	REC	APPR/DATE
		EOR	REVISION		

**CITY OF MORENO VALLEY**  
ACCEPTED BY:



**ITF & ASSOCIATES, INC.**  
11278 LOS ALAMITOS BLVD., #354  
LOS ALAMITOS, CA 90720  
(800) 797-9483

UNDER THE SUPERVISION OF:  
YEFIM TSALYUK  
RCE 52871

**CITY OF MORENO VALLEY**  
**PRELIMINARY GRADING PLAN**  
**NE CORNER OF INDIAN AVE. & ANGELLA WAY**  
**MORENO VALLEY, CA**  
**APN 316-110-030**

SHEET 2 OF 2  
CITY ID No

# TENTATIVE TRACT MAP NO. 38363

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

8 LOTS SUBDIVISION

REVISION DATE: 06/15/2022

**ADDRESS**  
 VACANT LAND  
 MORENO VALLEY, CA 92551  
 APN 316-110-030

**SUBDIVIDER/OWNER:**  
 MIGUEL PEDROGO  
 26655 AVENIDA DESEO  
 MISSION VIEJO, CA. 92691  
 (949) 350-1242

**ENGINEER:**  
 ITF & ASSOCIATES, INC.  
 11278 LOS ALAMITOS BLVD., #354  
 LOS ALAMITOS, CA 90720  
 p. 800-797-9483

**NOTES:**

- PROJECT GROSS AREA IS 1.79 AC.
- PROJECT CONSISTS OF 8 PARCELS SUBDIVISION FOR SFR
- EXISTING ZONING- R-5
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP
- FLOOD ZONE X PER FLOOD MAP 06065C0765G EFFECTIVE 08/28/2008
- SURVEY PROVIDED BY ITF & ASSOCIATES, INC. (DATE OF SURVEY 03/21/2021)
- MVU ELECTRIC WILL SERVE THIS PROJECT FROM MANHOLE#1465, A CONDUIT STUB LOCATED IN THE MIDDLE OF THE INTERSECTION OF ANGELLA WAY & INDIAN.
- THE STREET LIGHTS MIGHT BE REQUIRED ON THE NORTH SIDE OF ANGELLA WAY.
- OVERHEAD UTILITIES ALONG ANGELLA WAY MUST BE PLACED UNDERGROUND.

**UTILITIES**

WATER- EASTERN MUNICIPAL WATER DISTRICT  
 SEWER- EASTERN MUNICIPAL WATER DISTRICT  
 ELECTRICITY- SOUTHERN CALIFORNIA EDISON  
 GAS- SOUTHERN CALIFORNIA GAS COMPANY  
 TELEPHONE- VERIZON  
 CABLE- ADELPHIA  
 FLOOD CONTROL- RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF THE CENTERLINE OF INDIAN AVE. BEING N00°43'53"W AS SHOWN ON PARCEL MAP 12374, PMB 77/39, RECORDS OF RIVERSIDE COUNTY

**BENCHMARK**

SET 3 1/4" ALUMINUM DISK STAMPED RIV. CO. SURVEYOR M-31 RESET APRIL 1996, FLUSH AT SW CORNER OF BRIDGE ON TOP OF SIDEWALK NEAR FACE OF CURB LOCATED AT THE CROSSING OF PERRIS BLVD. AND RIV. CO. FLOOD CONTROL CHANNEL (PERRIS LATERAL "A"). 43' W/O CENTERLINE OF PERRIS BLVD. AND 4.5' E/O CONCRETE BRIDGE BARRIER.

**LEGAL DESCRIPTION**

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 PARCEL 1 AND LETTERED LOT "B" OF PARCEL MAP NO. 12374, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 77 OF PARCEL MAPS AT PAGE 39 THEREOF, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
 EXCEPTING THEREFROM THAT PORTION OF PARCEL 1 OF SAID PARCEL MAP NO. 12374, AS SHOWN BY MAP ON FILE IN BOOK 77 OF PARCEL MAPS AT PAGE 39 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, AS GRANTED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED OCTOBER 2, 2014 AS INSTRUMENT NO. 2014-0401416 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF INDIAN STREET (44.00 FEET IN EASTERLY HALF WIDTH) WITH THE CENTERLINE OF ANGELLA WAY (30.00 FEET IN NORTHERLY HALF WIDTH) AS SHOWN ON TRACT NO. 20301 ON FILE IN BOOK 189 OF MAPS, PAGES 22 THROUGH 24, INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
 THENCE NORTH 00° 15' 32" EAST ALONG SAID CENTERLINE OF INDIAN STREET, A DISTANCE OF 51.47 FEET TO A POINT THEREON;  
 THENCE LEAVING SAID CENTERLINE SOUTH 89° 44' 28" EAST, A DISTANCE OF 48.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF SAID PARCEL 1, SAID POINT ALSO BEING ON A LINE PARALLEL WITH AND DISTANT EASTERLY 48.00 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID CENTERLINE OF INDIAN STREET;  
 THENCE NORTH 00° 15' 32" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 260.22 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1;  
 THENCE SOUTH 89° 46' 42" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 28.60 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT EASTERLY 76.60 FEET, MEASURED AT A RIGHT ANGLE, FROM SAID CENTERLINE OF INDIAN STREET;  
 THENCE SOUTH 00° 15' 32" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 252.81 FEET TO A POINT THEREON; THENCE SOUTH 14° 53' 54" EAST, A DISTANCE OF 29.95 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 1;  
 THENCE NORTH 89° 44' 14" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 17.45 FEET TO SAID SOUTHWESTERLY LINE OF PARCEL 1; THENCE NORTH 41° 12' 41" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 28.67 FEET TO THE TRUE POINT OF BEGINNING.

APN: 316-110-030

**EASEMENTS**

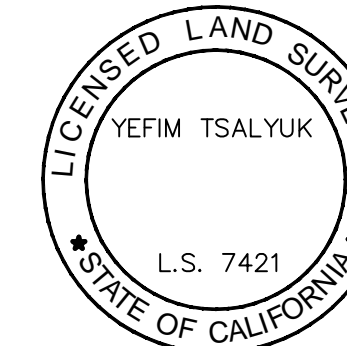
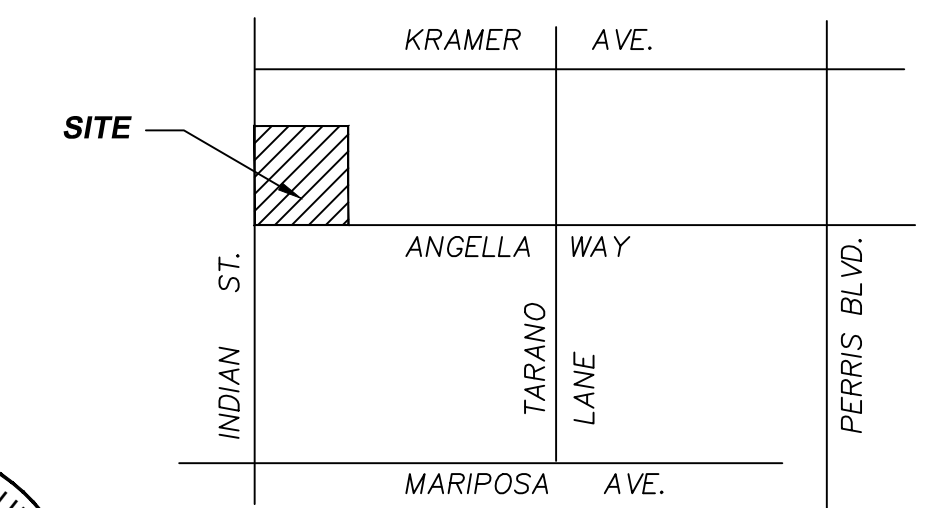
- ① EASEMENT FOR ROAD AND INCIDENTAL PURPOSES RECORDED AS SHOWN ON MAP NO. 12374 IN BOOK 77, PAGE 39

Ⓐ REPRESENTS RAIN TAKN PER DETAIL ON GRADING PLAN

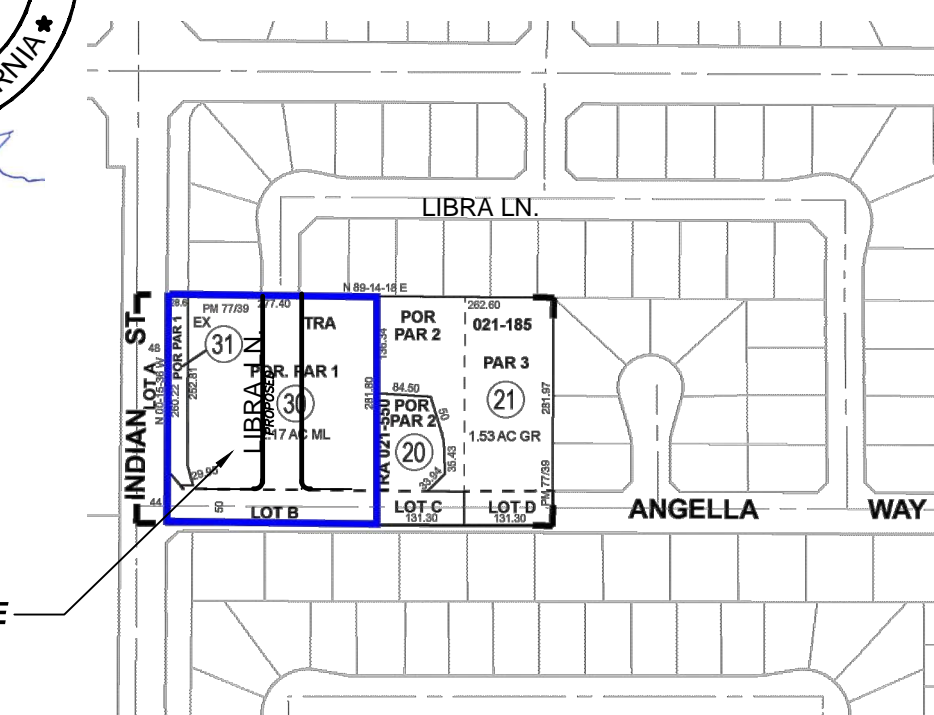
• MB- INDICATES MAIL BOX LOCATION

**EARTHWORK**

CUT ..... 0 C.Y.  
 FILL ..... 1,650 C.Y.  
 IMPORT ..... 1,650 C.Y.

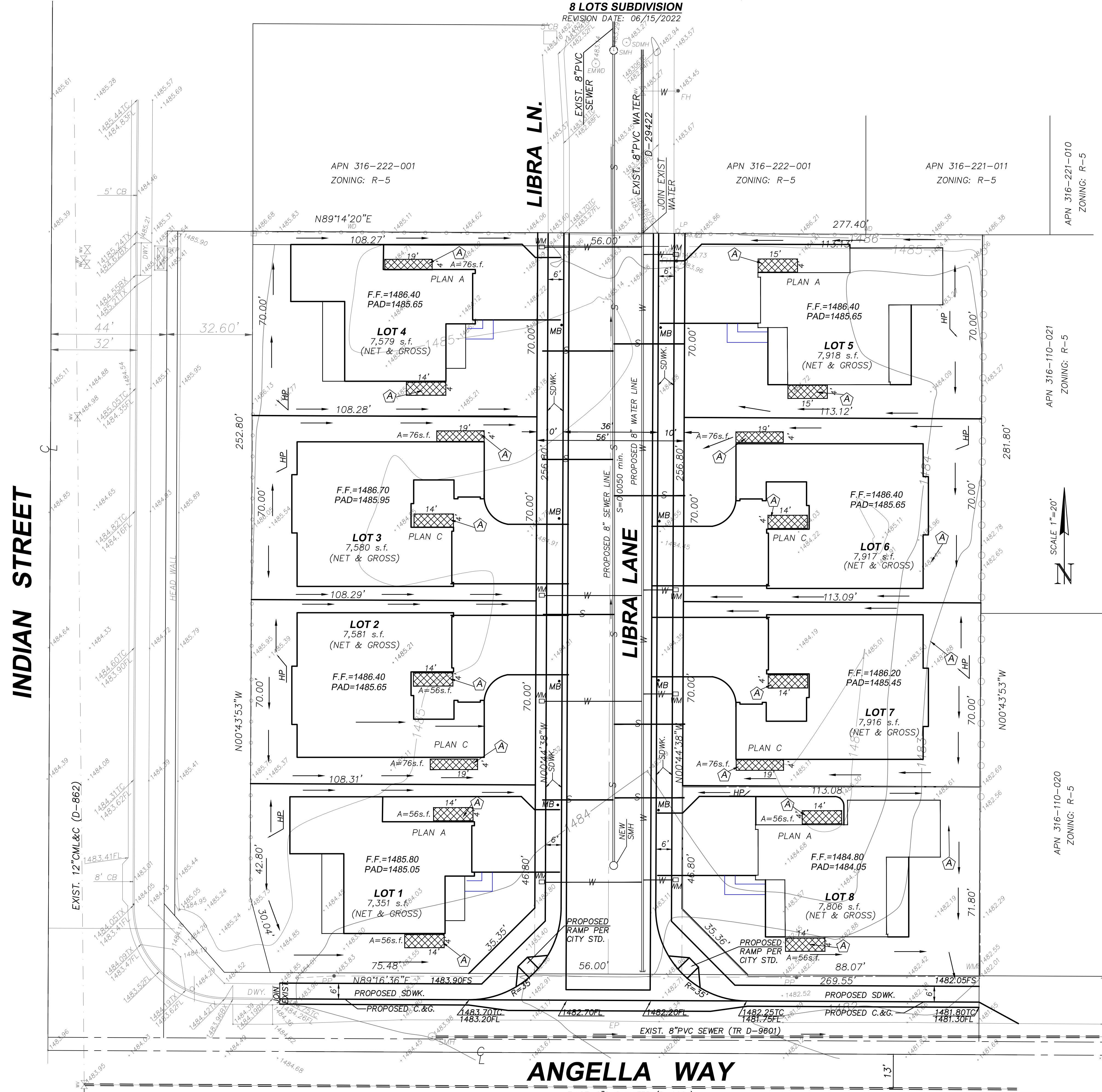
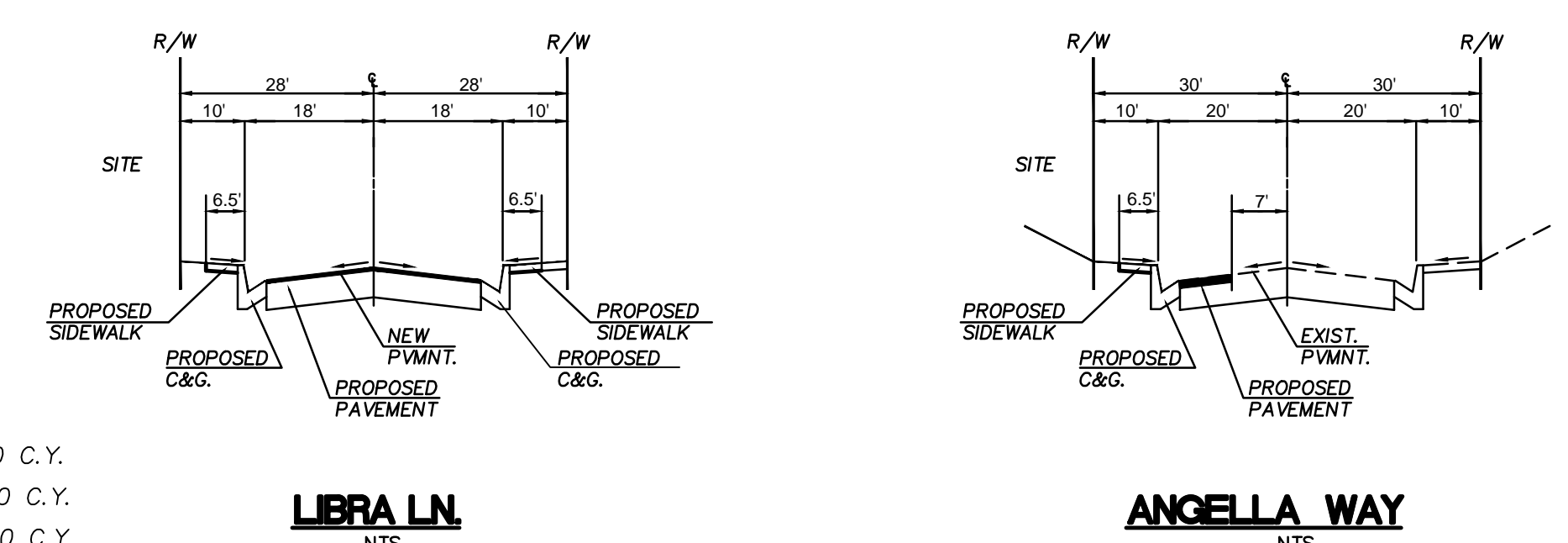


**VICINITY MAP**  
 NTS



**PROJECT AREA**

CONSTRUCTION TYPE	PLAN A	PLAN C
	V-B	V-B
1st FLOOR	1,293 s.f.	1,703 s.f.
2nd FLOOR	1,437 s.f.	822 s.f.
2-CAR GARAGE	456 s.f.	456 s.f.
PORCH AREA	164 s.f.	30 s.f.
PATIO AREA	258 s.f.	158 s.f.
CARPOR AREA	118 s.f.	
ADU	693 s.f.	650 s.f.
TOTAL LOT COVARAGE	3,608 s.f.	6,284 s.f.



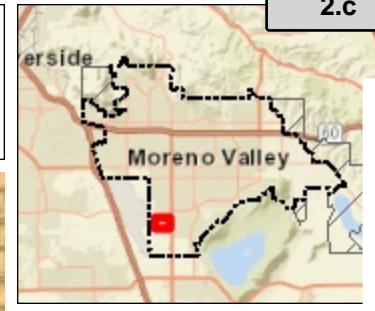
INDIAN STREET

**ANGELLA WAY**  
 NTS

**LIBRA LN**  
 NTS

**ANGELLA WAY**  
 NTS

# Zoning



## 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

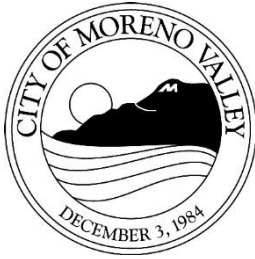
Image Source: Nearmap

## Notes:

PEN22-0056

867.2 0 433.59 867.2 Feet

*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.*



## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: December 8, 2022

TENTATIVE TRACT MAP NO. 38064 AND PLOT PLAN FOR A 426-UNIT MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT ON AN 18.05-ACRE SITE

Case: PEN21-0216 - Tentative Tract Map  
PEN21-0215 - Plot Plan

Applicant: David Patton

Property Owner: Perris at Pentecostal, LLC.

Representative: David Patton, Perris at Pentecostal, LLC.

Project Site: Northeast corner of Iris Avenue and Emma Lane

Case Planner: Kirt Coury

Council District: 4

Proposed Project: A Tentative Tract Map No. 38064, to consolidate seven (7) parcels into five (5) parcels, and a Plot Plan for a 426-unit, 22 buildings, apartment complex, on an 18.05-acre site

CEQA: Adopt Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

#### **SUMMARY**

The applicant, David Patton at Perris at Pentecostal LLC, is requesting approval of a 426-unit multi-family residential development on 18.05 acres of land located at the northeast corner of Iris Avenue and Emma Lane within the Residential 30 (R30) District. The Proposed Project as designed and conditioned is consistent with the goals, policies, and objectives of the City's General Plan, as well as the requirements of the Residential 30 (R30) District, and the City's Municipal Code.

#### **PROPOSED PROJECT DESCRIPTION**

## **Proposed Project**

The proposed multi-family residential apartment project on approximately 18.05 acres includes the construction a 426-unit complex within a combination of twenty-one apartment buildings. The Proposed Project is a permitted use within the Residential 30 (R30) District.

Plans identify two apartment building types: Three-story “E-Urban” apartment buildings and two-story “Big House” apartment buildings. A combination of one, two, and three-bedroom floor plans are proposed. The Proposed Project also includes construction and dedication of 1.845 acres of open space/recreation area and an 8,000 square foot, two-story Clubhouse and Leasing Office building located at the terminus of the entry off of Emma Lane.

## **Tentative Tract Map**

Tentative Tract Map No. 38064 will consolidate the Project Site into five legal parcels for development. The tentative map would also create the interior private streets (to be maintained by a Homeowners Association), and would record Lot A for open space/common area recreation.

## **Site and Surrounding Area**

The Project Site is approximately 18.05-acres located at the northeast corner of Emma Lane and Iris Avenue. Surrounding land uses to the north of the Proposed Project include a combination of single-family residences and vacant land within the Residential 5 (R5) District and the Corridor Mixed Use (COMU) District. To the east of the Proposed Project is a commercial center and vacant unimproved land within the Corridor Mixed Use (COMU) District. To the south is a combination of single-family residences and a new commercial center under construction within the Residential 5 (R5) District and the Corridor Mixed Use (COMU) District. To the west of the Proposed Project are the March Middle and Rainbow Ridge Elementary Schools within the Public (P) District.

## **Access/Parking**

Access to the “Perris at Pentecostal” community will be from two community entrances located on the west side of the development connecting to Emma Lane and on the north side connecting to Santiago Drive. The Proposed Project is proposed as a gated private community. The perimeter streets, Emma Lane, Santiago Drive and Iris Avenue will remain public streets.

The Proposed Project requires and provides a total of 828 total parking spaces. The development will provide several designated “guest parking” areas generally dispersed throughout the subdivision. All internal drive aisles will be private and have a minimum of 24 feet of width, and maintained by a Homeowners Association (HOA).

## **Design/Landscaping**

The buildings reflect a modern Spanish architectural style with multiple earth tone colors. Exterior enhancements to the buildings include a variation in wall projections and colors, window treatments, tile accented covered entry areas, and metal accents for balcony and private open space areas.

Each of the units will have the required private open space area of 150 square foot for each first floor unit and 100 square feet for all up-story units, meeting the minimum requirement of the Municipal Code. The Proposed Project exceeds the minimum common open space area of 127,800 square feet, 300 square feet per unit, by providing a 150,320 square foot common open space. Over 53,500 square feet of common open space surrounds the clubhouse and leasing office and the Proposed Project community space includes landscaped building setbacks and courtyards as well as dedicated community open space including, but not limited to, separate small and large dog parks with connected dog bath area, pool, shade cover, restrooms and turf areas. The Project Site will also include ancillary facilities consisting of open space/recreation/common area, trash enclosures, carports, bike storage, electronic vehicle EV charging stations, and a water quality basin.

Landscaping is provided along the Proposed Project frontage and throughout the development. Proposed fencing includes a masonry wall along the eastern property line adjacent to the existing commercial site, and wrought iron fencing along the remaining perimeter of the development.

This Proposed Project, as designed and conditioned, conforms to all development standards of the Residential 30 (R30) District and the design guidelines for multi-family residential developments prescribed in the City's Municipal Code and City Landscape Standards.

## **REVIEW PROCESS**

All appropriate outside agencies have considered the Proposed Project part of the standard review process. The Proposed Project was reviewed by the Project Review Staff Committee as required by the Municipal Code. Following subsequent revisions and reviews by staff, the Proposed Project was determined to be complete.

## **ENVIRONMENTAL**

An Initial Study was prepared by Ardurra Group Inc., in compliance with the California Environmental Quality Act (CEQA) and its guidelines. The Initial Study examined the potential impacts of the Proposed Project on the environment. The Initial Study/Mitigated Negative Declaration (IS/MND) serves as the appropriate CEQA documentation for the Proposed Project. With the implementation of the proposed mitigation measures, the Proposed Project will not have a significant effect on the environment. Technical studies prepared in support of the IS/MND include the following: Air Quality, Global Climate Changes and Energy Impact Analysis, Habitat Assessment, Cultural Resources Survey Report, Geotechnical Engineering Report, Paleontological Resources Technical Report, Preliminary Hydrology Report, Preliminary Project Specific Water Quality Management Plan, and Traffic Impact Analysis. Copies of the appendices



to the IS/MND can be accessed from the link attached to this staff report. The documents can be reviewed at City Hall during operating hours.

Mitigation measures are recommended for the Proposed Project in the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazardous Materials, Transportation, and Tribal Cultural Resources, all of which are incorporated into the Mitigation Monitoring and Report Program (MMRP). The measures for cultural resources have been included to address input from the Tribal governments. The measures are intended to ensure that potential resources that might be discovered are protected. However, these measures are not required to address a known significant impact. Based on the Initial Study and the proposed mitigation measures, the Proposed Project will not cause any significant impacts to the environment.

The public comment period for the Notice of Availability of the Initial Study/Mitigated Negative Declaration began on October 13, 2022, and ended on November 2, 2022, (State Clearing House Number 2022100240) which satisfies the required 20-day review period required for this project. As of the preparation of this staff report, no comments have been received. Should comments regarding the Proposed Project be received prior to the Planning Commission they will be provided at the public hearing.

### **NOTIFICATION**

Consistent with the City 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. As of the preparation of this staff report, one public comment has been received regarding the proposed project.

### **REVIEW AGENCY COMMENTS**

Staff has coordinated with outside agencies where applicable, as is the standard review process for these development applications.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission take the following actions:

- A. That the Planning Commission **ADOPT** Resolution No. 2022-56, attached hereto, and thereby:
  1. **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Tentative Tract Map No. 38064 (PEN21-0216) and Plot Plan (PEN21-0215), 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 and City reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts; and

2. **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of a Tentative Tract Map No. 38064 (PEN21-0216) and Plot Plan (PEN21-0215), pursuant to CEQA and its guidelines.

B. That the Planning Commission **ADOPT** Resolution No. 2022-57, and thereby **RECOMMEND** the City Council:

1. **APPROVE** Tentative Tract Map No. 38064 (PEN21-0216) and Plot Plan (PEN21-0215) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2022-57.

Prepared by:  
Kirt Coury  
Contract 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 No. 2022-56 IS/MND
2. Exhibit A to Resolution No. 2022-56 IS/MND
3. Appendix A - Air Quality, Global Climate Change, & Energy Impact Analysis
4. Appendix B - Habitat Assessment
5. Appendix C - Cultural Resources Survey Report
6. Appendix D - Geotechnical Engineering Report
7. Appendix E - Paleontological Resources Technical Report
8. Appendix F - Preliminary Hydrology Study
9. Appendix F1 - Preliminary Water Quality Management Plan
10. Appendix G - Traffic Impact Analysis
11. Appendix H Tribal Letters Received Prior to Public Comment Period
12. Exhibit B - Resolution No. 2022-56 Notice of Intent to Adopt a Mitigated Negative Declaration
13. Exhibit C - Resolution No. 2022-56 Mitigation Monitoring and Reporting Program
14. Resolution No. 2022-57 - Plot Plan and TTM
15. Project Plans
16. Zoning Map

## RESOLUTION NUMBER 2022-56

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR TENTATIVE TRACT MAP NO. 38064 (PEN21-0216) AND A PLOT PLAN (PEN21-0215) FOR A MULTI-FAMILY PROJECT LOCATED AT THE NORTHEAST CORNER OF IRIS AVENUE AND EMMA LANE (APN'S: 485-220-006, -007, -008, -009, -015, -043, AND -044).**

**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 (CEQA<sup>1</sup>) and CEQA Guidelines<sup>2</sup>; and

**WHEREAS**, Perris at Pentecostal, LLC., ("Applicant") has submitted applications for is seeking approval for Tentative Tract Map No. 38064 (PEN21-0216) and Plot Plan (PEN21-0215) for the consolidation of seven (7) lots into five (5) for the development of a four hundred and twenty-six (426) unit, 22 buildings, apartment complex on 18.05-acres, with associated amenities and public improvements ("Proposed Project") located at the northeast corner of Iris Avenue and Emma Lane (APN's: 485-220-006, -007, -008, -009, -015, -043, and -044) ("Project Site"); and

**WHEREAS**, Planning Division Staff completed an Initial Study (environmental assessment) for the Proposed Project and based on the environmental assessment, recommends adoption of a Mitigated Negative Declaration ("MND") and a Mitigation Monitoring and Reporting Program ("MMRP") in accordance with Section 6 (ND Procedures) of the City's Rules and Procedures for the Implementation of the California Environmental Quality Act and the requirements of CEQA and 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 20 days commencing on October 12, 2022, through November 2, 2022; and

**WHEREAS**, in compliance with CEQA and the CEQA Guidelines, a MMRP, which is a program for monitoring and reporting on the Proposed Project's mitigation measures, was prepared for the Proposed Project and circulated with the MND; and

**WHEREAS**, on December 8, 2022, a duly noticed public hearing was conducted by the Planning Commission to consider the approval of the Propopsed Project's MND and MMRP, and approval of the Proposed Project; and

<sup>1</sup> Public Resources Code §§ 21000-21177

<sup>2</sup> 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 MND and MMRP prepared for the Proposed Project has reduced the potential impacts of the Proposed Project to levels of insignificance, and there is no substantial evidence supporting a fair argument that the Proposed Project will significantly affect the environment in a manner that otherwise would 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 MND and MMRP, including, but not limited to, the following:

- (a) Initial Study/Mitigated Negative Declaration prepared for the Proposed Project, attached hereto as Exhibit A;
- (b) Notice of Intent to Adopt a Mitigated Negative Declaration, attached hereto as Exhibit B;
- (c) Mitigation Monitoring and Reporting Program, attached hereto as Exhibit C;
- (d) 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; and
- (e) Testimony, comments, and correspondence from all persons that were provided at, or prior to, the public hearing.

**Section 3. 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) That all environmental impacts of the Proposed Project, with the mitigation measures set forth in the MMRP, have been reduced 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 that would otherwise require the preparation and certification of an Environmental Impact Report;
- (b) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been completed in compliance with CEQA and the

- CEQA Guidelines and are consistent with the City's Rules and Procedures for the Implementation of the California Environmental Quality Act;
- (c) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program represent the independent judgment and analysis of the Planning Commission and the City as the lead agency for the Proposed Project; and
  - (d) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program 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 adopts the Initial Study/Mitigated Negative Declaration attached hereto as Exhibit A and 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 are in conflict 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 8<sup>th</sup> DAY OF DECEMBER, 2022.**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Alvin DeJohnette,  
Chairperson

ATTEST:

\_\_\_\_\_  
Sean Kelleher,  
Planning Official

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven B. Quintanilla,  
Interim City Attorney

Exhibits:

- Exhibit A: Initial Study/Mitigated Negative Declaration
- Exhibit B: Notice of Intent to Adopt a Mitigated Negative Declaration
- Exhibit C: Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 2022-56 IS/MND [Revision 2] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

Exhibit A

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

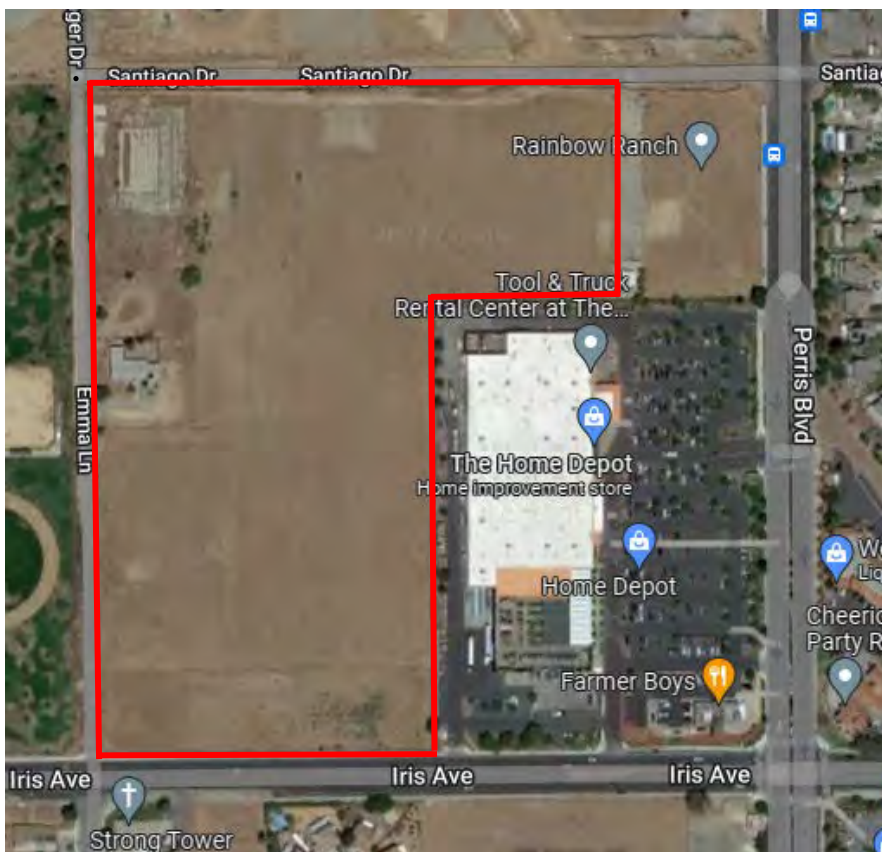
Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))



# CITY OF MORENO VALLEY

## INITIAL STUDY FOR Perris at Pentecostal

(PEN20-0211 - IS/MND; PEN21-0215 - Plot Plan; and PEN21-0216 - TTM 38064)



August 24, 2022

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

**Prepared By**  
**Ardurra Group**  
Lori Duca Trottier, AICP CEP  
3737 Birch Street, Ste 250  
Newport Beach, CA 92660 949-235-3094

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))



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Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))



# INITIAL STUDY (IS) FOR Perris at Pentecostal

(PEN20-0211 - IS/MND; PEN21-0215 - Plot Plan; and  
PEN21-0216 - TTM 38064)

## BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Project Case Number(s):** (PEN20-0211 - IS/MND; PEN21-0215 - Plot Plan; and PEN21-0216 - TTM 38064)
2. **Project Title:** Perris at Pentecostal
3. **Public Comment Period:** Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 20-day public review period, beginning on October 13<sup>th</sup>, 2022, and ending November 2<sup>nd</sup>, 2022. Written comments on the Initial Study/ Mitigation Negative Declaration must be received at the City of Moreno Valley Community Development by no later than the conclusion of the 20-day review period, 5:30 p.m. on November 2<sup>nd</sup>, 2022.
4. **Lead Agency:** City of Moreno Valley  
Kirt A. Coury, Planning Department  
14177 Frederick Street  
Moreno Valley, CA 92552  
(951) 413-3206  
kirtc@moval.org
5. **Documents Posted At:**  
  
<https://www.moval.org/cdd/documents/about-projects.html>
6. **Prepared By:** Lori Duca Trottier, AICP CEP  
IEC Ardurra Group  
3737 Birch Suite 250  
949-235-3094  
ltrottier@ardurra.com
7. **Project Sponsor:**

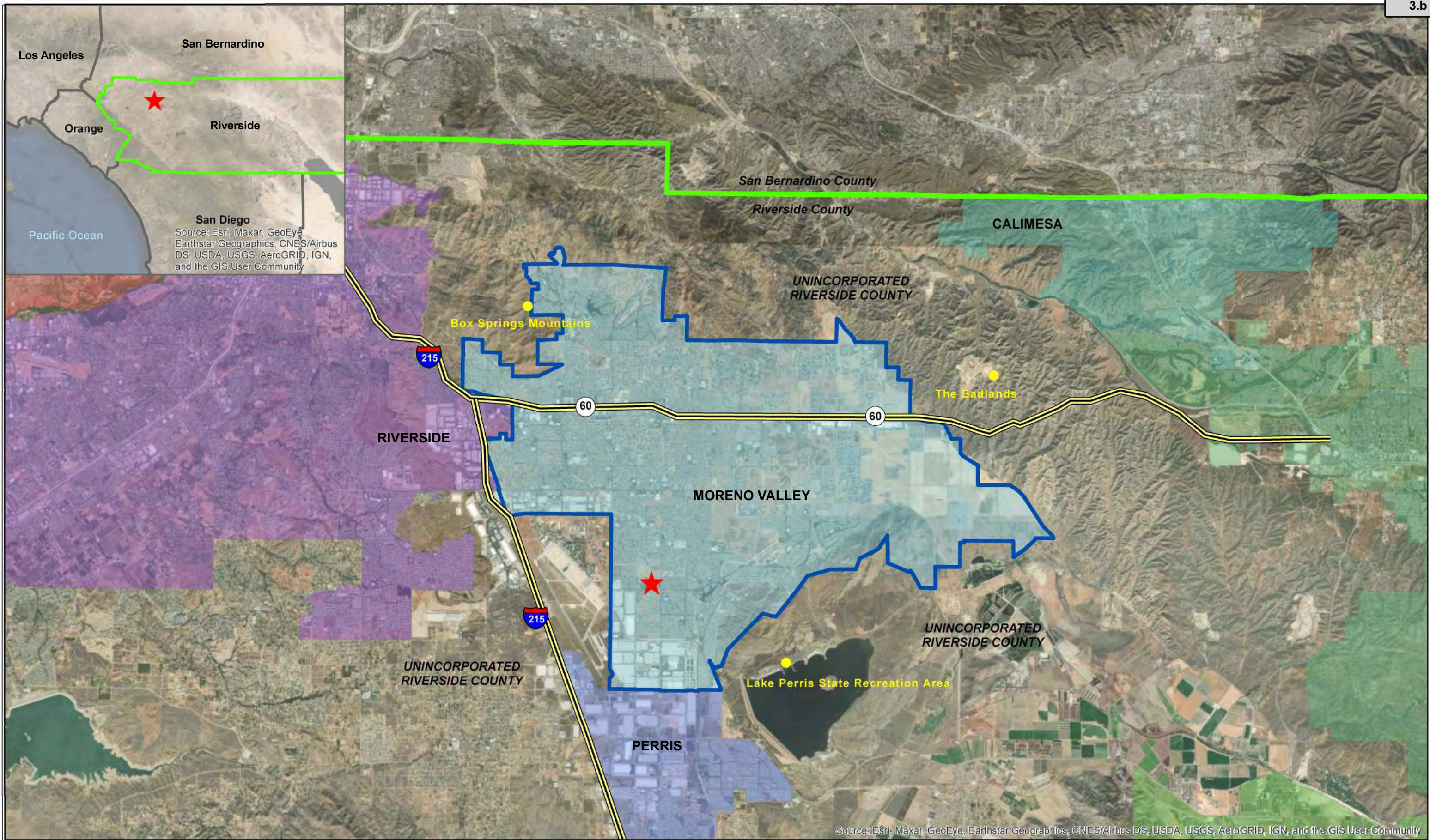
<b>Applicant/Developer</b>	<b>Property Owner</b>
David Patton Perris at Pentecostal LLC 41 Corporate Park Suite 250 Irvine, CA 92606 (949) 852-0266 dpatton545@gmail.com	David Patton Perris at Pentecostal LLC 41 Corporate Park Suite 250 Irvine, CA 92606 (949) 852-0266 dpatton545@gmail.com
8. **Project Location:** The Project is approximately 3 1/3 miles south of State Route 60 (SR-60), 2 1/4 miles east of Interstate 215 (I-215), 3 miles northwest of Lake Perris and 11 miles northwest of State Route 74 (SR-74) (See Figure 1, Regional Location Map and Figure 2 Local Vicinity Map). The Project Site consists of seven parcels totaling 20.4 gross acres at the northeast corner of Iris Avenue and Emma Lane in southwestern City of Moreno Valley, northwestern Riverside County, California. There is a residence at the northwestern corner of the Project Site with an address of 15860 Emma Lane. The Project Site is at approximately 1,510 feet above mean sea level and at Latitude 33.8883N/Longitude -117.2306W.

9. **General Plan Designation:** The Project Site is designated R-30, Residential: Maximum density of 30 dwelling units per acre (30 DU/AC) in connection with the Alessandro Boulevard Implementation Project, implementing Southern California Association of Governments (SCAGs) regional sustainability plans and approved by City Council in April 2013 (Moreno Valley Resolution 2013-08). The Project Site is adjacent to the west of the Corridor Mixed Use Concept Plan Area for Perris Boulevard arterial corridor. (Figure 3, MoVal 2040 General Plan Map).
10. **Specific Plan Name and Designation:** Project is not in a Specific Plan area.
11. **Existing Zoning:** The Project Site is zoned for multi-family residential R-30 land use under City Resolution 2013-08, which is intended to broaden the range of available housing types within urbanized areas of the Moreno Valley supporting the City's Regional Housing Needs Allocation (RHNA). Site zoning is consistent with the City's General Plan designation for the Project Site adopted in 2013. The general plan and zoning for the Project Site are compatible as well as consistent with regional plans approved by the Southern California Association of Governments (SCAG) and the California Department of Housing and Urban Development prior to the General Plan Update (Moreno Valley 2021). Project plans indicate consistency with development standards of the Moreno Valley Municipal Code. (Figure 4, Moreno Valley Zoning).
12. **Surrounding Land Uses and Setting:** Parcels adjacent to the Project are either developed or planned for development. Surrounding existing conditions are summarized in Table 1.

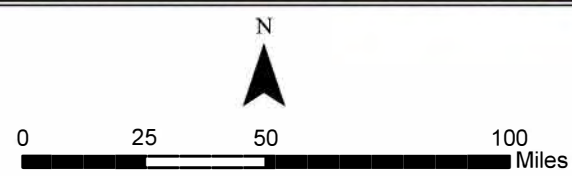
**Table 1: Surrounding Land Uses**

Project Site	Land Use	General Plan	Zoning
	<b>Vacant and single-family residential</b>	<b>R-30</b>	<b>R-30 Residential</b>
North	Vacant/Under Construction	Residential: R-5 (5 DU/AC) and Commercial (C)	R-5 Residential: Single-family and mobile home subdivisions on common sized suburban lots.
Northeast	Juan Bautista Anza Trail and Metropolitan Water District easements	Existing Trail	Open Space
South	Commercial (Home Depot)	Commercial (C)	Community Commercial (CC): General shopping, local services
	Single-Family Residential Across Iris Avenue	Residential: R-5 (5 DU/AC)	Residential R-5
	Vacant		
East	Commercial (Home Depot)	Commercial (C)	Community Commercial (CC)
	Vacant land fronting on Perris Boulevard	R-30	R-30 and Mixed-use Neighborhood (MUN) Overlay District: Vertically or horizontally integrated mixed-use along arterials, 3-stories, compact development.
	City Yard and Single-Family Residential (Across Perris Blvd)	Public Facilities	Public Facilities and Residential
West	March Middle and Rainbow Ridge Elementary Schools	Public Facilities	Public District (P) Public and Institutional Facilities

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))



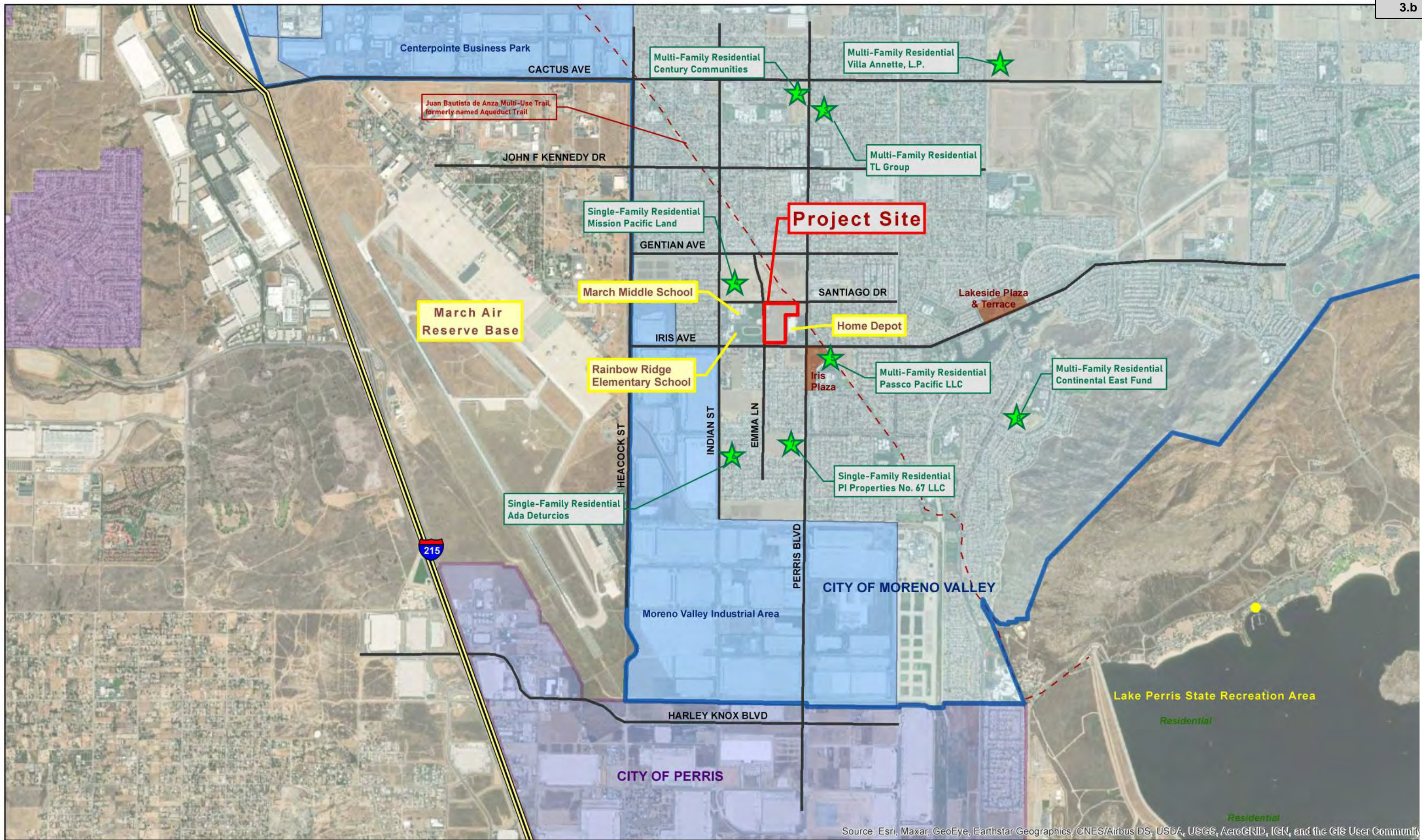
- Legend**
- ★ Project Location
  - City of Moreno Valley Boundary
  - Riverside County Boundary



Perris at Pentecostal

Figure 1. Regional Location

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

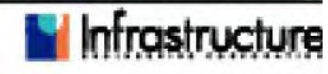


**Legend**

- Industrial Development (Blue shaded area)
- Commercial Development (Orange shaded area)
- Project Site (Red outline)
- City of Moreno Valley Boundary (Blue outline)
- Residential Development Project (Green star)

1. Multi-Family, Villa Annette, L.P.
2. Multi-Family, Century Communities
3. Multi-Family, TL Group
4. Single-Family, Mission Pacific Land
5. Multi-Family, Passco Pacific LLC
6. Single-Family, Ada Deturcios
7. Single-Family, PI Properties No. 67 LLC
8. Multi-Family, Continental East Fund

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

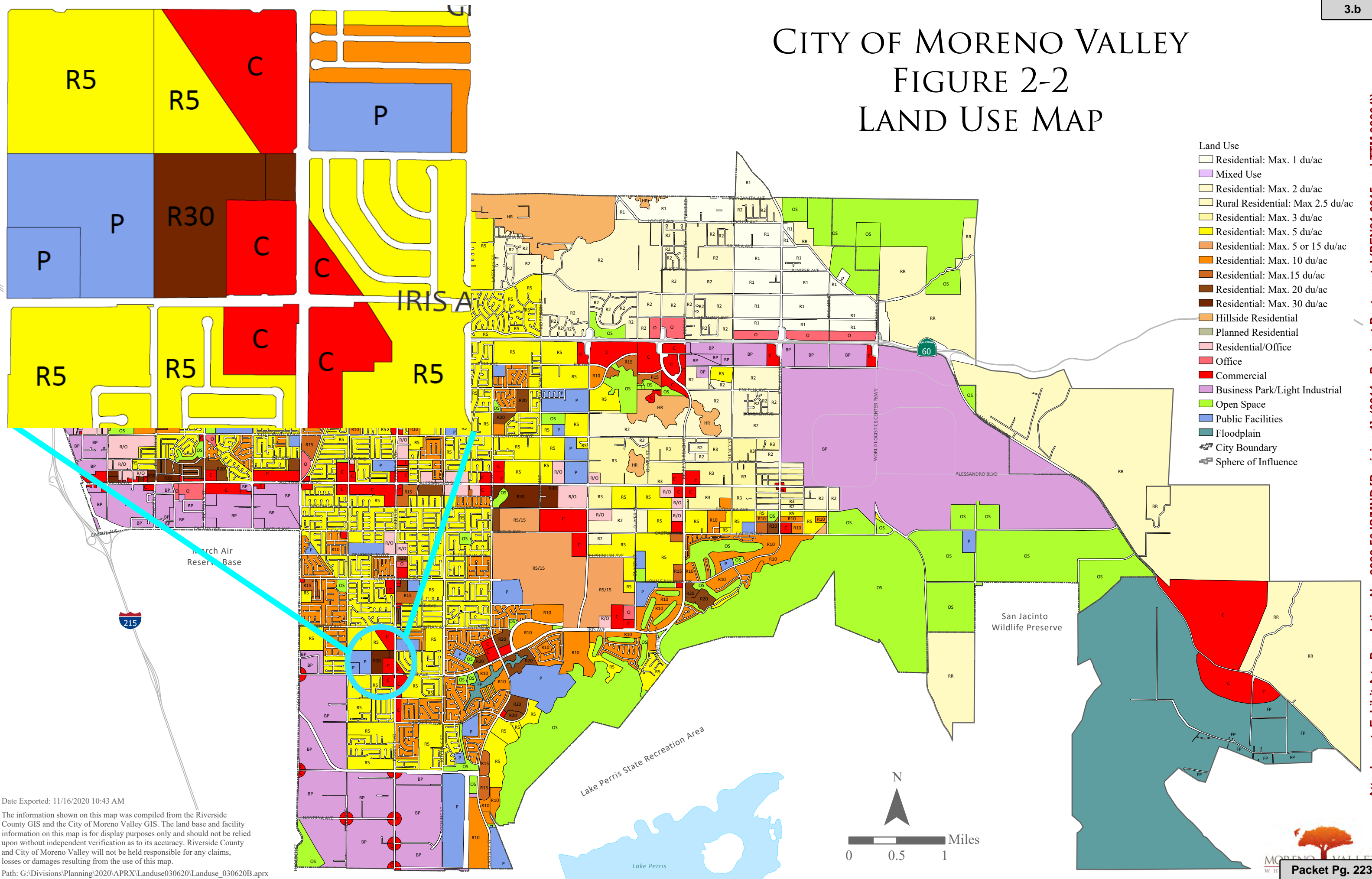


Perris at Pentecostal

Figure 2. Packet Pg. 222

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# CITY OF MORENO VALLEY FIGURE 2-2 LAND USE MAP



- Land Use
- Residential: Max. 1 du/ac
  - Mixed Use
  - Residential: Max. 2 du/ac
  - Rural Residential: Max 2.5 du/ac
  - Residential: Max. 3 du/ac
  - Residential: Max. 5 du/ac
  - Residential: Max. 5 or 15 du/ac
  - Residential: Max. 10 du/ac
  - Residential: Max. 15 du/ac
  - Residential: Max. 20 du/ac
  - Residential: Max. 30 du/ac
  - Hillside Residential
  - Planned Residential
  - Residential/Office
  - Office
  - Commercial
  - Business Park/Light Industrial
  - Open Space
  - Public Facilities
  - Floodplain
  - City Boundary
  - Sphere of Influence

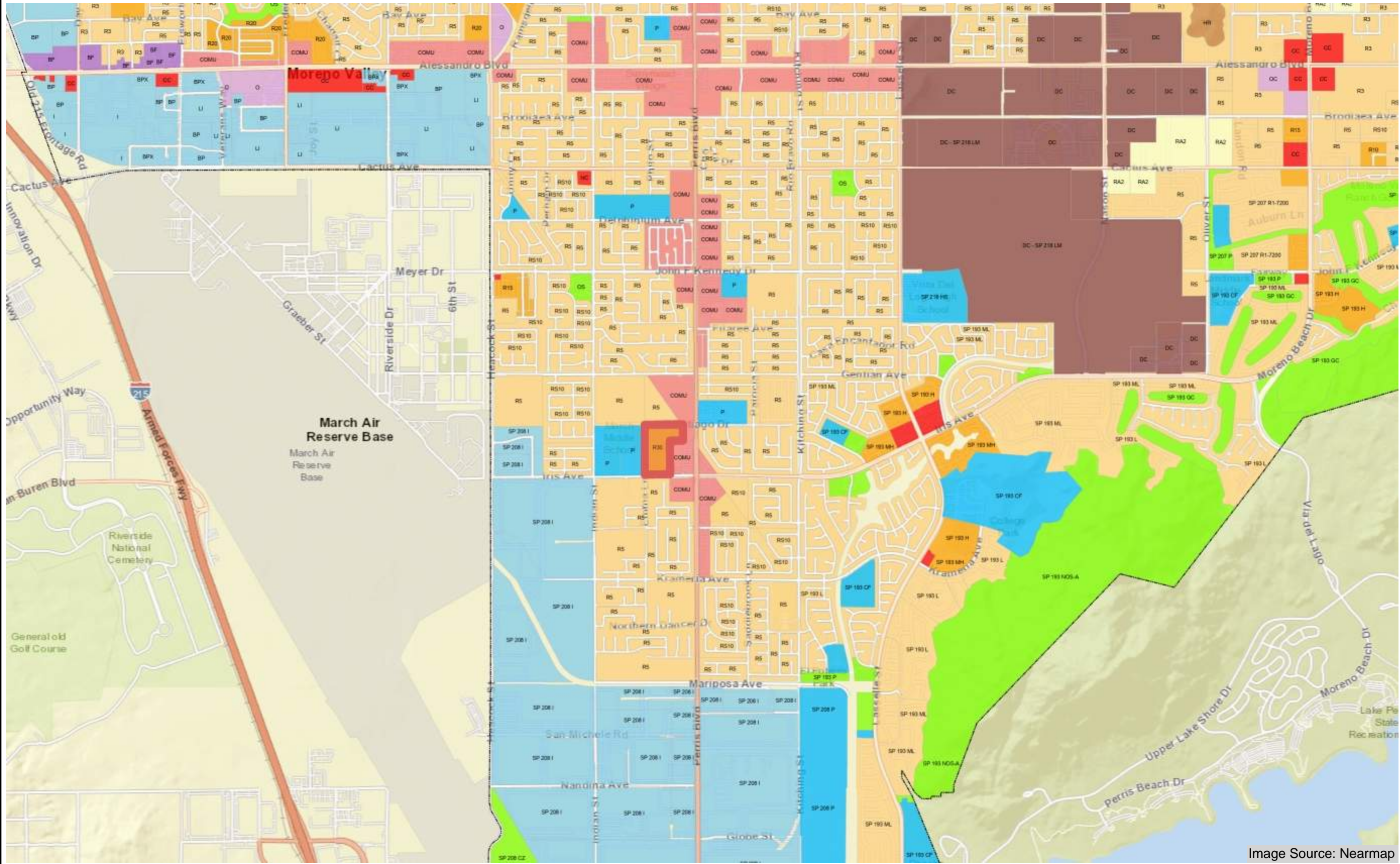
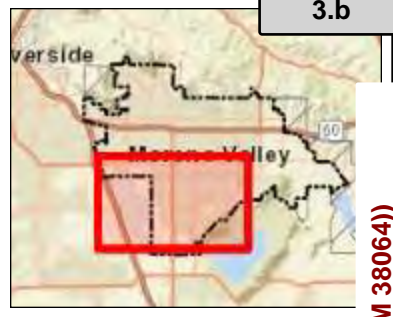
Date Exported: 11/16/2020 10:43 AM

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

Path: G:\Divisions\Planning\2020\APRX\Landuse030620\Landuse\_030620B.aprx

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# Project Zoning

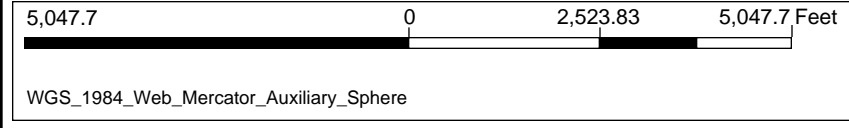


**Legend**

- City Boundary
- Sphere of Influence

**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



Print Date: 3/15/2022

*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

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

#### Environmental Setting

The Project is proposed near the western boundary of the Moreno Valley City Limits on 20.40 gross acres of mostly vacant land. Adjacent parcels are under construction, planned for development, and otherwise urbanized. The Project site is comprised of seven parcels: Assessor's Parcel Numbers (APN) 485220006, 007, 008, 009, 015, 043 and 044. Most of the Project Site is level and void of vegetation. There is an existing residence at the Project Site with a current address of 15860 Emma Lane (at the northwest corner of the Project Site). Three concrete building pads from earlier agricultural structures, which have been removed, are near the northern boundary of the Project Site. Tax records for the remaining residence show an original construction date of 1957. This structure is modified from its original condition and consists of a single-story minimal traditional style house with vinyl window replacements and mostly wood siding. One side of the building is painted brick. Review of historical aerial photos from 1967 document land use on site and in the Local Vicinity as very low density residential and agriculture with open agricultural fields surrounding in all directions. The Project Site and Local Vicinity appear to have been used for agriculture between 1967 and 1978. Aerial Photos document tract development in the Local Vicinity and the existing schools to the west across Emma Lane by 1997. (<https://www.historicaerials.com/viewer>)

Current access is shown on the City's Circulation Element (Moreno Valley, 2021) as follows: Existing vehicular access to the Project Site is from Emma Lane via Iris Avenue. Emma Lane is a partially improved Collector Street bordering the Project Site along the western property line. Santiago Drive, a Collector Street, is under construction and adjacent to the Project Site along the northern property line; and Iris Avenue is a designated Arterial and adjacent to a portion of the southern property line of the Project Site. There is an existing 100-foot-wide easement for the Juan Bautista De Anza Trail and an underground Metropolitan Water District water pipeline near the northeast property corner. This easement traverses the western part of the City of Moreno Valley in a northwest/southeast direction. Portions of the trail are improved for pedestrian and bike use. The trail is not improved adjacent to the Project Site.

The Local Vicinity for environmental analysis is the area surrounding the Project Site where temporary or permanent environmental changes could result from Project implementation. The Local Vicinity of the Project is shown in Figure 2 and is mainly urbanized with pockets of land planned for urbanization and land under construction. This area is characterized by a consistent north-south/east-west street grid comprised of wide arterials and uniform city blocks on mostly level terrain. This area is both developed and under construction with mostly low density, low-profile one and two-story residential and commercial structures. There is a City yard to the east of the Project Site across Perris Boulevard and a utility land use existing across Iris Avenue to the southeast. Above-ground utilities, including telephone poles, are visible within the Local Vicinity near the Project Site along Perris Boulevard and Emma Lane. New development occurring near the Project Site includes a few residential and commercial projects. See Figure 5 Photo Location Map and Site Photos Figures 6 through 8. These residential uses include single-family and multi-family projects that were approved by the City recently. Existing built structures near the Project consists mainly of single-family residences and schools with commercial businesses including Home Depot, Farmer Boys, and Walgreens within walking distance in neighborhood commercial centers. Outlying urbanized areas in the Local Vicinity are primarily single-family residences with other land use such as parks, cemetery, mobile homes, commercial, office and warehouses. March Air Reserve Base is located at the western City Limits approximately 2 miles west of the Project. Lake Perris is approximately 2 1/3 miles southeast of the Project. The Local Vicinity includes partial views of natural hill and mountain terrain of Box Springs Mountains to the north, Badlands Mountain Range to the northeast, Lake Perris State Recreation Area to the southeast. Mountains to the north are visible over the developed skyline of the Local Vicinity due to higher ground elevations at these locations to the north and northeast of the Project Site. Interstate 215 is west of the Project Site.



Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))



SCALE: 1"=200'



PHOTO 1  
View looking south from Emma Lane and Iris Avenue



PHOTO 2  
View Looking east from Emma Lane and Iris Avenue



PHOTO 3  
View looking east from Emma Lane and Iris Avenue



PHOTO 4  
View looking NW from Emma Lane



PHOTO 5  
North at Emma Lane



PHOTO 6  
View looking NW from Emma Lane



PHOTO 7  
View looking West from Emma Lane



PHOTO 8  
View looking south from Emma Lane and Iris Avenue

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))



PHOTO 9  
View at Santiago Dr. and Perris Blvd. looking west



PHOTO 10  
View at Santiago Dr. and Perris Blvd. looking north



PHOTO 11  
View looking west near NE property corner



PHOTO 12  
View looking SW near NE property corner



PHOTO 13  
View looking south along Perris Blvd. near NE property corner



PHOTO 14  
View looking north along Perris Blvd. near NE property corner



PHOTO 17  
View looking west from Emma Lane and Iris Avenue



PHOTO 18  
View looking west from Emma Lane and Iris Avenue

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))



PHOTO 23  
View looking SE from Emma Lane and Iris Avenue



PHOTO 24  
View looking SE from Emma Lane and Iris Avenue



PHOTO 25  
View looking east from Santiago Dr. at Perris Blvd.



PHOTO 26  
Interior site view looking east



PHOTO 27  
Interior site view looking NW



PHOTO 28  
Interior site view looking west



PHOTO 29  
Site view at north property line looking south



PHOTO 30  
Site view at westerly property line looking east

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

## **Project Description**

The proposed Project is a gated 426-unit apartment complex on 18.05 net acres of land. A residential density of 23.61 dwelling units per acre (DU/AC) is proposed in compliance with the Moreno Valley Zoning Code and General Plan (See Figures 9 through 13, Site Plan, Floor Plans and Elevations). The Project requires discretionary approvals from the City for PEN20-0211 (IS/MND), a plot plan (PEN21-0215), and Tentative Tract Map (TTM 38064). The Project will also require permits for demolition of the existing residence and foundations, grading permit, and building permits. Project plans show right-of-way dedication along adjacent streets and construction of ultimate street improvements for Emma Lane, Santiago Drive, and Iris Avenue. The Project includes construction and dedication of 1.845 acres for public open space/recreation, extension of utilities to the Project Site, and development of two and three-story apartment buildings. A 9-month construction period is anticipated for the Project and will start at the beginning of the last quarter of 2022, with demolition of the existing structures at the northwest property corner and grading (approximately 10,500 cubic yards of cut and 22,280 cubic yards of fill). Grading will be followed by installation of infrastructure including extension of utilities and a water quality basin and access to serve the Project, public street improvements, backbone driveway circulation, then building foundations will be installed. Plans indicate that buildings will be constructed starting from southerly end of the Project Site near Iris Avenue with development progressing toward the north.

Plans show two apartment building types: Three-story “E-Urban” Apartment Buildings and two-story “Big House” Apartment Buildings with ancillary facilities consisting of open space/recreation/common area, trash enclosures, carports, bike storage, electronic vehicle EV charging stations, and a water quality basin. Following is a summary of Project components:

### **Summary of Project Entitlements, Dedications, and Improvements Tentative Tract Map TTM38064**

Lot consolidation into five legal parcels for development and dedication of open space/common area recreation and public right-of-way for streets.

### **Dedications and Street Improvements**

Improvements to Public Right-of-Way along adjacent streets consist of two-way: travel lanes, curb, gutter, and sidewalks:

- Santiago Drive (Approximately 964 linear feet of street frontage. East-West Collector with a total improved width of 66 feet),
- Emma Lane (Approximately 1,098 linear feet of street frontage. North-South Collector with a total improved width of 66 feet),
- Iris Avenue (Approximately 588 linear feet of street frontage. East-West Arterial with a total improved width of 100 feet),
- Approximately 1.85 acres of public open space/common area recreation at the northeast property corner, southwest of a 100-foot-wide utility easement for the Juan Bautista Anza Trail and underground aqueduct owned and operated by Metropolitan Water District.

### **Vehicular Access**

Access is proposed via new curb cuts for two two-way gated driveways:

- Approximate 50-foot-wide two-way driveway on the south side of Eastbound Santiago Drive.
- Approximate 72-foot-wide two-way gated driveway on the east side of Emma Lane.

### **Proposed Street Setbacks: Three E-Urban Apartments (3-story with an overall footprint of approximately 186 feet by 200 feet)**

- From Santiago Drive – Building setbacks are varied and shown from 20- to 30-feet wide from the ultimate Street ROW.
  - Building facades facing Santiago Drive consist of three buildings with varied setbacks constructed around an interior courtyard with street-level arched entries.
  - The three buildings are separated by two 32-foot-wide common area greenbelts.

- A Common Area Open Space Buffer is at the northeast property corner and provides 200 linear foot building setback from the east property line.
- From Emma Lane – Setbacks vary, 30-41 feet from ultimate street ROW

### **Big House Apartments (2-story with an overall footprint of approximately 70 feet by 141 feet)**

- Setbacks are 30 feet adjacent to Emma Lane ultimate street ROW for 6 buildings.
- Twenty-foot-wide street setbacks are proposed adjacent to Iris Avenue for three approximately 70-foot-wide building components facing Iris Avenue.
- The Site plan shows three buildings facing Iris Avenue separated by approximate 30-foot wide landscaped driveways.
- Six Buildings are facing Emma Lane separated by approximate 30- to 100-foot wide landscaped driveways.
- The orientation of these buildings with the adjacent streets alternates to provide variation in the structural massing from street views and gives these units a lower density appearance.

### **Dwelling Unit Summary**

A total of 21 different floorplans are proposed. Units and square footages for each E-Urban Apartment Building are summarized in Table 2. Big House apartment buildings are summarized in Table 3.

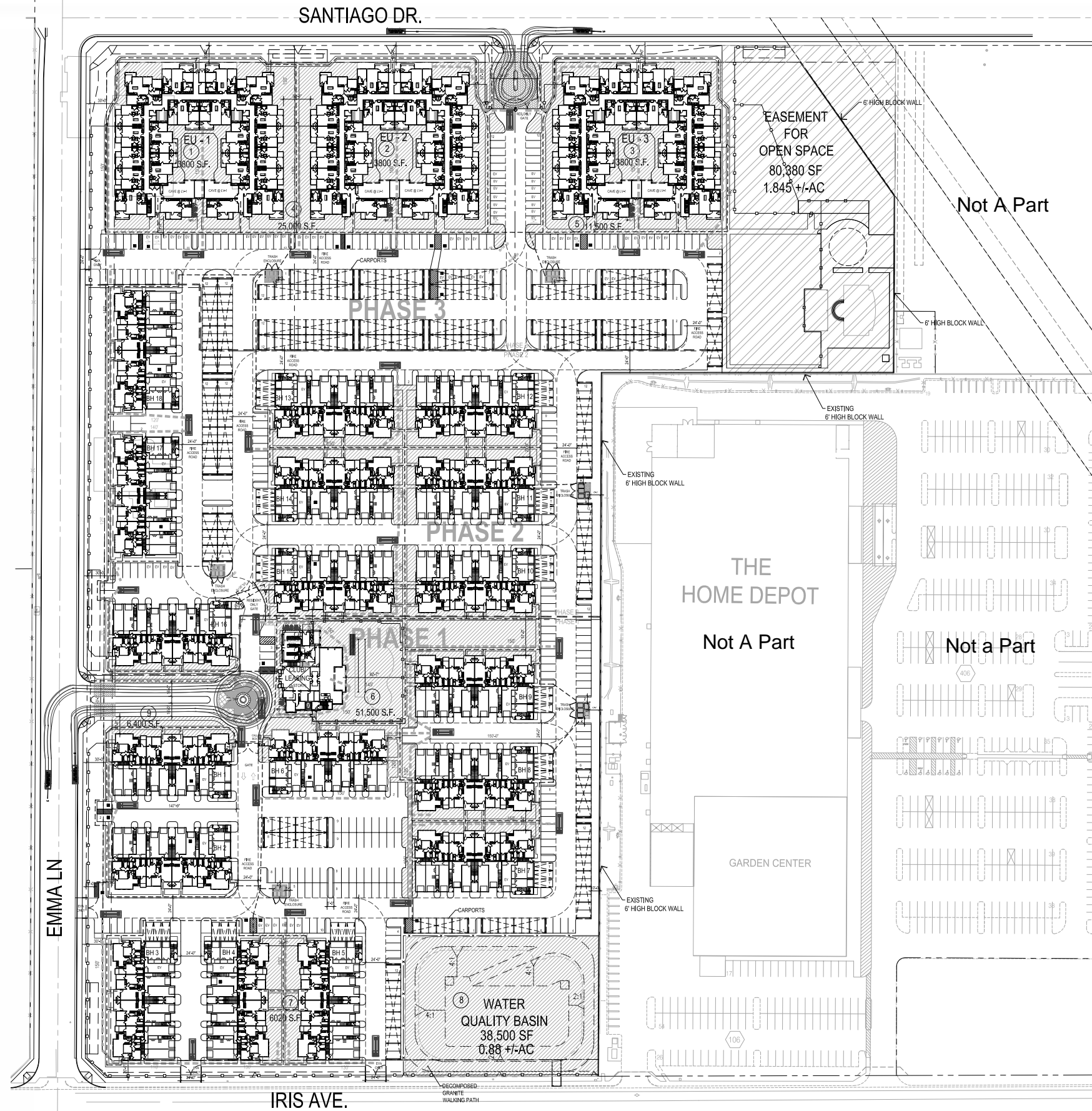
- Plans show total of 21 individual apartment buildings with private patio/balconies:
  - Three 3-story E-Urban Apartment Buildings adjacent to Santiago Drive will be built around a central courtyard measuring approximately 56 feet by 61 feet.
    - Approximate building heights - 32 feet above ground surface.
    - Overall building dimensions are 200 feet by 186 feet each.
    - 34 Units are one-bedroom, one-bathroom units
    - 33 Units are two-bedroom, two-bathroom units
    - 9 Units are three-bedroom, two bathroom units
  - Eighteen 2-story Big House Apartment Buildings
    - Approximate building heights - 40-feet above ground surface
    - Overall dimensions approximately 74-feet by 141 feet each.
    - 138 Units are one-bedroom, one-bathroom units
    - 198 Units are two-bedroom, two-bathroom units
    - 90 Units are three-bedroom, two ½ bathroom units

### **Open Space and Common Area Summary**

- Private Open Space – 100 square feet per unit (sf/unit) upper balconies and 150 sf/unit ground level patios
- Community Open Space - 80,380 square feet (1.85 acres). Includes landscaped building setbacks and courtyards as well as dedicated community open space:
  - Separate small and large dog parks with connected dog bath area.
  - Pool, shade cover, restrooms
  - Turf areas
- Water Quality Basin - 38,500 square-feet (0.88 acre),
- Clubhouse and Leasing Office - 8,000 square-foot building (2-story),
- Common Area Open Space Surrounding Clubhouse 53,500 square feet of common area open space,
- Ancillary Improvements - trash enclosures, driveways, landscaping including approximately 275 trees.

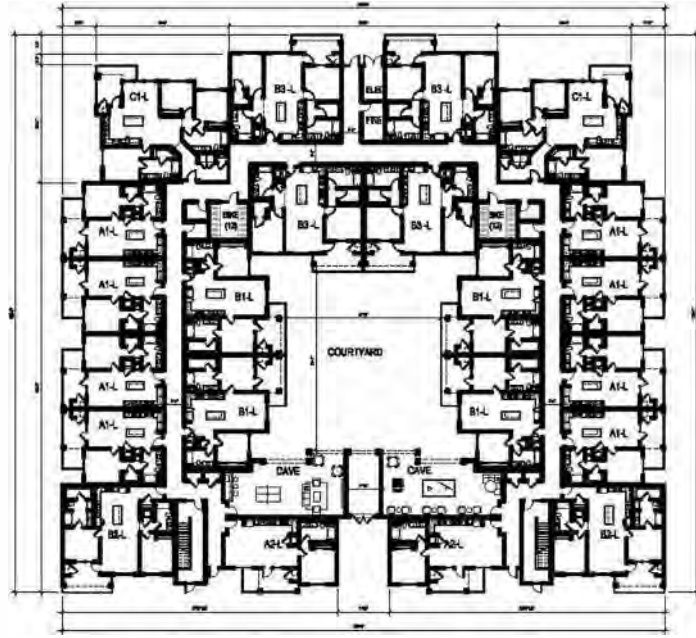
### **Parking**

- Vehicular Parking – 828 Total spaces
  - (107 guest, 84 Electronic Vehicle (EV), 4 Handicap EV)
    - 275 surface parking spaces
    - 319 carport parking spaces
    - 198 Big House garage spaces
    - 36 tandem spaces (in front of garages)
- Bike Storage – 301 Total Spaces
  - 252 bicycle long-term storage/parking spaces
  - 57 bicycle short-term parking spaces

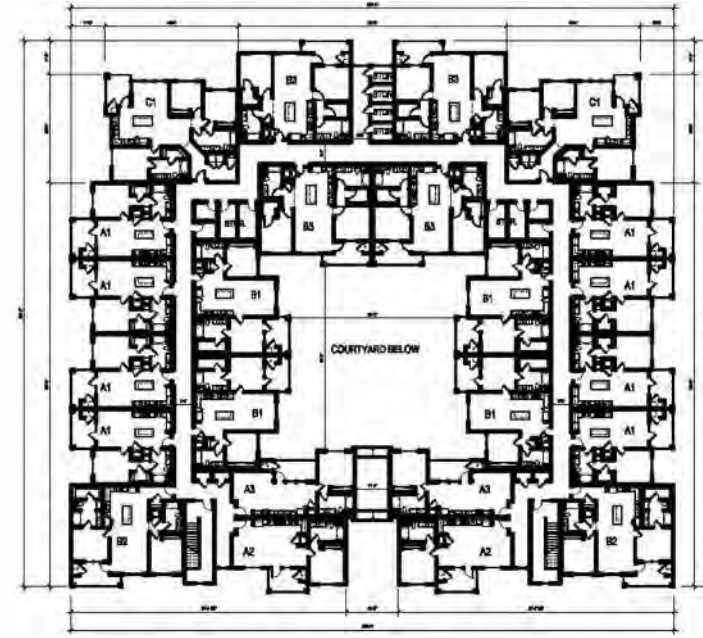


SCALE: 1" = 150'

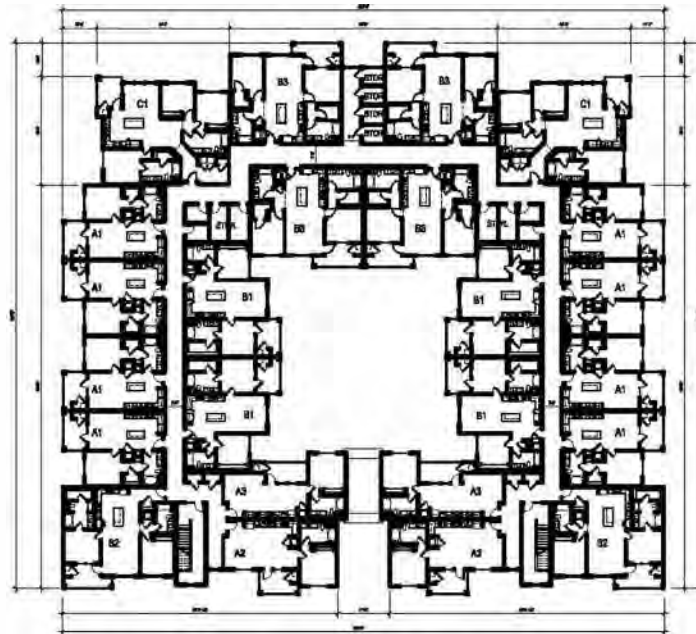




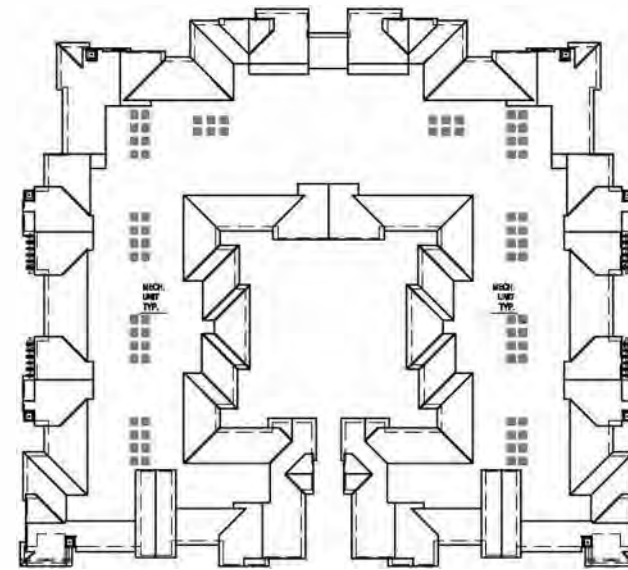
E- URBAN BLDG. LEVEL-1 PLAN



E- URBAN BLDG. LEVEL-2 PLAN



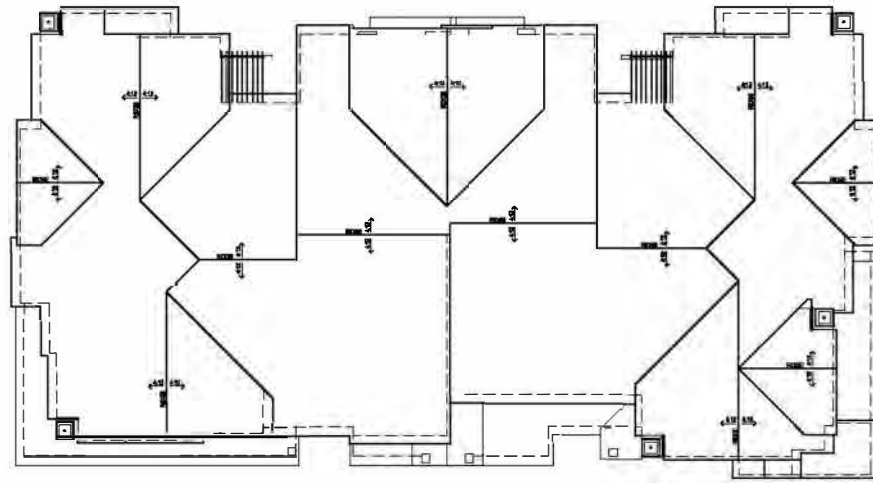
E- URBAN BLDG. LEVEL-3 PLAN



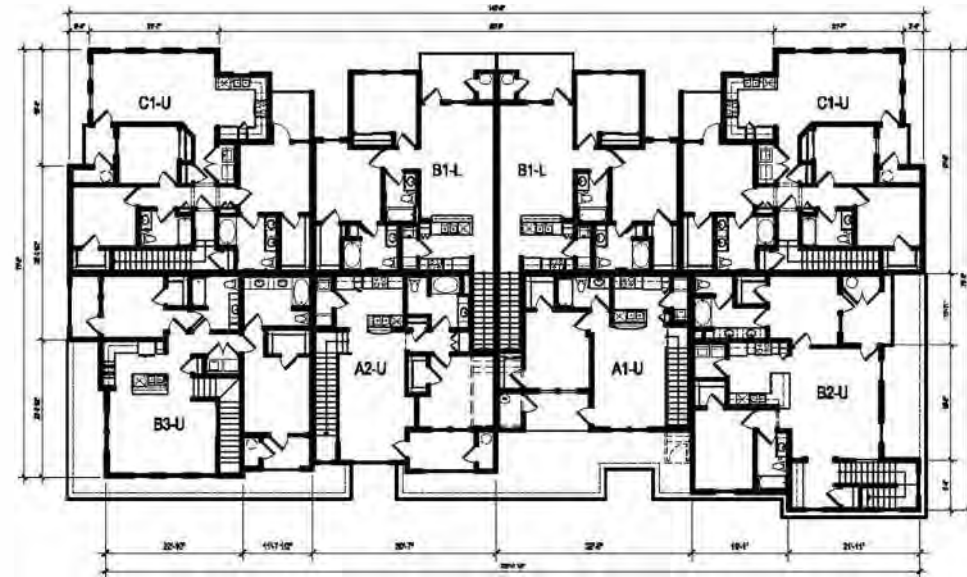
E- URBAN BLDG. ROOF PLAN



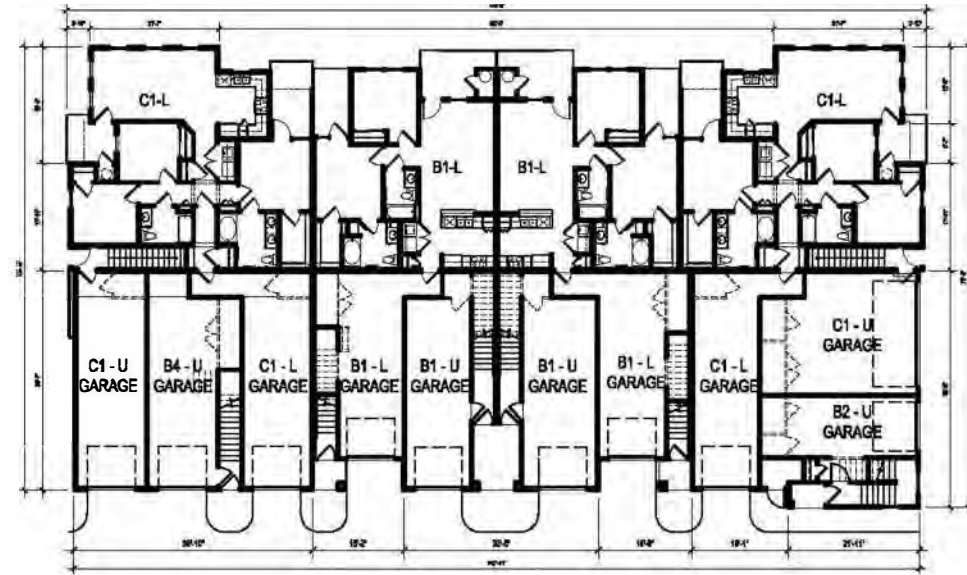
SCALE: 1/64" = 1'



ROOF PLAN



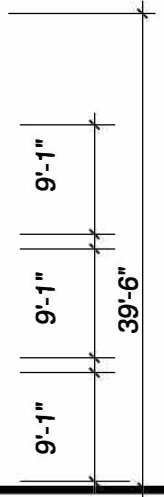
UPPER LEVEL PLAN



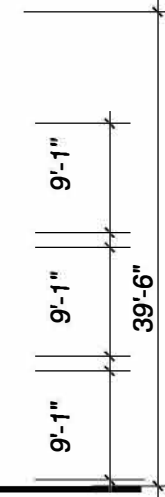
GROUND LEVEL PLAN



SCALE: 1/32" = 1'



RIGHT ELEVATION



FRONT ELEVATION

Scale: 1'-0" = 1/16"

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))





RIGHT ELEVATION



FRONT ELEVATION

Scale: 1'-0" = 1/16"

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))



**Table 2: 3-Story E-Urban Building**

<b>Overall Dimensions per Building: Approximately 39-feet high, 186 feet by 200 feet</b>				
<b>Units/ Building</b>	<b>Unit Type</b>	<b>Interior Square Feet (sf) per Unit</b>	<b>Private Recreation Square Footage (sf) Per Unit</b>	<b>Required Spaces Per Unit</b>
24	1 bed/1bath	667 sf	16 @ 105 sf, 8@153 sf	1.5/unit
6	1 bed/1bath	708 sf	4@107 sf, 2@150 sf	1.5/unit
4	1 bed/1bath	678 sf	117 sf	1.5/unit
12	2 bed/2 bath	950 sf	8@151 sf, 4@116 sf	2.0/unit
9	2 bed/2 bath	1,060 sf	4@116 sf, 2@150 sf	2.0/unit
12	2 bed/2 bath	1072 sf	8@116 sf, 4@101 sf	2.0/unit
9	3 bed/2 bath	1,345 sf	4@101 sf, 2@153 sf	2.5/unit

**Table 3: 2-Story Big House Style Buildings (Eighteen Buildings)**

<b>Overall dimensions per Building: Approximately 32 feet high, 74-feet by 141 feet.</b>				
<b>Units/ Building</b>	<b>Unit Type</b>	<b>Interior Square Feet (sf) per Unit</b>	<b>Private Recreation Square Footage (sf) Per Unit</b>	<b>Required Spaces Per Unit</b>
18	1 bed/1bath	622 sf	100 sf	1.5/unit
18	1 bed/1bath	739 sf	100 sf	1.5/unit
36	2 bed/2 bath	896 sf	169 sf	2.0/unit
36	2 bed/2 bath	896 sf	102 sf	2.0/unit
18	2 bed/2 bath	1,085 sf	102 sf	2.0/unit
18	2 bed/2 bath	1,030 sf	120 sf	2.0/unit
36	3 bed/2 bath	1,190 sf	156 sf	2.5/unit
36	3 bed/2 bath	1,166 sf	114 sf	2.5/unit

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.?**

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

State law and County of Riverside Guidelines identify Native American consultation and participation as an important aspect of the cultural resource evaluation for CEQA compliance. To identify potential Native American resources, a Sacred Lands Search was conducted at the California Native American Heritage Commission (NAHC). A current Sacred Lands Search response from the NAHC was received on October 20, 2021 (See Appendix C). The results of the Sacred Lands Search were negative in that no resources have been previously identified in the immediate area of the Project Site. Letters submitted to the Native American contacts provided by the NAHC (see Appendix C) have resulted in replies indicating that the Project is outside of their territory. A representative from the Cahuilla Band of Mission Indians in Anza, California, expressed concerns that the Project may disturb sensitive cultural resources buried within alluvial soils (See Appendix C). This concern is that undiscovered resources may be identified during grading in native alluvial soils and Native American monitoring during earthwork is recommended by the tribe. This is discussed in further detail in Section XVIII. Tribal Cultural Resources. The City initiated Tribal Consultation pursuant to AB 52 with the Pechanga Tribe on June 16<sup>th</sup>, 2022, and a comment letter dated June 17, 2022, was issued by the Pechanga Tribe, Temecula Band of Luiseño Mission Indians. Comments from this letter addressed traditional tribal knowledge and territory including a request to revise ISMND discussion with regard to traditional Ancestral territorial geographic boundaries, tribal cultural resources, and tribal teachings. These comments have been incorporated into this ISMND and the Cultural Resources Report for the Project (Appendix C) pursuant to the Tribe's comment letter, which is included as an attachment to this ISMND (See Appendix H). In addition, the Site Plan for the Project has been modified to include an 8-foot by 8-foot dedicated space for on site repatriation and a burial marker should a Native American burial be discovered during construction.

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

Utilities Service Agreement, SCAQMD Fugitive Dust Emissions Control, Water Quality Certification.

16. **Other Technical Studies Referenced in this Initial Study (Provided as Appendices):**

- Lighting Study – Not Applicable
- Health Risk assessment – Not Applicable
- Noise Impact Study – Not Applicable
- a. Air Quality and Greenhouse Gas Impact Study – Appendix A
- b. Biological – Appendix B
- c. Cultural/Archaeological – Appendix C
- d. Energy Report – Appendix A
- e. Soils and Geotechnical – Appendix D
- f. Appendix E - Paleontological Resources – Appendix E
- g. Drainage or Hydrology – Appendix F
- h. Traffic Impact Analysis – Appendix G
- i. Project Specific Water Quality Management – Appendix H
- Phase 1 Environmental Site Assessment – Not Applicable

## 17. Acronyms:

ADA -	American with Disabilities Act
ALUC -	Airport Land Use Commission
ALUCP -	Airport Land Use Compatibility Plan
AQMP -	Air Quality Management Plan
CEQA -	California Environmental Quality Act
CIWMD -	California Integrated Waste Management District
CMP -	Congestion Management Plan
DTSC -	Department of Toxic Substance Control
DWR -	Department of Water Resources
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
EOP -	Emergency Operations Plan
FEMA -	Federal Emergency Management Agency
FMMP -	Farmland Mapping and Monitoring Program
GIS -	Geographic Information System
GHG -	Greenhouse Gas
GP -	General Plan
HCM	Highway Capacity Manual
HOA -	Home Owners' Association
IS -	Initial Study
LHMP -	Local Hazard Mitigation Plan
LOS -	Level of Service
LST -	Localized Significance Threshold
MARB -	March Air Reserve Base
MARB/IPA-	March Air Reserve Base/Inland Port Airport
MSHCP -	Multiple Species Habitat Conservation Plan
MVFP -	Moreno Valley Fire Department
MVPD -	Moreno Valley Police Department
MVUSD -	Moreno Valley Unified School District
MWD -	Metropolitan Water District
NCCP -	Natural Communities Conservation Plan
NPDES -	National Pollutant Discharge Elimination System
OEM -	Office of Emergency Services
OPR -	Office of Planning & Research, State
PEIR -	Program Environmental Impact Report
PW -	Public Works
RCEH -	Riverside County Environmental Health
RCFCWCD -	Riverside County Flood Control & Water Conservation District
RCP -	Regional Comprehensive Plan
RCTC -	Riverside County Transportation Commission
RCWMD -	Riverside County Waste Management District
RTA -	Riverside Transit Agency
RTIP -	Regional Transportation Improvement Plan
RTP -	Regional Transportation Plan
SAWPA -	Santa Ana Watershed Project Authority
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SCE -	Southern California Edison
SCH -	State Clearinghouse
SKRHCP -	Stephens' Kangaroo Rat Habitat Conservation Plan
SWPPP -	Storm Water Pollution Prevention Plan
SWRCB -	State Water Resources Control Board
USFWS -	United States Fish and Wildlife
USGS -	United States Geologic Survey
VMT -	Vehicle Miles Traveled
VVUSD -	Valley Verde Unified School District
WQMP -	Water Quality Management Plan
WRCOG -	Western Riverside Council of Government

**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 checked="" type="checkbox"/> Aesthetics           | <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources    | <input type="checkbox"/> Energy  |
| <input checked="" type="checkbox"/> Geology & Soils      | <input type="checkbox"/> Greenhouse Gas Emissions         | <input checked="" 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 checked="" type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                      | <input checked="" type="checkbox"/> Transportation        | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities & Service Systems     | <input type="checkbox"/> Wildfire                         | <input checked="" 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.

\_\_\_\_\_  
 Signature  
 Kirt A. Coury, Contract Planner  
 Printed Name

\_\_\_\_\_  
 Date  
 City of Moreno Valley  
 For

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))



**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
<b>I. AESTHETICS</b> – Except as provided in <a href="#">Public Resources Code §21099</a> – Modernization of Transportation Analysis for Transit-Oriented Infill Projects – <b>Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b></p> <p><b>Less than Significant with Mitigation Incorporated.</b> Public Resources Code §21099 pertains to very high-density transit-oriented infill development and is not applicable to the Project. The Project is a medium density residential Project that is not integrated with transit. The nearest transit station is the Moreno Valley/March Metro Station located at 14160 Meridian Parkway, Riverside CA 92508, approximately 2 miles northwest of the Project.</p> <p>Scenic Vista is defined in the Moreno Valley General Plan as “Views of undisturbed natural lands exhibiting a unique or unusual feature that comprises an important or dominant portion of the viewshed. Scenic vistas may also be represented by a particular distant view that provides visual relief from less attractive views of nearby features. Other designated federal and state lands, as well as local open space or recreational areas, may also offer scenic vistas if they represent a valued aesthetic view within the surrounding landscape.” The City’s General Plan Update and the 2006 General Plan state that “a project’s consistency with the development requirements of the City’s Municipal Code will result in less than significant impacts on Scenic Vistas.” Therefore, Project consistency Development Standards for the R-30 Zone as well as consistency with design standards from the City’s Municipal Code are sufficient for supporting a conclusion of less than significant impacts on a scenic vista. The City of Moreno Valley enforces Project consistency through the standard application of the City’s discretionary permit process and the plan check and inspection processes. The Project is consistent with the City’s Municipal Code, as discussed in this section. This section is based on review of the Site Plan, Floor Plans, and Elevations for the Project (Figures 9 through 13).</p> <p>Background views that are considered notable Scenic Vistas in the Project Vicinity include natural open space and elevated terrain outside City Limits to the north, east, and southeast including the Box Springs Mountains to the north at elevation 3,081 feet above mean sea level (AMSL), Badlands to the northeast and east at elevation 3,180 AMSL, and Lake Perris State Recreation Area at elevation 1,560 AMSL to the southeast. These are visual resources that contribute aesthetic views of undisturbed natural lands, with most being at significantly higher elevations, over 1,500 feet higher, than the Project Site and Local Vicinity, which are at approximately 1,510 AMSL. This significant elevation difference makes the mountains visually pronounced above the developed skyline from most urbanized locations within the Local Vicinity. The surrounding mountains can also be seen from nearby highways, primarily I-215, SR-60 (a Local Scenic Byway) and SR-74 (a State Scenic Byway). Views of peaks, ridgelines and the Moreno Valley “M” provide distinct visual backdrops for the uniform aesthetics of existing urban development within Local Vicinity. Even at distances of over two to three miles, these hills can be seen and are visually prominent backdrop above the low-profile development and flat terrain comprising local street-level views from the Project Site and Local Vicinity. Partial existing views of these hills from the Project Site looking north and east are shown on Site Photos, Figures 5 through 8.</p> <p>The Local Vicinity and the backdrop hills can be seen from some vantage points along I-215, west of the Project and from SR-60, a local scenic highway, north of the Project. However, the Project Site itself is not highly discernable from these roadways or other outlying areas. Considerable urbanization surrounding the Project Site in all directions as well as distance, level terrain and uniform development patterns throughout the Local Vicinity result in the Project Site blending in visually from these outlying vantage points. The site is not highly discernable in views from regional transportation routes or from distant locations. Instead, views of the Local Vicinity from these regional transportation routes are dominated by the closest structures - Moreno Valley Mall, The District, Moreno Valley Auto Mall, and World Logistics Center, immediately south of SR-60. Likewise, from March Air Reserve Base the Industrial Area Specific Plan immediately east of I-215 is the most visible land use from I-215. Since, the proposed scale of the Project, is generally consistent with the existing low-profile 1- and 2-story development in the Local Vicinity, and the Project will have a lower profile than proposed 3- story structures expected to the north, west and south of the Project Site under the zoning and general plan buildout associated with the Alessandro Boulevard Implementation Plan, aesthetic impacts of the Project on scenic resources from vantage points</p>				

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

in outlying areas are considered less than significant. Due to proposed scale and existing development patterns. The Project is consistent with existing and proposed surrounding development and no significant project-related impacts on scenic vistas are anticipated.

Project plans indicate consistency with the goals and policies of the General Plan and General Plan Update by promoting high quality development and enhancement of local street-level views at the Project Site. Project architecture will implement several General Plan Objectives supporting high-quality visual resources such as, varied setbacks, use of multi-colored stucco with varied building setbacks to enhance articulation in building facades, landscaped common area corridors, improved recreation areas, varied roof lines, relocated utilities to underground; approximately 127,800 square feet of landscaped open space including approximately 275 new trees; pedestrian entrances facing public sidewalks with access to nearby public trails and off-site recreation/open space, as well as structural height and street setbacks in conformance with development standards of the Municipal Code. Spanish Colonial style architecture with tile roofs is proposed. Architectural details shown on plans indicate diverse roof lines, varied building setbacks and exterior finishes which are intended to visually enhance this location and make the proposed buildings aesthetically interesting. Big House apartment structures appear similar with lower density single-family development within the local vicinity. Likewise, the building orientation of the Big House apartments are varied to reduce the appearance of building mass from street vantage points. Color Elevations, Figures 12 and 13 indicate exterior finishes consisting of colored stucco siding in multiple complimentary earth tones, with different colors applied to exterior building components to visually emphasize articulation in building setbacks along street views. Arched windows, awnings, tile-trimmed entrances, decorative wrought iron railing and matching wrought iron light fixtures, are proposed consistent with the overall Spanish Colonial architectural theme and provide upgraded architectural finishes for visual interest. For the reasons above, the Project is anticipated to implement General Plan goals and policies for aesthetics and will have less than significant impacts. Plans for the Project demonstrate consistency with the following General Plan Update goals and policies related to scenic resources:

**Project Consistency with General Plan Goals and Policies:**

- *Goal LCC-3: Build a distinctive sense of place and pride in Moreno Valley.*

The Project provides interesting architecture with upgraded finishes and a variety of building types and scales, to create a distinct identity at the Project Site.

The Project includes structures with landscape setbacks, varied roof lines, articulated street setbacks, common areas, and aesthetic finishes contributing to sense of place at the Project Site.

The Project will provide architectural scale that is compatible with existing and proposed surrounding land use – the Corridor Mixed Use designations, will allow residential development of mid to high density housing within the Alessandro Boulevard Implementation Project, between 15 and 25 dwelling units per acre, along street corridors, such as Perris Avenue. Plans show 2- and 3- story Spanish Colonial style structures at a scale that will blend with the existing 1- and 2- story structures and proposed three-story structures which are approved along Perris Avenue under the Alessandro Boulevard Implementation Project.

- *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.*

Plans indicate underground utilities serving the Project.

- *LCC.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.*
- *Provide Building entrances facilitating pedestrian circulation.*

Plans indicate a pedestrian circulation path on site and separate pedestrian entrances for neighborhood access. The Project will complete street, sidewalk, curb, and gutter adjacent to the Project Site to facilitate multi-modal circulation.

- *Provide Bike storage integrated into development near the Perris Boulevard corridor to facilitate use of bicycle lanes and landscaped buffers along the sidewalk.*

Plans indicate a total of 301 spaces for bike storage will be constructed with the Project.

- *Comply with the development requirements of the Zoning Code and landscaping requirements specified in Municipal Code Chapter 9.17.*

Plans indicate compliance with landscape setback and recreation requirements.

- *LCC.3-14: Within individual residential projects, a variety of floor plans and elevations should be offered.*

Plans indicate 21 different floor plans.

- *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.*

The Project will be bound by a perimeter fence. A 6-foot-high block wall is proposed along the Juan Bautista De Anza Trail at the northeast corner of the Project Site. There is a pool, splash pad and restroom planned within an open space buffer/recreation area, between the proposed apartments and the trail, at the northeast property corner. This open space buffer results in a structural setback of 84 feet southwest of the trail for the two-story portions of the Project and reduces the visibility of the top story of the proposed apartments from the trail. This Perimeter fencing/wall and restroom building at this location should blend with the other aesthetic features of the Project as well as be designed to discourage graffiti. Implementation of aesthetic surface treatments in character with the architectural style of the Project and for graffiti prevention at the Juan Bautista De Anza Trail location are recommended pursuant to Mitigation Measure **MM AES-01**.

Proposed building heights are comparable with existing and planned one-, two- and three-story structures on adjacent parcels. Two-story Big House Apartment buildings will be constructed near the southwestern corner of the Project Site (north and east of the intersection of Emma Lane and Iris Avenue) with building mass and setbacks resembling lower density residences in the Local Vicinity. The higher density E-Urban Apartment buildings will front along Santiago Drive and will not be highly visible from nearby arterial streets, Iris Avenue and Perris Boulevard. The City's General Plan and Zoning indicates higher-density and mixed-use urbanization up to three-stories high are expected along Perris Boulevard east from the Project, within the Corridor Mixed Use Land Use Designation there. Likewise, higher density mixed-use development can be expected with the implementation of the Alessandro Boulevard Corridor Implementation Project, which is north of the Perris at Pentecostal Project. Therefore, the scale of the Project is considered compatible with adjacent established and approved land use patterns and would not result in significant impacts on scenic vistas.

Plans for the Project show proposed building heights, structural street setbacks, and common open space and recreation areas in compliance with development standards of the City of Moreno Valley Zoning Code. Proposed two-story buildings (Big House Apartments) will be 32-feet high with overall dimensions of 74-feet by 141 feet and three-story buildings (E-Urban Apartments) at 39-feet high with overall dimensions of 186 feet by 200 feet. Plans show building height, mass, placement, and surrounding landscaped common area open space following a north/south and east/west pattern which mirrors the existing development and street grid in the Local Vicinity and is anticipated to allow views of distant backdrop Scenic Vistas from vantage points both on site and adjacent to the site. Compliance with development requirements for the R-30 Zone listed in Table 4 indicate less than significant impacts from the Project on scenic resources.

**Table 4: Zoning Requirements for R-30**

Requirement	R30	Proposed Project
1. Maximum density (DUs*/net acre)	30	23.61
2. Minimum lot size (net area in sq. ft.)	1 acre	18.05 acres
3. Minimum lot width in ft.	200	1,184 feet
4. Minimum lot depth in ft.	175	533 feet
5. Minimum front yard setback, in ft.	30	30
6. Minimum side yard setback, in ft.		
Interior side yard	10 ft. plus 2 ft. for every 5 ft. in height over 30 ft.	53 feet
Street side yard	20	20 feet
7. Minimum rear yard setback, in ft.	10 ft. plus 2 ft. for every 5 ft. in height over 30 ft.	20 feet
8. Maximum lot coverage	50%	38.10%
9. Maximum building and structure height, in ft.	50	32 to 39 feet
10. Minimum dwelling size (sq. ft.)	1 Bedroom 450 sf 2 Bedroom 800 sf 3 Bedroom 1000 sf	See Project Description Tables 2 and 3
11. Minimum distance between buildings, in ft. (including main DUs and accessory structures)	20	23 feet
12. Floor area ratio	1.0	NA

For the reasons above, the project would not result in significant impacts on visual character, detract from quality public views of the Project Site and its surroundings, or conflict with applicable zoning and other regulations governing scenic quality. The Project is not proposed at a scale that would change views of scenic vistas resulting in significant impacts. Analysis of Project plans indicates implementation of General Plan goals and policies to enhance localized scenic resources. Plans show Project consistency with the development standards of the Municipal Code and R-30 Zoning. The standard application of Title 9, Moreno Valley Municipal Code, would provide adequate protection of scenic vistas visible from nearby regional highways as well as visual continuity with surrounding land use patterns in regard to lighting, landscaping, street improvements, and open space. Implementation of **MM AES-01**, pertaining to the perimeter wall will result in less than significant Project impacts on scenic resources.

**MM AES-01:** Prior to issuance of building permits for the Project, the City's Building Official shall verify that plans show proposed perimeter walls and the restroom structure near the northeast property corner with surface treatments in character with the architectural style of the Project and incorporate appropriate graffiti prevention features.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response:</b></p> <p><b>No Impact.</b> See Response I, a) above. Views of the Project Site are limited, and the site is mainly visible from immediately adjacent streets and properties. The Project will implement Mitigation Measure <b>MM AES-01</b> to protect the aesthetics of street level views. The Project is not proposed at a scale that would substantially affect views from the Project Site or adjacent areas of mountain ranges that are considered significant visual resources in Moreno Valley. There are no trees, rock outcroppings or historic buildings on or adjacent to the Project Site that are considered as important scenic resources. Site photos show approximately four mature trees and no other scenic resources such as rock outcroppings or historic buildings at this location. Views of the Project Site from Iris Avenue, Emma Lane, Santiago Drive, and from adjacent properties consist of the existing single-family residence, ancillary structures, ornamental landscaping, vacant land, and debris. Implementation of the Project pursuant to the conceptual plans and new landscaping including 275 trees will make the Project Site consistent with the City’s Municipal Code and will result in less than significant impacts on localized scenic resources.</p> <p>The Project is not highly visible from vantage points outside of the adjacent parcels and is also not highly discernable in views from outlying areas such as from SR-60 or I-215 and SR-74. Due to flat terrain of the Project Site and vicinity, and distance, the Project Site is not visible from SR-60 or SR-74 or any other important scenic resources identified in the General Plan or General Plan Update. Views along CALTRANS Designated State Scenic Highways are designated as Scenic Vistas. SR-74 is the closest designated State Scenic Byway; it is approximately 11 miles south and southeast of the Project and the Project is not visible from this facility; The General Plan Update EIR (MoVal 2021) indicates numerous historic structures and bedrock milling features have been found within the City Limits; however, none of these are located at or adjacent to the Project Site. According to the cultural resources records search for the Project (See Appendix C), a historic resource identified as the Barron/Lantz ranch complex (CA-RIV-11757) was recorded in 2014 (McKenna 2014) on the north side of Santiago Drive, immediately north of the Project; however, this resource was not found during field investigations for the Project and the location is under construction with single-family tract development and direct impacts from the Project would not occur.</p> <p>For the reasons above, significant impacts on scenic resources related to SR-74, SR-60 or historic structures, trees, and rock outcroppings are not anticipated. The Project Site is surrounded by development consisting of one and two-story residential and commercial buildings, which are not historically significant. There are three-story structures planned east and north of the Project Site in the Local Vicinity between the Project and the closest historic buildings and scenic resources to the north and east. For the reasons above, less than significant Project-related impacts are expected on scenic resources such as trees, rock outcroppings, and historic buildings within a state scenic highway.</p>				

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

**Less Than Significant Impact.** See Response I, a) and b) above. The Project is in an urbanized area and plans indicate exterior architectural finishes, building setbacks, heights and mass and landscaping which are consistent with City of Moreno Valley Municipal Code. The standard application of the City’s discretionary permit, plan check and permit processes will result in less than significant impacts and code compliance. Approximately 275 trees will be planted on site with the Project pursuant to city regulations related to trees:

- Section 14.40.020:** Tree species
- Section 14.40.080:** Removal of dead, diseased and damaged trees
- Section 9.17.030:** Landscape and irrigation design standards
- Section 9.17.090:** Water efficiency standards for landscaping

Due to proposed scale and compliance with the Moreno Valley Municipal Code, which includes requirements for replacing mature trees, the Project is not expected to have significant impacts on other urbanized areas within the Local Vicinity from public views at vantage points that are either adjacent to the Project Site or in outlying areas. For these reasons impacts on visual character or quality public views are less than significant.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

**Response:**

**Less Than Significant Impact.** See Response I, a) through c) above. Conceptual project plans indicate non-reflective exterior building treatments and landscape buffers surrounding each building. Interior and exterior lighting is proposed and will be implemented pursuant to the City’s Municipal Code. The standard application of the City’s plan check and inspection processes for Project implementation will result in less than significant impacts and compliance with proper down lighting and light intensity and maintenance of landscape buffers that is prescribed in the following Municipal Code Sections below resulting in less than significant light and glare impacts from the Project:

- Chapter 9.08.100 Lighting:** contains general provisions for new construction on lighting wattage, security and parking requirements, and proper shielding so that light from the Project will not spill over the property lines.
- Chapter 9.10.110 Light and Glare:** Project-relate direct and indirect lighting may not exceed 0.5 footcandles on adjacent property. All Project-related lighting shall be focused downward.



**Chapter 9.10.120 Maintenance of open areas:** Open areas are required to be maintained with landscaping and to be free of weeds.

**Chapter 9.08.230 Landscaping requirements:** Landscaping will be implemented to buffer land use proposed with the Project.

**Chapter 9.17.080 Landscaping and Water Efficiency for Multifamily residential development:** Landscape buffers to be maintained.

**Sources:**

1. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
  - Section 5.11 – Aesthetics
2. Caltrans Scenic Highways Website – <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>
3. City of Moreno Valley General Plan 2040, adopted June 15, 2021
  - Chapter 2 – Land Use and Community Character
  - Chapter 10 – Open Space and Resource Conservation Element – Section 7.8 – Scenic Resources
    - Map OSRC-1: Regional Open Space and Trails
    - Map OSRC-3: Scenic Resources and Ridgelines
4. Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, Certified June 15, 2021
5. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
  - Chapter 9.08.100 Lighting.
  - Chapter 9.10.110 – Light and Glare of the Moreno Valley Municipal Code.
  - Chapter 9.10.120 Maintenance of open areas.
  - Chapter 9.08.230 Landscaping requirements.
  - Chapter 9.17.080 Landscaping and Water Efficiency for Multifamily residential development.

**ISSUES & SUPPORTING INFORMATION SOURCES:**

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board.

**Would the project:**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:**

**Less than Significant Impact.** There is no land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) within the Project Site and Local Vicinity. There is no farming occurring on or adjacent to the Project Site. A portion of the Project Site along the eastern site

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boundary is designated as Farmland of Local Importance according to the California Resources Agency, Farmland Mapping and Monitoring Program’s California Important Farmland Finder Website. (See <https://maps.conservation.ca.gov/DLRP/CIFF/>). City plans indicate Farmland as an interim land use within City Limits that is allowable in all zones. The City’s Municipal Codes and Ordinances do not make provisions for agricultural preservation. Except for isolated pockets of land designated as “Vacant” or “Disturbed”, or “Locally Important Farmland”, the Local Vicinity and western Moreno Valley are currently designated as “Urban and Built-up Land” according to the California Resources Agency, Farmland Mapping and Monitoring Program’s California Important Farmland Finder Website. (See <https://maps.conservation.ca.gov/DLRP/CIFF/>).

The conversion of the Project Site to residential land use at 23.61 DU/AC is consistent with the City’s zoning and general plan designations under approved Resolution 2013-26, dated April 23, 2006, for the Alessandro Corridor Implementation Project, which codified SCAG’s Compass Blueprint - Sustainable Communities Program for development into city planning documents with amendments to the General Plan Land Use Map, Zoning Code and Zoning Map on a total of 315 acres, including the Project Site. Resolution 2013-26 resulted in an allowable residential density up to 30 DU/AC under the General Plan and Zoning Code at the Project Site. Therefore, the proposed land use and density of the Project is consistent with applicable regional plans and would not result in unplanned conversion of farmland to urban use either directly or indirectly beyond what is already approved in SCAG’s regional plans. The proposed use of the Project Site for multi-family housing up to 23.61 DU/AC is consistent with approved regional land use plans for growth.

The Project will implement goals and policies of the General Plan for multi-family housing in Moreno Valley over the long-term in response to regional population needs evaluated in the SCAG Transportation Plan/Sustainable Communities Strategy Growth Forecast (SCAG, April 2016) and the State of California Regional Housing Needs Allocation determined by California Department of Housing and Community Development, which was evaluated in the City of Moreno Valley Housing Elements for 2008-2014 and 2021-2029. The Project will implement a land use which fulfills the intent of the City’s General Plan Amendment under Resolution 2013-26, SCAG’s adopted regional plans, and the City’s General Plan Update and current Housing Element by providing broader variety of housing opportunities, specifically multi-family housing, within the City of Moreno Valley. The Project is consistent with the City’s General Plan, Zoning Code, and City of Moreno Valley Municipal Code. For these reasons, Project impacts on Farmland are considered less than significant and Project implementation will not result in conversion of agricultural land to other uses beyond what has already been considered and approved in the City’s General Plan pertaining to the Project Site and regional land use plans.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant Impact.** Refer to Response II, a). Agriculture is a permitted land use in all zones in the City of Moreno Valley. The Project Site is zoned as R-30 allowing development of multi-family residences up to 30 DU/AC as a primary permitted use. The entire Project Site and the Local Vicinity are approved for urbanization under residential, commercial, or institutional zoning. The City’s General Plan and Zoning Code indicate that there are no Williamson Act Contracts, land planned for agricultural preservation, or land designated for permanent agricultural use, within City Limits. Therefore, Project implementation will result in the planned conversion of agricultural land to urbanized land use at this location; however, the Project will have no direct or indirect impacts on agricultural land use beyond what has already been considered and approved in regional plans and approved City plans. Project implementation will not result in indirect conversion of additional farmland or conversion of land under a Williamson Act contract in a manner exceeding what has already been considered and accepted for this area since the adoption of the 2008-2014 Housing Element and the 2013 General Plan Amendment.

For the reasons stated above, less than significant impacts on agriculturally zoned land as well as land under Williamson Act Contracts are anticipated from Project implementation.

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in <a href="#">Public Resources Code section 12220(g)</a> ), timberland (as defined by <a href="#">Public Resources Code section 4526</a> ), or timberland zoned Timberland Production (as defined by <a href="#">Government Code section 51104(g)</a> )?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant Impact.** Refer to Responses II, a) through b). Project implementation is consistent with existing zoning will not result in additional rezoning for non-forest land use, or the conversion of forest land, timberland or timberland zoned for Timberland Production to non-forest land use. The Project Site has been approved for multi-family residences at a density up to 30 DU/AC under the City’s General Plan and Zoning Code since 2013. The proposed residential land use and density of the Project does not exceed what is already approved under both the City Municipal Code and in approved regional planning programs applicable to the City of Moreno Valley, Riverside County, and the state. The construction of 426 multi-family dwelling units proposed with the Project is less than the 542 units allowed under the approved density of 30 DU/AC under General Plan that was anticipated under buildout of SCAG’s Sustainable Community’s Program. Therefore, Project implementation of residential land use at 23.61 DU/AC with the Project would not exceed the utilization or demand for timberland products that is already expected and approved from development anticipated at this location and the Project will not conflict with existing zoning for forest land or cause rezoning of forest land including timberland zoned for Timberland Production. For the reasons stated above, Project implementation will not result in significant changes in demand for or the use of forests or timberland resources beyond what has been considered and approved for the region and impacts from the Project are considered less than significant.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant Impact.** Refer to Responses II, a) through c). The Project will result in the implementation of the approved general plan and zoning as well as a residential density that is consistent with regional plans approved by SCAG and the State Department of Housing and Urban Development. There are no forest lands within City Limits and the Project will not result in direct impacts on forests. Since the Project is consistent with the regional plans for the area and the City’s General Plan, the Project will not result in additional indirect conversion of land to non-forest use beyond what has already been considered and approved. Due to Project consistency with approved city and regional plans addressing population projections and need for multi-family housing, Project implementation will not result in increased use of Timberland products or the conversion of additional forest to non-forest use. For these reasons, Project impacts are less than significant.

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b></p> <p><b>Less Than Significant Impact.</b> Refer to Responses II, a) through d). Other changes in the environment resulting in conversion of Farmland to non-agricultural use or conversion of forest to non-forest use from Project implementation are not anticipated. The proposed land use and density of the Project is consistent with approved plans and will not result in impacts beyond what has already been evaluated and approved under regional plans. Implementing multi-family residential development at 23.61 DU/AC at the Project Site is consistent with the approved city plans and regional programs for sustainability, indicating the rate or extent of conversion of Farmland to non-agricultural use or conversion of forest land to non-forest from Project implementation has already been evaluated, and is not considered significant in light of housing needs. Impacts from Project implementation are therefore considered less than significant.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. City of Moreno Valley Resolution 2013-26.</li> <li>2. Moreno Valley General Plan, adopted July 11, 2006               <ul style="list-style-type: none"> <li>• Chapter 4.5 Agricultural Resources</li> </ul> </li> <li>3. City of Moreno Valley General Plan 2040, adopted June 15, 2021               <ul style="list-style-type: none"> <li>• Chapter 2 – Land Use and Community Character</li> <li>• Chapter 10 – Open Space and Resource Conservation Element – Section 7.8 – Scenic Resources                   <ul style="list-style-type: none"> <li>- Map OSRC-1: Regional Open Space and Trails</li> </ul> </li> </ul> </li> <li>4. Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, Certified June 15, 2021</li> <li>5. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> <li>6. The SCAG 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy</li> <li>7. Growth Forecast, adopted by the SCAG Regional Council on April 7, 2016</li> <li>8. City of Moreno Valley Housing Element 2021-2029</li> </ol>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>III. AIR QUALITY</b> – 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. <b>Would the project:</b></p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b></p> <p><b>Less than Significant with Mitigation Incorporated.</b> The information in Section III is based on Perris at Pentecostal Air Quality, Global Climate Change, and Energy Impact Analysis, City of Moreno Valley, dated January 9, 2022, and prepared by Ganddini Associates. This report can be found in Appendix A.</p> <p><b>Summary of Air Quality Plans and Regulatory Authority</b></p> <p><b>Less than Significant Impact with Mitigation Incorporated.</b> The Project is located within the South Coast Air Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, and all of Orange County.</p>				

SCAQMD is the agency primarily responsible for preparing and implementing air quality measures for Basin compliance with national and state air quality standards. SCAQMD enforces significance thresholds based on volume of pollution emissions and not on actual ambient air quality measurements. Air quality impacts associated with the Project Site are generally from auto emissions and not regionally quantifiable because pollutants from emissions are experienced hours later and miles from the source. The SCAQMD CEQA Handbook states that projects in the South Coast Air Basin with daily emissions exceeding identified significance thresholds should be considered as having an individually and cumulatively significant air quality impact. A regional air quality impact would be considered significant if emissions exceed the SCAQMD significance thresholds for criteria pollutants. Tables 5 through 9 in this section highlight existing air quality conditions, state and federal pollution standards, and applicable thresholds of significance for criteria pollutants that are applicable to the Project and Project Site for CEQA Compliance. These standards are established by international, federal, state, regional, and local government agencies listed as follows:

- United States Environmental Protection Agency (USEPA) - National Ambient Air Quality Standards (NAAQS) for atmospheric pollutants.
- California Air Resources Board (CARB), California Environmental Protection Agency (CalEPA), coordinates and administers federal and state air pollution control programs within California. Sets California Ambient Air Quality Standards (CAAQS), provides emission inventories, control measures, and local program oversight. Prepares the State Implementation Plan (SIP). Regulates Toxic Air Contaminants.
- SCAQMD responsible for comprehensive air pollution control in the South Coast Air Basin (Basin). Works directly with SCAG, county transportation commissions, local governments, and all federal and state agencies. Responsible for preparing and implementing the Air Quality Management Plan (AQMP) within the Basin in compliance with the SIP, CAAQS and NAAQS.
- City of Moreno Valley has local authority/responsibility for regulating air pollution. City responsibilities include mitigating significant air emissions from discretionary land use decisions and implementing transportation control measures from the 2016 AQMP such as bus turnouts, energy-efficient streetlights, and synchronized traffic signals. Provides air quality impact assessment of new development projects and requires mitigation of potentially significant impacts as conditions of approval on a case-by-case basis. The City monitors and enforces implementation of mitigation through the standard application of the grading/building permit plan check and inspection processes.

Air Quality compliance measures established and regulated by the above listed agencies target criteria pollutants in the Basin including ozone (O<sub>3</sub>), nitrogen dioxide (NO<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), lead (Pb), and particulate matter less than 10 microns and 2.5 microns in diameter (PM<sub>10</sub> and PM<sub>2.5</sub>). Volatile Organic Compounds (VOC) are regulated because they convert to O<sub>3</sub> upon exposure to sunlight and mixing with other pollutants within the atmosphere. Toxic Air Contaminants (TAC) are linked to short-term (acute) or long-term (chronic or carcinogenic) adverse health effects. Sources of TACs include industrial processes, commercial operations (e.g., gasoline stations and dry cleaners), and motor vehicle exhaust. Criteria pollutants are known to harm health and the environment and can cause property damage. The EPA monitors and regulates these pollutants as "criteria" air pollutant emissions because this agency has developed human health-based and/or environmentally based criteria for setting permissible levels. Following are air quality plans and programs applicable to the Project that are used to enforce air quality regulations:

**Air Quality Management Plan:** The 2016 AQMP prepared by the SCAQMD includes both stationary and mobile source strategies regulating air quality and is a regional blueprint for achieving the federal air quality standards and healthful air within the Basin. The SCAQMD's AQMP is the regional air quality plan applicable to the Local Vicinity and Project consistency the assumptions and objectives of the AQMP indicate whether the Project has the potential to interfere with the region's ability to comply with Federal and State air quality standards. The Project should be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. Two key indicators of consistency are:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

- (2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Following are policies of the AQMP typically applied to development projects to reduce emissions:

**SCAQMD Rule 402:** Prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

**SCAQMD Rule 403:** Regulations for emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices (BMPs), such as applying water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Applicable dust suppression techniques from Rule 403 are summarized below and can reduce fugitive dust generation, Particulate Matter 10 microns or greater in diameter (PM10). Compliance with these rules would reduce impacts on nearby sensitive receptors. Rule 403 measures may include but are not limited to the following:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code section 23114.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less.
- Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Replanting disturbed areas as soon as practical.
- During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers.

**SCAQMD Rule 445:** Prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

**SCAQMD Rule 481:** Applies to all spray painting and spray coating operations and equipment, requiring that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met:

(1) The spray coating equipment is operated inside a control enclosure, which is approved by the Executive Officer. Any control enclosure for which an application for permit for new construction, alteration, or change of ownership or location is submitted after the date of adoption of this rule shall be exhausted only through filters at a design face velocity not less than 100 feet per minute nor greater than 300 feet per minute, or through a water wash system designed to be equally effective for the purpose of air pollution control.

(2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.

(3) An alternative method of coating application or control is used which has effectiveness equal to or greater than the equipment specified in the rule.

**SCAQMD Rule 1108:** Governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the Basin and regulates the VOC content of asphalt during construction. All asphalt used during Project construction must comply with SCAQMD Rule 1108.

**SCAQMD Rule 1113:** Governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. Regulates VOC content of paints during construction. All paints and solvents used during Project construction and operation must comply with SCAQMD Rule 1113.

**SCAQMD Rule 1143:** Governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule.

**SCAQMD Rule 1186:** Limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for contract street sweepers to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.

**SCAQMD Rule 1303:** Governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM10 among other pollutants.

**SCAQMD Rule 1401:** New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants.

**SCAQMD Rule 1403:** Asbestos Emissions from Demolition/Renovation Activities, specifies work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM).

**SCAQMD Rule 2202:** On-Road Motor Vehicle Mitigation Options, is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. It applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average.

**SCAQMD Rule 2305:** The Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program aims to reduce nitrogen oxide and diesel emissions associated with warehouses, help meet federal standards and improve public health. The WAIRE Program is an indirect source rule that regulates warehouse facilities to reduce emissions from the goods movement industry. Owners and operators of warehouses that have 100,000 square feet or more of indoor floor space in a single building must comply with the WAIRE Program. WAIRE is a menu-based point system in which warehouse operators are required to earn a specific number of points every year. The yearly number of points required is based on the number of trucks trips made to and from the warehouse each year, with larger trucks such as tractors or tractor-trailers multiplied by 2.5. Warehouse operators may be exempt from parts of the rule if they operate less than 50,000 square feet of warehousing activities, if the number of points required is less than 10, or if the WAIRE menu action chosen under performs due to circumstances beyond the operator's control, such as a manufacturer defect. SCAQMD Rule 316 establishes fees to fund Rule 2305 compliance activities.

**CEQA Air Quality Handbook (SCAQMD CEQA Handbook):** This is a CEQA guidance document prepared by the SCAQMD (1993) with current updates found at <http://www.aqmd.gov/ceqa/hdbk.html>. This document was developed in accordance with the projections and programs of the AQMP and is used as a guidance document for preparing air quality impact analysis and project mitigation. The SCAQMD is in the process of developing an Air Quality Analysis Guidance Handbook to replace the CEQA Air Quality Handbook. In the interim, supplemental guidance has been adopted by the SCAQMD.

**SCAG Regional Transportation Plan and Regional Transportation Improvement Plan:** SCAG has prepared the Regional Transportation Plan and Regional Transportation Improvement Plan (RTIP),

which addresses regional development and growth forecasts. These plans form the basis for the land use and transportation components of the AQMP, which are utilized for air quality forecasts and in the consistency analysis included in the AQMP. The Regional Transportation Plan, Regional Transportation Improvement Plan, and AQMP are based on projections originating within the City and County General Plans.

**City of Moreno Valley General Plan:** The City has incorporated the following goals and policies into the 2021 General Plan Update for air quality:

**Goal EJ-1:** Reduce pollution exposure and improve community health.

- Policy EJ.1-1: Coordinate air quality planning efforts with other local, regional, and State agencies.
- Policy EJ.1-3: 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.
- Policy EJ.1-6: Ensure that construction and grading activities minimize short-term impacts to air quality by employing appropriate mitigation measures and best practices.
- Policy EJ.1-7: 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.
- Policy EJ.1-8: Support the incorporation of new technologies and design and construction techniques in new development that minimize pollution and its impacts.
- Policy EJ.1-9: Designate truck routes that avoid sensitive land uses, where feasible.

**City of Moreno Valley CEQA Guidance Documents:** The City’s Community Development Department has developed guidance documents for implementing CEQA and preparing CEQA Initial Studies and EIRs including:

- City of Moreno Valley Rules and Procedures for the Implementation of the California Environmental Quality Act (Moreno Valley, 2019)
- City of Moreno Valley Initial Study Preparation Guide (Moreno Valley, 2019)

Regional air quality impacts from the Project are considered significant if Project emissions exceed the significance thresholds identified in Table 5 through 7 below or contribute pollution to areas that are in non-attainment status.

**Table 5: Federal and State Pollutant Standards**

Air Pollutant	Concentration / Averaging Time		Most Relevant Effects
	California Standards	Federal Primary Standards	
Ozone (O3)	0.09 ppm/1-hour  0.07 ppm/8-hour	0.070 ppm/8-hour	(a) Decline in pulmonary function. Localized lung edema in humans & animals; (b) Risk to public health implied by alterations in pulmonary morphology and host defense in animals; (c) Increased mortality risk; (d) Risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (e) Vegetation effects
Carbon Monoxide (CO)	20.0 ppm/1-hour  9.0	35.0 ppm/1-	(a) Aggravation of angina pectoris and other aspects of coronary heart disease; (b) Decreased exercise tolerance in persons with peripheral vascular disease



	ppm/8-hour	hour 9.0 ppm/8-hour	and lung disease; (c) Impairment of central nervous system functions; and (d) Possible increased risk to fetuses
Nitrogen Dioxide (NO <sub>2</sub> )	0.18 ppm/1-hour 0.03 ppm/annual	100 ppb/1-hour 0.053 ppm/annual	(a) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups; (b) Risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes; and (c) Contribution to atmospheric discoloration
Sulfur Dioxide (SO <sub>2</sub> )	0.25 ppm/1-hour 0.04 ppm/24-hour	75 ppb/1-hour 0.14 ppm/annual	(a) Bronchoconstriction accompanied by symptoms which may include wheezing, shortness of breath and chest tightness, during exercise or physical activity in persons with asthma.
Suspended Particulate Matter (PM <sub>10</sub> )	50 µg/m <sup>3</sup> /24-hour 20 µg/m <sup>3</sup> /annual	150 µg/m <sup>3</sup> /24-hour	(a) Exacerbation of symptoms in sensitive patients with respiratory or cardiovascular disease; (b) Declines in pulmonary function growth in children; (c) Increased risk of premature death from heart or lung diseases in elderly.
Suspended Particulate Matter (PM <sub>2.5</sub> )	12 µg/m <sup>3</sup> /annual	35 µg/m <sup>3</sup> /24-hour 12 µg/m <sup>3</sup> /annual	
Sulfates	25 µg/m <sup>3</sup> /24-hour	No Federal Standards	(a) Decrease in ventilatory function; (b) Aggravation of asthmatic symptoms; (c) Aggravation of cardio-pulmonary disease; (d) Vegetation damage; (e) Degradation of visibility; (f) property damage.
Lead	1.5 µg/m <sup>3</sup> /30-day	0.15 µg/m <sup>3</sup> /3-month rolling	(a) Learning disabilities; (b) Impairment of blood formation and nerve conduction.
Visibility Reducing Particles	Extinction coefficient of 0.23 per kilometer-visibility of 10 miles or more due to particles when humidity is less than 70 percent.	No Federal Standards	Visibility impairment on days when relative humidity is less than 70 percent.

Source: <https://ww2.arb.ca.gov/sites/default/files/2020-07/aags2.pdf>

**Table 6: South Coast Air Basin Attainment Status**

Pollutant	State Status	National Status
Ozone	Nonattainment	Nonattainment (Extreme)
Carbon monoxide	Attainment	Maintenance (Serious)
Nitrogen dioxide	Attainment	Maintenance (Primary)
Sulfur dioxide	Attainment	Attainment/Unclassified
PM10	Nonattainment	Maintenance (Serious)
PM2.5	Nonattainment	Nonattainment (Moderate)

Source (Federal and State Status): California Air Resources Board (2020)

<https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations> & US EPA (2020)

<https://www.epa.gov/green-book>.

**Table 7: SCAQMD Air Quality Significance Thresholds**

MASS DAILY THRESHOLDS	
Pollutant	Construction (lbs/day) / Operation (lbs/day)
NOx	100 / 55
VOC	75 / 55
PM10	150 / 150
PM2.5	55 / 55
SOx	150 / 150
CO	550 / 550
Lead	3 / 3
TOXIC AIR CONTAMINANTS, ODOR AND GHG THRESHOLDS	
TACs	Maximum Incremental Cancer Risk $\geq$ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas $\geq$ 1 in 1 million) Chronic & Acute Hazard Index > 1.0 (project increment)
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402
GHG	10,000 MT/yr CO <sub>2</sub> e for industrial projects
AMBIENT AIR QUALITY STANDARDS	
Pollutant	SCAQMD Standards
NO <sub>2</sub> -1-hour average	0.18 ppm (338 $\mu\text{g}/\text{m}^3$ )
PM10 -24-hour average	10.4 $\mu\text{g}/\text{m}^3$ 2.5 $\mu\text{g}/\text{m}^3$
PM2.5 -24-hour average	10.4 $\mu\text{g}/\text{m}^3$ 2.5 $\mu\text{g}/\text{m}^3$
SO <sub>2</sub>	0.25 ppm 0.04 ppm
CO Average	20 ppm (23,000 $\mu\text{g}/\text{m}^3$ ) 9 ppm (10,000 $\mu\text{g}/\text{m}^3$ )
30-day average Rolling 3-month Quarterly average	1.5 $\mu\text{g}/\text{m}^3$ 0.15 $\mu\text{g}/\text{m}^3$ 1.5 $\mu\text{g}/\text{m}^3$

Source: <http://www.aqmd.gov/ceqa/handbook/signthres.pdf>

Existing air quality conditions at the Project Site are based on topography, meteorology, and climate, and quantity of emissions throughout the Basin released by regional sources and local air pollutant sources. The Project is in an area that is not in attainment for ozone, PM10, and PM2.5 standards. CO is a pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts are assessed by comparing future without and with project CO levels to the State and Federal CO standards. The threshold for significant CO violations is 100,000 vehicles per day and will not be exceeded by the Project. Estimates of the existing regional emissions from the 2016 AQMP prepared by SCAQMD (March 2017) indicate that collectively, mobile sources emissions account for 60 percent of the VOC, 90 percent of NOx, 95 percent of CO, and 34 percent of directly emitted PM 2.5 from mobile sources, with another 13 percent of PM2.5 from road dust.

Exceedances of existing air quality standards measured at the closest air monitoring stations (at the Perris air monitoring station, Latitude 33.7889, Longitude -117.2278, approximately 7 miles south of the Project) were recorded for O3 and PM only during the 2018 to 2020 monitoring period and are outlined as follows: State 1-hour concentration standard for ozone was exceeded between 28 and 34 days each year; and, state 8-hour ozone standard was exceeded between 66 and 77 days each year over the past three years. The Federal 8-hour ozone standard was exceeded between 64 and 74 days each year over the past three years. The State 24-hour concentration standards for PM10 was exceeded between two and six days each year over the last three years. Over the past three years, the Perris Station did not record an exceedance of the Federal 24-hour standards for PM10. During the 2018 to 2020 monitoring period, there was insufficient data for the Federal 24-hour standard for PM 2.5 at the Lake Elsinore Station approximately 10 miles south from the Project Site (Latitude 33.6765, Longitude -117.3310).

Project emissions were estimated using CalEEMod (Version 2020.4.0) software, a statewide land use emissions computer model, which quantifies potential criteria pollutants and GHG emissions from Project construction and long-term operations. The EMFAC2017 computer program was also used to calculate emission rates specific for the western portion of Riverside County for construction-related employee vehicle trips. Additionally, the OFFROAD2011 computer program was used to calculate emission rates for heavy truck operations. The results of modeling indicate that Project construction and long-term operations will emit regulated criteria pollutants including GHG, TAC, and odors; however, due to the scale of the Project and proposed construction phase mitigation, emissions will be less than significant with the incorporation of mitigation measures during construction. Neither short-term or long-term Project-related emissions are estimated to exceed the SCAQMD regional or local thresholds and would not be expected to result in ground level concentrations that exceed the NAAQS or CAAQS.

During construction, mitigation for architectural coating emissions will be needed to limit architectural coatings to 30 g/L VOC for buildings and 100 g/L for traffic markings. Construction emissions modeling indicates that Project construction is not anticipated to exceed air quality regulations or to be inconsistent with air quality plans according to modeling results shown in Tables 8 and 9. Long-term Project operations will also generate emissions of NOx, ROG, CO, PM10, and PM2.5 from mobile sources including emissions from the additional vehicle miles generated from the new residents; area sources include emissions from consumer products, landscape equipment and architectural coatings; and energy use. Results from emissions modeling show that none of the SCAQMD regional thresholds would be exceeded. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project. Since the Project would not introduce any substantial stationary sources of emissions, CO is the benchmark pollutant used for assessing long-term project-related air quality impacts from post-construction motor vehicle operations. No violations of the state and federal CO standards are projected to occur from long-term operation, due to the scale of the Project (not exceeding the threshold of 100,000 vehicles per day). Likewise, the Project would not result in a cumulatively considerable net increase for non-attainment of criteria pollutants or ozone precursors. As a result, the project would result in a less than significant impacts for operational emissions as shown in Table 6.

**Table 8: Construction-Related Regional Pollutant Emissions**

		Pollutant Emissions (pounds/day)					
Activity		ROG	NOx	CO	SO <sub>2</sub>	PM10	PM2.5
Demolition	On-Site <sup>1</sup>	2.64	25.72	20.59	0.04	1.32	1.17
	Off-Site <sup>2</sup>	0.06	0.16	0.62	0.00	0.19	0.05
	Subtotal	2.70	25.88	21.22	0.04	1.50	1.22
Grading	On-Site <sup>1</sup>	3.62	38.84	29.04	0.06	5.24	2.93
	Off-Site <sup>2</sup>	0.17	3.90	1.48	0.02	0.77	0.24
	Subtotal	3.79	42.75	30.52	0.08	6.00	3.17
Building Construction	On-Site <sup>1</sup>	1.71	15.62	16.36	0.03	0.81	0.76
	Off-Site <sup>2</sup>	2.11	6.46	21.16	0.07	6.30	1.75
	Subtotal	3.82	22.08	37.52	0.10	7.10	2.51
Paving	On-Site <sup>1</sup>	1.78	10.19	14.58	0.02	0.51	0.47
	Off-Site <sup>2</sup>	0.05	0.04	0.55	0.00	0.17	0.05
	Subtotal	1.83	10.23	15.13	0.02	0.68	0.51
Architectural Coating <sup>3</sup>	On-Site <sup>1</sup>	52.63	1.30	1.81	0.00	0.07	0.07
	Off-Site <sup>2</sup>	0.36	0.23	3.60	0.01	1.10	0.30
	Subtotal	52.99	1.53	5.41	0.01	1.17	0.37
Total for overlapping phases <sup>4</sup>		58.64	33.84	58.06	0.13	8.95	3.40
SCAQMD Thresholds		75	100	550	150	150	55
Exceeds Thresholds?		No	No	No	No	No	No

**Notes:**

Source: CalEEMod Version 2020.4.0

- (1) On-site emissions from equipment operated on-site that is not operated on public roads. On-site demolition and grading PM-10 and PM-2.5 emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.
- (2) Off-site emissions from equipment operated on public roads.
- (3) Architectural coating emissions include mitigation limiting architectural coatings to 30 g/L VOC for buildings and 100 g/L for traffic markings.
- (4) Construction, painting and paving phases may overlap.

**Table 9: Project Construction Emissions at the Nearest Receptors**

Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Demolition	25.72	20.59	1.32	1.17
Grading <sup>3</sup>	38.84	29.04	5.24	2.93
Building Construction	15.62	16.36	0.81	0.76
Paving	10.19	14.58	0.51	0.47
Architectural Coating	1.30	1.81	0.07	0.07
Total of overlapping phases <sup>4</sup>	27.11	32.76	1.39	1.30
SCAQMD Thresholds <sup>2</sup>	170	883	7	4
Exceeds Threshold?	No	No	No	No

**Notes:**

Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 2 acres, to be conservative, at a distance of 25 m in SRA 24 Perris Valley.

**Assumptions:**

- (1) Painting and paving may overlap
- (2) The nearest sensitive receptors are the existing school use located approximately 50 feet (~15 meters) west and the single-family residential dwelling units located approximately 50 feet (~15 meters) north, 100 feet (~30 meters) south, and 567 feet (~173 meters) to the east of the project site.
- (3) The project will disturb up to a maximum of 4 acres a day during grading.

**Table 10: Regional Operational Pollutant Emissions**

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources <sup>1</sup>	14.89	6.77	37.90	0.04	0.71	0.71
Energy Usage <sup>2</sup>	0.20	1.70	0.75	0.01	0.14	0.14
Mobile Sources <sup>3</sup>	8.94	12.39	87.96	0.20	20.89	5.68
Total Emissions	24.03	20.86	126.61	0.26	21.73	6.52
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

**Notes:**

Source: CalEEMod Version 2020.4.0; the higher of either summer or winter emissions.

- (1) Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
- (2) Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
- (3) Mobile sources consist of emissions from vehicles and road dust.

Utilizing the information presented above, the Project consistency with the AQMP is described below:

**Criteria 1 – Increase in the Frequency or Severity of Violations:** Based on the air quality modeling analysis and incorporation of mitigation, short-term construction impacts will not result in significant

impacts based on the SCAQMD regional and local thresholds of significance. Long-term operations impacts will not result in significant impacts based on the SCAQMD local and regional thresholds of significance. Therefore, with incorporation of mitigation for construction, the Project is found to be consistent with the AQMP for the first criterion.

**Criteria 2 – Exceed Assumptions in the AQMP:** The 2020-2045 Regional Transportation/Sustainable Communities Strategy prepared by SCAG (2020) includes chapters on: Challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their land use planning programs for purposes of consistency with applicable regional plans under CEQA. The City of Moreno Valley Land Use Plan, including the General Plan Land Use Map, Zoning Map, and Zoning Code, define the assumptions that are represented in the AQMP and the Project is consistent with the General Plan and Zoning on the Project Site. Therefore, the Project is consistent with AQMP assumptions. The Project Site is designated as Residential (R-30) on the City’s General Plan Land Use Map and Zoning Map. The project proposes to develop the approximately 20.4-acre site (18.05-acre net site area) with 426 multi-family residential dwelling units and will not exceed 30 DU/AC. Therefore, the Project is not anticipated to exceed the AQMP assumptions and is found to be consistent with the AQMP for the second criterion.

Based on the information above, the Project will not result in an inconsistency with the SCAQMD AQMP and less than significant impacts are anticipated with mitigation incorporation Mitigation Measure **MM AQ-01**.

**MM AQ-01:** During construction, mitigation for architectural coating emissions will be needed to limit architectural coatings to 30 g/L VOC for buildings and 100 g/L for traffic markings. This requirement shall be noted on the construction plans for the Project and verified by the City’s Building Official. Implementation of this BMP will be carried out by the contractor and verified by the City’s Building Inspector.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less than Significant Impact with Mitigation Incorporated.** Refer to Response III. a). The Project is proposed in an area that is not in attainment for ozone, PM10, and PM2.5 standards; however, the Project will not have a cumulatively considerable net increase in a criteria pollutant with the implementation of Mitigation Measure **MM AQ-01**. For the reasons above, the Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the region is non-attainment under an applicable federal or state ambient air quality standard.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less than Significant Impact with Mitigation Incorporated.** Refer to Responses III a) and b). Sensitive receptors are those who are sensitive to air pollution including children, the elderly, and persons with

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

preexisting respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours, such as residences, hospitals, or convalescent facilities (South Coast Air Quality Management District 2008). Commercial and industrial facilities are not included in the definition because employees do not typically remain on-site for 24 hours. The nearest sensitive receptors to the Project Site include the existing school use located approximately 50 feet (~15 meters) west (across Emma Lane) and the single-family residential dwelling units located approximately 50 feet north (currently under construction, located across Santiago Drive), 100 feet south (across Iris Avenue), and 567 feet to the east (across Perris Boulevard) of the Project Site. Other air quality sensitive land uses are located further from the Project Site and would experience lower impacts. With the incorporation of Mitigation Measure **MM AQ-01**, the Project will have less than significant impacts on emissions and would not expose sensitive receptors to substantial pollutant concentrations.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less than Significant Impact.** The SCAQMD CEQA Handbook states that an odor impact would occur if a Project creates an odor nuisance pursuant to SCAQMD Rule 402, which states: A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals. If a proposed project results in a violation of Rule 402 with regards to odor impacts, then the proposed project would create a significant odor impact. Additionally, the City’s Municipal Code includes established regulations for odors from construction equipment operations, and construction material use, storage, and disposal requirements. Specifically, Code Sections 6.04.020, 9.03.010, 9.10.150, 10.02.130, and 12.38.020 are intended to minimize odor impacts that may result from construction activities and long-term operation of residential land use.

Emissions anticipated during construction and long-term operation of the Project are mainly odorless. Any perceptible construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. The Project does not propose any land use or activities that would result in permanent significant operational-source odor impacts. Potential odor impacts from both construction and long-term operation are therefore considered less than significant with the standard application of City of Moreno Valley Codes and Ordinances during discretionary project review, plan check, and inspection processes, as well as through ongoing city code enforcement activities.

For the reasons above, impacts are less than significant from other emissions including those leading to odors adversely affecting a substantial number of people.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**IV. BIOLOGICAL RESOURCES – Would the project:**

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The information in Section IV is based on ELMT Consulting's (ELMT) habitat assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis which can be found in Appendix B.

Review of all available reports, survey results, and literature detailing the biological resources previously observed on or within the vicinity of the Project Site was completed. This included review of standard field guides and texts for specific habitat requirements of special-status and non-special-status biological resources. In addition, the following resources were reviewed:

- Environmental Protection Agency (EPA) Water Program "My Waters" data layers
- Google Earth Pro historic aerial imagery (1985-2021);
- United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), Soil Survey;
- USFWS Critical Habitat designations for Threatened and Endangered Species;
- USFWS National Wetlands Inventory (NWI);
- Stephen's Kangaroo Rat Habitat Conservation Plan;
- Western Riverside County Regional Conservation Authority (RCA) MSHCP Information Map;
- 2006 Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area.

A field investigation was conducted by biologist Jacob H. Lloyd Davies on October 7, 2021, to document baseline conditions and assess the potential for special-status plant and wildlife species to occur within the Project Site. Special-status wildlife species are state or federally listed as threatened or endangered.

**Response:**

**Less Than Significant with Mitigation Incorporated.** During the biologist's field survey, site suitability was assessed for burrowing owl (*Athene cunicularia*) and several other special-status species identified by the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB) and other electronic databases as potentially occurring on or within the general vicinity of the Project. Research indicates that a total of twenty-three (23) special-status plant species and a total of sixty-eight (68) special-status wildlife species have been reported in the vicinity and have potential to occur on site. No special-status wildlife species were found at the Project Site and the site is not located with federally designated Critical Habitat. The nearest designated Critical Habitat is located approximately 5.9 miles southeast of the site for spreading navarretia (*Navarretia fossalis*) and 6.2 miles southeast for thread-leaved brodiaea (*Brodiaea filifolia*) along the San Jacinto River.

Based on the Western Riverside County Regional Conservation Authority (RCA), query of the Riverside County Multi Species Habitat Conservation Plan (MSHCP) Information Map, and review of the MSHCP, it was determined that the Project Site is located within the Reche Canyon/Badlands Area Plan of the MSHCP but is not within any designated Criteria Cells or conservations areas. The City is a permittee under the MSHCP and the Project is subject to MSHCP consistency review. The site is located within the MSHCP designated survey area for burrowing owl and is within the fee mitigation area for Stephen's Kangaroo Rat.

The California Natural Diversity Database was used, in conjunction with ArcGIS software, to locate the nearest recorded occurrences of special-status species and determine the distance from the Project. No native plant communities or natural communities of special concern were observed on or adjacent to the Project Site. Two (2) land cover types were found on site, disturbed and developed. Disturbed areas mainly consist of non-native weedy/early successional species, and some ornamental and fruiting trees associated with historic land use. Plant species observed in the disturbed areas of the site include Russian thistle (*Salsola tragus*), tree tobacco (*Nicotiana glauca*), bromes (*Bromus* spp.), mustard (*Hirschfeldia incana*), telegraph weed (*Heterotheca grandiflora*), puncturevine (*Tribulus terrestris*), Mexican fan palm (*Washingtonia robusta*), bermudagrass (*Cynodon dactylon*), totalote (*Centaurea melitensis*), common sunflower (*Helianthus annuus*), jimsonweed (*Datura wrightii*), ragweed (*Ambrosia psilostachya*), clustered tarweed (*Deinandra fasciculata*), olive (*Olea europa*), Jerusalem thorn (*Parkinsonia aculeata*), Japanese honeysuckle (*Lonicera japonica*), guava (*Psidium* sp.), mulberry (*Morus alba*), and pepper trees (*Schinus*



molle & *S. terebinthus*). Developed land on site includes the residence, paved driveways, remnant foundations, and portions of Emma Lane. Plant species supported in developed portions of the site include especially hardy non-native species such as Russian thistle, Mediterranean mustard, and puncture vine, in addition to ornamental/fruited tree species.

The MSHCP does not identify any covered or special-status fish, amphibian or reptilian species as potentially occurring within the Project Site. The site provides a limited amount of habitat for reptile, bird and mammalian species adapted to a high degree of human disturbance and not classified as special-status. The only reptilian species observed during the field investigation was common side-blotched lizard (*Uta stansburiana elegans*). Common reptilian species that could be expected to occur on-site include Great Basin fence lizard (*Sceloporus occidentalis longipes*) and San Diego alligator lizard (*Elgaria multicarinata webbii*). Bird species detected during the field survey include European collared dove (*Streptopelia decaocto*), Cassin's kingbird (*Tyrannus vociferans*), Say's phoebe (*Sayornis saya*), common raven (*Corvus corax*), rock pigeon (*Columba livia*), Anna's hummingbird (*Calypte anna*), red-tailed hawk (*Buteo jamaicensis*), mourning dove (*Zenaidura macroura*), house finch (*Haemorhous mexicanus*), western meadowlark (*Sturnella neglecta*), black phoebe (*Sayornis nigricans*), American kestrel (*Falco sparverius*), and northern mockingbird (*Mimus polyglottos*). Mammalian species detected during the field investigation include pocket gopher (*Thomomys bottae*), and cottontail (*Sylvilagus audubonii*). Additional common mammalian species that could be expected to occur include possum (*Didelphis virginiana*), ground squirrel (*Otospermophilus beecheyi*), and raccoon (*Procyon lotor*).

No active nests or birds displaying nesting behavior were observed during the field survey, which was conducted during breeding season. Although subjected to routine disturbance, the ornamental vegetation found on-site has the potential to provide suitable nesting habitat for year-round and seasonal avian residents, as well as migrating songbirds that could occur in the area that are adapted to urban environments. Additionally, the disturbed portions of the site have the potential to support ground-nesting birds such as killdeer. No raptors are expected to nest on-site due to lack of suitable nesting opportunities. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3513 prohibit the take, possession, or destruction of birds, their nests or eggs).

The Project is not specifically identified as a Covered Activity in the MSHCP, under Section 7.3.1, Public and Private Development Consistent with MSHCP Criteria. Public and private development that are outside of Criteria Areas and Public/Quasi-Public (PQP) Lands are permitted under the MSHCP, subject to a consistency determination with MSHCP policies that apply to areas outside of Criteria Areas. Therefore, a determination must be made for Project consistency with the MSHCP, using the following policies of the MSHCP:

- The policies for the protection of species associated with Riparian/Riverine area and vernal pools as set forth in Section 6.1.2 of the MSHCP;
  - No jurisdictional drainages, riparian/riverine and/or wetland features were observed within the project site during the field investigation. Development of the proposed project will not result in impacts to riparian/riverine habitats and a DBESP will not be required for the loss of riparian/riverine habitat from development of the proposed project.
  - The MSHCP lists two general classes of soils known to be associated with listed and special-status plant species; clay soils and Traver-Domino Willow association soils. Specific clay soils known to be associated with listed and special-status species within the MSHCP plan area include Bosanko, Auld, Altamont, and Porterville series soils, which are not found on the site. The project site is underlain by Greenfield sandy loam and Hanford coarse sandy loam. Review of historic aerial photographs and observations during the field investigations, indicate no vernal pools or suitable fairy shrimp habitat occurring within the Project Site. The vernal pool fairy shrimp is known from four locations in Western Riverside County MSHCP Plan Area: Skunk Hollow, the Santa Rosa Plateau, Salt Creek, and the vicinity of the Pechanga Indian Reservation. Since the project site is not located within or adjacent to the four known populations, and no indicators of water ponding or astatic water conditions, the site was determined not to provide suitable habitat for vernal pool fairy shrimp. Therefore, the project is consistent with Section 6.1.2 of the MSHCP.
- The policies for the protection of Narrow Endemic Plant Species as set forth in Section 6.1.3 of the MSHCP:

- Based on the RCA MSHCP Information Map query and review of the MSHCP, it was determined that the project site is not located within the designated survey area for Narrow Endemic Plant Species. Through the field investigation, it was determined that the project site does not provide suitable habitat for any of the Narrow Endemic Plant Species listed under Section 6.1.3 of the MSHCP, and, therefore, the project is consistent with Section 6.1.3 of the MSHCP. No additional surveys or analysis is required.
- Guidelines pertaining to the Urban/Wildlands Interface intended to address indirect effects associated with locating Development in proximity to the MSHCP Conservation Area as detailed in Section 6.1.4 of the MSHCP:
  - Urban/Wildlife Interface Guidelines are intended to ensure that indirect project-related impacts to the MSHCP Conservation Area, including drainage, toxics, lighting, noise, invasive plant species, barriers, and grading/land development, are avoided or minimized. The Project Site is not located within or immediately adjacent to any Criteria Cells, corridors, or linkages. The urban/Wildlands Interface Guidelines do not apply and the Project is consistent with Section 6.1.4 of the MSHCP.
- The requirements for conducting additional surveys as set forth in Section 6.3.2 of the MSHCP:
  - The query of the RCA MSHCP Information Map and review of the MSHCP determined that the Project Site is within the designated survey area for burrowing owl pursuant to Section 6.3.2 of the MSHCP. No other special-status wildlife species surveys are applicable. Burrowing owl is currently designated as a California Species of Special Concern. Under the MSHCP burrowing owl is considered as an adequately conserved covered species that may still require focused surveys in certain areas. A habitat assessment was conducted to ensure compliance with MSHCP regarding burrowing owl. In accordance with the MSHCP Burrowing Owl Survey Instructions (2006), survey protocol consists of two steps, Step I Habitat Assessment and Step II Locating Burrows and Burrowing Owls. Results from the habitat assessment indicate that suitable resources for burrowing owl exist on site. A thorough field survey for evidence of burrowing owl and burrows indicates current and historic on-site disturbances, and surrounding development, result in no potential for burrowing owl to occur on-site and no focused surveys are recommended. Being that no appropriate burrows or burrowing owl habitat was found, Part B-Focused Burrowing Owl surveys were not required. Therefore, the project is consistent with Section 6.3.2. However, ensure no project impacts from burrowing owl occur, a pre-construction burrowing owl clearance survey shall be conducted prior to ground disturbing activities pursuant to Mitigation Measure **MM BIO-02**.
- A Habitat Evaluation Acquisition Negotiation Strategy (HANS) as set forth in Section 6.1.1 of the MSHCP:
  - The Project Site is not located within any MSHCP designated Criteria Cells and there a HANS is not required/applicable.

**MM BIO-01:** If construction occurs between February 1st and August 31st, the City Planner and City Building and/or Grading Inspector shall verify that a pre-construction clearance survey for nesting birds is conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The survey shall be documented with a report prepared by a qualified biologist and provided to the City for the administrative record on the Project.

**MM BIO-02:** The City Planner and City Building and/or Grading Inspector shall verify that a pre-construction burrowing owl clearance survey shall be conducted prior to issuance of grading permits and ground disturbing activities.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant with Mitigation Incorporated.** See Response IV. a). The Project Site does not contain any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore, the Project will not have direct impacts on riparian habitat or other sensitive natural communities. Trees and shrubs on site are ornamental and provide suitable nesting habitat for migratory nesting birds protected under the MBTA. The Project will implement Mitigation Measure **MM BIO-01** related to pre-construction clearance for nesting birds for compliance with the MBTA and California Fish and Game Code if construction occurs between February 1<sup>st</sup> and August 31<sup>st</sup>. Project implementation represents buildout of the City's General Plan which will contribute to cumulative impacts on habitat for Stephen's Kangaroo Rat. The Project is required to pay fair share mitigation fees in compliance with the Habitat Conservation Plan (HCP) for SKR pursuant to Moreno Valley Municipal Code Chapter 8.06, Threatened and Endangered Species. This will reduce potentially significant indirect cumulative impacts on potential habitat for SKR, an endangered species, to a less than significant level.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

**Response:**

**No Impact.** See Responses IV a) and IV b). Results of the biologist's field visit indicates no state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) were found on site. There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The United States Army Corps of Engineers Regulatory Branch (ACOE) regulates discharge of dredge or fill materials into "waters of the United States" pursuant to Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the California Department of Fish and Wildlife (CDFW) regulates alterations to streambed and bank under Fish and Wildlife Code Sections 1600 et seq., and the Santa Ana Regional Water Quality Control Board (RWQCB) regulates discharges into surface waters pursuant to Section 401 of the CWA and the California Porter-Cologne Water Quality Control Act.

No jurisdictional drainage and/or wetland features were observed on the Project Site during the field investigation. Further, no blue-line streams have been recorded on the Project Site. Therefore, the Project will not result in impacts to ACOE, RWQCB, or CDFW jurisdiction and regulatory approvals will not be required.

For the reasons stated above, the Project will have no impacts such as direct removal, filling, hydrological interruption.

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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"/>

**Response:**

**No Impact.** Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet still inadequate for others. Wildlife corridors are features that allow for the dispersal, seasonal migration, breeding, and foraging of a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

The Project Site has not been identified as occurring in a wildlife corridor or linkage. The proposed project will be confined to existing areas that have been heavily disturbed and are isolated from regional wildlife corridors and linkages. In addition, there are no riparian corridors, creeks, or useful patches of steppingstone habitat (natural areas) within or connecting the site to a recognized wildlife corridor or linkage. As such, implementation of the proposed project is not expected to impact wildlife movement opportunities and there will be no impacts to wildlife corridors or linkages.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response:**

**No Impact.** See Responses IV a) and IV b). The City's Tree Preservation Ordinance is not applicable to existing trees at the Project Site, which do not meet the City's definition of heritage trees:

- a. Any tree that defines the historical and cultural character of the city including older Palm and Olive trees, and/or any tree designated as such by official action.
- b. Trees with a fifteen (15) inch diameter measured twenty-four (24) inches above ground level.
- c. Trees that have reached a height of fifteen (15) feet or greater.

The Moreno Valley Municipal Code Chapter 8.06, Threatened and Endangered Species applies to the Project Site. The Project is located within the fee mitigation area for SKR. Separate from the consistency review against the policies of the MSHCP, Riverside County established a boundary in 1996 for protecting the Stephens' kangaroo rat (*Dipodomys stephensi*), a federally endangered and state threatened species. The Stephens' kangaroo rat is protected under the Stephens' Kangaroo Rat Habitat Conservation Plan (County Ordinance No. 663.10; SKR HCP) and Chapter 8.06 of the City's Municipal Code. As described in the MSHCP Implementation Agreement, a Section 10(a) Permit, and California Fish and Game Code Section 2081 Management Authorization were issued to the Riverside County Habitat Conservation Agency (RCHCA) for the Long-Term SKR HCP and was approved by the USFWS and CDFW in August 1990 (RCHCA 1996). Relevant terms of the SKR HCP have been incorporated into the MSHCP and its Implementation Agreement. The SKR HCP will continue to be implemented as a separate HCP; however, to provide the greatest conservation for the largest number of Covered Species, the Core Reserves established by the SKR HCP are managed as part of the MSHCP Conservation Area consistent with the SKR HCP. Actions shall not be taken as part of the implementation of the SKR HCP that will significantly affect other Covered Species. Take of Stephens' kangaroo rat outside of the boundaries but within the MSHCP area is authorized under the MSHCP and the associated permits.

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The project site is located within the Mitigation Fee Area of the SKR HCP. Therefore, the applicant will be required to pay the SKR HCP Mitigation Fee prior to issuance of permits for development of the Project Site. This is considered full mitigation for cumulative impacts on SKR; Therefore, impacts from implementation of the Project are less than significant with mitigation.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant with Mitigation Incorporated.** See Responses IV a) through b). The biologist’s consistency analysis for the Project with the MSHCP indicates Project compliance with the HCP and the MSHCP. Payment of SKR HCP Mitigation Fees is required pursuant to City Ordinance for Project implementation and payment of mitigation fees prior to issuance of permits is considered full mitigation for cumulative impacts on SKR in accordance with the HCP and MSHCP. The Project is not within any MSHCP designated Criteria Cells and will implement Mitigation Measure **MMBIO-02** which requires a pre-construction survey for burrowing owls for compliance with the MSHCP.

For the reasons above, impacts from the Project are less than significant with the incorporation of mitigation measures.

**Sources:**

1. Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis for the Perris at Pentecostal Project Located in the City of Moreno Valley, Riverside County, California. (ELMT Consulting 2021). Appendix B.
2. City of Moreno Valley General Plan 2040, adopted June 15, 2021
  - Chapter 4 Biological Resources
3. Moreno Valley General Plan, adopted July 11, 2006
  - Chapter 7 – Conservation Element – Section 7.1 – Biological Resources
4. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
  - Section 5.9 – Biological Resources
    - Figure 5.9-1 – Planning Area Biological Geographic Sections
    - Figure 5.9-2 – Planning Area Vegetation Community
    - Figure 5.9-3 – Project Site Location within the MSHCP Area
    - Figure 5.9-4 – Reche Canyon/Badlands Area Plan
  - Appendix E – Biological Resources Study, Appendix E
5. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
  - Section 9.17.030 G – Heritage Trees
6. Moreno Valley Municipal Code Chapter 8.60 – Threatened and Endangered Species
7. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), <http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/>
8. Stephens’ Kangaroo Rat Habitat Conservation Plan (SKRHCP), [Governing Documents | RCHCA, CA](#)

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**V. CULTURAL RESOURCES – Would the project:**

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

Responses in this section are based on a field survey of the Project Site by Andrew R. Pigniolo, RPA conducted on September 24, 2021. Mr. Pigniolo has been on the Register of Professional Archaeologists (RPA) since 1992. His qualifications meet the Secretary of the Interior's Standards for Qualified Archaeologists. This section is also based on research from the following sources: Historic research including an examination of the current listings of the National Register of Historic Places, California Inventory of Historic Resources (State of California 1976), California Historical Landmarks (State of California 1992), National Environmental Title Research (<https://netronline.com/>), and a records, and literature search for the Project requested from the Eastern Information Center (EIC) at the University of California, Riverside on September 16, 2021. Information from the City's General Plan Update (GPU) and the General Plan Update EIR (EIR) are also included in this section (Moreno Valley, 2021). The complete research results and report, as well as Mr. Pigniolo's qualifications can be found in Appendix C. The GPU and EIR can be found at: [http://www.moval.org/city\\_hall/general-plan2040/Environmental/MV2040\\_FinalEIR\\_W-CommentResponse.pdf](http://www.moval.org/city_hall/general-plan2040/Environmental/MV2040_FinalEIR_W-CommentResponse.pdf).

**Less Than Significant Impact.** California Code of Regulations §15064.5 relating to historical resources pertains to environmental changes impacting any object, building, structure, site, area, place, record, or manuscript associated with:

- Events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- The lives of persons important in our past.
- The distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Resources which have yielded, or may be likely yield, information important in prehistory or history.

Historical research of cultural activities within the Local Vicinity and Project Site between the 1700's and the present show Native American, Spanish, Mexican, and American control, occupation, and land use. The Project site and existing structures on site are not considered historically significant resources. Based on the records search and historic map check, cultural resources within the Project Vicinity are most likely to be historic structures or buried cultural resources in native alluvium. Surface soils of the Project Site are alluvial soils which have been disturbed due to previous agriculture and more recent disking for weed abatement. The records search results indicate the Project Site has not been previously surveyed for cultural resources and no cultural resources have previously been recorded at this location. At least 34 cultural investigations have been documented within a one-mile radius of the Project Site and five cultural resources have been recorded within a mile of the Project (See Table 2, Appendix C). Cultural resources found within a mile of the Project consist of three historic structures, a historic ranch complex, and a prehistoric (archaeological) isolate artifact. The Baron/Lantz ranch complex (P-33-023936) was recorded on the north side of Santiago Drive, immediately north of the Project.

Historic USGS quadrangle maps of the Project Site show development between 1954 and 2018 including seven structures, which appear to be residential and related agricultural use, with agriculture occurring in the surrounding area. The 1968 Sunnymead USGS Quadrangle shows the presence of four small buildings and three large barns or sheds, all in the northwestern property corner. Aerial photographs from 1966 also show the northwestern corner of the Project Site graded and developed with buildings and the rest of the Project Site in use as open agricultural fields (NETR 1966). By 2018 aerials show all structures except a single large residence (15860 Emma Lane) were removed (NETR 2018). Based on the inspection during the field survey of this structure and two concrete slab foundations remaining at the Project Site, all remaining structures are of historic age and appear to have been built over 50 years ago (built in 1971 and older), which is consistent with building records found during research for the Project. For these

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reasons, all existing structures on the Project Site are considered to be of historic age and potentially significant resources based on age.

Plans for the Project indicate removal of the existing residential structure and foundations which would not result in a significant direct impact. The residential structure is not associated with events that have made a significant contribution to the broad patterns of Riverside County's history and cultural heritage. The residential property is not associated with events significant in local history. It is also not associated with the lives of persons important to the history of Riverside County or its communities. The architect and builder are unknown. The structure does not embody the distinctive characteristics of a type, period, the Riverside County region, or an associated method of construction. The structure does not represent the work of an important creative individual and does not possess high artistic values. The integrity of the structure has been significantly compromised by additions and window replacements. The structure cannot yield information important in local history. The associated foundations are also recommended as "not historically significant" for similar reasons. Therefore, the Project site does not contain known historic resources that would require preservation for compliance with the General Plan and Municipal Code. There are no historically significant structures on the Project Site. The closest documented resource is Site CA-RIV-11757, north of the Project, is no longer present and the area is currently being developed including improvements to Santiago Drive. Further improvements to this road that are planned with Project implementation will not result in impacts to this resource and no significant impacts will result from Project Implementation.

Indirect impacts from Project implementation on historical structures is not anticipated due to Project consistency with the General Plan and Municipal Code. The proximity of important historical resources as well as existing development patterns in the Local Vicinity between these resources and the Project indicate no direct lines of sight and less than significant Project impacts. The Project will result in development patterns which are consistent with the approved General Plan, Zoning Code, and Municipal Code and will result in less than significant indirect impacts on historic resources.

For the reasons stated above, direct and indirect Project impacts on historical resources are less than significant.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to <a href="#">§15064.5</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b></p> <p><b>Less Than Significant Impact with Mitigation Incorporated.</b> See Responses V. a). Public Resources Section 15064.5 identifies historically significant archaeological resources and Native American burials in archaeological sites, in addition to historic structures, as important cultural resources requiring protection from disturbance, vandalism, or inadvertent destruction, all of which are considered potentially significant impacts.</p> <p>In historic times, the Cahuilla occupied much of the Riverside area. According to the approved General Plan, buried archaeologically significant resources have been located within the City limits within alluvial soils and technical studies for individual development projects are required to identify potential impacts on a project by project basis. The City relies on cultural studies for each individual project to provide appropriate mitigation measures to protect archaeological resources at each site.</p> <p>Results of the records search for cultural resources indicate prehistoric resources exist near the Project Site. Therefore, it is likely that the alluvial soils of the Project Site may retain potential for buried cultural resources below the depth of previous disturbance. Since the Project will involve grading and trenching below the previously disturbed top layers of soils (below one to two feet from existing ground surface), implementation of the Project has the potential to impact undiscovered buried archeological resources and cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5</p>				

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of the Public Resources Code. This is a potentially significant impact. Therefore, monitoring for archaeological resources by archaeological and Native American monitors during trenching, excavation and grading of native soils is recommended to reduce potentially significant impacts to less than significance. Implementation of cultural resource monitoring pursuant to Mitigation Measure **MM CUL-01** will reduce potentially significant impacts on archaeological resources to less than significance. For the reasons stated above Project implementation is anticipated to result in less than significant impacts with mitigation incorporated. With the implementation of Mitigation Measure **MM CUL-01**, the Project will result in less than significant impacts to archaeological resources pursuant to §15064.5.

**MM CUL-01:** Prior to the start of work for construction, the City will separately retain a qualified archaeologist (City’s archaeologist) to provide tailgate training to Contractor staff regarding the protocol and handling of cultural resources in the unlikely event that previously unknown cultural resources are discovered during construction. There are no known cultural resources in the project site. This measure is a precaution and will establish standard next steps in the unlikely event that resources are encountered during construction, the Contractor shall participate in a construction tailgate training session with the City’s archaeologist and the Native American Monitor prior to commencement of site preparation, demolition, and construction.

**MM CUL-02:** If potential cultural (archaeological and/or tribal) materials, deposits, or features are discovered at any time during site preparation, demolition, construction, or other project-related activity, Contractor shall cease work in the immediate area of the find and shall notify the City immediately. The City’s archaeologist and the Native American monitor will inspect the discovery and prepare recommendations for a further course of action. Contractor staff shall be responsible for adhering to direction from the City’s archaeologist and Native American monitor regarding avoidance and protection of find(s).

**MM CUL-03:** If an archaeological resource is determined significant and avoidance through project redesign is not feasible, a data recovery and construction monitoring program must be approved by the archaeologist, Native American monitor, and City, then implemented by the Contractor to reduce the impacts to cultural resources. The data recovery program shall include a final data recovery and/monitoring report completed in accordance with the California Office of Historic Preservation’s Archaeological Resource Management Reports Recommended Content and Format. Confidential attachments must be submitted under separate covers. Artifacts collected during the evaluation and data recovery phases must be curated at an appropriate facility consistent with state(California State Historic Resources Commission’s Guidelines for Curation of Archaeological Collection 1993) and federal curation standards (36 CFR 79 of the Federal Register) and that allows access to artifact collections.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formally dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b></p> <p><b>Less Than Significant Impact with Mitigation Incorporated.</b> See Response V. a) and V. b). Based on records searches and review of historical aerial photos, the previous use of the site was for agriculture and residential land use and not as a cemetery. Therefore, discovery of human remains during construction is not likely; however, since Project implementation will result in ground disturbing activities below the depth of previous disturbance, it is possible to unearth human remains. In the unlikely event that grading and trenching below the depth of previous disturbance uncovers buried human remains, the contractor shall implement <b>MM CUL-05</b>.</p> <p><b>MM CUL-04:</b> If human remains are encountered during any phase of construction, implementation of the procedures in Public Resources Code Section 5097.98 and the California State Health and Safety Code 7050.5 shall be implemented in consultation with the Most Likely Descendant (MLD) as identified by the State Native American Heritage Commission (NAHC). California State Health and Safety Code Section 7050.5 dictates that no further disturbance shall occur until the Riverside County Coroner makes a</p>				

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determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The Riverside County Coroner must be notified within 24 hours. If the Coroner determines that the burial is not historic, but prehistoric, the NAHC must be contacted to determine the most likely descendant for this area. The MLD may become involved with the disposition of the burial following scientific analysis. The NAHC shall identify the MLD with whom consultation shall occur to determine in the treatment and disposition of the remains.

**Sources:**

1. Appendix C – Cultural Resources Survey Report for the Perris at Pentecostal Project Moreno valley, California (APNs 485-230-006 through 009, 015, 043, and 044), Laguna Mountain Environmental, 2021)
2. City of Moreno Valley General Plan 2040, adopted June 15, 2021
  - Open Space and Resource Considerations
3. Moreno Valley General Plan, adopted July 11, 2006
  - Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources
4. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
  - Section 5.10 – Cultural Resources
    - Figure 5.10-1 – Locations of Listed Historic Resource Inventory Structures
    - Figure 5.10-2 – Location of Prehistoric Sites
    - Figure 5.10-3 – Paleontological Resource Sensitive Areas
  - Appendix F – Cultural Resources Analysis, Study of Historical and Archaeological Resources for the Revised General Plan, City of Moreno Valley, Archaeological Associates, August 2003.
5. Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, Certified June 15, 2021
  - Section 4.5 – Cultural and Tribal Resources
6. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
7. Moreno Valley Municipal Code Title 7 – Cultural Preservation
8. Cultural Resources Inventory for the City of Moreno Valley, Riverside County, California, prepared by Daniel F. McCarthy, Archaeological Research Unit, University of California, Riverside, October 1987 (*This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.*)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:**

**Less Than Significant Impact.** The Project is consistent with the land use density and patterns established under City Resolution 2013-26 for the Alessandro Boulevard Corridor Implementation Project; the intent of this resolution was to implement SCAG’s Sustainable Communities Strategy on 146 acres within Moreno Valley City Limits, including the Project Site, and to establish land use patterns and integrated transportation modes to reduced vehicle miles traveled and promote efficient energy consumption in development and fulfillment of the City’s Regional Housing Needs Allocation. This Project is therefore consistent with SCAG’s regional plans for sustainability and will not result in significant environmental impacts from wasteful, inefficient, or unnecessary consumption of energy resources during long-term operation. In addition, the Project will implement CALGREEN, the Green Building Code, Part 11, Title 24, California Code of Regulations, which includes green building standards to meet Assembly Bill 32 requirements for reducing Greenhouse Gas Emissions by implementing regulations for energy efficiency, water efficiency and conservation, material conservation and resource efficiency in construction. City of Moreno Valley has adopted the California Green Building Code, 2019 Edition, as Chapter 8.38 of the Municipal Code. The standard application of the City’s plan check and inspection process for implementing Chapter 8.38 of the City’s Municipal Codes is anticipated to reduce impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction and operation to a less than significant levels. In addition, the use of equipment during construction is subject to California Air Resources Board’s In-Use Off-Road Diesel-Fueled Fleets Regulation, which limits idling to 5 minutes for off-road diesel vehicles 25 horsepower or greater and requires the use energy efficient equipment complying with Best Available Control Technology requirements during construction to promote fuel efficiency. Required compliance with CARB’s standards will be implemented during site inspections by the City Building Department and will result in less than significant impacts during construction.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:**

**Less Than Significant Impact. See Response VI. a).** Plans for the Project indicate consistency with state and local plans for sustainability. The standard application of the City’s Plan Check and Inspection processes will result in compliance with state and local building standards implementing energy efficiency requirements. Plans indicate Project compliance with City Resolution 2013-26 which is intended to promote efficiency in energy use by implementing multi-family housing near existing or emerging employment and shopping centers where services are within walking distance to residences. The Project will implement CALGREEN green building standards. For the reasons stated above, less than significant impacts are anticipated.

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VII. GEOLOGY AND SOILS – Would the project:**

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to <a href="https://www.conservation.ca.gov/cgs/Documents/SP_042.pdf">https://www.conservation.ca.gov/cgs/Documents/SP_042.pdf</a>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:**

Responses in this section are based on the Geotechnical Engineering Report dated November 29, 2021, which was prepared for the Project by Terracon Consultants, Incorporated. The recommendations contained in this report include results of field and laboratory testing (See Figure 14 Boring Locations), engineering analyses, and review of conceptual plans for the proposed project by Terracon Consultants. The report can be found in its entirety as Appendix D.

**Response:** .

**Less Than Significant Impact.** The closest fault to the Project Site is the San Jacinto (San Jacinto Valley Segment), Fault which has an estimated a maximum earthquake magnitude of 8.1 at the Project Site and is approximately 6.2 miles northeast of the Project. An earthquake at this fault would result in strong ground shaking at the Project Site, which is addressed in Response VII, i); however, the Project Site is not within an Alquist-Priolo Earthquake Fault Zone. The California Department of Conservation defines Alquist-Priolo earthquake fault zones as regulatory zones along surface traces of active faults in California where there is a line defining the fault that is visible at the earth’s surface. The potential for surface rupture exists along active faults. A minimum setback from an active fault for a structure for human occupancy is generally 50 feet; habitable structures cannot be placed over an active fault.

For the reasons stated above, Project impacts associated with fault rupture, including the risk of loss, injury, or death, from the Project are considered less than significant.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Response:** .

**Less Than Significant Impact with Mitigation Incorporated.** Refer to Response VII, a) i). The Project is within a seismically active region associated with the San Andreas, Elsinore, and San Jacinto Faults. Both temporary construction and permanent occupancy at the Project site will increase population, level of activity, and the extent of land improvements with the Project. Therefore, the Project will increase exposure of people and property to seismic effects including strong ground shaking from earthquakes. Strong ground shaking from an earthquake on one of these faults will likely occur at the Project Site during the life of the Project. The San Andreas Fault is located approximately 15 miles northeast of City Limits and has a probable magnitude of 6.8 to 8; the Elsinore Fault is 17 miles southwest of the City and has a probable magnitude of 6.5 to 7.5. The San Jacinto Fault traverses the northeast corner of the City of Moreno Valley and is partially within City Limits. This is the closest active fault to the Project, located approximately 6.2 miles northeast of the site. An estimated maximum seismic event on the San Jacinto Fault has a probable magnitude of 6.5 to 7.5 (<https://scedc.caltech.edu/earthquake/elsinore.html>).

Evaluation of the Project Site and conceptual site plan by a licensed geotechnical engineer indicates that the site is suitable for the proposed development with the incorporation of geotechnical recommendations for earthwork and site preparation for foundations as well as compliance with the California Building Code

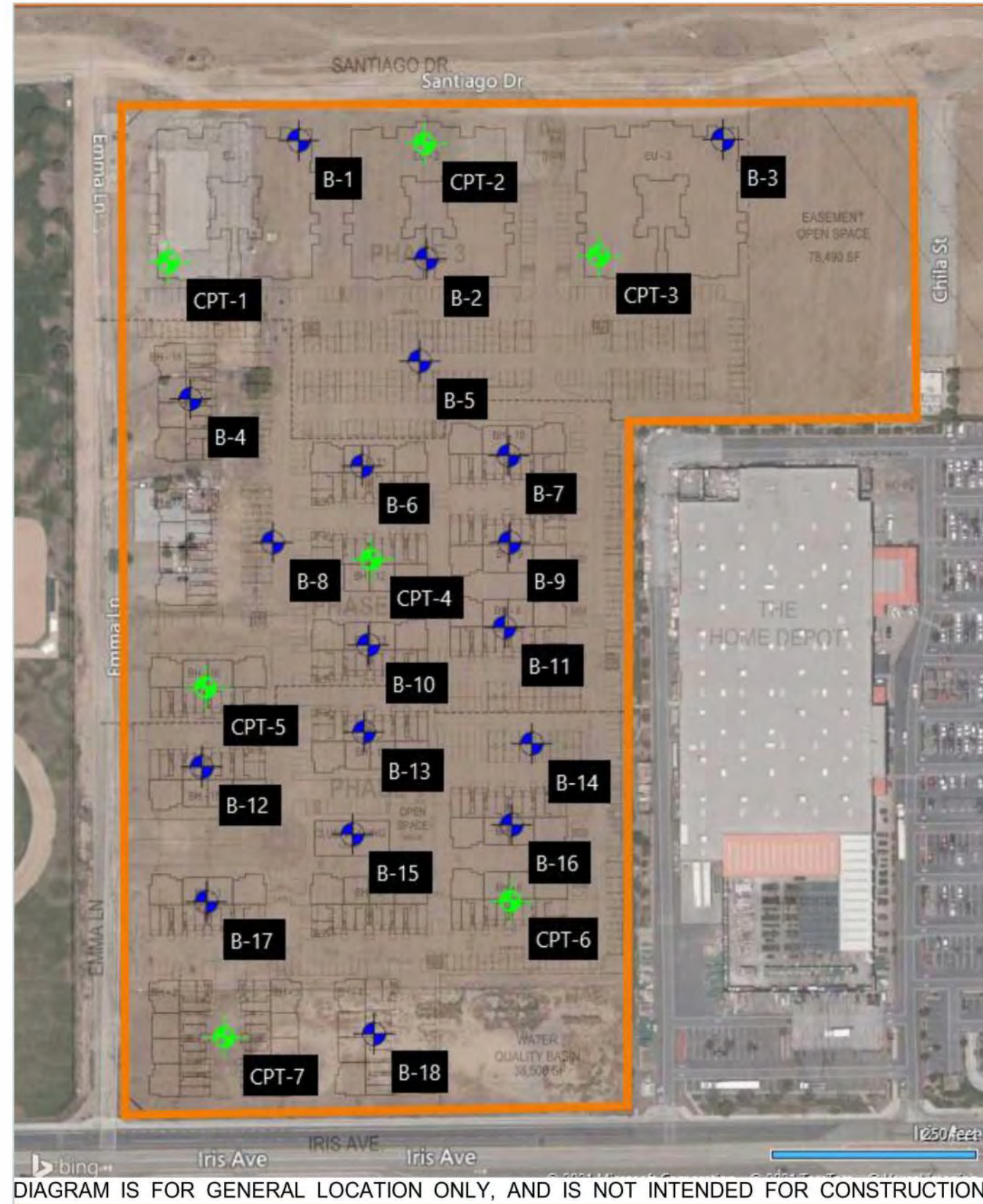
Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

(CBC). Structural regulations for seismic safety will be incorporated into building design for safety during earthquake events in compliance with the CBC. The implementation of recommendations from the geotechnical engineer will be incorporated as mitigation measures as summarized in this section. The standard application of the City's plan check and inspection processes will verify implementation of safety standards. Therefore, the Project will be designed and constructed to withstand strong seismic ground shaking and related seismic conditions that could occur at the Project Site during an earthquake. Project construction is also expected to occur in compliance with California Department of Industrial Relations, Division of Occupational Health and Safety (Cal/OSHA) standards to provide an acceptable level of planning and response for worker safety during construction if strong seismic ground shaking should occur during construction.

Implementation of the geotechnical engineer's recommendations along with the incorporation of CBC and Cal/OSHA standards for worker safety during construction will reduce risk associated with strong seismic ground shaking at the Project Site to less than significant levels. Construction activities must comply with OSHA standards for construction safety which will be verified during construction inspections. Implementation of CBC requirements will be verified during the standard application of the City's plan check and inspection processes by the Building Division Manager/Official and the City's Building Inspector and will result in an acceptable level of safety at the Project Site during construction and occupancy. Impacts can be reduced to less than significance with the incorporation of recommendations from the geotechnical engineer, which are included in Appendix D and summarized below:

**MM GEO-01:** Prior to issuance of the grading permit for the project, the engineering department shall verify that the grading plan includes notes to the contractor which require removal and recompaction of the upper zones of native soils within footprints of the building pads as recommended by the geotechnical engineer for the Project. Implementation of this mitigation measure shall be monitored during grading by the project geotechnical engineer and the City's grading inspector to reduce risk of hydrocollapse.

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))



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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b></p> <p><b>Less Than Significant with Mitigation Incorporated.</b> Loose and unconsolidated soil types are specifically susceptible to settlement and liquefaction resulting from earthquake shaking. Liquefaction is ground failure resulting from the loss of cohesion in saturated loose sandy soils. This typically occurs during ground shaking from an earthquake in soils below the groundwater table.</p> <p>Research indicates that the geology and soils of the site are associated with the northern portion of the Perris Block, within the Peninsular Ranges Geomorphic Province, which are largely related to granite bedrock. Soils mapping indicates most of the site soils consist of young alluvial fan deposits of Holocene and Pleistocene age. The northeast portion of the site is mapped as very old alluvial fan deposits of early Pleistocene age (Morton and others, 2002). According to the County of Riverside geologic hazard GIS map and the City’s Map S-1 Liquefaction Map, the site is located within an area having a moderate liquefaction potential based on soils type and depth of the groundwater.</p> <p>Soils and the depth of ground water at the Project Site were tested for susceptibility to ground failure by taking eighteen test borings to depths ranging from approximately 21½ to 51½ feet below existing site grades and laboratory testing. Soils testing also included seven Cone Penetrometer Test (CPT) soundings to depths of approximately 50 to 100 feet below existing ground surface. Boring and CPT locations for the Project are shown in Figure 14). Soils testing at the Project Site indicates the subsurface materials generally consist of interbedded layers of silty sand, sandy and lean clays, and poorly graded sand with varying amounts of silt extending to the maximum depth of the borings, up to 51 1/2 feet below ground surface. The soils encountered in the borings within the upper approximately 4 feet to 15 feet below ground surface (bgs) were generally comprised of loose, silty sand and poorly graded sand with varying amounts of silt. Layers of lean clay with varying amounts of sand were encountered at varying depths generally greater than 13 feet bgs, with the exception of samples taken at boring location B-18, where it was encountered at 4 feet bgs. Groundwater was encountered in three (borings B-1, B-3 and B-13) of the 25 borings drilled for soils testing. Groundwater was encountered at depths of 46½ at B-1, 36½ at B-3, and 39½ feet bgs at B-13. (See Figure 14, Boring Locations) Groundwater has historically ranged from 20 to greater than 100 feet bgs. There was imperceptible difference between samples of native soils and fill soils.</p> <p>Based on test results, the geotechnical engineer concluded that soils at the site are within the Seismic Site Classification D, which is classified as stiff soil pursuant to ASCE7-02 and ASCE7-05 standards for design loads for buildings. In addition, it is anticipated that unconsolidated soils could be encountered during construction of the Project due to fill from previous use and previous underground utilities, such as septic tanks, cesspools, and basements, which were not observed during site testing but could be present and undetected during site testing.</p> <p>Based on research, sampling, and testing of subsurface conditions, onsite soils contain zones of cohesionless sandy soils. Such soils have the tendency to cave and slough during excavations and would need to be either replaced or treated pursuant to the recommended mitigation measures to provide an effective foundation for proposed structures. Native site soils are susceptible to movement, which is considered a potentially significant impact that will be mitigated to less than significance by implementing the geotechnical engineer’s recommendations for site preparation. These recommendations are mitigation measures for the Project listed as follows:</p> <p><b>MM GEO-02:</b> During construction the contractor and City Grading Inspector shall ensure that all activities involving soil disturbance “earthwork” are be evaluated by the Project Geologist. This evaluation shall include observation and testing of engineered fill, subgrade preparation, foundation bearing soils, and other geotechnical conditions exposed during construction.</p> <p><b>MM GEO-03:</b> Ongoing during construction, the City Grading Inspector shall verify that site preparation during grading shall include the following measures for fill:</p>				

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

- a) Complete removal of existing vegetation, debris, pavements and other materials from proposed buildings and pavement areas.
- b) Initial grading shall create a level uniform surface free of mounds to receive fill and provide for a relatively uniform thickness of fill beneath proposed building structures.
- c) Demolition of the existing buildings should include complete removal of all foundation systems and remaining underground utilities within the proposed construction area, including removal of any loose backfill found adjacent to existing foundations.
- d) All materials derived from the demolition of existing structures and pavements should be removed from the site and not be allowed for use as on-site fill, unless processed in accordance with the fill requirements included in this report.
- e) All previously placed fill associated with any previous development should be removed within the proposed development area.
- f) If unexpected fills, utilities, or underground facilities are encountered, such features should be thoroughly removed and cleaned from the Project Site and excavation materials shall be disposed of at a facility licensed to handle the types and quantities of export materials generated.
- g) The City Grading and/or Building Inspector shall verify that proposed buildings are supported on engineered fill extending to a minimum depth of 3 feet below the bottom of foundations, or 5 feet below existing grades, whichever is greater. Engineered fill placed beneath the entire footprint of the building should extend horizontally a minimum distance of 3 feet beyond the outside edge of perimeter footings.
- h) Subgrade soils beneath exterior slabs and pavements should be removed to a depth of 2 feet below existing grade or bottom of proposed pavement section, whichever is greater, and replaced as engineered fill to the proposed grades.
- i) The bottom of excavations should then be scarified, moisture conditioned, and compacted to a minimum depth of 10 inches. The moisture content and compaction of subgrade soils should be maintained until slab or pavement construction.
- j) Exposed areas which will receive fill, once properly cleared and benched where necessary, should be scarified to a minimum depth of 10 inches, moisture conditioned as necessary, and compacted per the compaction requirements in this report. Compacted fill soils should then be placed to the design grades, and the moisture content and compaction of soils should be maintained until slab, pavement, or proposed improvements are constructed.
- k) Fill soils provided should be free from any organics and debris.
- l) The bottom of excavations should be thoroughly cleaned of loose soils and disturbed materials prior to backfill placement and/or construction.
- m) Individual contractors shall design and construct stable, temporary excavations which are sloped or shored in the interest of safety following local, and federal regulations, including current OSHA excavation and trench safety standards.
- n) All fill materials shall consist of low volume change, inorganic soils which are free of vegetation, debris, and fragments larger than three inches in size pursuant to the geotechnical engineer's recommendations. Pea gravel or other similar non-cementitious, poorly-graded materials should not be used as fill or backfill without the prior approval of the geotechnical engineer. Clean on-site soils or approved imported materials may be used as fill material for the following:
  - 1. General site grading
  - 2. Foundation backfill
  - 3. Foundation areas P
  - 4. Pavement areas
  - 5. Interior floor slab areas
  - 6. Exterior slab areas
- o) The contractor shall notify the Geotechnical Engineer of import sources sufficiently ahead of use so that the sources can be observed and approved.
- p) The contractor shall also submit current verified reports from a recognized analytical laboratory to the Geotechnical Engineer and City Inspector indicating that the import has a "not applicable" (Class S0) potential for sulfate attack based upon current ACI criteria and is "mildly corrosive" to ferrous metal and copper. The reports shall be accompanied by a written statement from the contractor that the laboratory test results are representative of all import material that will be brought to the job.
- q) Engineered fill should be placed and compacted in horizontal lifts, using equipment and procedures that will produce recommended moisture contents and densities throughout the lift. Fill lifts should not exceed 10 inches loose thickness.

**MM GEO-04:** Ongoing during construction, the City Grading Inspector shall verify that site preparation during grading shall include the following measures for compaction:

- a) Any soft and/or unsuitable material encountered at the bottom of excavations should be removed and be replaced with an adequate bedding material. A non-expansive granular material with a sand equivalent greater than 30 is recommended for bedding and shading of utilities, unless otherwise allowed by the utility manufacturer.
- b) On-site materials are considered suitable for backfill of utility and pipe trenches from one foot above the top of the pipe to the final ground surface, provided the material is free of organic matter and deleterious substances.
- c) Trench backfill should be mechanically placed and compacted as directed by the geotechnical engineer during earthwork monitoring.
  1. Compaction of initial lifts should be accomplished with hand-operated tampers or other lightweight compactors.
  2. Where trenches are placed beneath slabs or footings, the backfill should satisfy the gradation and expansion index requirements of engineered fill as directed by the geotechnical engineer during monitoring.
  3. Flooding or jetting for placement and compaction of backfill is not recommended.

**MM GEO-05:** Ongoing during construction, the City Grading Inspector shall verify that site preparation during grading shall include the following measures for grading and drainage:

- a) Drainage of surface water away from structures should be implemented during construction and maintained throughout the life of the project.
- b) Infiltration of water into utility trenches or foundation excavations should be prevented during construction.
- c) Planters and other surface features which could retain water in areas adjacent to the building or pavements should be sealed or eliminated.
- d) In areas where sidewalks or paving do not immediately adjoin the structure, protective slopes shall be provided with a minimum grade of approximately 5 percent for at least 10 feet from perimeter walls.
- e) Backfill against footings, exterior walls, and in utility and sprinkler line trenches should be well compacted and free of all construction debris to reduce the possibility of moisture infiltration.
- f) A minimum horizontal setback distance of 10 feet from the perimeter of any building and the high-water elevation of the nearest storm-water retention basin shall be maintained.
- g) Roof drainage should discharge into splash blocks or extensions when the ground surface beneath such features is not protected by exterior slabs or paving.
- h) Sprinkler systems and landscaped irrigation should not be installed within 5 feet of foundation walls.

**MM GEO-06:** Ongoing during construction, the City Grading Inspector shall verify that site preparation during grading shall include the following measures for exterior slab design and construction to reduce the potential for damage caused by movement to exterior slabs-on-grade, exterior architectural features, and utilities on or in backfill:

- a) Minimize moisture increases in the backfill.
- b) control moisture-density during placement of backfill.
- c) Use designs which allow vertical movement between the exterior features and adjoining structural elements.
- d) Place effective control joints on relatively close centers.

**MM GEO-07:** Ongoing during construction, the City Grading and Building Inspectors shall verify that site preparation during grading shall include the following measures for Construction:

- a) Upon completion of filling and grading, maintain the subgrade moisture content prior to construction of floor slabs and pavements.
- b) Construction traffic over the completed subgrade should be avoided.
- c) Site grading shall prevent ponding of surface water on the prepared subgrades or in excavations.
- d) If the subgrade should become desiccated, saturated, or disturbed, the affected material should be removed or these materials should be scarified, moisture conditioned, and recompacted prior to floor slab and pavement construction.
- e) Formwork should be implemented pursuant to the geotechnical engineer's recommendations to stabilize foundation excavations.



- f) Earthwork to be completed during extended periods of dry weather if possible. If earthwork is completed during the wet season (typically November through April) it may be necessary to take extra precautionary measures to protect subgrade soils.
- g) Wet season earthwork operations shall implement the geotechnical engineer's recommendations for wet weather work and shall be carried out under the supervision of the licensed geotechnical engineer.
- h) Wet season earthwork shall include diversion of surface runoff around exposed soils and draining of ponded water on the site. Once subgrades are established, it may be necessary to protect the exposed subgrade soils from construction traffic.

**MM GEO-08:** Ongoing during construction, the City Grading and Building Inspectors shall verify that site preparation during grading shall include the following measures for construction observation and testing:

- a) The geotechnical engineer shall be retained during the construction phase of the project to observe earthwork and to perform necessary tests and observations during subgrade preparation, proof-rolling, placement and compaction of controlled compacted fills, backfilling of excavation to the completed subgrade.
- b) The exposed subgrade and each lift of compacted fill should be tested, evaluated, and reworked as necessary until approved by the geotechnical engineer prior to placement of additional lifts.
- c) Each lift of fill should be tested for density and water content at a frequency of at least one test for every 2,500 square feet of compacted fill in the building areas and 5,000 square feet in pavement areas. One density and water content test for every 50 linear feet of compacted utility trench backfill.
- d) In areas of foundation excavations, the bearing subgrade should be evaluated under the direction of the geotechnical engineer. In the event that unanticipated conditions are encountered, the geotechnical engineer should prescribe mitigation options.
- e) In addition to the documentation of the essential parameters necessary for construction, the continuation of the geotechnical engineer into the construction phase of the project provides the continuity to maintain the Geotechnical Engineer's evaluation of subsurface conditions, including assessing variations and associated design changes.

**MM GEO-09:** Ongoing during construction, the City Grading and Building Inspectors shall verify that site preparation during grading shall include the following measures for shallow foundations:

- a) Site preparation must be done in accordance with the requirements noted in mitigation measures **MM GEO-01 through MM GEO-07**.
- b) Engineered fill shall extend 3 feet below the bottom of shallow foundations, or 5 feet below existing grades, whichever is greater.
- c) Shallow Foundations Designed for Uplift Conditions.
- d) Reinforced concrete footing foundations for canopy structures, cast against undisturbed native soils, are recommended for resistance to uplift.
- e) Footings may be designed using the cone method.

**MM GEO-10:** Ongoing during construction, the City Grading and Building Inspectors shall verify that site preparation during grading shall include the following measures for foundation construction:

- a) Footing excavations should be evaluated under the direction of the geotechnical engineer.
- b) The base of all foundation excavations should be free of water and loose soil, prior to placing concrete. Concrete should be placed soon after excavating to reduce bearing soil disturbance.
- c) Care should be taken to prevent wetting or drying of the bearing materials during construction.
- d) Excessively wet or dry material or any loose/disturbed material in the bottom of the footing excavations should be removed/reconditioned before foundation concrete is placed.
- e) To ensure foundations have adequate support, special care should be taken when footings are located adjacent to trenches. The bottom of such footings should be at least 1 foot below an imaginary plane with an inclination of 1.5 horizontal to 1.0 vertical extending upward from the nearest edge of adjacent trenches.
- f) The use of a vapor retarder should be considered beneath concrete slabs on grade covered with wood, tile, carpet, or other moisture sensitive or impervious coverings, or when the slab will support equipment sensitive to moisture. When conditions warrant the use of a vapor retarder, the slab designer should refer to ACI 302 and/or ACI 360 for procedures and cautions regarding the use and placement of a vapor retarder.
- g) Saw-cut control joints should be placed in the slab to help control the location and extent of cracking. For additional recommendations refer to the ACI Design Manual.

- h) Joints or cracks should be sealed with a waterproof, non-extruding compressible compound specifically recommended for heavy duty concrete pavement and wet environments.
- i) Where floor slabs are tied to perimeter walls or turn-down slabs to meet structural or other construction objectives, the structural engineer should account for potential differential settlement in adjacent slab expansion joints or floor slab cracks beyond the length of the structural dowels through use of sufficient control joints, appropriate reinforcing or other means to avoid differential movement between the walls and slabs.

**MM GEO-11:** Ongoing during construction, the City Grading and Building Inspectors shall verify that site preparation during grading shall include the following measures for pavement:

- a) Implement earthwork pursuant to all geotechnical mitigation measures.
- b) Design of asphalt concrete (AC) pavements based on the procedures outlined in the Caltrans "Highway Design Manual for Safety Roadside Rest Areas" (Caltrans, 2016). Design of Portland cement concrete (PCC) pavements are based upon American Concrete Institute (ACI) 330R-08; "Guide for Design and Construction of Concrete Parking Lots."
- c) Implement proper compaction of the utility trench backfills and the subgrade soils as prescribed by the geotechnical engineer, with the upper 12 inches of subgrade soils and all aggregate base material brought to a minimum relative compaction of 95 percent in accordance with ASTM D 1557 prior to paving. The aggregate base should meet Caltrans requirements for Class 2 base.
- d) Sampling and testing for pavement design should be verified by additional sampling and testing (specifically R-value testing) during construction when the actual subgrade soils are exposed.
- e) The project civil engineer should confirm minimum Traffic Indices and Sections required by local agencies or jurisdictions.

**MM GEO-12:** Ongoing during construction, the City Grading and Building Inspectors shall verify that site preparation during grading shall include the following measures for pavement drainage:

- a) Pavements should be sloped to provide rapid drainage of surface water. Water allowed to pond on or adjacent to the pavements could saturate the subgrade and contribute to premature pavement deterioration.
- b) Pavement subgrade should be graded to provide positive drainage within the granular base section. Appropriate sub-drainage or connection to a suitable daylight outlet should be provided to remove water from the granular subbase.

**MM GEO-13:** Prior to final Tract Map Approval the City Engineer shall verify the following recommendations have been incorporated in the design and layout of pavements on final project plans and the City's Grading and Building Inspectors shall verify implementation of the following:

- a) Final grade adjacent to paved areas should slope down from the edges at a minimum 2 percent.
- b) Subgrade and pavement surfaces should have a minimum 2 percent slope to promote proper surface drainage.
- c) Install below pavement drainage systems surrounding areas anticipated for frequent
- d) wetting.
- e) Install joint sealant and seal cracks immediately.
- f) Seal all landscaped areas in or adjacent to pavements to reduce moisture migration to subgrade soils.
- g) Place compacted, low permeability backfill against the exterior side of curb and gutter.
- h) Place curb, gutter and/or sidewalk directly on clay subgrade soils rather than on unbound granular base course materials.
- i) A note should be placed on the plans requiring ongoing implementation of a planned preventative maintenance program for pavement management including both localized maintenance (e.g., crack and joint sealing and patching) and global maintenance (e.g., surface sealing).

**MM GEO-14:** Ongoing during construction, the City Grading and Building Inspectors shall verify that site preparation during grading shall include the following measures for corrosivity of the on-site soils with respect to contact with the various underground materials which will be used for project construction:

- a) Concrete should be designed in accordance with the provisions of the ACI Design Manual, Section 318, Chapter 4.
- b) For protection against corrosion to buried metals, an experienced corrosion engineer shall be retained to design a suitable corrosion protection system for underground metal structures or components.
- c) If corrosion of buried metal is critical, it should be protected using a non-corrosive backfill, wrapping, coating, sacrificial anodes, or a combination of these methods, as designed by a qualified corrosion engineer.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant Impact with Mitigation Incorporated.** According to the Safety Element of the City's General Plan Update and Map S-3 Landslide Hazards, the Project is not located within an area prone to landslides and has been assigned a landslide susceptibility class of 0 (No Risk) by the California Geological Survey. The Project Site consists of gently sloping alluvial soils, which are loose and could be susceptible to localized failure in trenches and deeper cuts during earthwork. The implementation of mitigation measures **MM GEO-01 through MM GEO-14** will reduce potentially significant impacts to less than significance.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant Impact with Mitigation Incorporated.** Site soils will be disrupted during grading and will temporarily become susceptible to erosion during earthwork, especially during high winds and rains. Implementation of a Best Management Practices from the Fugitive Dust Emissions Control Plan and Water Quality Management Plan for the Project will be implemented during earthwork and construction to reduce erosion. Therefore, substantial erosion or the loss of topsoil will be mitigated to less than significant levels with the incorporation of Mitigation Measures **MM GEO-01 through MM GEO-14** and the required Fugitive Dust Emissions Control Plan and Water Quality Management Plan for the Project.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant Impact with Mitigation Incorporated.** See Response VII a) VII c). The geology of the Project Site includes granite bedrock overlain by alluvium. The site and surrounding area is flat and not susceptible to landslides. Borings and soils tests indicate site soils within the upper approximately 4 to 15 feet below ground surface (bgs) were generally comprised of loose, silty sand and poorly graded sand with varying amounts of silt, which are susceptible to instability during earthwork. Since the Project will require shallow footings for structural foundations, earthwork below 15 feet is not anticipated. Layers of lean clay with varying amounts of sand were encountered at varying depths generally greater than 13 feet bgs except at boring location B-18 where it was encountered at 4 feet bgs. The identification of previously placed fill soils was not discernable from native soils and fill soils are likely present near existing

structures. Incorporation of geotechnical mitigation measures **MM GEO-01 through MM GEO-14** will ensure that native and fill soils remain stable during construction and occupancy. Therefore, impacts related to geologic, soil instability, lateral spreading, subsidence, liquefaction, collapse, or off-site landslide are less than significant with the incorporation of mitigation measures.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant with Mitigation Incorporated.** See Response iv. c). According to soils tests on samples taken from the site, subsurface soils are not expected to experience substantial volumetric changes (shrink/swell) with fluctuations in moisture content. The site soils are mainly comprised of loose, silty sand and poorly graded sand with varying amounts of silt, which are not considered expansive. Fill material with low shrink-swell properties is recommended and compliance will be verified through testing during construction with the implementation of mitigation measures **MM GEO-01 through MM GEO-14**. Therefore, Project implementation would not result in expansive soils and the Project would not increase exposure to expansive soil hazards. The incorporation of mitigation measures for the Project into construction would result in implementation of the geotechnical engineer's recommendations. The standard application of the City's plan check and inspection processes for construction will result in all structures and infrastructures being designed and built to comply with the applicable soil expansion index of the Uniform Building Code.

For the reasons stated above, no impacts related to expansive soils are anticipated from Project implementation.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response:**

**No Impact.** Septic tanks or alternative wastewater disposal systems are not proposed with the Project. Therefore, no impacts are anticipated.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant Impact with Mitigation Incorporated.** This response is based on the Paleontological Resources Technical Report prepared by Paleo Services, San Diego Natural History Museum dated October 25, 2021. This report is attached as Appendix E. A High paleontological sensitivity is assigned to Quaternary very old alluvial-fan deposits underlying the Project site. This assignment is supported by the occurrence of known fossils in these deposits within the City of Moreno Valley and elsewhere in western Riverside County. Based on published geologic mapping, the Project site is primarily underlain by late Pleistocene- to Holocene-age (less than approximately 129,000 years old) young alluvial-fan deposits (Qya). In addition, early to middle Pleistocene-age (approximately 2.58 million to 774,000 years old) very old alluvial-fan deposits (Qvof) are mapped in the northeastern corner of the Project site. These older Pleistocene-age sediments presumably also underlie Holocene-age sediments throughout the site. The depth of this transition is conservatively estimated to occur at 10 feet below ground surface (bgs). Similar Pleistocene-age alluvial deposits located approximately 5 miles northeast of the Project have produced fossil remains of giant ground sloth (*Megalonyx jeffersonii* or *Nothrotheriops shastensis*), camelid (*Hemiauchenia*), and horse (*Equus*). In addition, significant fossils were discovered approximately 17 miles to the southeast of the Project in Pleistocene-age braided stream and lake deposits exposed during construction of the Diamond Valley Lake Project. Recovered fossils from this project represent a diversity of "Ice Age" mammals (e.g., ground sloth, weasel, skunk, badger, wolf, saber-toothed cat, American lion, puma, peccary, camel, pronghorn antelope, deer, bison, mastodon, and mammoth). Further, the San Bernardino County Museum (SBCM) reports several recorded fossil collection in the City of Menifee, approximately 13 miles to the south of the Project which yielded fossil remains of western camel (*Camelops hesternus*), as well as small-bodied vertebrates including lizards, rodents, and rabbits.

As currently proposed, construction of the Project will involve only minor grading and trenching (extending approximately 5 feet bgs), with excavation of the water quality basin extending to approximately 9 feet bgs, and thus will likely be confined to Holocene-age alluvial fan deposits with a low paleontological potential/sensitivity. Based on these factors, construction is unlikely to result in negative impacts to paleontological resources, and therefore paleontological mitigation is not recommended for the Project. However, in the unlikely event that fossils are unearthed during construction (i.e., an inadvertent discovery), measures are provided to ensure proper collection and treatment of the fossils.

**MM GEO (PALEO)-15:** Ongoing during construction, the construction manager shall be advised immediately upon discovery of an unearthed fossil and earthwork in the vicinity of the discovery shall immediately halt. A Qualified Paleontologist shall be retained by the developer to evaluate the discovery. Earthwork shall be diverted to other areas of the Project until the significance of the fossil discovery can be assessed by the Qualified Paleontologist. If the fossil discovery is deemed significant, the fossil shall be recovered at the expense of the developer using appropriate recovery techniques based on the type, size, and mode of preservation of the unearthed fossil. Relevant geologic, stratigraphic, and taphonomic data should be gathered during the recovery phase to provide critical provenance context. Earthwork may resume in the area of the fossil discovery once the fossil has been recovered, and the Qualified Paleontologist deems the site has been mitigated to the extent necessary. Additional earthwork following the fossil discovery may be monitored for paleontological resources on an as-needed basis, at the discretion of the Qualified Paleontologist. A Qualified Paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology that is experienced with paleontological procedures and techniques, who is knowledgeable in the geology and paleontology of Riverside County, and who has worked as a paleontological mitigation project supervisor for at least one year.

**MM GEO (PALEO)-16:** The Paleontologist for the Project shall verify that recovered fossils are prepared, identified, catalogued, and stored in a recognized professional repository (e.g., Western Science Center) along with associated field notes, photographs, and compiled fossil locality data. Donation of the fossils should be accompanied by financial support provided by the developer for initial specimen storage. A final summary report should be completed by the Paleontologist for the Project that outlines the results of this mitigation requirement. This report should include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils. This report shall be submitted to appropriate agencies, as well as to the designated repository.

**Sources:**

1. Appendix D - Geotechnical Engineering Report, Terracon Consultants, Incorporated, November 29, 2021
2. Appendix E - Paleontological Resources Technical Report, Paleo Services San Diego Natural History Museum, October 25, 2021
3. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, May 20, 2021
  - Section 6 – Safety
4. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations
5. 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](http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf)
  - Chapter 4 – Earthquake
  - Chapter 8 – Landslide
6. Emergency Operations Plan, City of Moreno Valley, March 2009, [http://www.moval.org/city\\_hall/departments/fire/pdfs/mv-eop-0309.pdf](http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf)

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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"/>
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**Response:**

**Less Than Significant Impact.** Prominent GHGs include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), ozone, water vapor, nitrous oxide (N<sub>2</sub>O), and chlorofluorocarbons (CFCs). Anthropogenic (caused or produced by humans) emissions of these GHGs exceeding natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of continual warming of the Earth’s climate, referred to as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses. Transportation is responsible for 41 percent of the State’s GHG emissions, followed by electricity generation. Emissions of CO<sub>2</sub> and nitrous oxide (NO<sub>x</sub>) are byproducts of fossil fuel combustion. Methane results from off-gassing associated with agricultural practices and landfills.

The City of Moreno Valley Climate Action Plan (CAP) was adopted on June 15, 2021, with intent to reinforce the City’s commitment to reducing GHG emissions and demonstrate city compliance with State of California’s GHG emission reduction standards. The CAP reflects guidelines established in the 2017 Scoping Plan prepared by the California Air Resources Board (CARB). The GHG emission targets proposed for the Moreno Valley CAP are based on the goals established by California Executive Order S-3-15 and Senate Bill 32, following the CAP guidelines established in the 2017 Scoping Plan. The horizon year for analysis in the proposed Moreno Valley CAP is 2040, corresponding with the General Plan update horizon. The proposed 2040 target of four MTCO<sub>2e</sub> per capita per year is determined using a linear trajectory in emissions reduction between 2030 and 2050. The CAP includes GHG reduction measure to close the emissions “gap” between emissions targets and forecast emissions for 2040. These measures are designed to reduce GHG emissions from transportation, industrial, residential, commercial, off-road equipment, public services and public lighting, and natural resources. Project consistency with applicable CAP reduction measures is provided in Table 11. As shown in Table 11, the project is consistent with the applicable measures. The Project will generate GHGs and would result in a less than significant impact. The Project includes EV charging stations and is within very close walking distance to commercial centers and public transit which is intended to reduce VMT and GHG. The standard application of the City’s plan

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check and inspection processes will ensure that applicable CAP reduction measure are implemented with the Project. The Project does not require mitigation for GHG.

**Table 11: Project Consistency with City of Moreno Valley CAP Reduction Measures**

Applicable CAP Reduction Measures	Project Compliance with Measure
<b>Transportation</b>	
TR-5: Implement trip reduction programs in new residential, commercial, and mixed-use developments.	No Conflict. The proposed project is a multi-family residential development in close proximity to existing commercial, residential, and school uses. The project site is also within 0.05 miles of existing Riverside Transit Agency stops.
TR-6: Advocate for transit service improvements by area transit providers with an emphasis on coordinating public transit schedules and connections and for subsidies for a higher level of transit service and/or more transit passes for residents and/or employees.	No Conflict. The proposed residential project is located in close proximity to existing Riverside Transit Agency bus stops, with stops as close as approximately 0.05 miles east of the project site.
TR-7: Secure funding to install electric vehicle recharging stations or other alternative fuel vehicle support infrastructure in existing public and private parking lots.	No Conflict. The proposed residential project includes 828 parking spaces including 84 electric vehicle spaces and 4 electric vehicle handicap spaces.
TR-9: Consider requiring new multi-family residential and mixed-use development to reduce the need for external trips by providing useful services/facilities on-site such as an ATM, vehicle refueling, electric vehicle infrastructure, and shopping.	No Conflict. The project is a proposed multi-family residential use, which is to include a clubhouse and electric vehicle parking spaces. The Project is also in close proximity to existing commercial and school uses.
<b>Residential</b>	
R-1: Provide incentives such as streamlined permitting or bonus density for new multi-family buildings and re-roofing projects to install "cool" roofs consistent with the current California Green Building Code (CALGreen) standards for commercial and industrial buildings.	No Conflict. The proposed project is required to comply with the current version of the California Green Building Code (CalGreen).
R-2: Require new construction and major remodels to install interior real-time energy smart meters in line with current utility provider (e.g. MVU, SCE) efforts.	No Conflict. If required by the City, the proposed project would work with MVU to install interior real-time energy smart meters.
R-7: Develop and implement program to incentivize multi-family residential efficiency audits and participation in Moreno Valley Utility direct install program with the goal of a 50 percent energy reduction in 30 percent of the projected amount of multi-family homes citywide by 2035.	No conflict. If required by the City, the proposed project would participate in the Moreno Valley Utility direct install program. Furthermore, the California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2019 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The project will be subject to these mandatory standards.
<b>Off-Road Equipment</b>	
<p>OR-1: Encourage residents and businesses to use efficient lawn and garden maintenance equipment or to reduce the need for landscape maintenance through native planting.</p> <ul style="list-style-type: none"> <li>-Partner with the SCAQMD to establish a voluntary exchange program for residential electric lawnmowers and backpack style leaf blowers.</li> <li>-Require new buildings to provide electrical outlets in an accessible location to facilitate use of electric-powered lawn and garden equipment.</li> <li>-In project review, encourage the replacement of high maintenance landscapes (like grass turf) with native vegetation to reduce the need for gas-powered lawn and garden equipment.</li> </ul>	No Conflict. The proposed residential project will include landscaping as per the City's guidelines as stated in either their General Plan and/or Municipal Code.

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<p>OR-2: Reduce emissions from heavy-duty construction equipment by limiting idling based on South Coast Air Quality Management District (SCAQMD) requirements and utilizing cleaner fuels, equipment, and vehicles.                      -Require provision of clear signage reminding construction workers to limit idling.                      -Require project applicants to limit GHG emissions through one or more of the following measures: substitute electrified or hybrid equipment for diesel/gas powered, use alternative-fueled equipment on site, avoid use of on-site generators.</p>	<p>No Conflict. The proposed project is required to comply with SCAQMD requirements for idling.</p>
<p><b>Natural Resources</b></p>	
<p>NC-1: Require new landscaping to be climate appropriate.</p>	<p>No Conflict. The proposed residential project will include landscaping as per the City's guidelines as stated in either their General Plan and/or Municipal Code.</p>
<p>Source: City of Moreno Valley Climate Action Plan, June 2021.</p>	

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<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"/>
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**Response:**

**Less than Significant Impact.** See response VIII. a). As shown in Table 11, the Project will implement CAP reduction measures applicable to multi-family residential development. No mitigation is needed.

**Sources:**

1. Perris at Pentecostal Air Quality, Global Climate Change, and Energy Impact Analysis, City of Moreno Valley, January 9, 2022, Ganddini Associates. See Appendix A.
2. Moreno Valley Climate Action Plan (CAP), adopted on June 15, 2021
3. Moreno Valley General Plan Updated, adopted 2021
4. Moreno Valley General Plan, adopted July 11, 2006
5. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
6. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
7. California’s 2017 Climate Change Scoping Plan, prepared by the California Air Resources Board, November 2017, [https://www.arb.ca.gov/cc/scopingplan/scoping\\_plan\\_2017.pdf](https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf), accessed April 24, 2019

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:**

<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:**

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**Less Than Significant Impact.** The Environmental Protection Agency (EPA) and the California Department of Toxic Substances Control (DTSC) delegate regulatory authority over various types and quantities of hazardous materials containing chemicals with characteristics that pose risk to environment and human health. These regulations are intended to reduce exposure and remediate pollution concerning air, water, and soils under numerous environmental protection laws including the Clean Air Act, Clean Water Act, Porter Cologne Water Quality Act, Resource Conservation and Recovery Act, Title 22 of the California Code of Regulations, Health and Safety Code, and the California Occupational Safety and Health Act of 1973. The California Hazardous Waste Control Law regulates use, handling and storage of hazardous materials within the state, which are enforced by local fire departments. Regulations on transport, use, and disposal of hazardous materials at the Project Site are enforced primarily through worker safety requirements of the California Division of Occupational Safety and Health (CAL-OSHA) as well as permits issued by South Coast Air Quality Management District (SCAQMD), Santa Ana Regional Water Quality Control Board (RWQCB), City of Moreno Valley Fire Department, and the Riverside County Department of Environmental Health Hazardous Materials Branch. Hazardous materials pollution and remediation efforts are documented in GeoTracker, a website maintained by the State Water Quality Control Board and the EnviroStor website maintained by DTSC. The City Fire Department and County provide hazardous materials response within the City Limits and the City Fire Department participates in the plan check and inspection processes which include hazardous materials management pursuant to California Hazardous Waste Control Law as discussed in this section. The landfill serving the City is Badlands Landfill which will require proof of materials content to verify that the type and quantity of materials they accept meet their license requirements for hazardous materials.

There were no staining, odors or emissions noted at the Project Site during site visits. There are no past or current significant environmental hazards published in records for the Project Site or for adjoining properties available on GeoTracker or EnviroStor. There are a number of Military Clean Up Sites noted on the State Water Board's GeoTracker Website, which are primarily west of the Project near March Air Reserve Base. Most of these are listed as "Closed on the GeoTracker Website." (See <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Search+GeoTracker#>). The closed status indicates these locations have been remediated for hazardous pollution and there is no longer risk to environment or human health. There is one open site assessment, approximately 500 feet east of the Project, identified as the Shell Station, at the northeast corner of Perris Boulevard and Iris Avenue. Information on the GeoTracker website indicates site cleanup for soil and groundwater contamination was initially reported in 2003 and compliance monitoring is still occurring. There are also open cases south of the Project related to the March Air Reserve Base. Due to the topographic gradient sloping from north to south, these open cases are not anticipated to pose a hazardous materials risk at the Project.

Potential sources of contamination at the Project Site include agriculture and residential land use, which were recorded on site in historical aerials. Pesticides, petroleum products, polychlorinated biphenyls (pcbs), radon, asbestos, lead, chromated copper arsenate, and creosote, are typical pollutants related to past farming and building construction prior to 1980. These hazardous substances would have been applied to crops and integrated into the existing structures as part of the standard farming and construction processes. Due to existing site development occurring prior to 1980, remaining structures are presumed to contain asbestos in tiles and building components as well as lead in painted surfaces; pcbs may also be in fluorescent light ballasts. Residual elevated levels of arsenic, chromium and pesticides could remain in soils from past farming. Proposed residential construction typically involves routine use, transport, and disposal of some materials that are considered hazardous substances. Materials containing asbestos, formaldehyde, di-isocyanates, flame retardants and silica are found in adhesives, pre-formed building materials, plywood, carpet, tile, paints, coatings, sealants, and insulation. Residential land use involves the use of cleaners, solvents, and fertilizers that can be considered hazardous. Therefore, past and proposed use of the Project Site have potential to create hazards for people or the environment through the routine transport, use, or disposal of hazardous materials.

The contractor is responsible for implementing best management practices for environmental protection and worker safety during construction. All construction activities will be subject to review and approval under the City's plan check and permit processes, which will ensure that regulations pertaining to abatement of hazardous materials from past use and construction activities are implemented during construction. Compliance verification occurs with the standard application of the plan check and inspection process for building and grading permits. Demolition and development plans for the project will be reviewed and approved by the City of Moreno Valley, Riverside County, and the South Coast Air Quality Management District prior to issuance of permits.

Long term use of the Project Site will involve handling, transport, use and disposal of small quantities of materials that are considered hazardous substances, such as household herbicides, pesticides, cleaning fluids, paints, and batteries. The Project will increase the number of residential units from 1 to 426 and will increase level of activity and materials quantities at the Project Site in this regard. This is considered less than significant because, the Project owner will enforce compliance through individual leases requiring compliance with best management practices for long-term water quality management that are intended to reduce pollution and educate residents on techniques for proper use, handling and disposal household hazardous materials and hazardous waste.

Demolition of existing structures, earthwork, and disposal of related soils and materials offsite may involve transport, handling, or disposal of hazardous materials. Quantities and concentrations of these substances would be determined with sampling, testing and disposal implemented as part of the standard application of the permit and inspection processes for demolition, grading, and building. Permit best management practices for managing any hazardous materials during construction would include review and approval of a manifest of potentially hazardous materials for the Project evaluated for compliance with applicable regulations by the City Fire Department during the plan check and inspection process for proper handling, storage, and worker safety.

For the reasons above, the standard application of City's plan check and inspection processes would be sufficient to reduce any potential impacts from the project to less than significant and no mitigation measures are needed.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

**Response:**

**Less Than Significant Impact.** See Response IX, a). Handling, use and storage of hazardous materials during construction is regulated through compliance with the City's Municipal Code via the plan check and inspection processes. Long-term compliance will occur with management of individual leases by the property owner including resident education materials provided with each lease regarding proper handling, disposal and storage of potentially hazardous chemicals. The location of the Project Site is not within a high-risk area for wildland fire, flooding, or earthquakes according to City of Moreno Valley's General Plan and Local Hazard Mitigation Plan. These higher risk areas are located near the City Limits over two miles to the north, east, and southeast. There are no special study areas or conditions, such as Alquist-Priolo Earthquake Fault Zones, FEMA Flood Zone, dam inundation area, or High-risk Fire Zone applicable to the Project Site indicating a higher level of risk of hazardous conditions which could lead a significant hazard to the public or the environment through accidental release of hazardous materials from the Project. The Project is a residential development and will be consistent with existing and planned land use patterns that have been incorporated into the local agency emergency response planning.

For the reasons above, less than significant impacts are anticipated.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant with Mitigation Incorporated.** See Responses IX, a) and b). The closest schools to the Project are March Middle School (15800 Indian St, Moreno Valley, CA 92551) and Rainbow Ridge Elementary School (15950 Indian St, Moreno Valley, CA 92551). Both schools are less than 50 feet west of the Project Site and are adjacent to the west of Emma Lane and within the Val Verde Unified School District, within one-quarter mile of the Project. The contractor will coordinate with the school district during construction pursuant to Mitigation Measures **MM HAZ-01 and MM HAZ-02**. Additionally, the standard application of the City's Municipal Code through the plan check, permit and inspection processes will verify proper handling and storage of hazardous materials is implemented to reduce the potential for a release that would impact these schools to less than significant levels. Therefore, the standard application of the City's plan check and inspection process as well as implementation of Mitigation Measures for the Project will sufficiently reduce impacts on nearby schools from potentially hazardous materials. Impacts are considered less than significant with mitigation for the reasons stated above.

**MM HAZ-01:** Prior to issuance of permits and construction mobilization for the Project the Contractor shall provide the construction schedule to the Val Verde School District as verified by the grading and/or building inspector prior to grading and demolition at the Project Site. The contractor shall coordinate with the school district on an ongoing basis during construction and shall keep records of this coordination at the Project Site for review by the grading and building inspectors.

**MM HAZ-02:** Prior to issuance of permits, the contractor shall provide a manifest of construction materials and a plan for proper handling, disposal and emergency response to the building official and fire department for verification of adequate contingency measures in regard to potentially hazardous materials used, stored and handled onsite during construction.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to <a href="#">Government Code section 65962.5</a> 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"/>

**Response:**

**No Impact.** Government Code section 65962.5 is the Hazardous Waste and Substances Site List and is also referred to as the Cortese List. The California Department of Toxic Substances Control publishes this list as the EnviroStor Website, which can be found at [https://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site\\_type=C\\_SITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST](https://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=C_SITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST)

A website search using the street address of the existing residential structure located on the Project Site as well as adjacent land use addresses led to no results. The Project Site is not included on the Cortese List of sites that have known or potential contamination. The Project Site is not at a location where facilities permitted to treat, store, or dispose of hazardous waste are located. Therefore, no impacts anticipated with the Project in regard to Government Code section 65962.5 and no mitigation measures are needed.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	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"/>

**Response:**

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**No Impact.** March Air Reserve Base is located approximately 2,000 linear feet west of the Project. The existing zoning of the Project Site is considered compatible with existing Base land use, including the airport. Safety Element Map S-7 from the City’s General Plan Update, titled Airport Land Use Compatibility Zones, indicates that the Project Site is within Airport Compatibility Zone E – Other Airport Environs, involving low noise impacts from occasional overflights, which may be intrusive to some outdoor activities. Zone E is above the 55-CNEL contour. The risk level related to airport safety is considered low at the Project Site; the Project Site is within outer, occasionally used portions of flight corridors. The existing zoning is considered compatible with the airport, since the Project is consistent with the development regulations of the R-30 zone. Figures 5-2 through 5-5 of the Final Air Installations Compatible Use Zones Study for March Air Reserve Base, Riverside, California, dated 2018 and prepared by Airforce Reserve Command, indicate the Project Site is not within a designated Airport Potential Accident Zone (APZ) or the Clear Zone (CZ) for March Air Reserve Base.

For the reasons above, no impacts from the Project are anticipated and no mitigation measures are needed.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant with Mitigation Incorporated.** The City of Moreno Valley has adopted a Local Hazard Mitigation Plan and an Emergency Response Plan for managing natural disasters such as earthquakes and other emergencies affecting the city. Transportation routes and methods of transportation, communication, and emergency services that are available within the City are incorporated into these plans for emergency response and evacuation. Properly functioning arterial roads and freeways are important components of these plans. The City manages traffic generated by new projects through their standard development review and plan check processes. A traffic study of long-term traffic generation from the Project was required. The Project will add temporary and intermittent traffic from larger, slower moving construction vehicles on the City’s circulation system and freeways surrounding the Project Site during construction. Traffic from construction would include trucks, equipment, and delivery vehicles. The standard application of the City’s Municipal Code requires approval of a traffic control plan for construction from the City of Moreno Valley Land Development Division prior to start of construction. The approved plan will include measures such as temporary signage, detours, and flagging to safely route traffic during construction so that traffic delays are less than significant. Project implementation will contribute to permanently increased traffic from the residential population with the Project. The Project will implement traffic mitigation measures to reduce long-term Project generated traffic impacts to less than significant levels. Potentially significant traffic impacts from long-term operation are discussed in detail in Section XVII. Transportation and the related traffic Mitigation Measure **MM TRAF-02** include installation of traffic calming measures along Emma Lane and Santiago Drive and the payment of the developer’s fair share portion of area wide traffic improvements in addition to construction of ultimate Right-of-Way improvements along Emma Lane, Iris Avenue and Santiago Drive.

Project construction would be temporary and intermittent and mainly related to vehicle trips from the construction crew, monitors, and inspectors, as well as truck trips for demolition, grading and materials added to Iris Avenue, Emma Lane and Santiago Drive during as well construction traffic utilizing arterials in the Local Vicinity leading to the freeways. Due to the size of the Project a significant amount of construction traffic is not anticipated. Construction will temporarily result in slower moving and larger construction vehicles to the circulation system, which could delay traffic near the Project Site. This is a temporary impact which will be reduced to less than significance with a traffic control plan, coordination with the Val Verde School District, and detours to nearby arterials implementing acceptable level of service during construction. The Project is forecast to generate approximately 2,871 daily vehicle trips, including 170 trips during the AM peak hour and 217 trips during the PM peak hour. The Project will implement roadway improvements along adjacent streets along Iris Avenue, Emma Lane, and Santiago Drive which will reduce project impacts to less than significant levels. In addition, the Project will contribute to mitigation fees including Development Impact Fees and Transportation Uniform Mitigation Fees, which will be paid

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prior to building occupancy and will fund permanent roadway improvements within the City to mitigate additional traffic generated by increased number of residential units proposed with the Project. These fees are required as part of the standard application of the City’s Municipal Code and standard implementation of the plan check and inspection process and are considered full mitigation for the planned build-out of the Project Site under the approved R-30 zoning.

For the reasons stated above, the Project will not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan and impacts are considered less than significant with mitigation.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

**Response:**

**No Impact.** The Project Site is within a mostly urbanized area and will not directly expose people or structures to significant risk of loss, injury or death due to wildland fires. Areas of the City designated as high risk for wildland fires are at Box Springs Mountain, San Timoteo Canyon and Reche Canyon north of SR-60 and in the hills north and south of highway 60 between the Gilman Springs and Jack Rabbit Trail exit. Project implementation represents buildout of the City’s approved land use plan and the Project will not increase the density or level of activity beyond what has already been considered and approved for the Project Site.

For the reasons above, Project impacts related to wildland fire hazard are less than significant.

**Sources:**

1. Moreno Valley General Plan, adopted July 11, 2006
  - Chapter 6 – Safety Element – Section 6.2.8 – Wildland Urban Interface
  - Chapter 6 – Safety Element – Section 6.9 – Hazardous Materials
  - Chapter 6 – Safety Element – Section 6.10 – Air Crash Hazards
    - Figure 6-5 – Air Crash Hazards
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
  - Section 5.5 – Hazards and Hazardous Materials
    - Figure 5.5-1 – Hazardous Materials Sites
    - Figure 5.5-2 – Floodplains and High Fire Hazard Areas
    - Figure 5.5-3 – City Areas Affected by Aircraft Hazard Zones
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, Certified June 15, 2021
5. 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>)
6. 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](http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf)
  - Chapter 5 – Wildland and Urban Fires
    - Figure 5-2 – Moreno Valley High Fire Area Map 2016
  - Chapter 12 – Dam Failure/Inundation
    - Figure 12-2 Moreno Valley Evacuation Routes Map 2015
  - Chapter 13 – Pipeline
    - Figure 13-1 – Moreno Valley Pipeline Map 2016
  - Chapter 14 – Transportation
    - Figure 14-1.1 – Moreno Valley Air Crash Hazard Area Map 2016
  - Chapter 16 – Hazardous Materials Accident

- Moreno Valley Hazardous Materials Site Locations Map 2016
- 7. Emergency Operations Plan, City of Moreno Valley, March 2009, [http://www.moval.org/city\\_hall/departments/fire/pdfs/mv-eop-0309.pdf](http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf)
  - Hazard Mitigation and Hazard Analysis
  - Threat Assessment 2 – Hazardous Materials
  - Threat Assessment 3 – Wildfire
  - Threat Assessment 6 – Transportation Emergencies
- Figure 17 – Air Crash Hazards

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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"/>
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**Response:**

**Less Than Significant Impact.** The Project Site and Local Vicinity are located within the San Jacinto Valley Watershed and the West San Jacinto Ground Water Basin. The Santa Ana Regional Water Quality Control Board (SARWQCB) is responsible for surface water quality at the Project Site and in the Local Vicinity. In this capacity SARWQCB enforces the Clean Water Act (CWA) under authority of the Porter Cologne Water Quality Act to protect beneficial uses in receiving waters by regulating water discharges affecting water quality in surface waters. Eastern Municipal Water District (EMWD) Board of Directors is responsible for managing the West San Jacinto Groundwater Basin in relation to the Project Site and Local Vicinity pursuant to the 2014 Sustainable Groundwater Management Act.

The authority to regulate water quality comes from the CWA for health, safety, and for protection of beneficial uses in receiving waters including lakes, creeks, rivers, and streams as well as groundwater recharge basins. Water quality standards are found within Section 303 (d) of the CWA. Regulation of discharges into municipal storm water at the Project Site, for compliance with the CWA, is under jurisdiction of the EPA and State Water Resources Control Board (SWRCB). SARWQCB is the regional agency with jurisdiction over water resources in Riverside County and the City of Moreno Valley. Enforcement of the CWA can be escalated to the EPA and other state and federal agencies if necessary; however, it is mainly the responsibility of the County and the City of Moreno Valley, with oversight by SARWQCB, as the agency responsible for issuing water quality permits regulating municipal discharges into surface waters. SARWQCB has issued Order No. R8-2010-0033 for NPDES MS4 Permit Number CAS 618033 to Riverside County Flood Control and Water Conservation District (RCFCWCD) and City of Moreno Valley, as a co-permittee, for water quality management at the Project Site. RCFCWCD is the primary permittee with principal responsibility for controlling pollution in urban runoff within Riverside County pursuant to the NPDES MS4 Permit. This was issued in association with a Water Quality Control Plan (WQCP) for managing municipal discharges in Riverside County. Unincorporated Riverside County and incorporated cities within the Riverside County are co-permittees under this NPDES MS4 permit and implement local water quality management programs for both industrial dischargers and non-point source pollution. Non-point source pollution is runoff from urbanized areas. The goal of these programs is to reduce the type and quantity of pollutants flowing into the municipal storm drain system to protect water quality in receiving waters. City of Moreno Valley has a water quality program applicable to the Project Site with requirements that are consistent with the County's WQCP. Under this program, the Project is required to prepare a Water Quality Management Plan (WQMP) for long-term compliance with the CWA and a Storm Water Pollution Prevention Plan (SWPPP) for compliance with the CWA during construction.

Surface water flows at the Project Site are generally from north to south. The west side of the site flows toward the northeast corner of the site and the east side of the site flows to the south then discharges as unfiltered runoff into the storm drain system in Iris Avenue. The municipal storm drain system flows into the San Jacinto River then into Canyon Lake, which discharges into Lake Perris. The San Jacinto River serves as an important flood control facility as well as recharge for West San Jacinto Groundwater Basin.

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Beneficial uses associated with the San Jacinto River include important wildlife habitat. Existing impairments of surface waters includes which are associated with specific types of land use and activities:

San Jacinto River Reach 2 / Canyon Lake (Railroad Canyon Reservoir) – Nutrients  
Lake Elsinore - DDT, Nutrients, Organic Enrichment/Low Dissolved Oxygen, PCBs, Toxicity

These receiving waters are affected by pollutant levels in urban runoff from unfiltered upstream sources, mainly from urbanization and soil erosion, which degrade water quality. Existing water quality conditions at the Project Site and in areas which are tributary to the Project Site are affected by the existing residential, agricultural, and vacant land conditions currently present. Since existing surface flows from the Project site are unfiltered and discharge directly into the storm drain system in Iris Avenue to the south, the site currently contributes some pollution to receiving waters including San Jacinto River, Canyon Lake and Lake Perris associated with exposed soils, debris, and residential waste.

Reducing pollution entering the municipal storm drain system is a primary focus of the City's and County's responsibility under the NPDES MS4 permit. The standard application of the City's plan check and inspection for grading and construction implements erosion and pollution control BMPs during construction with specifications and notes incorporated into grading and construction plans. BMP implementation during construction by the contractor and verification during city inspections protect water quality. These construction phase water quality regulations are found in the City's Standard Engineering Plans, Section 3: Flood and Erosion Control for storm water pollution prevention and consist of temporary BMPs including containment areas for potentially hazardous materials, silt fencing and sandbags, sweeping track-out areas, speed restrictions on dirt roads, coverings for stockpiles and haul trucks, dust reduction by watering disturbed soils, and the application of soil stabilizers for erosion control during grading and construction to protect water quality. The City's Municipal Code identifies these BMPs as Standard Plans and Notes for uniform design and erosion control during construction and are intended to reduce construction-phase pollution in urban runoff.

Plans indicate the Project will increase the area of impervious surface from less than 1 percent under existing conditions to 80 percent with the proposed development, including the apartment development and adjacent street improvements in Emma Lane and Santiago Drive. Modified site drainage with directed flows into inlets, landscaped areas, and the onsite detention/desilting basin as shown on Figure 15, Preliminary Grading Plan, as well as covered trash receptacles with containment areas with drains, are examples of structural BMPs that are listed in the WQMP for the Project to reduce pollution entering the City's storm drain. The site will be graded to generally follow existing drainage patterns and to minimize both changes in topography and quantity of import soil needed for development. Construction of apartments involves grading and surface drainage modifications, which will redirect surface flows into inlets in greenbelt areas and toward the onsite detention/desilting basin. Runoff for the Project Site and a portion of Santiago will flow through proposed underground storm drains discharging into the desilting/detention basin located at the southeast corner of the Project Site. Offsite runoff for portions of Santiago Drive and Emma Lane will also be collected via storm drain and directed to the existing public storm drain to the west of Emma Lane in Iris Avenue. The basin and parkway drains will be designed so that storm water is detained up to the 100-year stormwater volume and the rate of discharge from the new impervious areas installed with the Project will not exceed existing site conditions. The basin will provide both on-site detention of surface flows and treatment infiltration of runoff from the Project which will filter pollutants in runoff prior to discharging to the municipal storm drain system. This structural BMP system will be implemented with the Project and will include stenciled signs at storm drains indicating dumping into the drains is prohibited: "No Dumping, Drains to Lake".

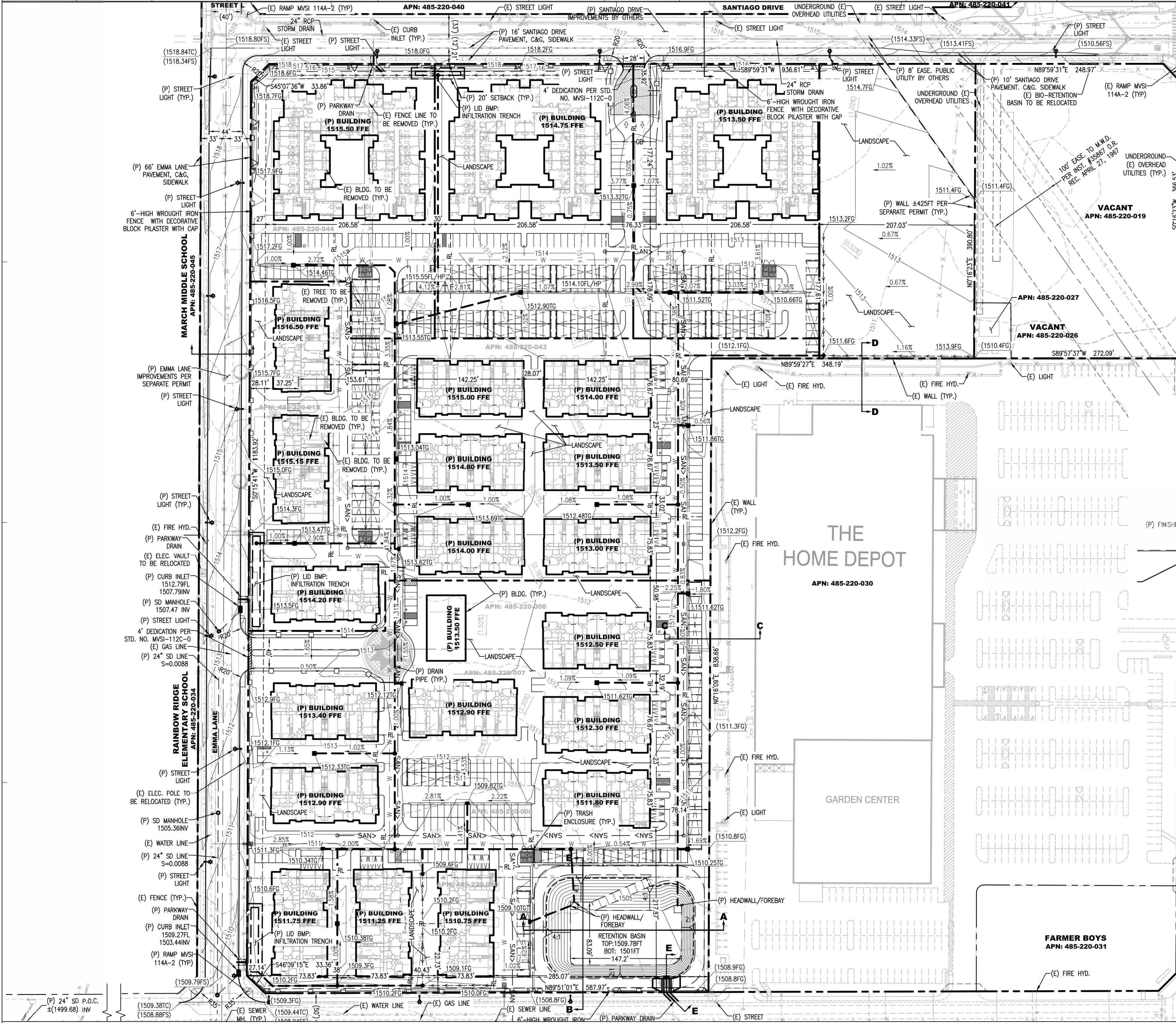
The Project will increase level of activity at the site from one residence to 424 units; therefore, The Project has the potential to degrade surface water quality with increased pollution generated on site. The WQMP for the Project identifies the following pollutants of concern which are typically generated from multi-family residential development as well as Best Management Practices (BMP) which will be implemented to achieve water quality objectives of the City's and County's water quality plans for compliance with the CWA concerning: Bacteria, nutrients, pesticides, sediments, trash and debris, oil, and grease. Examples of non-structural BMPs applicable to the Project include regular sweeping of impervious areas, and an occupant education program that encourages proper handling, storage, and disposal of cleaning products, and proper disposal of pet waste. Non-structural BMPs will be implemented on an ongoing basis to reduce each specific type of pollutant of concern, which are not currently enforced under existing conditions at the Project Site. Non-structural BMPs are intended to reduce dust, litter, loose soil, pet waste, pesticides, cleaning fluids, automotive products, and fertilizers which are pollutants affecting water quality which typically associated with residential land use that have been identified in the WQMP for the Project. These

BMPs will be enforced in perpetuity through the standard application of the City's water quality management process and are the responsibility of the owner. Long-term operation, maintenance, and inspection of both structural and non-structural BMPs will be implemented by the owner and will be documented through record keeping by the owner, which is subject to City and RWQCB inspection. The Project will comply with the City's standard process for WQMP approval for pollution source control that is consistent with the County's WQCP and NPDES MS4 permit to minimize water long-term water quality impacts from the Project on receiving waters for CWA compliance. The City's Codes and Ordinances require an approved/signed WQMP for the Project with BMPs kept at the Project Site and implemented in perpetuity by the owner.

For the reasons above, the Project impacts related to violations of any water quality standards or waste discharge requirements or otherwise substantial degradation surface water or groundwater quality is less than significant.

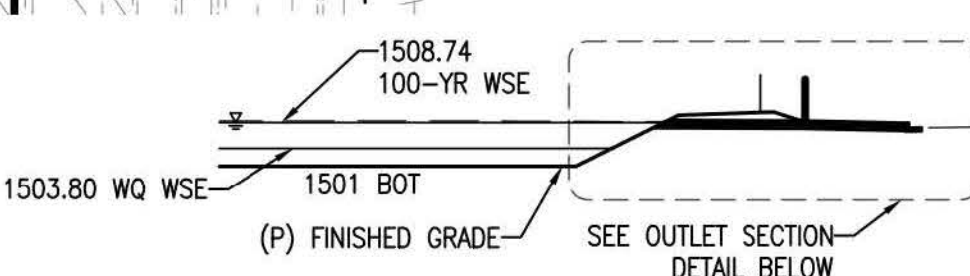
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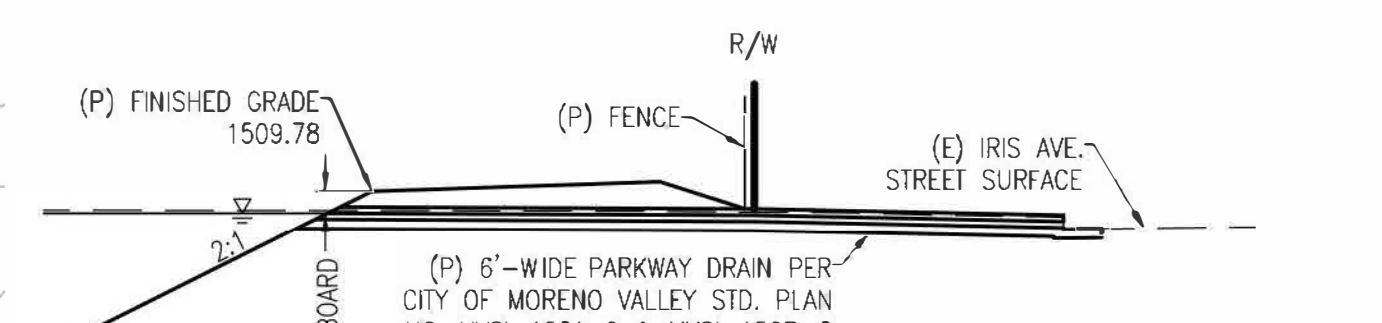


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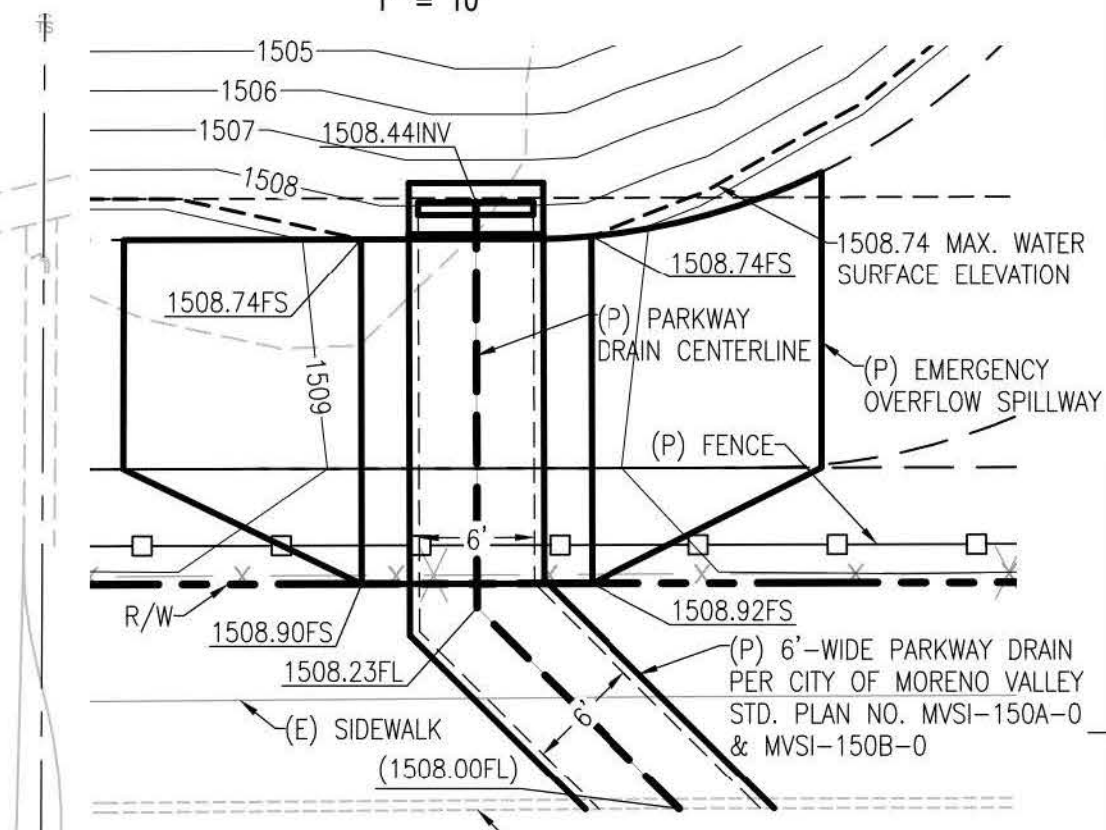
- (P) PROPERTY LINE
- (E) PROPERTY LINE
- (P) BUILDING
- (P) CURB & GUTTER
- (P) VALLEY GUTTER
- (P) PARKING STALL
- (P) EARTHEN SWALE
- (P) FENCE LINE
- (P) WALL
- (P) TOE
- (P) GRADE BREAK/RIDGE LINE
- (P) SETBACK
- (P) STORM DRAIN
- (P) FIRE/DOMESTIC WATER
- (P) SANITARY SEWER
- (P) STORM DRAIN MANHOLE
- (P) STORM DRAIN GRATE INLET STRUCTURES
- (P) RETENTION BASIN



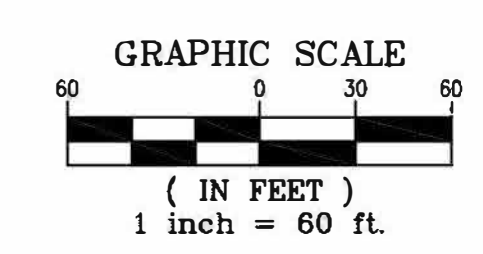
INFILTRATION BASIN SECTION E-E



OUTLET SECTION DETAIL



OUTLET DETAIL



GRAPHIC SCALE

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<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	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"/>

**Response:**

**Less Than Significant Impact.** The existing Project Site is mainly vacant and could be a potential source of groundwater recharge. The Project will be changing some of the native surface to asphalt, concrete, and other mixed surface types. The Project has been designed to follow the natural site drainage patterns, and any runoff from an impervious site will be redirected to storm drains flowing to an onsite basin for infiltration. The basin is designed with the site natural infiltration capacity being used as the design criteria which exceeds that of pre-development conditions. Therefore, the water quality basin proposed for detention and desilting will provide groundwater recharge after the Project is completed. No substantial interference is suspected to impact groundwater management from Project implementation. Additionally, the Project will connect to the existing potable water delivery system and therefore not rely on direct groundwater extraction. Since the density of the Project has been included in SCAG’s approved regional plans, significant impacts on groundwater extraction beyond what has already been approved ad planned for in regional plans would occur. The Project will implement drought tolerant landscaping and water conservation components in building design that required by the Green Building Code in compliance with sustainable groundwater management for the basin.

For the reasons above, the Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

**Response:**

**Less Than Significant Impact.** See Response X. a). The existing site generally slopes down toward the south at a flat gradient of approximately 0.8 percent. The existing site is mostly vacant with grasses, weeds, brush, and some barren areas with exposed unconsolidated soils. There is a single-family residence, some outdoor storage, and debris on site that were observed during site visits. There are no streams or rivers on site; therefore, no direct impacts will occur on streams or rivers. Structural and Non-structural BMPs will be implemented with the standard application of the City’s Municipal Codes and Ordinances related to storm water pollution prevention and the Project WQMP in compliance with the NPDES MS4 permit issued to the County and City for CWA compliance. The City’s standard process will reduce pollution and filter runoff prior to discharge into the municipal storm drain system. Therefore, the Project will not indirectly impact rivers or streams due to erosion or siltation occurring onsite.

The proposed drainage pattern of the Project will retain the existing patterns including: the east side of the site flows towards the south property line, and the west side flows towards the northwest side of the Project site adjacent to the Home Depot property. No existing underground storm drain facilities exist near the site so any runoff from the site is currently discharged directly into Iris Avenue as unfiltered urban runoff. Site improvements include surface grading and drainage inlets and basins so that the Project runoff will be diverted to on site inlets and the desilting/detention basin. The Project will increase impervious surfaces and the volume and velocity of surface flows at the Project Site permanently, however the

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desilting/detention basin will retain surface runoff on site so that the volume and rate of discharge off site will be the same as pre-project conditions. Therefore, increased siltation from dust and debris collecting on impervious surfaces and impacting receiving waters as dissolved solids or litter in urban runoff is not anticipated with the Project. The Project will implement structural and non-structural BMPs and will remove existing and Project-related pollution sources prior to discharge into the City's storm drain system. Offsite runoff will comply with the City of Moreno Valley's ordinances pertaining to public street design for portions of Santiago Drive and Emma Lane; storm flows will also be collected via storm drain and directed to the existing public storm drain to the west of Emma Lane in Iris Avenue pursuant to City codes.

During construction the site will be cleared and graded and the City's standards for temporary erosion control will be implemented to minimize siltation during soil disturbance. The City's erosion control requirements are implemented through the standard application of the plan check and inspection processes for grading and construction permits to protect water quality. The Project will install landscaping and structures which will stabilize surface soils permanently. The proposed development will construct landscape areas with drought-tolerant vegetation. The Project has been designed to generally follow the natural site drainage patterns which is towards the southeast corner and the northwest corners of the site. Substantial alteration of existing drainage patterns is not proposed. Therefore, the proposed development will implement drainage following a similar pattern to existing conditions as well as short-term erosion control requirements and no significant permanent impacts from siltation due to grading are anticipated

For the reasons above, significant impacts from substantial alteration of existing drainage patterns or substantial erosion or siltation on- or off-site are not anticipated from Project implementation.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

**Response:**

**Less Than Significant Impact.** See Response X. a) and c) i. Grading for the Project and the development of the site pursuant to the site plan will not result in flooding either on- or off-site. The grading and drainage plan shows proposed grades that are similar with existing conditions with surface flows directed toward onsite inlets and to the detention/desilting basin. The drainage system for the Project has been designed to accommodate 100-year storm flows and the desilting/detention basin has been designed for detention of a 100-year stormwater event on site which surpasses the existing condition of the Project Site. The basin will act as an infiltration basin for the first 2.8 feet and any excess will be stored in the basin after that to reduce runoff from the Project in a consistent manner with existing conditions. Runoff from the planned completion of the adjacent public streets found off-site will be collected in trench BMPs on Emma Lane which will treat and convey the water through parkway drains that are sized to the water quality flow rate for the Project. Santiago Drive will also use a similar infiltration trench BMPs but are appropriately sized for 100-year storms. Drainage features that will be constructed with the Project, both on- and off-site are designed to City standards for 100-year storm events and will adequately manage runoff from the increased impervious surfaces proposed with the Project.

For the reasons above, less than significant impacts are anticipated related to rate and amount of surface runoff and flooding either on- or off-site.

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

**Response:**

**Less Than Significant Impact.** See Response X. a) through c) ii. Project implementation will increase the volume and rate of runoff however the Project will implement an onsite and offsite drainage system that collects runoff via inlets and basins and includes a detention/desilting basin which is adequately sized. The detention/desilting basin has been designed for a 100-year stormwater event in compliance with City standards and will improve existing storm water management at the Project Site. The basin will allow infiltration basin to reduce pollution generated at the Project Site and will store additional surface flows associated with the increased impervious surfaces of the Project. Therefore, runoff volume and velocity from the Project during storms will be the same as pre-project conditions after the Project is completed. Any storm events exceeding 100-year design will flow past the infiltration trenches into an underground storm drain that is proposed in Iris Avenue. Trench BMPs will be installed in Iris Avenue and Emma Lane with the proposed Project improvements to collect, treat, and convey storm water from these off-site improvements as well as collect overflow from the Project through parkway drains that are sized appropriately for the quantity and rate of anticipated flow from the Project.

Post-development some pollutants such as trash and debris, pesticides, oil, and fertilizers could be introduced into Project runoff; however, Project BMPs in the approved WQMP will reduce impacts to less than significance by filtering runoff prior to discharge into the City's storm water system to protect receiving waters from these pollutants. As mentioned in the response for question X. a), new site owners, Lessees, or operators will be given stormwater pollution prevention information and the lease agreement it shall document tenant receipt and understanding of non-structural BMPs for water quality management.

For the reasons above, the Project is not anticipated to 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 and Project impacts are less than significant in this regard.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant Impact.** See Responses a) through c) iii. above. Development plans indicate general consistency between the proposed Project and the native drainage patterns existing at the site and surrounding the Project Site currently. With the Project in place, increased runoff from the Project will be directed to the on-site water quality desilting/detention basin and will infiltrate up to and including the 100-year storm event. Any excess runoff will overflow to an emergency overflow parkway drain and enter the Iris Avenue storm drain which discharges to the Kitching Street Channel, and joins with the Perris Valley Channel, then flows into the San Jacinto River and into Canyon Lake.

For the reasons above, the Project will not impede, or redirect flood flows and impacts are considered less than significant.

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response:</b></p> <p><b>No Impact.</b> Due to the inland location of the Project tsunami or seiche are not likely to occur as these risks are associated with proximity to large bodies of water such as the ocean and lakes. The Project is surrounded by urbanized land and the site is not close to the ocean or another large water body. The Project Site is in an area that is not at risk for flooding according to the Federal Emergency Management Agency as shown on General Plan EIR Figure 4.10-3. The Project complies with the standards and recommendations listed in Section 8.12 of the City’s Municipal code for construction and post construction conditions which will mitigate water quality concerns and flood damage. Furthermore, Project BMPs will mitigate the release of pollutants in surface flows. Post construction policies will be in place once the Project is complete to minimize pollutants on site as stated in the response to question X. c).iii.</p> <p>The California Department of Conservation has not noted the Project Site to be in a zone at risk of a tsunami. See <a href="https://www.conservation.ca.gov/cgs/tsunami/maps">https://www.conservation.ca.gov/cgs/tsunami/maps</a></p> <p>For the reasons above no Project impacts are anticipated from flood hazard, tsunami, or seiche zones, risk or release of pollutants due to project inundation.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b></p> <p><b>Less Than Significant Impact.</b> See Responses X. a) through d) above. The Project will comply with current requirements for pollution source control and flood control is not in conflict with a water quality control plan or sustainable ground water management plan as it will submit and follow an approve WQMP and storm water pollution prevention requirements to comply with the City of Moreno Valley, Ordinance 827. As indicated in Section XI., the Project is in compliance with SCAG’s approved regional plans for sustainability and population growth. The proposed density of the Project will not exceed planned growth for this area and does not conflict with or obstruct implementation of groundwater management planning as a result. The Project will implement the requirements of the Green Building Code including drought-tolerant landscaping and other water conservation measures which will implement sustainable water use into Project design.</p> <p>For the reasons above, Project impacts are less than significant related to conflict or obstruction of the implementation of a water quality control plan or sustainable groundwater management plan.</p> <p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Preliminary Hydrology Study Perris at Pentecostal, GreenburgFarrow, 2021</li> <li>2. Project Specific Water Quality Management Plan, GreenburgFarrow, 2021</li> <li>3. City of Moreno Valley General Plan 2040, adopted June 15, 2021             <ul style="list-style-type: none"> <li>• Chapter 4.10 Hydrology/Water Quality</li> </ul> </li> <li>4. Moreno Valley General Plan, adopted July 11, 2006             <ul style="list-style-type: none"> <li>• Chapter 6 – Safety Element – Section 6.7 – Water Quality                 <ul style="list-style-type: none"> <li>- Figure 6-4 – Flood Hazards</li> </ul> </li> <li>• Chapter 7 – Conservation Element – Section 7.5 – Water Resources                 <ul style="list-style-type: none"> <li>- Figure 7-1 Water Purveyor Service Area Map</li> </ul> </li> </ul> </li> <li>5. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006             <ul style="list-style-type: none"> <li>• Section 5.5 – Hazards and Hazardous Materials</li> </ul> </li> </ol>				

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- Figure 5.5-2 – Floodplains and High Fire Hazard Areas
- Section 5.7 – Hydrology and Water Quality
  - Figure 5.7-1 – Storm Water Flows and Major Drainage Facilities
  - Figure 5.7-2 – Groundwater Basins
- 6. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
  - Section 9.10.080 – Liquid and Solid Waste
- 7. Moreno Valley Municipal Code Chapter 8.12 – Flood Damage Prevention
- 8. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations
- 9. Eastern Municipal Water District (EMWD) Groundwater Reliability Plus, <http://gwrplus.org/>
- 10. Eastern Municipal Water District (EMWD) 2015 Urban Water Management Plan

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XI. LAND USE AND PLANNING – Would the project:**

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:**

**Less Than Significant Impact.** The Project is consistent with all aspects of the current zoning and general plan designations on the Project Site, which are R-30 and allow multi-family residential development up to 30 dwelling units per acre under City Ordinance 865. These designations at the Project Site and were established as part of the Alessandro Boulevard Implementation Project – Phase II, which was intended to be consistent with SCAG’s regional plans for sustainability and amended Title 9, the City’s Zoning Code and the General Plan to facilitate long-range planning which integrated higher density and intensity of development and mixed-use development with transit objectives to reduce average daily traffic (ADT). The R-30 general plan and zoning for the Project Site were approved by the City of Moreno Valley in 2013 by Resolution 2013-26 and adopted on May 14<sup>th</sup>, 2013. The primary goal of these approved changes to the General Plan designations, General Plan Land Use Map, and the Zoning Code and Map at a number of locations in the City including the Project Site, was to create a cohesive plan for environmental and economic sustainability in the City. Resolution 2013-26 rezoned areas along Alessandro Boulevard, land at Perris Boulevard at Iris Avenue (Project Site) and land at Perris Boulevard and Gentian Way, resulting in 10.46 acres of Open Space, 146.19 acres of Residential R-30 (including the Project Site), 21.47 acres for Community Commercial land use as well as a new Mixed-Use Overlay District replacing Mixed Use Zoning Districts 1 and 2.

The rezoning from R-15 (residential up to 15 dwelling units per acre) and R-5 (residential up to 5 dwelling units per acre) to the R-30 zone at the Project Site was intended to provide a wider range of housing opportunities in the City in compliance with the City’s certified 2011 Housing Element Objective 8.13: To designate land appropriately zoned for higher density housing and to establish the R-30 Zone for higher density residential development. The R-30 Zone was added to the City’s Municipal Code on September 22, 2009, with the intent to integrate high density land use with planned mixed use, high intensity land use in portions of the City to integrate transportation and community activity nodes and facilitate development of mixed use transit-oriented development along Alessandro Boulevard. The stated goals of this resolution were to reduce reliance on vehicles and provide efficient access to jobs and services as well as allow the City of Moreno Valley to meet its 2008-2014 State mandated Regional Housing Needs Assessment (RHNA) numbers by providing a wider range of housing choices for people who work in Moreno Valley. It was determined at the time of approval for the General Plan Amendment and rezoning of the Project Site to the R-30 zoning was consistent with the City’s General Plan and California State Law (Government Code Section 65580-65589.8) requiring available land in the City of Moreno Valley for higher density housing opportunities at 30 du/ac. City Council findings specifically stated that the rezoning and General Plan Amendment of the Project Site was considered consistent with the goals, policies, programs, and objectives of the 2006 General Plan. In addition, the City determined that the zone change to R-30 at the Project Site was consistent with Title 9, Planning and Zoning Section of the City’s Municipal Code, and would facilitate proper management of future growth and change in accordance with the General Plan as well as bring underutilized land into highest and best use pursuant to city responsibilities for land use

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planning. Therefore, the Project will implement approved regional plans and is consistent with the City's established planning programs.

For the reasons above, Project impacts on the established community are less than significant. Project implementation would not divide an established community.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant Impact.** See Response XI. a). The Project is consistent with the City's long-range land use plans and SCAG's long-range plans for sustainability. The density of the Project will not exceed the approved residential density that is anticipated for the Project Site under full buildout of the General Plan. Therefore, Project implementation will not cause a significant environmental impact due to a conflict with a land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Project is intended to accommodate population and jobs growth that is expected in the City and County and will not result in impacts beyond what has already been approved for the City and County in the environmental analysis of these agencies' general plan documents.

**Sources:**

1. City of Moreno Valley Staff Report, Findings, and ISMND for Resolution 2013-26
2. Moreno Valley General Plan, adopted July 11, 2006
  - Chapter 2 – Community Development Element – Section 2.1 – Land Use
    - Figure 2-1 – Neighboring Lands Uses
    - Figure 2-2 – Land Use Map
  - Chapter 8 – 2014 – 2021 Housing Element
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
  - Section 5.12 – Population and Housing
    - Attachments #1 - #10 – Housing Sites Inventory
    - Exhibits A1 – A11, C, D, and E – Maps of Housing Sites
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XII. MINERAL RESOURCES – Would the project:**

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Response:**

**No Impact.** The City's General Plan and General Plan EIR indicate that there are no mineral resources within City Limits that are known to be significant regionally or to the state. There are no significant mineral resources known to exist at the Project Site. For these reasons, no impacts from implementation of the Project are anticipated on mineral resources.

b) Result in the loss of availability of a locally-important mineral resource recovery site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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delineated on a local general plan, specific plan, or other land use plan?				
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**Response:**

**No Impact.** See Response XII. a). There are no locally important mineral resource recovery sites delineated on the City’s General Plan or Zoning Maps. The Project is consistent with existing zoning and general plan at this location. Therefore, Project implementation will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan or other land use plan and no impacts are anticipated.

**Sources:**

1. Moreno Valley General Plan, adopted July 11, 2006
  - Chapter 7 – Conservation Element – Section 7.9 – Mineral Resources
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
  - Section 5.14 – Mineral Resources
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
  - Section 9.02.120 – Surface Mining Permits
4. Moreno Valley Municipal Code Section 8.21.020 A 7 – Permits Required
5. The Surface Mining and Reclamation Act of 1975 (SMARA, Public Resources Code, Sections 2710-2796), <https://www.conservation.ca.gov/dmr/lawsandregulations>

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XIII. NOISE – Would the project result in:**

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"/>
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**Response:**

**Less Than Significant Impact.** Existing noise at the Project Site is primarily from traffic on adjacent arterials and activities onsite and on adjacent parcels. According to the General Plan, Iris Avenue and Perris Boulevard in the vicinity of the Project Site produce 60 to 75 CNEL near the property lines at these arterials in the vicinity of the Project. Buildout of the General Plan will may result in increased noise levels at the portions of the Project Site which are closest to Perris Boulevard according to the City’s General Plan noise modeling results (Moval, 2021). Proposed building setbacks, walls and existing structures between these existing noise sources and the units proposed with the Project will attenuate noise. Since the Project will be required to comply with the current building code, the appropriate additional level of noise attenuation will be implemented within the Project to achieve acceptable interior and exterior noise levels. Cumulative noise levels are not anticipated to impact the interior areas of the Project Site and due to large building setbacks from Perris Avenue, future noise impacts from traffic are not anticipated to affect the proposed buildings. The Project Site is not impacted by noise from March Reserve Airforce Base or from I-215, which is the closest freeway to the Project Site. Both of these noise sources are over 2 miles from the Project and the Project is located outside of the 60 CNEL noise contours for these sources.

Since the proposed residential density of the Project is less than the 30 du/ac that was approved for the Project Site in 2013, the Project will have less than significant impacts regarding project contribution to future cumulative noise levels along city arterials from traffic. Noise from Project traffic will not exceed levels that were analyzed under the General Plan EIR for full buildout of the City. Likewise, long-term noise levels at the Project Site, after the project is complete and operational, are not likely to exceed what was previously analyzed and approved under the City’s General Plan. The level of activity associated with the Project density would not exceed what was approved at 30 du/ac and significant impacts are not expected.

The City of Moreno Valley’s Noise Element to the General Plan identifies the land use compatibility standard for noise-sensitive schools, multi-family and single-family residential land uses as a Community

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Noise Equivalent Level (CNEL) of 65 CNEL for residential land use and a noise level of 70 CNEL is generally acceptable for schools. CNEL is time-weighted 24-hour noise average in decibels (dBA) and 65 CNEL dBA is generally considered acceptable for residential land use. Existing land use and street patterns indicate that the existing ambient noise levels would be at or below the CNEL standard of 65 dBA at developed portions of the Project Site and on adjacent properties based on traffic volumes on Iris Avenue and Perris Boulevard, and also based on the existing residential and school land use patterns in this area, which have estimated building setbacks from the Project exceeding 70 feet, which is the threshold of significance established in the City's General Plan for distance between sensitive noise receptors and significantly high ambient noise sources, including construction noise, which the Project is not anticipated to exceed.

The City of Moreno Valley Noise Ordinance regulates construction noise through Sections 8.14.040(E) and 11.80.030(D)(7) of the Municipal Code by limiting construction activities to between 7:00 a.m. to 7:00 p.m. from Monday through Friday excluding holidays and from 8:00 a.m. to 4:00 p.m. on Saturdays. Otherwise, the City's Municipal Code limits noise propagation to residential land uses during the daytime period (7:00 am to 10:00 pm) to 60 decibels (dBA Leq) and during the nighttime period (10:00 pm to 7:00 am) to 50 dBA Leq. The dBA Leq noise measurement is the decibel value that accounts for total sound energy from all sound levels over a specified time. Leq is a continuous equivalent sound level measurement in decibels that is an averaged noise level over a specific period of time and is referred to as time-averaged sound level. The Project is not anticipated to result in permanently increased noise levels exceeding these standards and no significant impacts are anticipated related to long-term noise levels from the Project.

Construction is not proposed during the noise-sensitive nighttime hours. The type of noise related to construction would be due to equipment used such as jack hammers, compressors, bulldozers, tractors, loaders, backhoes, pavers, trucks, and graders, which would be intermittent and temporary. The noise levels are expected to fluctuate and would not exceed levels identified as the maximum continuous permissible noise levels for a continuous 1-hour period of 105 dBA maximum (See Table 11.80.030-1) of the City's Noise Ordinance.

**Table 12: Construction Equipment Noise Levels**

Equipment	Typical Noise Level (dBA) 50 ft from Source
Pavement Saw Cutter	85
Excavator	85
Backhoe	80
Loader	85
Skidsteer	75
Water Truck	20
Dump Truck (10-Wheel Dump Truck)	84
Smooth Drum Roller	74
Ditch Witch Trencher	103
Source: <a href="https://www.ditchwitch.com/mini-skid-steer/mini-skid-steer/st37x-stand-on-trencher">https://www.ditchwitch.com/mini-skid-steer/mini-skid-steer/st37x-stand-on-trencher</a>	
<a href="https://www.fhwa.dot.gov/ENVIRonment/noise/construction_noise/handbook/handbook09.cfm">https://www.fhwa.dot.gov/ENVIRonment/noise/construction_noise/handbook/handbook09.cfm</a>	

For the reasons above, Project implementation will not result in 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.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Generation of excessive groundborne vibration or groundborne noise levels?

**Response:**  
**Less Than Significant Impact.** Demolition of the existing structures at the Project Site and earthwork have the highest potential for generating groundborne vibration and groundborne noise due to the types of equipment that will be used during these phases of construction which are likely to include a jackhammer and excavators. Construction activities for the Project will be separated from the closest adjacent structures by existing and proposed roadways, a parking lot for Home Depot and the school playground. Due to these distances, the Project is not likely to generate excessive groundborne vibration or groundborne noise levels that will be highly perceptible affecting the use of the adjacent parcels. Project-related construction impacts will be temporary. Less than significant impacts are anticipated.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:**  
**Less Than Significant Impact.** The Project is not located within the vicinity of a private airstrip or within two miles of a public airport or public use airport. The Project Site is located approximately 2,000 linear feet east of March Air Reserve Base within Land Use Compatibility Zone E, which is within the 55 CNEL contour identified in the City's General Plan. No significant impacts will occur due to the Project location. The Project may expose people to occasional fly over noise from aircraft but would not expose people residing or working in the Project area to excessive noise levels. For the reasons above, less than significant impact are anticipated.

**Sources:**

1. Moreno Valley General Plan, adopted July 11, 2006
  - Chapter 6 – Safety Element – Section 6.4 – Noise
    - Figure 6-2 – Buildout Noise Contours
2. City of Moreno Valley General Plan 2040, adopted June 15, 2021
  - Chapter 4.13 Noise
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
  - Section 5.4 – Noise
    - Figure 5.4-1 – March Air Reserve Base Noise Impact Area
    - Figure 5.4-2 – Buildout Noise Contours – Alternative 1
    - Figure 5.4-3 -- Buildout Noise Contours – Alternative 2
    - Figure 5.4-4 -- Buildout Noise Contours – Alternative 3
  - Appendix D – Noise Analysis, Wieland Associates, Inc., June 2003.
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
  - Section 9.10.140 Noise and Sound
5. Moreno Valley Municipal Code Chapter 11.80 Noise Regulations
6. 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>)

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV. POPULATION AND HOUSING – Would the project:</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b></p> <p><b>Less Than Significant Impact.</b> The Project is consistent with the City’s General Plan and long-range planning programs developed by SCAG. In addition, the Project will complete street improvements for Emma Lane and Santiago Drive that are currently included in the buildout of the City’s Circulation Element in a manner that is consistent with City Ordinances for these public streets. The density of the Project is less than the 30 du/acre that was anticipated with the buildout of the General Plan and the current zoning standards applicable to the Project Site. Since the Project is consistent with existing City plans and programs for land use, it will not induce substantial unplanned population growth by either implementing new homes or business or indirectly by extending infrastructure. Impacts are considered less than significant.</p>				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b></p> <p><b>Less Than Significant Impact.</b> Project implementation will not displace substantial numbers of existing people or housing. The Project Site is currently developed with one single-family residence which will be replaced with 424 residential units at this location. Project implementation is intended to broaden the types of housing choices available in the City.</p> <p>For these reasons less than significant impacts from the Project will occur in regard to displaced people or housing necessitating the construction of replacement housing elsewhere.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> <li>• Chapter 2 – Community Development Element – Section 2.1 – Land Use <ul style="list-style-type: none"> <li>- Figure 2-1 – Neighboring Lands Uses</li> <li>- Figure 2-2 – Land Use Map</li> </ul> </li> <li>• Chapter 8 – 2014 – 2021 Housing Element</li> </ul> </li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> <li>• Section 5.12 – Population and Housing <ul style="list-style-type: none"> <li>- Attachments #1 - #10 – Housing Sites Inventory</li> <li>- Exhibits A1 – A11, C, D, and E – Maps of Housing Sites</li> </ul> </li> </ul> </li> <li>3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> </ol>				

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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"/>
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**Response:**

**Less Than Significant Impact.** Fire protection and emergency medical service are provided by Moreno Valley Fire Department (MVFD) in cooperation with Moreno Valley Volunteer Reserve Fire Fighters and contracts with the Riverside County Fire Department (RCFD) and the California Department of Forestry and Fire Protection (CAL FIRE). City plans indicate the need for additional fire stations, equipment, and staff to support full buildout of the General Plan. Funding for these resources will be from the City’s Capital Improvement Plan.

The Project is located approximately 1.6 miles from Moreno Valley Station 65 on Indian St. During and post construction, the Project will abide by the City Standards and California Fire Code for Fire Protection, being the City’s water supply standards, Fire Access Standards, Building Signage and Regulation Standards, and Vegetation and Clearance Standards. A fire access road has been incorporated into the Project alongside proper signage, clearance, and vegetation on site. Water Supply is subject to review of the Eastern Municipal Water District and City. The Project is consistent with the City’s long-range plans and will not create additional need for services beyond what has already been identified in the approved General Plan. The standard application of the City’s discretionary review, plan check and inspection process will verify the implementation of fire protection performance objectives for the Project. For these reasons, impacts are considered less than significant.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ii) Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Response:**

**Less Than Significant with Mitigation Incorporated.** Police protection is provided by the City of Moreno Valley Police Department and includes contracted support from the County of Riverside Sherriff’s Department. The Moreno Valley Police Department is located approximately 3.8 miles from the Project Site. With the site location being within City boundaries. No new facilities are required but the police have commented on the Project conditions. They have asked for trees to be maintained and kept at 6 feet from the building, number and letters to buildings be clearly visible from the street, maximize the number of windows on the for visibility into the parking lot. The community mailbox should be placed in a well-lit, highly visible public place. These requirements are included as Mitigation Measure PS-01 for the Project to reduce impacts related to police protection to less than significance.

**PS-01:** Prior to issuance of building permits and certificates of occupancy for the Project, the City Building Inspector shall verify the following features are incorporated into the Project:

- a) Trees and landscaping shall be maintained and set back at least 6 feet from buildings
- b) Building number and letters for addresses are to be clearly visible from the street.
- c) Provide adequate visibility to parking and common areas for safety.
- d) Community mailboxes shall be located in a highly visible and well-lit location

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant with Mitigation Incorporated.** The Project is within the Val Verde Unified School District which collects impacts fees for the Project to offset potential impacts on the school district from increased enrollment from the Project. March Middle School and Rainbow Ridge Elementary School are located to the west across Emma Lane from the Project. Since the Project consistent with the planned buildout of the City’s general plan and zoning for the Project Site, significant impacts on these schools and the school district are not anticipated. Project will not result in permanent changes at the school once completely developed. However, during construction traffic has the potential to impact both schools during peak hours when drop-offs and pickups occur. A traffic control plan will be approved by the City to mitigate the impact and mitigation measures for traffic control have been incorporated into the mitigation monitoring and reporting program for the Project. See Section XVII.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant Impact.** Plans for the Project indicate common area and private recreation space onsite in compliance with the development standards of the City’s Municipal Code. Upper balconies will consist of 100 square feet per unit (sf/unit) of private recreation space and lower units will have 150 sf/unit ground level patios as private recreation space. Proposed Community Open Space consists of 80,380 square feet (1.85 acres) and includes landscaped building setbacks, courtyards and active recreation areas consisting of a pool with shade structure and restrooms, splash pad, and small and large dog parks. A Clubhouse and Leasing Office provides 8,000 square-feet of indoor recreation. There is a 53,500 square foot Common Area Open Space Surrounding Clubhouse. In addition, the Project is located adjacent to the southwest of the Juan Bautista Trail, which is a pedestrian trail and bike path. The closest city park to the Project is located northwest and is the Santiago Park, which is a neighborhood park consisting of 2.84 acres. Santiago Park provides a fitness area, multi-use field, playground, shade shelters, and walking path. During construction traffic may be impacted, as such a traffic control plan will be in placed to mitigate the impact. Due to the proposed open space as well as community and private recreation space proposed on the Project Site, the Project is not anticipated to create significant demand on existing parks. The Project has been included in the planned growth of the City and less than significant impacts are anticipated.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
v) Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response:**

**Less Than Significant with Mitigation Incorporated.** Moreno Valley Library-Iris Plaza Branch is located southeast of the Project Site and no substantial impact to facility or alternation of the facility are foreseen because the Project is within the approved density of the City’s long-range plan. Service at the library may be temporarily impacted on an intermittent basis by traffic during construction. To reduce impacts from increased Project traffic, appropriate Traffic Control Measures (**MM TRAF-01 through MM TRAF-04**) will be implemented to mitigate Project impacts to less than significant levels. See Section XVII.

**Sources:**

1. Moreno Valley General Plan, adopted July 11, 2006
  - Chapter 2 – Community Development Element – Section 2.5 – Schools
    - Figure 2-3 – School District Boundaries
  - Chapter 2 – Community Development Element – Section 2.6 – Library Services

- Chapter 2 – Community Development Element – Section 2.7 – Special Districts
  - Chapter 2 – Community Development Element – Section 2.5 – Other City Facilities
  - Chapter 4 – Parks, Recreation and Open Space Element – Section 4.3 – Parks and Recreation
    - Figure 4-2 – Future Parklands Acquisition Areas
    - Figure 4-3 – Master Plan of Trails
  - Chapter 6 – Safety Element – Section 6.1 – Police Protection and Crime Preventions
  - Chapter 6 – Safety Element – Section 6.2 – Fire and Emergency Services
    - Figure 6-1 – Fire Stations
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
    - Section 5.13 – Public Services
      - Figure 5.13-1 – Location of Public Facilities
  3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
  4. City of Moreno Valley General Plan 2040, adopted June 15, 2021
    - Chapter 4.13 Public Services and Recreation

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVI. RECREATION – Would the project:**

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:**

**Less Than Significant Impact.** Project implementation will increase population in conformance with the planned buildout of the City’s long-range plans. As indicated in response XV. iv) above, the site plan for the Project indicates onsite recreation opportunities for residents, including open space turf, a pool, splash pad, and dog parks, which will be developed with the Project in conformance with municipal code requirements. Even with onsite recreation, it is anticipated that the Project will increase the use of existing city and regional parks. The City of Moreno Valley requires a minimum of three acres of parkland per 1,000 residents and the General Plan indicates that the City’s long-range plan will include development of additional parks to serve the anticipated population growth from build out of the General Plan. Due to the scale of the Project and the proposed onsite recreation provided, the increased use of city facilities due to Project implementation would not result in substantial or accelerated physical deterioration of these facilities.

For the reasons above, impacts are considered less than significant.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:**

**Less Than Significant Impact.** See Response XVI. a). The Project includes adequate onsite recreation space and will not require construction or expansion of recreational facilities having additional adverse physical impacts on the environment.

**Sources:**

1. Moreno Valley General Plan, adopted July 11, 2006

- Chapter 4 – Parks, Recreation and Open Space Element – Section 4.3 – Parks and Recreation
  - Figure 4-1 Open Space
  - Figure 4-2 – Future Parklands Acquisition Areas
  - Figure 4-3 – Master Plan of Trails
- 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
  - Section 5.13 – Public Services
    - Figure 5.13-1 – Location of Public Facilities
- 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
- 4. City of Moreno Valley General Plan 2040, adopted June 15, 2021
  - Chapter 4.13 Public Services and Recreation

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**XVII. Transportation – Would the project:**

a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Responses in this section are based on the traffic impact analysis prepared by Ganddini Associates which can be found in Appendix G.

**Response:**

**Less Than Significant Impact with Mitigation Incorporated.** Intersection delay is used to determine acceptable performance of intersections in the Cities of Moreno Valley and Perris. The methodology for this analysis is based on the procedures contained in the Highway Capacity Manual (Transportation Research Board, 6th Edition) and considers the traffic volume and distribution of movements, traffic composition, geometric characteristics, and signalization details to calculate the average control delay per vehicle and corresponding Level of Service (LOS) which is described in Table 13. LOS is a qualitative description of the performance of a roadway facility, ranging from Thresholds of significance for traffic impacts are described below

Intersection improvements should be considered at signalized intersections within City of Moreno Valley jurisdiction under the following conditions:

- Any signalized study intersection operating at acceptable LOS without project traffic in which the addition of project traffic causes the intersection to degrade to unacceptable LOS shall identify improvements to provide acceptable LOS.
- Any signalized study intersection that is operating at unacceptable LOS without project traffic where the project increases delay by 5.0 or more seconds shall identify improvements to offset the increase in delay.

Intersection improvements should be considered at unsignalized intersections within City of Moreno Valley jurisdiction under the following conditions:

- The addition of project trips causes an unsignalized intersection to degrade from acceptable LOS to unacceptable LOS; or
- The project adds 5.0 seconds or more of delay to an unsignalized intersection that is already projected to operate at unacceptable LOS without the addition of project trips – AND – the intersection meets peak hour traffic signal warrant after the addition of project trips.

A project is considered to result in a substantial operational deficiency at a study intersection within City of Perris jurisdiction if one or more of the following conditions are satisfied:

- The addition of 50 or more peak hour project generated trips is forecast to cause an intersection to deteriorate from acceptable LOS (D or better) to unacceptable LOS (E or F); or,
- The addition of 50 or more peak hour project generated trips worsens the delay by 2 seconds or more at an intersection operating at an unacceptable LOS (E or F) in the baseline condition.
- A cumulative impact is considered significant when a study intersection is forecast to operate at an unacceptable LOS (E or F) with the addition of cumulative/background traffic and 50 or more peak hour project trips.

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LOS A (free-flow conditions) to LOS F (extreme congestion and system failure). Intersection delay and Level of Service calculations were performed for the Project using the Vistro software for the Project in accordance with the parameters outlined in the City of Moreno Valley Traffic Impact Preparation Guide for Vehicle Miles Traveled and Level of Service Assessment (June 2020) [“the City of Moreno Valley TIA Guidelines”].

**Table 13: Levels of Service A through F**

LOS	Intersection Control Delay (Seconds / Vehicle)		Performance
	Signalized	Unsignalized	
A	≤ 10.0	≤ 10.0	Acceptable
B	> 10.0 to ≤ 20.0	>10.0 to ≤ 15.0	Acceptable
C	> 20.0 to ≤ 35.0	>15.0 to ≤ 25.0	Acceptable
D	> 35.0 to ≤ 55.0	> 25.0 to ≤ 35.0	Acceptable (Most Locations)
E	> 55.0 to ≤ 80.0	> 35.0 to ≤ 50.0	Acceptable (Some Locations)
F	> 80.0	> 50.0	Unacceptable

Source: Transportation Research Board, Highway Capacity Manual (6th Edition).

A total of 11 intersections located in the City’s of Moreno Valley and Perris were studied for Project impacts (See Figure 16). These include the following study intersections which currently operate within acceptable LOS (D or better) during the peak hours for Existing conditions.:

**Table 14: Study Intersections**

Study Intersections	Jurisdiction
1. Heacock Street (NS) at Cactus Avenue (EW)	City of Moreno Valley
2. Heacock Street (NS) at John F. Kennedy Drive (EW)	City of Moreno Valley
3. Heacock Street (NS) at Gentian Avenue (EW)	City of Moreno Valley
4. Heacock Street (NS) at Iris Avenue (EW)	City of Moreno Valley
5. Indian Street (NS) at Iris Avenue (EW)	City of Moreno Valley
6. Emma Lane (NS) at Iris Avenue (EW)	City of Moreno Valley
7. Perris Boulevard (NS) at John F. Kennedy Drive (EW)	City of Moreno Valley
8. Perris Boulevard (NS) at Gentian Avenue (EW)	City of Moreno Valley
9. Perris Boulevard (NS) at Santiago Drive (EW)	City of Moreno Valley
10. Perris Boulevard (NS) at Iris Avenue (EW)	City of Moreno Valley
11. Perris Boulevard (NS) at Harley Knox Boulevard (EW)	City of Perris

The Project trip generation forecast is based on rates obtained from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021). Based on review of the ITE land use description, trip generation rates for ITE Land Use Code 220 – Multifamily Housing (Low-Rise) were determined to adequately represent the proposed use and were selected for calculation of the project trip generation forecast. The number of trips generated is determined by multiplying the trip generation rates and directional distributions by the land use quantity. The Project is forecast to generate approximately 2,871 daily vehicle trips, including 170 trips during the AM peak hour and 217 trips during the PM peak hour. The Project is forecast to result in a significant project-related LOS deficiency at Study Intersection 6. Emma Lane at Iris Avenue during AM and PM peak hours for Opening Year (2024) With Project conditions, without improvements, based on the operational criteria established by the Cities of Moreno Valley and Perris. The Project is forecast to result in no substantial LOS deficiencies at the study intersections for Opening Year (2024) With Project conditions and implementation of the recommended improvements. The Following measures are recommended to reduce this impact to less than significance:

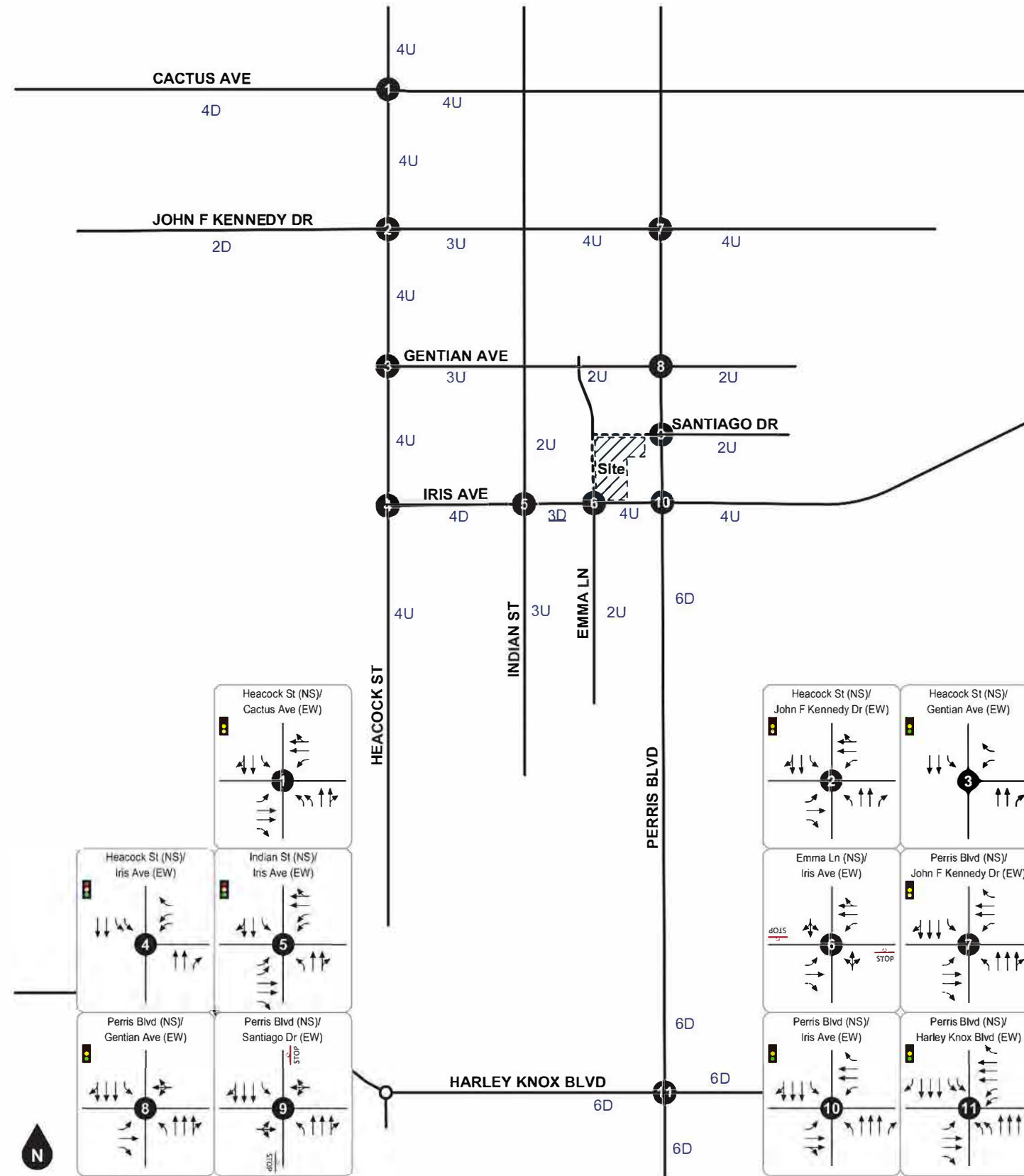
**MM TRAF-01:** Prior to issuance of final tract map approval, building and grading permits, Project plans shall show construction of sidewalk improvements on Emma Lane between Santiago Drive and Iris Avenue and on Santiago Drive between Emma Lane and Perris Boulevard with construction of adjacent street improvements to ultimate right-of-way width. The Project shall provide high-visibility, continental crosswalks markings on the north leg of Emma Lane and Iris Avenue

**MM TRAF-02:** The proposed project shall construct the following traffic calming measures:

- a) Install corner extensions/bulb-outs at the project driveways on Emma Lane.
- b) Install corner extensions/bulb-outs at the project driveway on Santiago Drive.
- c) Install speed cushions on Emma Lane between Santiago Drive and Iris Avenue.
- d) Install high-visibility, continental crosswalk markings on the north leg of Emma Lane and Iris Avenue.

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Legend  
 # Study Intersection

Source: Ganddini Associates, 2021



Perris at Pentecostal

Figure 16. Existing Lane Geometry and Intersection

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict or be inconsistent with <a href="#">CEQA Guidelines section 15064.3, subdivision (b)</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b></p> <p><b>Less Than Significant Impact with Mitigation Incorporated.</b> The metric used to evaluate the transportation impact of land use and transportation projects under CEQA is vehicle miles traveled (VMT). In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. Project-generated VMT was estimated using the WRCOG VMT Screening Tool for TAZ 3781, which generates 12.97 residential home-based VMT per capita and exceeds the Citywide average of 12.79 VMT per capita by approximately 1.4 percent. Therefore, the proposed project would have a significant VMT impact without mitigation.</p> <p>The proposed project is consistent with long-term environmental plans, namely the applicable Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) for the region. The project is located within the SCAG Metropolitan Planning Organization (MPO). SCAG is responsible for development of Connect SoCal, the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) for the region. Through the local input process, SCAG solicited input from all 197 local jurisdictions, including the City of Banning, regarding current land use, socioeconomic projections, sustainability and transit measures to develop the Connect SoCal plan. The information collected and used in development of the SCAG’s long-range plans and environmental goals is documented in Data/Map Books for each jurisdiction. Based on review of the Data/Map Book for the City of Moreno Valley, the project site is zoned for Mixed Residential use per SCAG’s land use codes, which includes high density residential (Anderson Land Use Classification Code 1110) and is therefore consistent with the RTP/SCS. In accordance with the VMT mitigation measures identified in the City of Moreno Valley TIA Guidelines, the following measures are recommended for the Project:</p> <p>The VMT reduction associated with Mitigation Measures <b>MM TRAF-01 and MM TRAF-02</b> was calculated in accordance with the WRCOG SB 743 Implementation Pathway Document Package, which is based on guidance from the California Air Pollution Control Officers Association (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures (August 2010) [“CAPCOA guidance”] and additional research developed since the CAPCOA guidance. VMT reduction worksheets are provided in Appendix G.</p> <p>Based on the estimated VMT reduction determined from WRCOG/CAPCOA guidance, implementation of Mitigation Measures <b>MM TRAF-01 and MM TRAF- 02</b> will result in a total VMT reduction of 1.85 percent for the proposed project, resulting in 12.73 residential home-based VMT per capita, which is below the City of Moreno Valley average of 12.79 VMT per capita. Therefore, the proposed project is forecast to result in a less than significant VMT impact with mitigation based on the City-established thresholds of significance.</p>				

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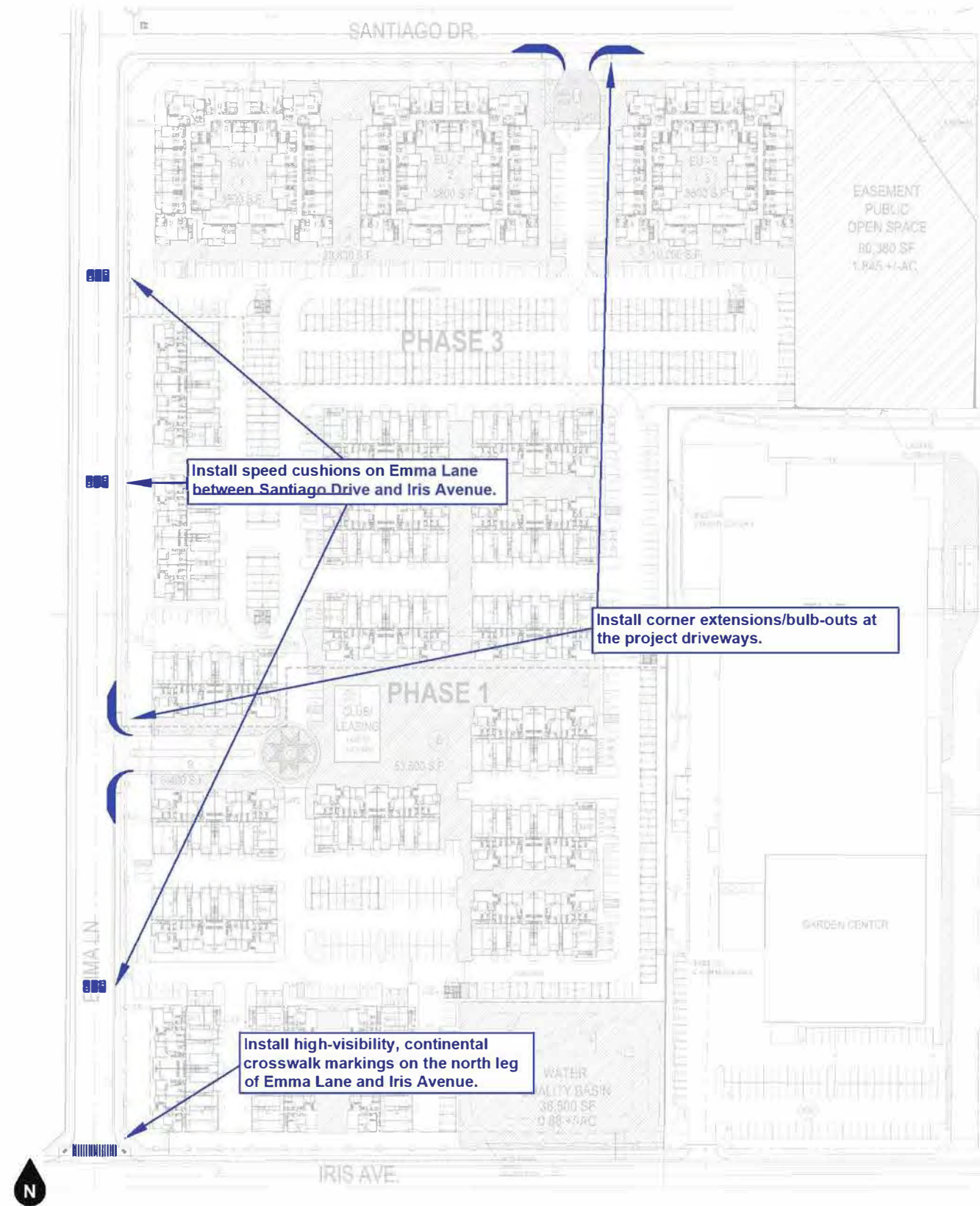
ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b></p> <p><b>Less Than Significant Impact with Mitigation Incorporated.</b> Land use and activities associated with the Project are anticipated to be consistent with the long-range land use plans for the area and will be compatible with the Local Vicinity. The Project will install sidewalks and ultimate street widths to the public right-of-way adjacent to the Project Site in Emma Lane and Santiago Drive. These off-site improvements will comply with the City’s design standards for public streets and will provide complete pedestrian circulation to nearby recreation and commercial shopping. The layout of the internal circulation system is on a grid and does not include sharp curves.</p> <p>Emma Lane and Iris Avenue both include frontage for the adjacent Rainbow Ridge Elementary and March Middle Schools; therefore, implementation of traffic calming measures is recommended to help achieve compliance with the appropriate speed limits. Traffic calming measures can consist of both physical and nonphysical improvements. Physical measures generally fall into four categories: 1) horizontal deflection, 2) vertical deflection, 3) street width reduction, and 4) routing restriction. Non-physical measures, such as education and enforcement, are also effective traffic calming measures that may be considered as supplements to self-enforcing physical measures. Emma Lane is proposed to consist of a two-lane local/residential street and would presumably have a 25 mile per hour speed limit; therefore, it is well-suited for incorporation of physical traffic calming measures into its ultimate construction. Horizontal and vertical deflections generally have a greater effect on reducing vehicle speeds than street width reductions. A combination of corner extensions/bulb-outs and speed cushions and/or mid-block chockers would be expected to physical reduce vehicle speeds and improve the pedestrian experience. Corner extensions/bulb-outs alone have a limited effect on vehicle speeds due to lack of deflection but has the positive effect of reducing pedestrian crossing distances.</p> <p>Iris Avenue is classified as an Arterial in the City’s General Plan circulation element and has a posted speed limit of 40 miles per hour (when no children are present); therefore, physical traffic calming measure are more limited. In addition to applicable school zone speed limits, traffic calming measures are recommended for the Project (See Mitigation Measure <b>MM TRAF-02</b>):</p> <ul style="list-style-type: none"> <li>• Install corner extensions/bulb-outs at the project driveways on Emma Lane.</li> <li>• Install corner extensions/bulb-outs at the project driveway on Santiago Drive.</li> <li>• Install speed cushions on Emma Lane between Santiago Drive and Iris Avenue.</li> <li>• Install high-visibility, continental crosswalk markings on the north leg of Emma Lane and Iris Avenue.</li> </ul> <p>The Site Plan for the Project is subject to review and approval for discretionary permits and plan check for building permits. The standard application of the City’s review, permit and inspection processes will result in less than significant impacts due to hazards associated with geometric design features and during construction due to implementation of standard conditions of approval such as:</p> <ul style="list-style-type: none"> <li>• A construction work zone traffic control plan that complies with State/Federal standards as prescribed in the CA MUTCD shall be submitted to the City for review and approval prior to the issuance of a grading permit or start of construction. The plan shall identify any roadway, sidewalk, bicycle route, or bus stop closures and detours as well as haul routes and hours of operation. All construction related trips shall be restricted to off-peak hours to the extent possible.</li> <li>• All on-site and off-site roadway design, traffic signing and striping, and traffic control improvements relating to the proposed project shall be constructed in accordance with applicable State/Federal engineering standards.</li> <li>• Site-adjacent roadways shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development, or as</li> </ul>				

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otherwise required by the City of Moreno Valley. Specifically, the proposed project includes construction of adjacent street improvements to ultimate right-of-way width for Emma Lane, Santiago Drive, and Iris Avenue.

- Adequate emergency vehicle access shall be provided to the satisfaction of the Moreno Valley Fire Department.
- The final grading, landscaping, and street improvement plans shall demonstrate that sight distance requirements are met in accordance with applicable sight distance standards.

For the reasons above, less than significant impacts with mitigation incorporated are anticipated. See Figure 17.



Source: Ganddini Associates, 2021



Perris at Pentecostal

Figure 17. Conceptual Traffic Calming Record

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b></p> <p><b>Less Than Significant Impact with Mitigation Incorporated.</b> See Responses XVII. A) through c). During construction of the Project there will be additional slower moving trucks and equipment onsite and in the Project Vicinity which may delay emergency access. The Project is required by the City’s Municipal Code to implement a traffic control plan to ensure adequate emergency access is maintained onsite and in the Project Vicinity during construction. The following improvements will be constructed by the Project to provide adequate project site access:</p> <p><b>MM TRAF-03:</b> Install access improvements at Emma Lane (NS) at Project Driveway (EW):</p> <ul style="list-style-type: none"> <li>a) Install westbound stop control</li> <li>b) Construct the northbound approach to consist of one shared through/right turn lane</li> <li>c) Construct the southbound approach to consist of one shared left turn/through lane</li> <li>d) Construct the westbound approach to consist of one shared left/right turn lane</li> </ul> <p><b>MM TRAF-04:</b> Install access improvements at Project Driveway (NS) at Santiago Drive (EW):</p> <ul style="list-style-type: none"> <li>a) Install northbound stop control</li> <li>b) Construct the northbound approach to consist of one shared left/right turn lane</li> <li>c) Construct the eastbound approach to consist of one shared through/right turn lane</li> <li>d) Construct the westbound approach to consist of one shared left turn/through lane</li> </ul>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Perris At Pentecostal Traffic Impact Analysis, City of Moreno Valley, Prepared by Ganddini Associates Incorporated, January 9, 2022</li> <li>2. Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, Certified June 15, 2021</li> <li>3. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> <li>• Chapter 5 Circulation Element <ul style="list-style-type: none"> <li>- Figure 9-1 – Circulation Plan</li> <li>- Figure 9-2 – LOS Standards</li> <li>- Figure 9-3 – Roadway Cross-Sections</li> <li>- Figure 9-4 – Bikeway Plan</li> </ul> </li> </ul> </li> <li>4. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> <li>• Section 5.2 – Traffic/Circulation <ul style="list-style-type: none"> <li>- Figure 5.2-1 – Circulation Plan</li> <li>- Figure 5.2-2 – General Plan Roadway Cross-Sections</li> <li>- Figure 5.2-3 – Year 2000 Number of Through Lanes</li> <li>- Figure 5.2-4 – Year 2000 Daily Volume/Capacity (V/C) Ratios</li> <li>- Figure 5.2-5 – Year 2000 Average Daily Traffic Volumes</li> <li>- Figure 5.2-6 – Proposed Circulation Plan</li> <li>- Figure 5.2-7 – LOS Standards</li> </ul> </li> <li>• Appendix B – Traffic Analysis, City of Moreno Valley General Plan Traffic Study, Urban Crossroads, June 2004.</li> </ul> </li> <li>5. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</li> <li>6. Moreno Valley Municipal Code Chapter 3.18 Special Gas Tax Street Improvement Fund</li> <li>7. Moreno Valley Master Bike Plan, adopted January 2015</li> <li>8. Riverside County Transportation Commission, Congestion Management Program, December 14, 2011</li> </ol>				

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVIII. TRIBAL CULTURAL RESOURCES – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in <a href="#">Public Resources Code Section 21074</a> 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:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in <a href="#">Public Resources Code Section 5020.1(k)</a> , or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Response:</b>				
<p><b>Less Than Significant Impact with Mitigation Incorporated.</b> Public Resources Code Section 5020.1 (k) defines “Substantial adverse change” as “demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired”. This includes direct and indirect changes impacting historical resources that are listed or eligible for listing on the State and/or National Register of Historic Places as well as historical structures that are deemed locally significant by the Lead Agency. The records search conducted for the Project indicates there are no known historical resources on the Project Site or within proximity to the Project Site meeting these criteria and no direct or indirect Project impacts. (See Appendix C).</p>				
<p>Public Resources Code Section 21074 defines “Tribal cultural resources” as any of the following: “Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources and/or (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1. This may include 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 Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe. “</p>				
<p>State law and County of Riverside Guidelines identify Native American consultation and participation as an important aspect of the cultural resource evaluation process. To identify potential Native American resources, a Sacred Lands File (SLF) search at the California Native American Heritage Commission (NAHC) was performed and received on October 20, 2021, indicating negative results, that no resources have been previously identified. Responses to scoping letters submitted to the Native American contacts provided by the NAHC included some groups indicating that the Project is outside their territory, Quechan Tribe of the Fort Yuma Reservation and Pala Band of Mission Indians (see Appendix C).</p>				
<p>Mr. Bobby Ray Esparza, on behalf of the Cahuilla Band of Mission Indians in Anza, California, expressed concerns that the alluvial soils of the Project Site may be sensitive for buried tribal cultural resources, considered significant resources by the tribe, resulting in impacts during grading and other earthwork extending beyond the previous level of disturbance from past farming. This is considered a potentially significant impact of the Project since there will be ground disturbance below the level of previous disturbance from past land use. The City initiated Tribal Consultation pursuant to AB 52 on June 16<sup>th</sup>, 2022. A letter dated June 17<sup>th</sup>, 2022, was received from Molly Earp, Cultural Planning Specialist, representing the Pechanga Tribe, Temecula Band of Luiseño Mission Indians in connection with the City’s Formal tribal consultation (See Appendix H). Appendix C, Cultural Resources Report was revised to incorporate comments from the June 17<sup>th</sup> letter related to Luiseño culture, history, and teachings. Through consultation the Pechanga Tribe informed the City of the Project’s proximity to Tribal Cultural Properties and important ‘Atáaxum places and their ancestors physical belongings. Implementation of Mitigation Measure <b>MM TRI-01</b> through <b>MM TRI-09</b> were requested by the Pechanga Tribe in relation to required tribal monitoring during ground disturbing activities and will reduce potentially significant impacts to less than significance.</p>				
<p><b>MM TRI-01:</b> Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all ground disturbing 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</p>				

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Consulting Tribe(s) including the Pechanga Tribe, Temecula Band of Luiseño Mission Indians, the contractor, and the City, shall develop a CRMP as defined in **TRI-03**. The Project archeologist 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 archaeological monitor 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.

**MM TRI-02:** Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Tribe, Temecula Band of Luiseño Mission Indians, for tribal monitoring. The City is also required to provide a minimum of 30 days' advance notice to the tribes of all ground disturbing 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. The Native American Monitor(s) shall attend the pre-grading meeting with the Project Archaeologist, City, the construction manager and any contractors and will conduct the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.

**MM TRI-03:** The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a CRMP prior to start of construction 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 Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

- a) Project description and location
- b) Project grading and development scheduling
- c) Roles and responsibilities of individuals on the Project
- d) The pre-grading meeting and Cultural Resources Worker Sensitivity Training details
- e) The protocols and stipulations that the contractor, City, Consulting Tribe (s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation
  1. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items
  2. Contact information of relevant individuals for the Project

**MM TRI-04:** In the event that Native American cultural resources are discovered during the course of ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

- a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:
  1. 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.
  2. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure **MM TRI-01**. 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 **MM TRI-03**. The location for the future reburial area shall be identified on a confidential exhibit on file with the City, and concurred to by the Consulting Native American Tribal Governments prior to certification of the environmental document.

**MM TRI-05:** "If any suspected archaeological resources are discovered during ground –disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find."

**MM TRI-06:** If potential historic or cultural resources are uncovered during excavation or construction activities at the Project Site that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to Project approval, all ground disturbing activities in the affected area within 100 feet of the uncovered resource 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. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional archeologist and Tribal Monitors, if needed. 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 **MM TRI-02** before any further work commences in the affected area. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be prepared by the Project Archeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.

**MM TRI-07:** If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

**MM TRI-08:** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

**MM TRI-09 Archeology Report - Phase III and IV:** Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 <a href="#">Public Resources Code section 5024.1</a> . In applying the criteria set forth in subdivision (c) of <a href="#">Public Resources Code section 5024.1</a> , 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"/>

**Response:**

**Less Than Significant Impact with Mitigation Incorporated.** See Response XVIII. a) i). The Legislature finds and declares that California Native American tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources and the cultural value of an area. Therefore, pursuant to Senate Bill 18 and Assembly Bill 52 concerning tribal input for CEQA compliance, letters requesting additional information on cultural significance of the Project Site and surrounding area were sent to the following tribes on the advice of the NAHC: Cahuilla Band of Indians, Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Los Coyotes Band of Cahuilla and Cupeno Indians, Morongo Band of Mission Indians, Pala Band of Mission Indians, Pechanga Band of Luiseño Indians, Rincon Band of Luiseno Indians,

Quechan Tribe of Fort Yuma Reservation, Santa Rosa Band of Cahuilla Indians, Romona Band of Cahuilla, Soboba Band of Luiseno Indians, and Torres-Martinez Desert Cahuilla Indians. This correspondence and the record search of the NAHC Sacred Lands File (SLF) conducted for the Project are in Appendix C. Input was received from tribal representative Mr. Bobby Ray Esparza, on behalf of the Cahuilla Band of Indians in Anza, California, who states alluvial soils within the Project Site, may contain buried tribal resources considered significant by the Cahuilla Band of Indians.

Tribal consultation for AB 52 compliance was initiated on July 16<sup>th</sup>, 2022 between the City of Moreno Valley and the Pechanga Band of Luiseño Mission Indians for the Project. The Pachanga Tribe provided input on the Cultural Resources Report, potentially significant tribal cultural impacts, and mitigation measures for the Project. Input from the Pechanga Tribe related to their traditional tribal knowledge, cultural resources, teachings, and geographic limits of their territory has been incorporated in this ISMND and the Cultural Resources Report found in Appendix C. Tribal Mitigation Measures **MM TRI-01 through MM TRI-08** reflect input from the Pachanga Tribe as well as input received from Mr. Bobby Ray Esparza. Since the Project will require earthwork extending below the level of previous disturbance from past agricultural activities, the Project could result in a substantial adverse change in the significance of a tribal resource, resulting in potentially significant impacts pursuant to PRC Section 5024.1, Subdivision c. Implementation of Mitigation Measures **MM TRI-01 through MM TRI-09** will require monitoring during ground during trenching and grading by a Native American monitor to reduce Project impacts to less than significance.

**Sources:**

1. Cultural Resources Survey Report for the Perris at Pentecostal Project, Moreno Valley, California, Laguna Mountain Environmental, December 2021
2. Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, Certified June 15, 2021
3. City of Moreno Valley General Plan 2040, adopted June 15, 2021
  - Chapter 10 – Open Space and Resource Conservation
4. Moreno Valley General Plan, adopted July 11, 2006
  - Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources
5. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
  - Section 5.10 – Cultural Resources
    - Figure 5.10-1 – Locations of Listed Historic Resource Inventory Structures
    - Figure 5.10-2 – Location of Prehistoric Sites
    - Figure 5.10-3 – Paleontological Resource Sensitive Areas
  - Appendix F – Cultural Resources Analysis, Study of Historical and Archaeological Resources for the Revised General Plan, City of Moreno Valley, Archaeological Associates, August 2003.
6. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
7. Moreno Valley Municipal Code Title 7 – Cultural Preservation
8. Cultural Resources Inventory for the City of Moreno Valley, Riverside County, California, prepared by Daniel F. McCarthy, Archaeological Research Unit, University of California, Riverside, October 1987 (*This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.*)

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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"/>
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**Response:**

**Less Than Significant Impact.** The Project will be served by the following utilities and service systems: Riverside County Flood Control and Water Conservation District provides flood control within the City. Water and Wastewater services will be provided by Eastern Municipal Water District. Electrical services will be provided by Moreno Valley Electrical Utility. SoCalGas services will provide natural gas to the Project. An existing service connection for one of the proposed buildings is located off of Emma Lane, near the Emma Lane and Iris Avenue intersection (in the southwestern corner of the Project Site). The contractor is required to contact DigAlert prior to construction and to protect pipes pursuant to California

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

laws. Waste Management provides trash collection and recycling within City Limits. Most solid waste within the City is disposed of at the Badlands Sanitary Landfill located at 31125 Ironwood Avenue Moreno Valley California north of SR-60. Project implementation will not require significant relocation of existing water, wastewater, stormwater, electric, natural gas, or telecommunications lines on the Project Site due to existing development being low density and comprised of one single-family residence and agriculture on over 20 acres. There will be construction of new utility connections for the Project to existing systems located near the Project Site in adjacent streets. New construction will provide trenches and utility connections on site in compliance with the City's codes and ordinances. Since the Project is part of the planned long-term buildout of the City of Moreno Valley, the Project will not result in 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.

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"/>
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**Response:**  
**Less Than Significant Impact.** Eastern Municipal Water District (EMWD) will provide water service for the Project. Since the Project is included in the City's long-range land use plans, it would not exceed forecasted water demand projections for EMWD.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:**  
**Less Than Significant Impact.** EMWD has two treatment plants, Henry J. Mills, in Riverside and Robert A. Skinner, in Winchester. EMWD's wastewater collection systems include: 1,534 miles of gravity sewer, 53 lift stations, and 4 operational regional water reclamation facilities, with interconnections between local collection systems serving each treatment plant. Since the Project is included in the City's long-range land use plans, it would not exceed forecasted wastewater demand projections for EMWD.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:**  
**Less Than Significant Impact.** The City provides solid waste services through a contract with Waste Management which has three landfills, Badlands sanitary landfill, El Sobrante Landfill, and Lamb Canyon Landfill. An approved Waste Management and Recycling Plan will be submitted per the City Building Code. No waste is expected to exceed state or local capacity.

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"/>
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**Response:**  
**Less Than Significant Impact.** An approved Waste Management and Recycling Plan will be submitted per the City Building Code to ensure compliance with state and local management and reduction statutes. These include the California Integrated Waste Management Act, Assembly Bill 1826, Senate Bill 1383, and City Municipal Code.

- Sources:**
1. Moreno Valley General Plan, adopted July 11, 2006
    - Chapter 2 – Conservation Element – Section 2.4 – Utilities
    - Chapter 6 – Safety Element – Section 6.7 – Water Quality
    - Chapter 7 – Conservation Element – Section 7.3 – Solid Waste
    - Chapter 7 -- Conservation Element – Section 7.5—Water Resources
      - Figure 7-1 – Water Purveyor Service Area Map

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
  - Section 5.7 – Hydrology and Water Quality
    - Figure 5.7-1 – Storm Water Flows and Major Drainage Facilities
    - Figure 5.7-2 – Groundwater Basins
  - Section 5.13 – Public Services
    - Figure 5.13-1 – Locations of Public Facilities
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Moreno Valley Municipal Code Chapter 8.10 Stormwater/Urban Runoff Management and Discharge Controls
5. Moreno Valley Municipal Code Section 8.21.170 National Pollutant Discharge Elimination System (NPDES).
6. Moreno Valley Municipal Code Chapter 8.80 – Recycling and Diversion of Construction and Demolition Waste
7. City of Moreno Valley General Plan 2040, adopted June 15, 2021  
Chapter 4.17 Utilities and Service Systems

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:**

**Less Than Significant Impact.** See Response IX. f). The Project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones subject to wildfire hazard, which are near the north, northeast and southeast City Limits as shown on Figure 4.18-1 of the General Plan Update EIR (Moreno Valley 2021). The Project is proposed within an urbanized area of the city with the closest fire station being Station 65 - Kennedy Park, located less than 0.10-mile northwest at 15111 Indian Avenue, Moreno Valley, California. A paramedic engine company and a reserve fire engine are available at this station for emergency response. Project implementation includes roadway improvements of adjacent streets and land use consistent with the planned buildout of the of approved General Plan land use designation, Circulation Element, and Zoning Code. The Project will implement current development standards of the City's Municipal Code and California Building Code. The Project is not anticipated to require additional or unique emergency response services. Prior to issuance of permits for the Project, the developer will pay fair share traffic mitigation fees for area infrastructure improvements. Prior to issuance of certificates of occupancy, the developer will complete street improvements for Emma Lane, Iris Avenue and Santiago Drive. Project construction will involve slower moving trucks operating on the City's circulation system and on freeway access for I-215 and SR-60 on a temporary and intermittent basis; however due to the scale of the Project additional project-related construction traffic is not anticipated to substantially impair the operation of the circulation system or freeway operations. Therefore, the Project is anticipated to have less than significant impacts on emergency response or evacuation routes and operations. For the reasons above, Project implementation would involve less than significant impacts on very high fire hazard severity zones.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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**Response:**

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

**Less Than Significant Impact.** See response XX. a). The Project will increase level of activity within an existing urban area. The Project Site is not located in a sloped or unique location subject to winds or natural open space conditions that would exacerbate wildfire risk or expose occupants of the Project to pollutant concentrations from a wildfire or uncontrolled spread of wildfire. The Project consistent with the planned buildout of the city and is an infill Project surrounded by existing development and projects under construction to the north. Adequate emergency access will be maintained during Project construction to facilitate emergency response and evacuation within and around the Project Site. The land use proposed with the Project has been evaluated and incorporated into approved regional plans for this area as well as the City’s adopted Emergency Operations Plan.

For the reasons above, impacts due to slope, prevailing winds and other factors of wildfire rise are less than significant.

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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><b>Response:</b></p> <p><b>No Impact.</b> The Project includes installation and extension of roads and utilities to serve a residential density of 23.6 DU/AC with the Project. City Resolution 2013-26 on rezoning and amending the general plan for the Alessandro Boulevard Corridor Implementation Project provides an allowed density of 30 DU/AC at the Project Site and was approved to implement SCAG’s regional plans for growth within the City of Moreno Valley. Infrastructure for water, power, storm drain and other utilities, which are currently provided by the City and special districts, are existing in nearby arterials, Iris Avenue and Perris Boulevard, will be extended with the Project. The extension of these utilities and services will not exceed what was considered and approved under the Resolution 2013-26. Roadway improvements proposed with the Project are depicted in the City’s approved Circulation Element as necessary infrastructure. The Project will relocate some existing above ground utilities underground consistent with General Plan goals and policies. For the reasons above, implementation of the Project will not exceed what has already been considered and approved in existing local and regional land use plans for the Project Site and no additional impacts are anticipated from implementation of the Project.</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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Response:</b></p> <p><b>No Impact.</b> See response XX. a) through c). The Project is not located in an area with unique features or elevated risk from wildfire, slope, flooding, runoff, landslides, and drainage. Land use and infrastructure proposed with the Project will comply with the California Building Code and the City’s Municipal Code and verified with the standard application of the City’s plan check and inspection processes during construction. For these reasons, impacts are less than significant.</p>				
<p><b>Sources:</b></p> <ol style="list-style-type: none"> <li>1. Moreno Valley General Plan, adopted July 11, 2006               <ul style="list-style-type: none"> <li>• Chapter 6 – Safety Element – Section 6.2- Fire and Emergency Services – 6.2.8—Wildland Urban Interface</li> </ul> </li> <li>2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006               <ul style="list-style-type: none"> <li>• Section 5.5 – Hazards and Hazardous Materials                   <ul style="list-style-type: none"> <li>- Figure 5.5-2 – Floodplains and High Fire Hazard Areas</li> </ul> </li> </ul> </li> </ol>				

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

3. Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan, SCH # 2020039022, Certified June 15, 2021
4. City of Moreno Valley General Plan 2040, adopted June 15, 2021
  - Chapter 6 – Safety
    - Map S-5 – Fire Hazard Severity Zones
5. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
6. 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](http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf)
  - Chapter 5 – Wildland and Urban Fires
    - Figure 5-2 – Moreno Valley High Fire Area Map 2016
  - Chapter 8 – Landslide
    - Figure 8-1 – Moreno Valley Slope Analysis 2016
7. Emergency Operations Plan, City of Moreno Valley, March 2009, [http://www.moval.org/city\\_hall/departments/fire/pdfs/mv-eop-0309.pdf](http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf)
  - Threat Assessment 3 – Wildfire

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

<b>ISSUES &amp; SUPPORTING INFORMATION SOURCES:</b>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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><b>Response:</b>  <b>Less Than Significant Impact with Mitigation Incorporated.</b> The Project will implement mitigation measures for biological resources (<b>MM BIO-01</b> and <b>MM BIO-02</b>) pertaining to potentially significant impacts on nesting birds and burrowing owl. Best management practices for water quality will be implemented to filter runoff leaving the Project Site and reduce pollutants from Project construction and long-term operation from entering receiving waters. Therefore, potentially significant impacts will be reduced to less than significance with mitigation.</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.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b>  <b>Less Than Significant Impact with Mitigation Incorporated.</b> Mitigation measures have been proposed to reduce potentially significant project-related impacts on air quality, biology, cultural resources traffic, and tribal resources. The Project is consistent with long-range regional, and city plans and is not anticipated to significantly contribute to cumulative impacts with the incorporation of mitigation measures.</p>				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Response:</b>  <b>Less Than Significant Impact with Mitigation Incorporated.</b> The Project will implement mitigation measures for air quality, biology, soils and geology, hazardous materials, and traffic as well as best management practices for water quality to reduce potentially significant impacts to less than significance.</p>				

**References:**

City of Moreno Valley Rules and Procedures for the Implementation of the California Environmental Quality Act, Public Resources Code 21000 et. seq. and CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 and following), July 2019

City of Moreno Valley Initial Study Preparation Guide, August 2019

Attachment: Exhibit A to Resolution No. 2022-56 IS/MND [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

**Exhibit B**

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



**CITY OF MORENO VALLEY  
NOTICE OF INTENT  
MITIGATED NEGATIVE DECLARATION**

**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: Plot Plan (PEN21-0215) and Tentative Tract Map 38064 (PEN21-0216)  
 Applicant: David Patton  
 Owner: Perris at Pentecostal, LLC  
 Representative: David Patton, Perris at Pentecostal, LLC  
 Location: Northeast corner of Iris Avenue and Emma Lane (APNs: 485-220-006, -007, -008, -009, -015, -043, and -044)  
 Proposal: Plot Plan for a 426-unit apartment complex and Tentative Tract Map 38064 for the consolidation of seven (7) parcels into five (5) parcels on an 18.05-acre site.  
 Council District: 4

This Notice of Intent (NOI) has been prepared to notify agencies and interested parties that the City of Moreno Valley, as the Lead Agency, has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the 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 a Plot Plan for a gated 426-unit apartment complex on 18.05 acres of land. The Plot Plan includes two apartment building types, both a 2-story (18 buildings) and a 3-story (3 buildings) building type, as well as an open space/recreation area, common area, carports with electronic vehicle EV charging stations, as well as uncovered and guest parking equaling approximately 828 parking spaces. Tentative Tract Map 38064 will consolidate seven (7) lots into five (5) legal parcels for the development of the gated community, which will include public right-of-way for streets.

The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Document Availability: The Initial Study/Mitigated Negative Declaration, and all documents incorporated and/or referenced therein, can be reviewed during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday 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 on the City's website at <http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>.

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.

Comment Deadline: Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 20-day public review period for the Initial Study/Mitigated Negative Declaration, which begins October 13, 2022, and ends November 2, 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 20-day review period, 5:30 p.m. on November 2, 2022. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Kirt Coury, Contract Planner  
 14177 Frederick Street  
 Post Office Box 88005  
 Moreno Valley, California 92552 Phone: (951) 413-3206  
 Email: [kirtc@moval.org](mailto:kirtc@moval.org)

Sean Kelleher, Planning Official  
Community Development Department

Newspaper

Date of Publication

Attachment: Exhibit B - Resolution No. 2022-56 Notice of Intent to Adopt a Mitigated Negative Declaration [Revision 1] (6011 : Perris at

Exhibit C

MITIGATION MONITORING AND REPORTING PROGRAM

## MITIGATION MONITORING AND REPORTING PROGRAM FOR PERRIS AT PENTECOSTAL APARTMENTS

### PEN20-0211 (IS/MND), plot plan (PEN21-0215), and Tentative Tract Map (TTM 38064)

**Purpose of Mitigation Monitoring and Reporting Program:** This Mitigation Monitoring and Reporting Program (MMRP) is required for the Perris at Pentecostal Project (Project), to comply with the California Environmental Quality Act (CEQA) , Public Resources Code Section 21081.6. Since the environmental analysis in the Initial Study/Mitigated Negative Declaration (IS/MND) for the Project indicates less than significant impacts on the environment with the incorporation of mitigation measures, CEQA requires preparation of an MMRP, to establish a plan and reporting framework for implementation of each mitigation measure in the IS/MND. CEQA stipulates that “the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval with the intent to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

This MMRP has been prepared for compliance with Section 21081.6 of CEQA so that all required mitigation measures are implemented and completed according to schedule and maintained as required by CEQA. Table 1 below lists mitigation measures for the Project from the IS/MND. Implementation timing and responsible party for each mitigation measure are identified to assist the responsible parties in properly implementing mitigation for the Perris at Pentecostal Project. The table identifies individual mitigation measures, monitoring/mitigation timing, the responsible agency for implementing the measure, and provides a log for comments related to mitigation measure implementation. The numbering of mitigation measures follows the numbering sequence found in the IS/MND for the Project.

The City of Moreno Valley (City) is the lead agency for the project under CEQA and shall administer and implement the MMRP. The City is responsible for reviewing of all monitoring reports, enforcement actions, and document disposition. The City shall rely on information provided by the project site observers/ monitors (e.g., construction manager, project manager, archaeologist, etc.) as accurate and up-to-date and shall provide inspection personnel to field check mitigation measure status, as required.

**Project Description:** The Project is a gated 426-unit apartment complex on 18.05 net acres of land located at the northeast corner of Iris Avenue and Emma Lane in the City of Moreno Valley, County of Riverside, California. A residential density of 23.61 dwelling units per acre (DU/AC) is proposed in compliance with the Moreno Valley Zoning Code and General Plan. A total of 21 different floorplans are proposed. The Project requires discretionary approvals from the City for PEN20-0211 (IS/MND), a plot plan (PEN21-0215), and Tentative Tract Map (TTM 38064) and a demolition permit. The Project includes construction and dedication of 1.845 acres on site for public open space, extension of utilities to the Project, and development of two and three-story apartments. Proposed development is summarized as follows:

#### **Dwelling Unit Summary**

A total of 21 different floorplans are proposed. Units and square footages for each E-Urban Apartment Building are summarized in Table 2. Big House apartment buildings are summarized in Table 3.

- Plans show total of 21 individual apartment buildings with private patio/balconies:
  - Three 3-story E-Urban Apartment Buildings adjacent to Santiago Drive will be built around a central courtyard measuring approximately 56 feet by 61 feet.
    - Approximate building heights - 32 feet above ground surface.
    - Overall building dimensions are 200 feet by 186 feet each.
    - 34 Units are one-bedroom, one-bathroom units

- 33 Units are two-bedroom, two-bathroom units
- 9 Units are three-bedroom, two-bathroom units
- Eighteen 2-story Big House Apartment Buildings
  - Approximate building heights - 40-feet above ground surface
  - Overall dimensions approximately 74-feet by 141 feet each.
  - 138 Units are one-bedroom, one-bathroom units
  - 198 Units are two-bedroom, two-bathroom units
  - 90 Units are three-bedroom, two ½ bathroom units

#### **Open Space and Common Area Summary**

- Private Open Space – 100 square feet per unit (sf/unit) upper balconies and 150 sf/unit ground level patios
- Community Open Space - 80,380 square feet (1.85 acres) (includes landscaped building setbacks and courtyards, pool, shade structure, restrooms, splash pad)
- Water Quality Basin - 38,500 square-feet (0.88 acre),
- Clubhouse and Leasing Office - 8,000 square-foot building (2-story),
- Common Area Open Space Surrounding Clubhouse 53,500 square feet of common area open space,
- Ancillary Improvements - trash enclosures, driveways, landscaping including approximately 275 trees.

#### **Parking**

- Vehicular Parking – 828 Total spaces
  - (107 guest, 84 Electronic Vehicle (EV), 4 Handicap EV)
    - 275 surface parking spaces
    - 319 carport parking spaces
    - 198 Big House garage spaces
    - 36 tandem spaces (in front of garages)
- Bike Storage – 301 Total Spaces
  - 252 bicycle long-term storage/parking spaces
  - 57 bicycle short-term parking spaces

Project Plans show right-of-way dedication along adjacent streets and construction of ultimate street improvements for Emma Lane, Santiago Drive, and Iris Avenue are proposed as follows:

#### **Dedications and Street Improvements**

Improvements to Public Right-of-Way along adjacent streets consist of two-way: travel lanes, curb, gutter, and sidewalks:

- Santiago Drive (Approximately 964 linear feet of street frontage. East-West Collector with a total improved width of 66 feet),
- Emma Lane (Approximately 1,098 linear feet of street frontage. North-South Collector with a total improved width of 66 feet),
- Iris Avenue (Approximately 588 linear feet of street frontage. East-West Arterial with a total improved width of 100 feet),

A 9-month construction period is anticipated beginning of the last quarter of 2022, with demolition of the existing structures at the northwest property corner and grading (approximately 10,500 cubic yards of cut and 22,280 cubic yards of fill). Installation of infrastructure including extension of utilities and a water quality basin and access to serve the Project, public street improvements, backbone driveway circulation, then building foundations will be installed. Plans indicate that buildings will be constructed starting from southerly end of the Project Site near Iris Avenue with development progressing toward the north.

**Table 1  
MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST FOR THE  
TENTATIVE TRACT MAP 38064 RESIDENTIAL PROJECT**

Mitigation Measure	Monitoring/ Mitigation Timing	Responsible for Monitoring	Verification of Compliance	
			Initials	Date
<b>AESTHETICS</b>				
<b>MM AES-01 Perimeter Walls:</b> Prior to issuance of building permits for the Project, the City’s Building Official shall verify that plans show proposed perimeter walls and the restroom structure near the northeast property corner with surface treatments in character with the architectural style of the Project and incorporate appropriate graffiti prevention features.	-Verified during Plan Check and Prior to issuance of Building Permits	City / Building Official		
<b>AIR QUALITY</b>				
<b>MM AQ-01 VOC Emissions:</b> During construction, mitigation for architectural coating emissions will be needed to limit architectural coatings to 30 g/L VOC for buildings and 100 g/L for traffic markings. This requirement shall be noted on the construction plans for the Project and verified by the City’s Building Official. Implementation of this BMP will be carried out by the contractor and verified by the City’s Building Inspector.	-Note on plans verified during plan check, prior to issuance of building permits  -Implementation verified during construction inspections	City / Building Official  City Building Inspector		
<b>BIOLOGICAL RESOURCES</b>				
<b>MM BIO-01: Pre-Construction Nesting Bird Survey:</b> If construction occurs between February 1st and August 31st, the City Planner and City Building and/or Grading Inspector shall verify that a pre-construction clearance survey for nesting birds is conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The survey shall be documented with a report prepared by a qualified biologist and provided to the City for the administrative record on the Project and passive or active relocation methodology. Relocation shall only occur outside of the nesting season (September 1 through January 31). The RCA may require translocation sites to be created within the MSHCP Conservation Area for the establishment of new colonies. If required, the translocation sites must take into consideration unoccupied habitat areas, presence of burrowing mammals, existing colonies, and effects to other MSHCP Covered Species in order to successfully create suitable habitat for BUOW. The translocation sites must be	Prior to construction mobilization occurring during February 1st through August 31st	City / Planning and Building Officials  Grading Inspector and Construction contractor		

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developed in consultation with RCA. If required, translocation sites would also be described in the agency-approved plan.				
<b>MM BIO-02: Burrowing Owl:</b> The City Planner and City Building and/or Grading Inspector shall verify that a pre-construction burrowing owl clearance survey shall be conducted prior to issuance of grading permits and ground disturbing activities.	Prior to issuance of grading permits and ground disturbing activities	City / Planning and Building Officials  Grading Inspector and Contractor		
<b>CULTURAL RESOURCES</b>				
<b>MM CUL-01: Archaeological Training and Monitoring.</b> Prior to the start of work for construction, the City will separately retain a qualified archaeologist (City’s archaeologist) to provide tailgate training to Contractor staff regarding the protocol and handling of cultural resources in the unlikely event that previously unknown cultural resources are discovered during construction. There are no known cultural resources in the project site. This measure is a precaution and will establish standard next steps in the unlikely event that resources are encountered during construction, the Contractor shall participate in a construction tailgate training session with the City’s archaeologist and the Native American Monitor prior to commencement of site preparation, demolition, and construction.	-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction  - Tailgate training to occur prior to mobilization for implementation during construction	City Building Official, City Engineer  Contractor, City Inspector / Archaeology and Native American Monitor(s)		
<b>MM CUL-02: Cultural and Tribal Resource Monitoring.</b> If potential cultural (archaeological and/or tribal) materials, deposits, or features are discovered at any time during site preparation, demolition, construction, or other project-related activity, Contractor shall cease work in the immediate area of the find and shall notify the City immediately. The City’s archaeologist and the Native American monitor will	-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents	City Building Official, City Engineer		

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inspect the discovery and prepare recommendations for a further course of action. Contractor staff shall be responsible for adhering to direction from the City’s archaeologist and Native American monitor regarding avoidance and protection of find(s).	for implementation during construction  -Implemented throughout grading and construction	Contractor, City Inspector / Archaeology and Native American Monitor(s)		
<b>MM CUL-03: Cultural Resources Disposition.</b> If an archaeological resource is determined significant and avoidance through project redesign is not feasible, a data recovery and construction monitoring program must be approved by the archaeologist, Native American monitor, and City, then implemented by the Contractor to reduce the impacts to cultural resources. The data recovery program shall include a final data recovery and/monitoring report completed in accordance with the California Office of Historic Preservation’s Archaeological Resource Management Reports Recommended Content and Format. Confidential attachments must be submitted under separate covers. Artifacts collected during the evaluation and data recovery phases must be curated at an appropriate facility consistent with state(California State Historic Resources Commission’s Guidelines for Curation of Archaeological Collection 1993) and federal curation standards (36 CFR 79 of the Federal Register) and that allows access to artifact collections.	-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction  -Implemented throughout grading activities	City Building Official, City Engineer  Contractor, City Inspector / Archaeology and Native American Monitor(s)		
<b>MM CUL-04: Human Remains.</b> If human remains are encountered during any phase of construction, implementation of the procedures in Public Resources Code Section 5097.98 and the California State Health and Safety Code 7050.5 shall be implemented in consultation with the Most Likely Descendant (MLD) as identified by the State Native American Heritage Commission (NAHC). California State Health and Safety Code Section 7050.5 dictates that no further disturbance shall occur until the Riverside County Coroner makes a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The Riverside County Coroner must be notified within 24 hours. If the Coroner determines that	Throughout grading and construction activities	Contractor, City Building and Grading Inspectors, Native American Monitor(s)		



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the burial is not historic, but prehistoric, the NAHC must be contacted to determine the most likely descendant for this area. The MLD may become involved with the disposition of the burial following scientific analysis. The NAHC shall identify the MLD with whom consultation shall occur to determine in the treatment and disposition of the remains.				
<b>GEOLOGY AND SOILS</b>				
<b>MM GEO-01 Hydrocollapse:</b> Prior to issuance of the grading permit for the project, the engineering department shall verify that the grading plan includes notes to the contractor which require removal and re compaction of the upper zones of native soils within footprints of the building pads as recommended by the geotechnical engineer for the Project. Implementation of this mitigation measure shall be monitored during grading by the project geotechnical engineer and the City’s grading inspector to reduce risk of hydrocollapse.	-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction  -Monitoring to be implemented during construction	City Engineer  Construction contractor and geotechnical engineer		
<b>MM GEO-02 Earthwork:</b> During construction the contractor and City Grading Inspector shall ensure that all activities involving soil disturbance “earthwork” are be evaluated by the Project Geologist. This evaluation shall include observation and testing of engineered fill, subgrade preparation, foundation bearing soils, and other geotechnical conditions exposed during construction.	-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction  -During earthwork	City Engineer  Contractor and City Grading Inspector		

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<p><b>MM GEO-03 Fill:</b> Ongoing during construction, the City Grading Inspector shall verify that site preparation during grading shall include the following measures for fill:</p> <p>a) Complete removal of existing vegetation, debris, pavements and other materials from proposed buildings and pavement areas.</p> <p>b) Initial grading shall create a level uniform surface free of mounds to receive fill and provide for a relatively uniform thickness of fill beneath proposed building structures.</p> <p>c) Demolition of the existing buildings should include complete removal of all foundation systems and remaining underground utilities within the proposed construction area, including removal of any loose backfill found adjacent to existing foundations.</p> <p>d) All materials derived from the demolition of existing structures and pavements should be removed from the site and not be allowed for use as on-site fill, unless processed in accordance with the fill requirements included in this report.</p> <p>e) All previously placed fill associated with any previous development should be removed within the proposed development area.</p> <p>f) If unexpected fills, utilities, or underground facilities are encountered, such features should be thoroughly removed and cleaned from the Project Site and excavation materials shall be disposed of at a facility licensed to handle the types and quantities of export materials generated.</p> <p>g) The City Grading and/or Building Inspector shall verify that proposed buildings are supported on engineered fill extending to a minimum depth of 3 feet below the bottom of foundations, or 5 feet below existing grades, whichever is greater. Engineered fill placed beneath the entire footprint of the building should extend horizontally a minimum distance of 3 feet beyond the outside edge of perimeter footings.</p>	<p>-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction</p> <p>-During earthwork</p>	<p>City Engineer</p> <p>Contractor and City Grading Inspector</p>		

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<p>h) Subgrade soils beneath exterior slabs and pavements should be removed to a depth of 2 feet below existing grade or bottom of proposed pavement section, whichever is greater, and replaced as engineered fill to the proposed grades.</p> <p>i) The bottom of excavations should then be scarified, moisture conditioned, and compacted to a minimum depth of 10 inches. The moisture content and compaction of subgrade soils should be maintained until slab or pavement construction.</p> <p>j) Exposed areas which will receive fill, once properly cleared and benched where necessary, should be scarified to a minimum depth of 10 inches, moisture conditioned as necessary, and compacted per the compaction requirements in this report. Compacted fill soils should then be placed to the design grades, and the moisture content and compaction of soils should be maintained until slab, pavement, or proposed improvements are constructed.</p> <p>k) Fill soils provided should be free from any organics and debris.</p> <p>l) The bottom of excavations should be thoroughly cleaned of loose soils and disturbed materials prior to backfill placement and/or construction.</p> <p>m) Individual contractors shall design and construct stable, temporary excavations which are sloped or shored in the interest of safety following local, and federal regulations, including current OSHA excavation and trench safety standards.</p> <p>n) All fill materials shall consist of low volume change, inorganic soils which are free of vegetation, debris, and fragments larger than three inches in size pursuant to the geotechnical engineer's recommendations. Pea gravel or other similar non-cementitious, poorly-graded materials should not be used as fill or backfill without the prior approval of the geotechnical engineer. Clean on-site soils or approved imported materials may be used as fill material for the following:</p> <ol style="list-style-type: none"> <li>1. General site grading</li> <li>2. Foundation backfill</li> </ol>				

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3. Foundation areas P 4. Pavement areas 5. Interior floor slab areas 6. Exterior slab areas  o) The contractor shall notify the Geotechnical Engineer of import sources sufficiently ahead of use so that the sources can be observed and approved.  p) The contractor shall also submit current verified reports from a recognized analytical laboratory to the Geotechnical Engineer and City Inspector indicating that the import has a "not applicable" (Class S0) potential for sulfate attack based upon current ACI criteria and is "mildly corrosive" to ferrous metal and copper. The reports shall be accompanied by a written statement from the contractor that the laboratory test results are representative of all import material that will be brought to the job.  q) Engineered fill should be placed and compacted in horizontal lifts, using equipment and procedures that will produce recommended moisture contents and densities throughout the lift. Fill lifts should not exceed 10 inches loose thickness.				
<b>MM GEO-04 Compaction:</b> Ongoing during construction, the City Grading Inspector shall verify that site preparation during grading shall include the following measures for compaction  a) Any soft and/or unsuitable material encountered at the bottom of excavations should be removed and be replaced with an adequate bedding material. A non-expansive granular material with a sand equivalent greater than 30 is recommended for bedding and shading of utilities, unless otherwise allowed by the utility manufacturer.	-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction	City Engineer and Building Official          City Grading Inspector		

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<p>b) On-site materials are considered suitable for backfill of utility and pipe trenches from one foot above the top of the pipe to the final ground surface, provided the material is free of organic matter and deleterious substances.</p> <p>c) Trench back-fill should be mechanically placed and compacted as directed by the geotechnical engineer during earthwork monitoring.</p> <ol style="list-style-type: none"> <li>1. Compaction of initial lifts should be accomplished with hand-operated tampers or other lightweight compactors.</li> <li>2. Where trenches are placed beneath slabs or footings, the backfill should satisfy the gradation and expansion index requirements of engineered fill as directed by the geotechnical engineer during monitoring.</li> <li>3. Flooding or jetting for placement and compaction of backfill is not recommended.</li> </ol>	-Implement during all phases of construction			
<p><b>MM GEO-05 Drainage:</b> Ongoing during construction, the City Grading Inspector shall verify that site preparation during grading shall include the following measures for grading and drainage</p> <ol style="list-style-type: none"> <li>a) Drainage of surface water away from structures should be implemented during construction and maintained throughout the life of the project.</li> <li>b) Infiltration of water into utility trenches or foundation excavations should be prevented during construction.</li> <li>c) Planters and other surface features which could retain water in areas adjacent to the building or pavements should be sealed or eliminated.</li> <li>d) In areas where sidewalks or paving do not immediately adjoin the structure, protective slopes shall be provided with a minimum grade of approximately 5 percent for at least 10 feet from perimeter walls.</li> </ol>	<p>-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction</p> <p>-Implement during all phases of construction</p>	<p>City Engineer and Building Official</p> <p>City Grading Inspector</p>		

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e) Backfill against footings, exterior walls, and in utility and sprinkler line trenches should be well compacted and free of all construction debris to reduce the possibility of moisture infiltration.  f) A minimum horizontal setback distance of 10 feet from the perimeter of any building and the high-water elevation of the nearest storm-water retention basin shall be maintained.  g) Roof drainage should discharge into splash blocks or extensions when the ground surface beneath such features is not protected by exterior slabs or paving.  h) Sprinkler systems and landscaped irrigation should not be installed within 5 feet of foundation walls.				
<b>MM GEO-06: Slabs-on-grade:</b> Ongoing during construction, the City Grading Inspector shall verify that site preparation during grading shall include the following measures for exterior slab design and construction to reduce the potential for damage caused by movement to exterior slabs-on-grade, exterior architectural features, and utilities on or in backfill  a) Minimize moisture increases in the backfill. b) control moisture-density during placement of backfill. c) Use designs which allow vertical movement between the exterior features and adjoining structural elements. d) Place effective control joints on relatively close centers.	-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction  -Implement during all phases of construction	City Engineer and Building Official  City Grading Inspector		
<b>MM GEO-07: Subgrade:</b> Ongoing during construction, the City Grading and Building Inspectors shall verify that site preparation during grading shall include the following measures for Construction:  a) Upon completion of filling and grading, maintain the subgrade moisture content prior to construction of floor slabs and pavements. b) Construction traffic over the completed subgrade should be avoided.	-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction	City Engineer and Building Official		

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c) Site grading shall prevent ponding of surface water on the prepared subgrades or in excavations. d) If the subgrade should become desiccated, saturated, or disturbed, the affected material should be removed or these materials should be scarified, moisture conditioned, and recompactd prior to floor slab and pavement construction. e) Formwork should be implemented pursuant to the geotechnical engineer’s recommendations to stabilize foundation excavations. f) Earthwork to be completed during extended periods of dry weather if possible. If earthwork is completed during the wet season (typically November through April) it may be necessary to take extra precautionary measures to protect subgrade soils. g) Wet season earthwork operations shall implement the geotechnical engineer’s recommendations for wet weather work and shall be carried out under the supervision of the licensed geotechnical engineer. h) Wet season earthwork shall include diversion of surface runoff around exposed soils and draining of ponded water on the site. Once subgrades are established, it may be necessary to protect the exposed subgrade soils from construction traffic.	-Implement during all phases of construction	City Grading and Building Inspectors		
<b>MM GEO-08 Subgrade Observation and Testing:</b> Ongoing during construction, the City Grading and Building Inspectors shall verify that site preparation during grading shall include the following measures for construction observation and testing:  a) The geotechnical engineer shall be retained during the construction phase of the project to observe earthwork and to perform necessary tests and observations during subgrade preparation, proof-rolling, placement and compaction of controlled compacted fills, backfilling of excavation to the completed subgrade.	-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction  -Implement during all phases of construction	City Engineer and Building Official  City Grading and Building Inspectors,		

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<p>b) The exposed subgrade and each lift of compacted fill should be tested, evaluated, and reworked as necessary until approved by the geotechnical engineer prior to placement of additional lifts.</p> <p>c) Each lift of fill should be tested for density and water content at a frequency of at least one test for every 2,500 square feet of compacted fill in the building areas and 5,000 square feet in pavement areas. One density and water content test for every 50 linear feet of compacted utility trench backfill.</p> <p>d) In areas of foundation excavations, the bearing subgrade should be evaluated under the direction of the geotechnical engineer. In the event that unanticipated conditions are encountered, the geotechnical engineer should prescribe mitigation options.</p> <p>e) In addition to the documentation of the essential parameters necessary for construction, the continuation of the geotechnical engineer into the construction phase of the project provides the continuity to maintain the Geotechnical Engineer’s evaluation of subsurface conditions, including assessing variations and associated design changes.</p>		Geotechnical Engineer		
<p><b>MM GEO-09: Shallow Foundations:</b> Ongoing during construction, the City Grading and Building Inspectors shall verify that site preparation during grading shall include the following measures for shallow foundations:</p> <p>a) Site preparation must be done in accordance with the requirements noted in mitigation measures GEO-1 through GEO-7.</p> <p>b) Engineered fill shall extend 3 feet below the bottom of shallow foundations, or 5 feet below existing grades, whichever is greater.</p> <p>c) Shallow Foundations Designed for Uplift Conditions.</p> <p>d) Reinforced concrete footing foundations for canopy structures, cast against undisturbed native soils, are recommended for resistance to uplift.</p> <p>e) Footings may be designed using the cone method.</p>	<p>-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction</p> <p>-Implement during all phases of construction</p>	<p>City Engineer and Building Official</p> <p>City Grading and Building Inspectors</p>		

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<p><b>MM GEO-10 Foundation Construction:</b> Ongoing during construction, the City Grading and Building Inspectors shall verify that site preparation during grading shall include the following measures for foundation construction:</p> <ul style="list-style-type: none"> <li>a) Footing excavations should be evaluated under the direction of the geotechnical engineer.</li> <li>b) The base of all foundation excavations should be free of water and loose soil, prior to placing concrete. Concrete should be placed soon after excavating to reduce bearing soil disturbance.</li> <li>c) Care should be taken to prevent wetting or drying of the bearing materials during construction.</li> <li>d) Excessively wet or dry material or any loose/disturbed material in the bottom of the footing excavations should be removed/reconditioned before foundation concrete is placed.</li> <li>e) To ensure foundations have adequate support, special care should be taken when footings are located adjacent to trenches. The bottom of such footings should be at least 1 foot below an imaginary plane with an inclination of 1.5 horizontal to 1.0 vertical extending upward from the nearest edge of adjacent trenches.</li> <li>f) The use of a vapor retarder should be considered beneath concrete slabs on grade covered with wood, tile, carpet, or other moisture sensitive or impervious coverings, or when the slab will support equipment sensitive to moisture. When conditions warrant the use of a vapor retarder, the slab designer should refer to ACI 302 and/or ACI 360 for procedures and cautions regarding the use and placement of a vapor retarder.</li> <li>g) Saw-cut control joints should be placed in the slab to help control the location and extent of cracking. For additional recommendations refer to the ACI Design Manual.</li> </ul>	<p>-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction</p> <p>-Implement during all phases of construction</p>	<p>City Engineer and Building Official</p> <p>City Grading and Building Inspectors</p>		

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<p>h) Joints or cracks should be sealed with a waterproof, non-extruding compressible compound specifically recommended for heavy duty concrete pavement and wet environments.</p> <p>i) Where floor slabs are tied to perimeter walls or turn-down slabs to meet structural or other construction objectives, the structural engineer should account for potential differential settlement in adjacent slab expansion joints or floor slab cracks beyond the length of the structural dowels through use of sufficient control joints, appropriate reinforcing or other means to avoid differential movement between the walls and slabs</p>				
<p><b>MM GEO-11 Pavement:</b> Ongoing during construction, the City Grading and Building Inspectors shall verify that site preparation during grading shall include the following measures for pavement:</p> <p>a) Implement earthwork pursuant to all geotechnical mitigation measures.</p> <p>b) Design of asphalt concrete (AC) pavements based on the procedures outlined in the Caltrans "Highway Design Manual for Safety Roadside Rest Areas" (Caltrans, 2016). Design of Portland cement concrete (PCC) pavements are based upon American Concrete Institute (ACI) 330R-08; "Guide for Design and Construction of Concrete Parking Lots."</p> <p>c) Implement proper compaction of the utility trench backfills and the subgrade soils as prescribed by the geotechnical engineer, with the upper 12 inches of subgrade soils and all aggregate base material brought to a minimum relative compaction of 95 percent in accordance with ASTM D 1557 prior to paving. The aggregate base should meet Caltrans requirements for Class 2 base.</p> <p>d) Sampling and testing for pavement design should be verified by additional sampling and testing (specifically R-value testing) during construction when the actual subgrade soils are exposed.</p> <p>e) The project civil engineer should confirm minimum Traffic Indices and Sections required by local agencies or jurisdictions.</p>	<p>-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction</p> <p>-Implement during all phases of construction</p>	<p>City Engineer and Building Official</p> <p>City Grading and Building Inspectors</p>		

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			Initials	Date
<p><b>MM GEO-12 Pavement Drainage:</b> Ongoing during construction, the City Grading and Building Inspectors shall verify that site preparation during grading shall include the following measures for pavement drainage:</p> <ul style="list-style-type: none"> <li>a) Pavements should be sloped to provide rapid drainage of surface water. Water allowed to pond on or adjacent to the pavements could saturate the subgrade and contribute to premature pavement deterioration.</li> <li>b) Pavement subgrade should be graded to provide positive drainage within the granular base section. Appropriate sub-drainage or connection to a suitable daylight outlet should be provided to remove water from the granular subbase.</li> </ul>	<p>-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction</p> <p>-Implement during all phases of construction</p>	<p>City Engineer and Building Official</p> <p>City Grading and Building Inspectors</p>		
<p><b>MM GEO-13 Design and Layout of Pavement:</b> Prior to final Tract Map Approval the City Engineer shall verify the following recommendations have been incorporated in the design and layout of pavements on final project plans and the City's Grading and Building Inspectors shall verify implementation of the following:</p> <ul style="list-style-type: none"> <li>a) Final grade adjacent to paved areas should slope down from the edges at a minimum 2 percent.</li> <li>b) Subgrade and pavement surfaces should have a minimum 2 percent slope to promote proper surface drainage.</li> <li>c) Install below pavement drainage systems surrounding areas anticipated for frequent</li> <li>d) Wetting.</li> <li>e) Install joint sealant and seal cracks immediately.</li> <li>f) Seal all landscaped areas in or adjacent to pavements to reduce moisture migration to subgrade soils.</li> </ul>	<p>-Prior to Final Tract Map Approval, this mitigation measure shall be included in construction documents for implementation during construction</p> <p>-Implement during all phases of construction</p>	<p>City Engineer and Planning Official</p> <p>City Grading and Building Inspectors</p>		

Attachment: Exhibit C - Resolution No. 2022-56 Mitigation Monitoring and Reporting Program [Revision 1]

**Table 1  
MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST FOR THE  
TENTATIVE TRACT MAP 38064 RESIDENTIAL PROJECT**

Mitigation Measure	Monitoring/ Mitigation Timing	Responsible for Monitoring	Verification of Compliance	
			Initials	Date
g) Place compacted, low permeability backfill against the exterior side of curb and gutter. h) Place curb, gutter and/or sidewalk directly on clay subgrade soils rather than on unbound granular base course materials. i) A note should be placed on the plans requiring ongoing implementation of a planned preventative maintenance program for pavement management including both localized maintenance (e.g., crack and joint sealing and patching) and global maintenance (e.g., surface sealing).				
<b>MM GEO-14 Corrosivity:</b> Ongoing during construction, the City Grading and Building Inspectors shall verify that site preparation during grading shall include the following measures for corrosivity of the on-site soils with respect to contact with the various underground materials which will be used for project construction: a) Concrete should be designed in accordance with the provisions of the ACI Design Manual, Section 318, Chapter 4. b) For protection against corrosion to buried metals, an experienced corrosion engineer shall be retained to design a suitable corrosion protection system for underground metal structures or components. c) If corrosion of buried metal is critical, it should be protected using a non-corrosive backfill, wrapping, coating, sacrificial anodes, or a combination of these methods, as designed by a qualified corrosion engineer.	-Prior to issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction  -Implement during all phases of construction	City Engineer and Building Official  City Grading and Building Inspectors		
<b>MM GEO (PALEO)-15 Fossils:</b> Ongoing during construction, the construction manager shall be advised immediately upon discovery of an unearthed fossil and earthwork in the vicinity of the discovery shall immediately halt. A Qualified Paleontologist shall be retained by the developer to evaluate the discovery. Earthwork shall be diverted to other areas of the Project until the significance of the fossil discovery can be assessed by the Qualified Paleontologist. If the fossil discovery is deemed significant, the fossil shall be recovered at the expense of the developer using appropriate recovery techniques based on the type, size, and mode of preservation of the unearthed fossil. Relevant geologic, stratigraphic, and	-Implement during all phases of construction	City Grading and Building Inspectors, City Paleontologist		

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taphonomic data should be gathered during the recovery phase to provide critical provenance context. Earthwork may resume in the area of the fossil discovery once the fossil has been recovered, and the Qualified Paleontologist deems the site has been mitigated to the extent necessary. Additional earthwork following the fossil discovery may be monitored for paleontological resources on an as-needed basis, at the discretion of the Qualified Paleontologist. A Qualified Paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology that is experienced with paleontological procedures and techniques, who is knowledgeable in the geology and paleontology of Riverside County, and who has worked as a paleontological mitigation project supervisor for at least one year.				
<b>MM GEO (PALEO)-16 Fossil Disposition:</b> The Paleontologist for the Project shall verify that recovered fossils are prepared, identified, catalogued, and stored in a recognized professional repository (e.g., Western Science Center) along with associated field notes, photographs, and compiled fossil locality data. Donation of the fossils should be accompanied by financial support provided by the developer for initial specimen storage. A final summary report should be completed by the Paleontologist for the Project that outlines the results of this mitigation requirement. This report should include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils. This report shall be submitted to appropriate agencies, as well as to the designated repository.	-Implement during all phases of construction	City Grading and Building Inspectors, City Paleontologist		
<b>HAZARDOUS MATERIALS</b>				
<b>MM HAZ-01 Coordination with Val Verde School District:</b> Prior to issuance of permits and construction mobilization for the Project the Contractor shall provide the construction schedule to the Val Verde School District as verified by the grading and/or building inspector prior to grading and demolition at the Project Site. The contractor shall coordinate with the school district on an ongoing basis during construction and shall keep records of this coordination at the Project Site for review by the grading and building inspectors.	Prior to issuance of building permits and start of construction	City Grading and Building Inspectors, Contractor		

Attachment: Exhibit C - Resolution No. 2022-56 Mitigation Monitoring and Reporting Program [Revision 1]

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TENTATIVE TRACT MAP 38064 RESIDENTIAL PROJECT**

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			Initials	Date
<b>MM HAZ-02 Potentially Hazardous Construction Materials:</b> Prior to issuance of permits, the contractor shall provide a manifest of construction materials and a plan for proper handling, disposal and emergency response to the building official and fire department for verification of adequate contingency measures in regard to potentially hazardous materials used, stored and handled onsite during construction.	Prior to issuance of building permits	City Building Official and Fire Department		
<b>Transportation</b>				
<b>MM TRAF-01 Sidewalk Improvements:</b> Prior to issuance of final tract map approval, building and grading permits, Project plans shall show construction of sidewalk improvements on Emma Lane between Santiago Drive and Iris Avenue and on Santiago Drive between Emma Lane and Perris Boulevard with construction of adjacent street improvements to ultimate right-of-way width. The Project shall provide high-visibility, continental crosswalks markings on the north leg of Emma Lane and Iris Avenue	-Prior to issuance of Final Tract Map approval and issuance of Grading and Building Permits, this mitigation measure shall be included in construction documents for implementation during construction  -Implementation to occur concurrently with construction of street improvements	City Engineer and Building Official  City Inspectors, Contractor		
<b>MM TRAF-02 Traffic Calming Structures: The proposed project shall construct the following traffic calming measures</b>  a) Install corner extensions/bulb-outs at the project driveways on Emma Lane. b) Install corner extensions/bulb-outs at the project driveway on Santiago Drive. c) Install speed cushions on Emma Lane between Santiago Drive and Iris Avenue. d) Install high-visibility, continental crosswalk markings on the north leg of Emma Lane and Iris Avenue.	-Prior to approval of the Final Tract Map and issuance of Building and Grading Permits, this mitigation measure shall be included in building plans/ specifications  -Implementation to occur concurrently with	City Engineer and Building Official  City Inspectors, Contractor		

Attachment: Exhibit C - Resolution No. 2022-56 Mitigation Monitoring and Reporting Program [Revision 1]

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Mitigation Measure	Monitoring/ Mitigation Timing	Responsible for Monitoring	Verification of Compliance	
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<p><b>MM TRAF-03: Install access improvements at Emma Lane (NS) at Project Driveway (EW):</b></p> <ul style="list-style-type: none"> <li>a) Install westbound stop control</li> <li>b) Construct the northbound approach to consist of one shared through/right turn lane</li> <li>c) Construct the southbound approach to consist of one shared left turn/through lane</li> <li>d) Construct the westbound approach to consist of one shared left/right turn lane</li> </ul> <p><b>MM TRAF-04: Install access improvements at Project Driveway (NS) at Santiago Drive (EW):</b></p> <ul style="list-style-type: none"> <li>a) Install northbound stop control</li> <li>b) Construct the northbound approach to consist of one shared left/right turn lane</li> <li>c) Construct the eastbound approach to consist of one shared through/right turn lane</li> <li>d) Construct the westbound approach to consist of one shared left turn/through lane</li> </ul>	<p>construction of street improvements</p>			
<b>TRIBAL CULTURAL RESOURCES</b>				
<p><b>MM TRI-01 Archaeological Monitoring:</b> Prior to the issuance of a grading permit, the Developer shall retain a professional archaeologist to conduct monitoring of all ground disturbing 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) including the Pechanga Tribe, Temecula Band of Luiseño Mission Indians, the contractor, and the City, shall develop a CRMP as defined in TRI-03. The Project archeologist 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 archaeological monitor shall have the</p>				

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authority to temporarily halt and redirect earth moving activities in the affected area in the event that suspected archaeological resources are unearthed.				
<b>MM TRI-02 Native American Monitoring:</b> Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Tribe, Temecula Band of Luiseño Mission Indians, for tribal monitoring. The City is also required to provide a minimum of 30 days' advance notice to the tribes of all ground disturbing 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. The Native American Monitor(s) shall attend the pre-grading meeting with the Project Archaeologist, City, the construction manager and any contractors and will conduct the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.				
<b>MM TRI-03 Cultural Resource Monitoring Plan (CRMP):</b> The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a CRMP prior to start of construction 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 Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: a) Project description and location b) Project grading and development scheduling c) Roles and responsibilities of individuals on the Project				



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d) The pre-grading meeting and Cultural Resources Worker Sensitivity Training details  e) The protocols and stipulations that the contractor, City, Consulting Tribe (s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation  a) The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items  b) Contact information of relevant individuals for the Project				
<b>MM TRI-04 Cultural Resource Disposition:</b> In the event that Native American cultural resources are discovered during the course of ground disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:  a) One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:  1. 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.  2. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure TRI-01. 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 TRI-03 The location for the future reburial area shall be identified on a				

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confidential exhibit on file with the City, and concurred to by the Consulting Native American Tribal Governments prior to certification of the environmental document.				
<b>MM TRI-05</b> 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."				
<b>MM TRI-06 Inadvertent Finds:</b> If potential historic or cultural resources are uncovered during excavation or construction activities at the Project Site that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to Project approval, all ground disturbing activities in the affected area within 100 feet of the uncovered resource 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. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. Work shall be allowed to continue outside of the buffer area and will be monitored by additional archeologist and Tribal Monitors, if needed. 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 TRI-02 before any further work commences in the affected area. If the find is determined to be significant and avoidance of the site has not been achieved, a Phase III data recovery plan shall be				

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prepared by the Project Archeologist, in consultation with the Tribe, and shall be submitted to the City for their review and approval prior to implementation of the said plan.				
<b>MM TRI-07 Human Remains:</b> If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the “most likely descendant”. The “most likely descendant” shall then make recommendations and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).				
<b>MM TRI-08 Non-Disclosure of Reburial Locations:</b> It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).				
<b>MM TRI-09 Archeology Report - Phase III and IV:</b> Prior to final inspection, the developer/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern				

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Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).				

Attachment: Exhibit C - Resolution No. 2022-56 Mitigation Monitoring and Reporting Program [Revision 1]

**RESOLUTION NUMBER 2022-57**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 38064 AND A PLOT PLAN (PEN21-0215) FOR A MULTI-FAMILY PROJECT LOCATED AT THE NORTHEAST CORNER OF IRIS AVENUE AND EMMA LANE (APN'S 485-220-006, -007, -008, -009, -015, -043, AND -044).**

**WHEREAS**, the City of Moreno Valley ("City") is a general law city and a municipal corporation of the State of California, and

**WHEREAS**, Perris at Pentecostal, LLC., ("Applicant") has submitted applications for Tentative Tract Map No. 38064 (PEN21-0216) and Plot Plan (PEN21-0215) for approval for the consolidation of seven (7) lots into five (5) for the development of a four hundred and twenty-six (426) unit, 22 buildings, apartment complex on 18.05-acres, with associated amenities and public improvements ("Proposed Project") located at the northeast corner of Iris Avenue and Emma Lane (APN's: 485-220-006, -007, -008, -009, -015, -043, and -044) ("Project Site"); and

**WHEREAS**, the applications for the Proposed Project have been evaluated in accordance with Chapter 9.14 (Land Divisions) and Section 9.02.070 (Plot Plan), respectively, of the Municipal Code with consideration given to the City's General Plan, Zoning Ordinance, and other applicable laws and regulations; and

**WHEREAS**, Chapter 9.14 (Land Division) of the Moreno Valley Municipal Code imposes conditions of approval upon projects for which a Tentative Tract Map is required, which conditions may be imposed by the Planning Commission to address on-site improvements, off-site improvements, the manner in which the Project 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 Title 9 (Planning and Zoning) of the Municipal Code; and

**WHEREAS**, Section 9.02.070 of the Municipal Code imposes conditions of approval upon projects for which a Plot Plan 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 and 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**, consistent with the requirements of Chapter 9.14 (Land Divisions) of the Municipal Code, at the public hearing the Planning Commission considered Conditions of Approval to be imposed upon Tentative Tract Map 38064 (PEN21-0216), 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**, consistent with the requirements of Section 9.02.070 (Plot Plan) of the Municipal Code, at the public hearing, the Planning Commission considered Conditions of Approval to be imposed upon Plot Plan (PEN21-0215), 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**, 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 December 8, 2022, and notice thereof was duly published, posted, and mailed to all property owners of record within 600 feet of the Project Site; and

**WHEREAS**, on December 8, 2022, the public hearing to consider the Proposed Project was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and present evidence; and

**WHEREAS**, at the public hearing, the Planning Commission considered whether each of the requisite findings specified in Section 9.02.070 and 9.14.070 of the Municipal Code and set forth herein could be made concerning the Proposed Project as conditioned by Conditions of Approval; and

**WHEREAS**, on December 8, 2022, in accordance with the provisions of the California Environmental Quality Act (CEQA<sup>1</sup>) and CEQA Guidelines<sup>2</sup>, the Planning Commission approved Resolution 2022-56, certifying a Mitigated Negative Declaration and approving the Mitigation Monitoring and Reporting Program 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, in the staff report and conditions of approval (collectively, "Conditions"); and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the ninety-day approval period in which

<sup>1</sup> Public Resources Code §§ 21000-21177

<sup>2</sup> 14 California Code of Regulations §§15000-15387

you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun.

### **Section 3. Evidence**

That the Planning Commission has considered all 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 Tentative Tract Map No. 38064 (PEN21-0216) and Plot Plan (PEN21-0215) including Resolution No. 2022-57, and all documents, records, and references contained therein;
- (d) Conditions of Approval for Tentative Tract Map No. 38064 (PEN21-0216) and Plot Plan (PEN21-0215), attached 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) Testimony, and/or comments from Applicant and its representatives during the public hearing; and
- (g) Testimony and/or comments from all persons provided in written format or correspondence, at, or prior to, the public hearing.

### **Section 4. Findings**

That based on the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission makes the following findings in approving the Proposed Project:

- (a) That the proposed land division is consistent with the General Plan;
- (b) That the design or improvement of the proposed land division is consistent with applicable general and specific plans;
- (c) That the site of the proposed land division is physically suitable for the type of development;
- (d) That the site of the proposed land division is physically suitable for the proposed density of the development;
- (e) That the design of the proposed land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat,
- (f) That the design of the proposed land division or the type of improvements are not likely to cause serious public health problems;
- (g) That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision;

- (h) That the proposed land division is not subject the Williamson Act pursuant to the California Land Conservation Act of 1965;
- (i) That the proposed land division and the associated design and improvements are consistent with applicable ordinances of the city;
- (j) That the design of the land division provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision;
- (k) That the effect of the proposed land division on the housing needs of the region were considered and balanced against the public service needs of the residents of Moreno Valley and available fiscal and environmental resources;
- (l) The proposed project is consistent with the goals, objectives, policies and programs of the general plan;
- (m) The proposed project complies with all applicable zoning and other regulations;
- (n) 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
- (o) The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

#### **Section 5. Approval**

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings, as set forth herein, the Planning Commission hereby approves the Proposed Project subject to the Conditions of Approval for Tentative Tract Map No. 38064 (PEN21-0216) and Plot Plan (PEN21-0215) (Proposed Project), attached hereto as Exhibit A.

#### **Section 6. 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 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 8<sup>th</sup> day of DECEMBER 2022**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Alvin DeJohnette, Chairperson

ATTEST:

\_\_\_\_\_  
Sean P. Kelleher,  
Planning Official

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven B. Quintanilla,  
Interim City Attorney

Exhibits:

Exhibit A: Tentative Tract Map 38064 (PEN21-0216) and Plot Plan (PEN21-0215)  
Conditions of Approval

Attachment: Resolution No. 2022-57 - Plot Plan and TTM [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

Exhibit A

**Tentative Tract Map 38064 (PEN21-0216) and Plot Plan (PEN21-0215) Conditions of Approval**

Attachment: Resolution No. 2022-57 - Plot Plan and TTM [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

CONDITIONS OF APPROVAL  
 Tentative Tract Map 38064 (PEN21-0216)  
 Plot Plan (PEN21-0215)  
 Page 1

CITY OF MORENO VALLEY  
 CONDITIONS OF APPROVAL  
 Tentative Tract Map 38064 (PEN21-0216)  
 Plot Plan (PEN21-0215)

EFFECTIVE DATE:  
 EXPIRATION DATE:

**COMMUNITY DEVELOPMENT DEPARTMENT**

Planning Division

1. 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. Approval of this Plot Plan and Tentative Tract Map 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). The Tentative Tract Map shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. ( MC9.02.230, 9.14.050, 080)
5. 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 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

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- Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.
6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
  7. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. ( MC 9.14.020)
  8. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
  9. 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

10. The site has been approved for Tentative Tract Map No. 38064 to subdivide the 18.05-acre site and a Plot Plan for the development of a 426-unit multiple-family residential development.
11. Prior to issuance of any grading permit, all Conditions of Approval and Mitigation Measures shall be printed on the grading plans.
12. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
13. The site shall be developed in accordance with the approved tentative map on file in the Community Development Department -Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. (MC 9.14.020)
14. 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)
15. Prior to the issuance of grading permits, final erosion control landscape and irrigation plans for all cut or fill slopes over 3 feet in height shall be submitted to and approved by the Planning Division. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer. Man-made slopes greater than 10 feet in height shall be "land formed" to conform to the natural terrain and shall be landscaped and stabilized to minimize visual scarring. (GP Objective 1.5, MC 9.08.080, DG)
16. Prior to issuance of building permit issuance, landscape plans (trees, shrubs and groundcover) for basins maintained by an HOA or other private entity shall be submitted to and approved by the Planning Division for the sides and /or slopes. A hydroseed mix w/irrigation is acceptable for the bottom of all the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative (e.g. split face, color

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- variation, pattern variation, or as approved by the Planning Official) wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Planning Official is required to secure all water quality and detention basins more than 18 inches in depth.
17. Prior to the issuance of grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein.
  18. Prior to issuance of any building permit, all Conditions of Approval and Mitigation Measures shall be printed on the building plans.
  19. 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)
  20. Prior to any site disturbance and/or grading plan submittal, and or final map recordation, a mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant/owner. No City permit or approval shall be issued until such fee is paid. (CEQA)
  21. 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.)
  22. Prior to grading plan approval, wall and fence plans shall be submitted to and approved by the Planning Division to include a six (6) foot high solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official ) block wall along the all tract perimeters.
  23. Prior to final map recordation, or building permit issuance, subdivision phasing (including any proposed common open space or improvement phasing, if applicable), shall be subject to a separate Phasing Plan submittal for Planning Division approval. Any proposed phasing shall provide for adequate vehicular access to all lots in each phase as determined by the City Transportation Engineer or designee and shall substantially conform to all intent and purpose of the subdivision approval. (MC 9.14.080)
  24. Prior to building final, all required and proposed fences and walls shall be constructed/installed per the approved plans on file in the Planning Division. ( MC 9.080.070)
  25. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.
  26. Prior to issuance of grading permits, the developer shall pay the applicable Stephen's Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee.
  27. Prior to recordation of the final subdivision map, the following documents shall be submitted to and approved by the Planning Division which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approval:
    - a. The document to convey title
    - b. Deed restrictions, easements, or Covenants, Conditions and Restrictions to be recorded

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

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

- a. The developer and homeowners association shall promote the use of native plants and trees and drought tolerant species.
  - b. All lots designated for open space and or detention basins, shall be included as an easement to, and maintained by a Homeowners Association (HOA) or other private maintenance entity. All reverse frontage landscape areas shall also be maintained by the onsite HOA. Language to this effect shall be included and reviewed within the required Covenant Conditions and Restrictions (CC&Rs) prior to the approval of the final map.
  - c. Maintenance of any and all common facilities.
  - d. A conservation easement for lettered lots shall be recorded on the deed of the property and shown on the final map. Said easement shall include access restrictions prohibiting motorized vehicles from these areas.
  - e. Oleander plants or trees shall be prohibited on open space lots adjacent to multi-use trails.
28. Prior to the issuance of building permits, the developer shall provide documentation that contact was made to the U.S. Postal Service to determine the appropriate type and location of mailboxes.
  29. Prior to issuance of any building permit, all Conditions of Approval and Mitigation Measures shall be printed on the building plans.
  30. Prior to the issuance of building permits, proposed covered trash enclosures shall be included in the Planning review of the Fence and Wall plan in the Building 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)
  31. 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)
  32. Prior to grading plan approval, wall and fence plans shall be submitted to and approved by the

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Planning Division subject to the City's Municipal Code including the following:

- a. Side and rear yard fences/walls (not adjacent to a right of way) shall be constructed of decorative block, poly-vinyl or wood.
  - b. A solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) block wall with pilasters and a cap is required along the perimeter of the tract adjacent to any right of way or reverse frontage location and along any right of way within the interior of the tract (all corner lots).
  - c. A six (6) foot high combination wall with pilasters is required at top of slope along an open space area or adjacent to a park.
  - d. Decorative open iron or steel fencing with pilasters is required adjacent to open space areas and view lots. (View lots are defined as lots where there is more than 15 foot difference in pad elevation.)
  - e. Non-combustible fencing is required for all lots adjacent to all fuel modification zones, subject to the approval of the Fire Prevention Bureau.
33. 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)

Prior to Grading Permit

34. Prior to issuance of any grading permit, all Conditions of Approval and Mitigation Measures shall be printed on the grading plans.
35. Prior to the issuance of grading permits, decorative (e.g. colored/scored concrete or as approve by the Planning Official) pedestrian pathways across circulation aisles/paths shall be provided throughout the development to connect dwellings with open spaces and/or recreational uses with open space and/or parking. and/or the public right-of-way. The pathways shall be shown on the precise grading plan. ( GP Objective 46.8, DG)
36. 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.
37. 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.
38. Prior to issuance of grading permits, the location of the trash enclosure shall be included on the plans.
39. Prior to or at building plan check submittal, the elevation plans shall include 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.

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Include drawings of the sconce details for each building within the elevation plans, approved by the Planning Division prior to building permit issuance.

40. 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.

Prior to Building Final or Occupancy

41. Prior to building final, all required landscaping and irrigation shall be installed per plan, certified by the Landscape Architect and inspected by the Planning Division . (MC 9.03.040, MC 9.17).
42. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.
43. Prior to building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. (MC 9.08.070).

Building Division

44. 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.
45. 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.
46. Contact the Building Safety Division for permit application submittal requirements.
47. 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.
48. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
49. 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.
50. 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.
51. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.



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52. 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.
53. The proposed residential project shall comply with the California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Station (EVCS).
54. 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

55. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
56. 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)
57. 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)
58. 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)
59. 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)
60. 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)
61. 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])
62. 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.

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63. 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.
64. 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)
65. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
66. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
67. 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])
68. 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])
69. 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)
70. 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)
71. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
72. Multi-family residences shall display the address in accordance with the Riverside County Fire Department Premises Identification standard 07-01. (CFC 505.1)
73. 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)
74. 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)
75. 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)
  76. 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 B 105.1. 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)
  77. Prior to issuance of Certificate of Occupancy or Building Final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numbers shall be located consistently on each dwelling throughout the development. The numerals shall be no less than four (4) inches in height and shall be low voltage lighted fixtures. (CFC 505.1, MVMC 8.36.060[I])
  78. 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)
  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. The developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer shall execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and /or concurrent with trenching operations and other improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

The Developer shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City all utility infrastructure including but not limited to, conduit, equipment, vaults, ducts, wires, switches, conductors, transformers, and "bring-up" facilities including electrical capacity to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility – collectively referred to as "utility system", to and through the development, along with any appurtenant real property

easements, as determined by the City Engineer necessary for the distribution and /or delivery of any and all “utility services” to and within the project. For purposes of this condition, “utility services” shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer . “Utility services” shall not include sewer, water, and natural gas services, which are addressed by other conditions of approval.

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

81. 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.
82. 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.
83. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City fiber optic cable improvements consisting of fiber optic cable, splices and termination equipment to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all “fiber optic services” to and within the project.
84. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility fiber optic cable improvements consisting of conduit, and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and /or delivery of any and all “fiber optic services” to and within the project.
85. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility electric streetlight improvements consisting of streetlight poles, mast-arms, fixtures conduit, wiring, terminations and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by the Land Development Department along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and /or delivery of any and all “street light services” to and within the project.

## **PUBLIC WORKS DEPARTMENT**

### **Land Development**

86. 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.

87. The developer shall comply with all applicable City ordinances and resolutions including the City's Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). [MC 9.14.010]
88. 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.
89. 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.

90. 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.
91. 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]
92. 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.
93. 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

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- 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. Final (Tract) Map (recordation prior to building permit issuance);
  - b. Rough grading w/ erosion control plan (prior to grading permit issuance);
  - c. Precise grading w/ erosion control plan (prior to grading permit issuance);
  - d. Public improvement plan(e.g. street/storm drain w/ striping, etc.) (prior to map approval);
  - e. Final drainage study (prior to grading plan approval);
  - f. Final WQMP (prior to grading plan approval);
  - g. Legal documents (e.g. dedications, vacation, etc.) (prior to Building Permit Issuance);
  - h. As-Built revision for all plans (prior to Occupancy release);
94. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the PIA or issuance of a permit. [ MC 9.14.210(B)(C)]
95. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for development shall not be used as a construction BMP. Water quality BMPs shall be maintained for the entire 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. If residential, it and its maintenance shall be turned over to an established Property Owner's Association (POA).

Prior to Grading Plan Approval

96. 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.
97. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
98. A final project-specific Water Quality Management Plan (WQMP) shall be submitted for review and approved by the City Engineer, which:
- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
  - b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
  - c. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
  - d. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by contacting the

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Land Development Division. A digital (pdf) copy of the approved final project-specific Water Quality Management Plan (WQMP) shall be submitted to the Land Development Division.

99. 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.
100. 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.
101. Any proposed trash enclosure shall include a solid cover (roof) and sufficient size for dual bin (one for trash and one for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building & Safety Division.
102. 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.
103. 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.
104. Resolution of all drainage issues shall be as approved by the City Engineer.
105. Vegetation within the project(s) water quality post-construction device(s) must be in accordance to the City approved WQMP BMP Vegetation List.

Prior to Grading Permit

106. 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)]
107. 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]
108. 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)]

Prior to Map Approval

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109. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]
110. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).
111. All street dedications shall be free of all encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.
112. Maps (prepared by a registered civil engineer and/or licensed surveyor) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
113. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Land Development Division.
114. Resolution of all drainage issues shall be as approved by the City Engineer.
115. Maps (prepared by a registered civil engineer and/or licensed surveyor) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
116. 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 requirement: Establish a Property Owners Association (POA) to finance the maintenance of the "Water Quality BMPs". Any lots which are identified as "Water Quality BMPs" shall be owned in fee by the POA.
117. The developer shall guarantee the completion of all related improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]

Prior to Improvement Plan Approval

118. 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.
119. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
120. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
121. 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.
122. 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.
123. The hydrology study shall be designed to accept and properly convey all off -site drainage



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- 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]
124. 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.
  125. Any missing or deficient existing improvements along the project frontage shall be constructed or secured for construction. The City Engineer may require the ultimate structural section for pavement to half-street width plus 18 feet or provide core test results confirming that existing pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.
  126. 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.
  127. 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.
  128. Entrances to the project on Emma Lane and Santiago Drive shall be constructed per standard MVS-112C.

Prior to Encroachment Permit

129. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

130. 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.
131. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including ADA access ramps that do not meet current City standards shall be required to be installed, replaced and /or repaired. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.

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132. 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 (excluding models homes).
133. For all subdivision projects, the map shall be recorded (excluding model homes). [MC 9.14.190]

Prior to Occupancy

134. 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.
135. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
136. 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 devices as appropriate.
  - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
  - c. City-owned utilities.
  - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
  - e. Under grounding of all existing and proposed utilities adjacent to and on -site. [MC 9.14.130]
  - f. Relocation of overhead electrical utility lines including, but not limited to : electrical, cable and telephone.
137. For multi-family projects, a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant", "Maintenance Agreement for Water Quality Improvements located in the public right-of-way" and a "Declaration of Restrictive Covenants (encroachment on City easement)" as applicable, 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.
138. 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.
139. 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 Districts Division

140. Street Light Coordination/Advanced Energy Fees. Prior to the issuance of the 1st Building Permit for this project, the Developer shall pay New Street Light Installation Fees for all street lights required to be installed for this development. Payment will be collected by the Land Development Division. Fees are based on the street light administration/coordination and advanced energy fees as set forth in the City Fees, Charges, and Rates as adopted by City Council and effective at the time of payment. Any change in the project which increases the number of street lights to be installed requires payment of the fees at the then current fee. Questions may be directed to the Special Districts Administration at 951.413.3470 or SDAdmin@moval.org.
141. CFD 2014-01. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee, form an association to fund the services or fund an endowment) to provide an ongoing funding source for a) Street Lighting Services for capital improvements, energy charges, and maintenance and/or b) Landscape Maintenance Services for median landscaping on Iris Ave. and/or Emma Lane.

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation /formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

Alternatively, the condition can be satisfied by the Developer forming a property owner association that will be responsible for the improvements and any and all operation and maintenance costs for the improvements or by funding an endowment in an amount sufficient to yield an annual revenue stream that meets the annual obligation, as calculated by Special Districts Admin staff. The Developer must contact Special Districts Administration at 951. 413. 3470 or at SDAdmin@moval.org to satisfy this condition.

142. Approved Landscape Plans. For those areas to be maintained by the City and prior to the issuance of the 1st Building Permit, Planning, Landscape Services and Transportation Engineering staff, at a minimum, shall review and approve the final median landscape/irrigation

plans as designated on the tentative map or in these Conditions of Approval.

143. Major Infrastructure SFD Major Infrastructure Financing District. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for the construction and maintenance of major infrastructure improvements, which may include but is not limited to thoroughfares, bridges, and certain flood control improvements. This condition will be applicable provided said district is under development at the time this project applies for the 1st Building Permit. This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation /formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings. An alternative to satisfying this condition will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.
144. Park Maintenance Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or fund an endowment) to provide an ongoing funding source for the continued maintenance, enhancement, and/or retrofit of parks, open spaces, linear parks, and/or trails systems.

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation /formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

Alternatively, the condition can be satisfied by the Developer funding an endowment in an amount sufficient to yield an annual revenue stream that meets the annual obligation, as calculated by Special Districts Admin staff. The Developer must contact Special Districts Administration at 951. 413. 3470 or at SDAdmin@moval.org to satisfy this condition.

145. Maintenance Services Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for the operation and maintenance of public improvements and/or services associated with impacts of the development. This condition will only be applicable provided said district is under development at the time this project applies for the 1st Building Permit.

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation /formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

In alternative to satisfying this funding source will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.

146. Public Safety Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation ) to provide an ongoing funding source for Public Safety services, which may include but is not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. This condition will only be applicable provided said district is under development at the time this project applies for the 1st Building Permit.

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation /formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, 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 receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

An alternative to satisfying this condition will be identified at such time as a special financing

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- district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.
147. 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 Certificate of Occupancy/Building Final for this project.
  148. Mylars of the landscape and irrigation plans shall be submitted on hanging tab to Landscape Services.
  149. Maintenance Period. The Developer, or the Developer's successors or assignees shall be responsible for all median landscape maintenance and utility costs, etc. for a period no less than one (1) year commencing from the time all items of work have been completed to the satisfaction of Landscape Services staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the City accepts maintenance responsibilities.
  150. Independent Utilities. Median landscape areas included within a special financing district are required to have independent utility systems, including but not limited to water, electric, and telephone services. An independent irrigation controller and pedestal will also be required. Combining utility systems with existing or future landscape areas that are not within the same CFD 2014-01 tax rate layers or funding program (e.g. NPDES) will not be permitted.
  151. Landscape Inspection Fees. Inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained landscaping are due prior to the required pre-construction meeting. (MC 3.32.040)
  152. Landscape Guidelines. Plans for median landscape areas designated in the project's Conditions of Approval for incorporation into a City Coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at [www.moval.org](http://www.moval.org) or from Landscape Services (951.413.3480 or SDLandscape@moval.org).
  153. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
  154. Landscape Plan Check Fees. Plan check fees for review of 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)
  155. Zone A Per Dwelling Unit. The Moreno Valley Community Services District Zone A (Parks & Community Services) tax is levied on the property tax bill on a per parcel or dwelling unit basis. Upon the issuance of building permits, the Zone A tax will be assessed based on 426 dwelling units.
  156. The ongoing maintenance of any water quality BMP (e.g. Bioswale) constructed in the public right of way shall be the responsibility of a property owner association or the property owner.

Transportation Engineering Division

157. Conditions of approval may be modified or added if a phasing plan for offsite improvement is

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submitted for this development and/or the phasing plan for onsite improvements is modified.

158. Project driveways shall conform to City of Moreno Valley Standard Plans No. MVSI-112C-0 for commercial driveway approaches. Access at the driveways shall be as follows:
- Iris Avenue driveways shall be Emergency Vehicle Access (EVA) only. A custom sign must be installed at the driveway entrance with the following message: "Not an Entrance. Emergency Access Only".
  - Emma Lane north and south driveway shall be Emergency Vehicle Access (EVA) only. A custom sign must be installed at the driveway entrance with the following message: "Not an Entrance. Emergency Access Only".
  - Emma Lane center driveway and Santiago Drive driveway shall be full access. This gated entrance shall be provided with the following, or as approved by the City Traffic Engineer:
    - a. A storage lane with a minimum of 60' provided for queuing.
    - b. A second storage lane for visitors.
    - d. A turnaround area.
    - e. No Parking Signs posted in the turnaround area.
    - f. Separate Pedestrian Entries
- All of these features shall be kept in working order.
159. 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.
160. Emma Lane is classified as a Collector (66'RW/44'CC) per City Standard Plan No. MVSI-106B-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility. Full-width improvements shall be constructed. A curb ramp shall be constructed on the southeast corner at the intersection of Emma Lane and Santiago Drive and on both north corners at the intersection of Emma Lane and Iris Avenue per City Standard Plan No. MVSI-114A-2.
161. Santiago Drive is classified as a Collector (66'RW/44'CC) per City Standard Plan No. MVSI-106B-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility. Any necessary transition improvements shall be constructed.
162. Iris Avenue is classified as an Arterial (100'RW/76'CC) per City Standard Plan No. MVSI-104A-0. Any improvements to the roadway shall be per City standards or as approved by the City Engineer.
163. Communication conduit along project frontage on Iris Avenue may be required per City Standard Plan No. MVSI-186-0.
164. Prior to issuance of an encroachment permit, traffic control plans prepared by a qualified, registered Civil or Traffic engineer shall be required for plan approval or as required by the City Traffic Engineer.
165. Prior to issuance of the first building permit, the project applicant shall pay all applicable DIF and TUMF. Payment of this fee covers the project's fair share payment towards the future signalization of Emma Lane and Iris Avenue.
166. Prior to final approval of any landscaping or monument sign plans, the project plans shall

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demonstrate that sight distance at the project driveways conforms to City Standard Plan No. MVSI-164A, B, C-0.

167. 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 and California Manual on Uniform Traffic Control Devices (CAMUTCD) for all streets within the project area.
168. Prior to approval of the street improvement plans, a median construction plan shall be prepared for the raised median along Iris Avenue with eastbound and westbound left turn lanes per City of Moreno Valley Standard Plan No. MVSI-146-0. Median shall terminate approximately 100 feet west of the project's easterly property line and 380 feet west of Emma Lane street centerline. Detailed design shall be determined during the plan check process.
169. Prior to issuance of a Building Final or Certificate of Occupancy, all approved signing and striping shall be installed per current City Standards
170. Prior to issuance of the first certificate of occupancy, all approved street improvements shall be installed to the satisfaction of the City Engineer.

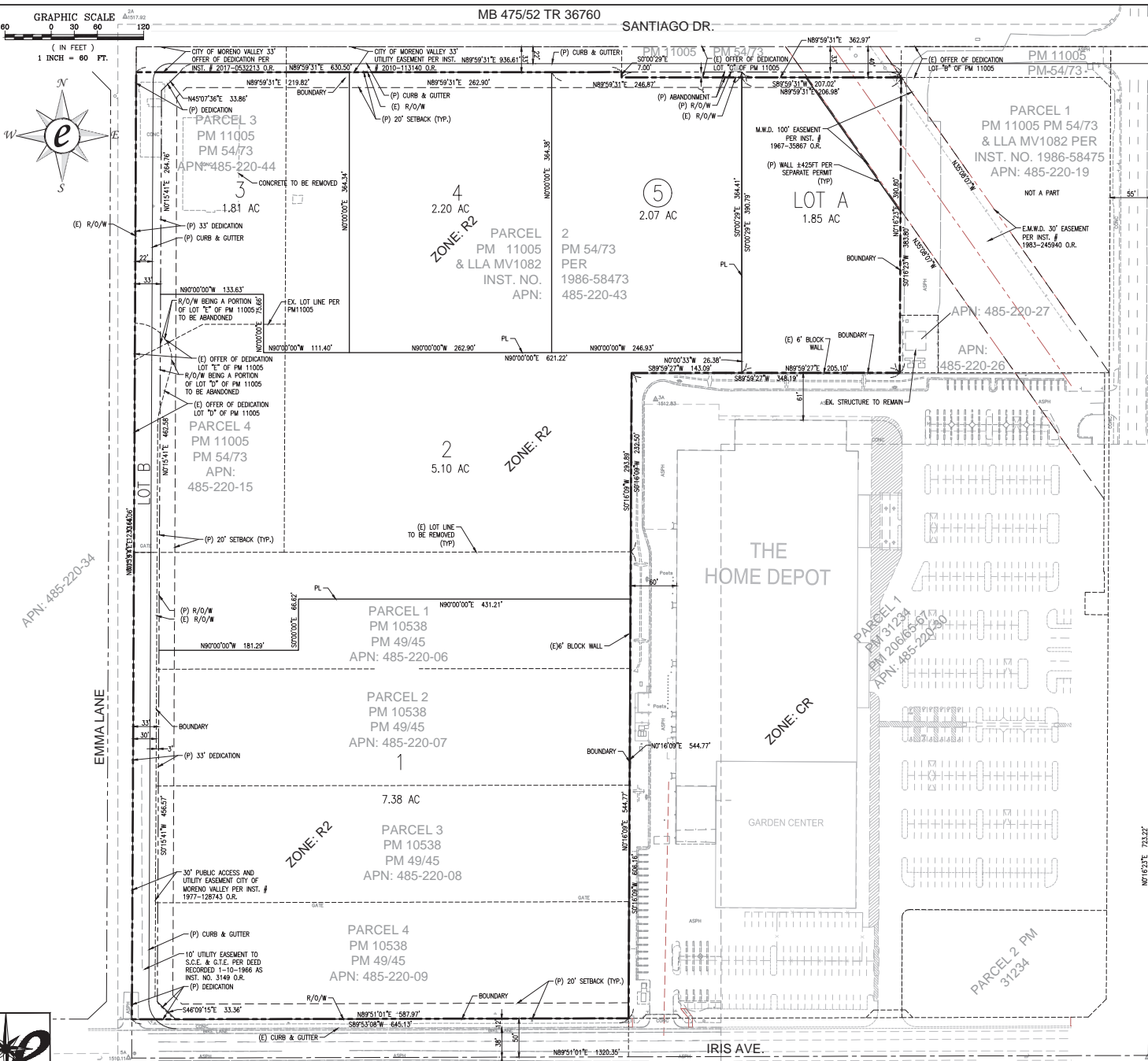
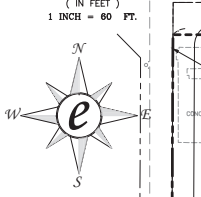
**PARKS & COMMUNITY SERVICES DEPARTMENT**

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

**Standard Conditions**

172. 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.
173. 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.
174. 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.
175. Applicable plan check and inspection fees shall be paid, per the approved City fee schedule.
176. A restriction shall be placed on lots that back up to City /CSD owned or maintained parks, trails, bikeways, and landscaped areas, preventing openings or gates accessing the City/CSD owned or maintained property. This shall be documented through Covenants, Conditions, and Restrictions (CC&R's). A copy of the CC&R's with this restriction noted shall be submitted and approved by the Director of Parks and Community Services or his/her designee, prior to the recordation of the Final Map.
177. 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.





LAND USE SUMMARY

USE	ACREAGE
RESIDENTIAL (LOTS 1-5)	18.64 AC
ADJUSTED EASEMENT & PUBLIC OPEN SPACE (LOT A)	1.85 AC
<b>TOTAL GROSS ACREAGE:</b>	<b>20.49 AC</b>
PUBLIC STREETS	0.09 AC
<b>TOTAL NET ACREAGE:</b>	<b>20.40 AC</b>

LEGAL DESCRIPTION

**PARCELS 1 & 2**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: ALL THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP 11005, AS SHOWN BY MAP ON FILE IN BOOK 54, PAGE 73 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 32 IN BLOCK 3 OF RIVERSIDE ALFAHA ACRES, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;  
 THENCE SOUTH 88° 53' 00" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 32, A DISTANCE OF 445.30 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF SAID LOT 32;  
 THENCE NORTH 00° 41' 30" WEST ALONG THE WESTERLY LINE OF SAID EAST ONE-HALF, A DISTANCE OF 626.27 FEET TO THE NORTHERN CORNER THEREOF; SAID CORNER BEING ON THE NORTHERLY LINE OF SAID LOT 32; SAID NORTHERLY LINE, ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL 2, AND SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED;  
 THENCE CONTINUING NORTH 00° 41' 30" WEST ALONG THE NORTHERLY PROLONGATION OF SAID WESTERLY LINE OF THE EAST ONE-HALF OF LOT 32, A DISTANCE OF 232.38 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE PENTECOSTAL CHURCH OF GOD OF AMERICA, SOUTHERN CALIFORNIA DISTRICT, CALIFORNIA, BY DEED RECORDED AUGUST 11, 1980 AS INSTRUMENT NO. 1980-144844 IN THE PUBLIC RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;  
 THENCE NORTH 89° 01' 17" EAST ALONG SAID LINE, A DISTANCE OF 348.26 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 00° 41' 30" WEST ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 383.93 FEET TO THE SOUTHERLY LINE OF SAID LOT B;  
 THENCE SOUTH 89° 01' 17" WEST ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 363.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT C;  
 THENCE NORTH 00° 58' 45" WEST ALONG THE WESTERLY LINE OF SAID LOT C, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF SAID LOT C; SAID CORNER BEING AN ANGLE POINT IN THE NORTHERLY LINE OF SAID PARCEL 2;  
 THENCE SOUTH 89° 01' 17" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 435.25 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;  
 THENCE SOUTH 00° 41' 25" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 656.85 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2;  
 THENCE NORTH 88° 53' 00" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 450.39 FEET TO THE POINT OF BEGINNING.

**PARCEL 3**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 PARCEL 3 OF PARCEL MAP NO. 11005, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54, PAGE 73 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 4**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 PARCEL 4 OF PARCEL MAP 11005, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54, PAGE 73 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION

**PARCEL 1**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 PARCEL 1 OF PARCEL MAP 10538, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 49, PAGE 45 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL 2**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 PARCEL 2 OF PARCEL MAP NO. 10538, AS SHOWN BY MAP ON FILE IN BOOK 49, PAGE 45, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL 3**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 PARCEL 3 OF PARCEL MAP NO. 10538, AS SHOWN BY MAP ON FILE IN BOOK 49, PAGE 45, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL 4**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 PARCEL 4 OF PARCEL MAP NO. 10538, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 49, PAGE 45, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



OWNER/DEVELOPER: PENTECOSTAL, LLC RATE PARK SUITE #250 2506 .D. PATTON

CIVIL ENGINEER MAP PREPARED BY: SS ASSOCIATES, INC. SINS PLACE 3140 MONTEVISTA, CA 91737 1093

LAND SURVEYOR: ASSOCIATES, INC. 152860 KELSEY 164

ASSESSOR'S P. NO. APN 485-407-09

FLOOD HAZARD: PER F.E.M.A. PANEL 065 DETERMINED TO BE OUT OF FLOOD PLAIN.

PROJECT DESC: PROPOSED MULTI-FAMILY DEVELOPMENT ON 5 LOT SPACE, LANDSCAPING, P/ ACCESS

NOTES: 1. FIELD TOPOGRAPHY AND ASSOCIATES, INC. 800 AND PER RECORD DOC. 2. 426 MULTI-FAMILY UNIT 3. CURRENT ZONING: R2-4 4. PROPOSED ZONING: RM 5. SUBSIDIZER RESERVES 6. THIS TENTATIVE TRACT LAND OWNER: JURY CONDUCTED BY KELSOE AND KATON IS BASED ON FOUND MONUMENTS. 7. LAND TO BE RESEVERE 8. DEDICATE LOT B FOR F 9. PHASES: 1. LOT 1 & LOTS A TH 2. LOT 2 3. LOTS 3-5

STATEMENT: THIS TENTATIVE MAP INCL CONTIGUOUS OWNERSHIP DIVIDER OR LOT A PORT

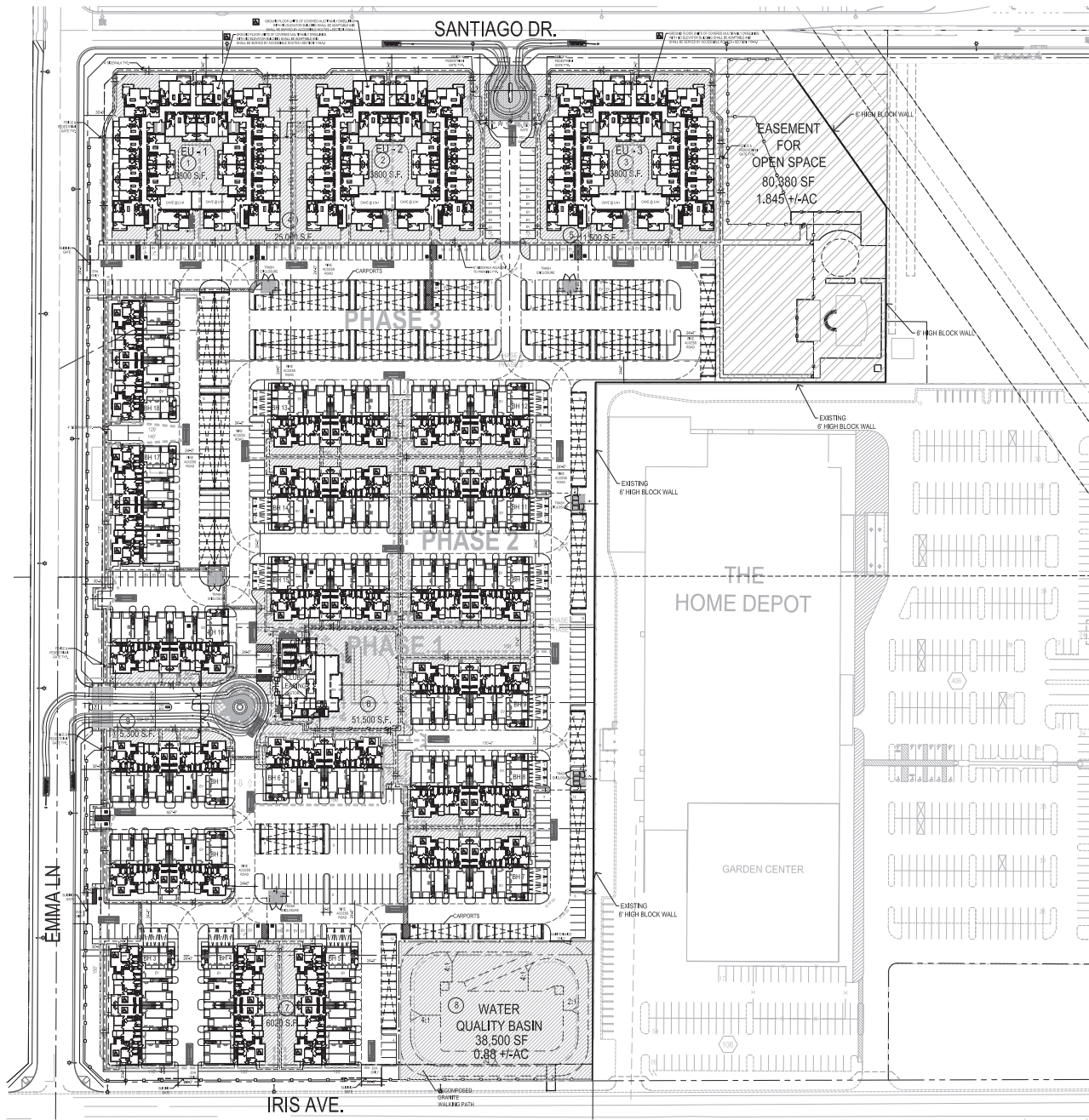
LEGEND

TR	TRACT
PL	PROP
R/O/W	RIGHT
CL	CENTE
EP	EDGE
TC	TOP
FL	FLOW
FS	FINIS
GB	GRAD
PI	PIPE
FC	FINIS
ES	EXISTI
ED	EXISTI
PAD	PAD 1
FT	FINIS
GA	GARD
HP	HIGH
TR	TOP
79.61	INDIC
(79.61)	INDIC
PROP	EXISTI
SD	RAIN
W	PROP
EXISTI	NE
F	PROP
EXISTI	NE
PROP	LINE
S	EXISTI
EXISTI	LINE
PROP	LINE
RIGHT	CENTI
EX	EX P

TENTATIVE TRACT MAP

PENZ 1 1 OF 2  
 4TH SUBM 022

Attachment: Project Plans [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))



**3 STORY BIG HOUSE - 12 units per bldg (8 BLD BUILDINGS)**

UNIT	UNIT TYPE	NET SF	STAIR/STOR	NET UNIT	BALC/PATIO	GROSS UNIT	NO.	TL NET	TL BAL	TL GROSS	%	% DT	PARKING REQ.
A1U	1BR/1BA	602	90	714	100	814	18	15,012	1,800	16,812	8.3%	8%	1,50
A2U	1BR/1BA	739	95	834	100	934	18	15,012	1,800	16,812	8.3%	8%	1,50
B1A	2BR/2BA	895	0	895	109	1,004	36	32,256	6,084	38,340	16.7%	17%	2,00
B1B	2BR/2BA	895	109	1,004	109	1,113	36	32,256	6,084	38,340	16.7%	17%	2,00
B2U	2BR/2BA	1,085	102	1,207	102	1,309	18	23,724	1,824	25,548	8.3%	9%	2,00
B3U	2BR/2BA	1,030	89	1,119	100	1,219	18	20,342	2,160	22,502	8.3%	9%	2,00
C1A	3BR/3BA	1,190	0	1,190	156	1,346	36	42,840	5,056	47,896	16.7%	17%	2,50
C1A	3BR/3BA	1,196	114	1,310	114	1,424	36	46,080	4,804	50,884	16.7%	17%	2,50
TOTAL							216	227,088	27,072	254,160	100.0%	100%	450

AVERAGE NET UNIT SIZE: 1,691 S.F.  
AVERAGE GROSS UNIT SIZE: 1,177 S.F.

**3 STORY E-URBAN (3 BUILDINGS)**

UNIT	UNIT TYPE	NET SF	BALC/PATIO	GROSS UNIT	NO.	TL NET	TL BAL	TL GROSS	%	PARKING REQ.
A1	1BR/1BA	607	85	722	48	57,618	5,080	62,698	22.9%	1,50
A1L	1BR/1BA	607	85	722	24	28,809	2,540	31,349	11.4%	1,50
A2	1BR/1BA	708	107	815	12	8,496	1,284	9,780	3.7%	1,50
A2L	1BR/1BA	708	107	815	6	4,248	642	4,890	1.8%	1,50
A3	1BR/1BA	676	117	793	12	8,336	1,404	9,740	3.7%	1,50
B1	2BR/2BA	950	104	1,054	24	22,800	2,424	25,224	11.4%	2,00
B1L	2BR/2BA	950	104	1,054	12	11,400	1,212	12,612	5.7%	2,00
B2	2BR/2BA	900	116	1,016	12	12,708	1,392	14,100	6.7%	2,00
B2L	2BR/2BA	900	116	1,016	6	6,354	696	7,050	3.0%	2,00
B3	2BR/2BA	1,072	135	1,207	24	25,728	2,784	28,512	13.4%	2,50
B3L	2BR/2BA	1,072	135	1,207	12	12,864	1,392	14,256	6.7%	2,50
C1	3BR/3BA	1,340	104	1,444	12	16,140	1,312	17,452	8.1%	2,50
C1A	3BR/3BA	1,345	103	1,448	6	8,070	656	8,726	3.9%	2,50
TOTAL					910	184,986	21,542	206,528	100.0%	378

AVERAGE NET UNIT SIZE: 881 S.F.  
AVERAGE GROSS UNIT SIZE: 1,003 S.F.

**OVERALL ON SITE**

UNIT TYPE	NO.	%
1 BEDROOM	158	28%
2 BEDROOM	138	25%
3 BEDROOM	90	16%
TOTAL	426	100%

**BICYCLE STORAGE**  
REQ. CLASS 1 (LONG TERM, 1/3 UNITS): 142 BIKE SPACES  
PROVIDED: 142 BIKE SPACES  
CLASS 2 (SHORT TERM, 2/3 UNITS): 58 BIKE SPACES  
PROVIDED: 58 BIKE SPACES

**PROJECT SUMMARY**

GROSS LAND AREA:	20.40	(17.3) AC
ADJUSTED EASEMENT FOR OPEN SPACE:	1.845	(1.7) AC
ADJUSTED COMMON OPEN SPACE BEYOND MINIMUM REQUIREMENT:	0.492	(1.2) AC
NET SITE AREA:	18.06	(17.3) AC
TOTAL UNITS:	426	UNITS
NET DENSITY:	24	DU/AC

**GROSS BUILDING AREA**

CLUB/FACING:	5,650	S.F.
GROSS HIGH-RISE RESIDENTIAL AREA:	254,140	S.F.
GROSS E-URBAN RESIDENTIAL AREA:	81,864	S.F.
TOTAL GROSS BUILDING AREA ON SITE:	340,654	S.F.

**PARKING**

PARKING REQUIRED (INCLUDING GUEST):	828	SPACES
PARKING PROVIDED:	828	SPACES
GARAGES FOR B.H.:	198	SPACES
TANDEN IN FRONT GARAGES:	36	SPACES
CARPORITS:	317	SPACES
SURFACE ASSIGNED:	110	SPACES
SURFACE UNASSIGNED/GUEST, 0.50 PER UNIT:	107	SPACES
TOTAL PROVIDED:	828	SPACES
	1.84	PER UNIT

**ADA SPACE CALCULATION**

ADA SPACE FOR ASSIGNED SPACES @2%:	(ROUNDUP)	16	SPACES
ADA SPACE FOR UNASSIGNED SPACES @5%:	(ROUNDUP)	6	SPACES
ADA SPACE FOR CURBSIDE:		1	SPACES
TOTAL ADA SPACES PROVIDED:		23	SPACES

**FUTURE EV SPACE CALCULATION**

EV SPACES REQUIRED @2%:	23.58	QUAD
EV SPACES PROVIDED (INCLUDING EV GARAGES IN BH):	83	SPACES
INCLUDING 7 EV CHARGING STATIONS (1 VAN ACCESSIBLE & 3 STD. ACCESSIBLE & 3 AMBULATORY):	84	SPACES

**OPEN SPACE**

PRIVATE OPEN SPACE REQUIRED	48,800	S.F.
800 SF UPPER UNITS, 1.00 SF GROUND LEVEL	52,614	S.F.
TOTAL PRIVATE OPEN SPACE PROVIDED:	52,614	S.F.
COMMON OPEN SPACE REQUIRED	327,800	S.F.
120 SQ FT @ 30000/PM	327,800	S.F.

**COMMON OPEN SPACE PROVIDED (INCLUDING WATER QUALITY BASIN)**

- COURTYARD OF EC-1: 3,800 S.F.
- COURTYARD OF EC-2: 3,800 S.F.
- COURTYARD OF EC-3: 3,800 S.F.
- BETWEEN EC-2A2 AND AROUND EC-2A2: 28,900 S.F.
- AROUND EC-3: 11,900 S.F.
- OPEN AREA AT CLUB/EASINGS AND BETWEEN BH BUILDINGS: 54,900 S.F.
- AREA BETWEEN BH-2A2: 6,000 S.F.
- WATER QUALITY BASIN: 38,500 S.F.
- OPEN AREA AT SITE ENTRY: 5,800 S.F.

TOTAL COMMON OPEN SPACE PROVIDED: 148,220 S.F.  
ABOVE AND BEYOND MINIMUM REQUIREMENT: 0.492 AC, 21,420 S.F.

**CONSTRUCTION TYPE: V-A**

**OCCUPANCY GROUP:**  
RESIDENTIAL R-2  
CLUB/EASINGS: B  
GARAGES: G-2

**NOTES:**

- 1. SEE SCHEDULES IF USED WHEN PARKING SPACES ARE NOT INDICATED OR PROVIDED UNITS.
- 2. GARAGE FLOOR FINISHES OF COVERED MULTI-FAMILY OVERLEADS WITH IN ELEVATOR BUILDING SHALL BE FINISHED AND SHALL BE PROVIDED BY ACCESSIBLE ROUTES - SECTION 10A.4.

**LEGEND:**

- ACCESSIBLE EXTERIOR ROUTES OF TRAVEL (BICYCLE & PEDESTRIAN ROUTE)
- COMMON OPEN SPACE
- FIRE TRUCK REACH RANGE

**SCALE:** 0' 50' 100'

**ORIENT:** NORTH

**SITE PLAN**  
Scale 1/8"=1'-0" (on 24"x36" Sheet)

3.0

- 1. DUNN EDWARDS - DEV
- 2. DUNN EDWARDS - DEB213 FINE GRAIN
- 3. DUNN EDWARDS - DEB171 SAND DOLLAR
- 4. DUNN EDWARDS - DEC717 BAKED PATATO
- 5. DUNN EDWARDS - DE6070 CHOCOLATE I
- 6. DUNN EDWARDS - DET450 PRAIRIE CLA1
- 7. RAILING-DUNN EDWARDS - DE4187 BLA1
- 8. EAGLE ROOFING - SCC 8806 TUCSON BL
- 9. PRE-CAST CDI-W030
- 10. WROUGHT IRON BAR - BLACK
- 11. MILGARD VINYL WINDOW - ESPRESSO
- 12. STOREFRONT - BRONZE



0' 10' 20' RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



0' 10' 20' FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

A-2

Attachment: Project Plans [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))



- 1. DUNN EDWARDS - DEW325 VANILLA SHAKE
- 2. DUNN EDWARDS - DER213 FINE GRAIN
- 3. DUNN EDWARDS - DER171 SAND DOLLAR
- 4. DUNN EDWARDS - DECT17 BAKED PATATI
- 5. DUNN EDWARDS - DEB070 CHOCOLATE C
- 6. DUNN EDWARDS - DET450 PRAIRIE CLAY
- 7. RAILING-DUNN EDWARDS - DEA187 BLAC
- 8. EAGLE ROOFING - SCC 8806 TUCSON BLE
- 9. PRE-CAST CDI-W030
- 10. WROUGHT IRON BAR - BLACK
- 11. MILGARD VINYL WINDOW - ESPRESSO
- 12. STOREFRONT - BRONZE

0' 10' 20' RIGHT ELEVATION



0' 10' 20' FRONT ELEVATION  
SCALE: 1'-0" = 3/16"

Attachment: Project Plans [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))



- 1. DUNN EDWARDS - DEW325 VANILLA SHAKE
- 2. DUNN EDWARDS - DE6213 FINE GRAIN
- 3. DUNN EDWARDS - DE6171 SAND DOLLAR
- 4. DUNN EDWARDS - DEC717 BAKED PATATC
- 5. DUNN EDWARDS - DE6070 CHOCOLATE CI
- 6. DUNN EDWARDS - DET450 PRAIRIE CLAY
- 7. RAILING-DUNN EDWARDS - DEA167 BLACK
- 8. EAGLE ROOFING - SCC 8806 TUCSON BLEI
- 9. PRE-CAST CDH-WD30
- 10. WROUGHT IRON BAR - BLACK
- 11. MILGARD VINYL WINDOW - ESPRESSO
- 12. STOREFRONT - BRONZE

0' 10' 20' RIGHT ELEVATION



0' 10' 20' FRONT ELEVATION  
SCALE: 1'-0" = 3/16"

Attachment: Project Plans [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

- 1. DUNN EDWARDS - DEW
- 2. DUNN EDWARDS - DES
- 3. DUNN EDWARDS - DEC711 SAND DOLLAR
- 4. DUNN EDWARDS - DEC717 BAKED PATATO
- 5. DUNN EDWARDS - DE6070 CHOCOLATE CHUNK
- 6. DUNN EDWARDS - DET450 PRAIRIE CLAY
- 7. RAILING-DUNN EDWARDS - DEA187 BLAC
- 8. EAGLE ROOFING - SCC 8806 TUCSON BLI
- 9. PRE-CAST CDI-W030
- 10. WROUGHT IRON BAR - BLACK
- 11. MILGARD VINYL WINDOW - ESPRESSO
- 12. STOREFRONT - BRONZE



FRONT ELEVATION  
SCALE: 1'-0" = 3/16"  
0' 10' 20'



REAR ELEVATION FACING POOL  
SCALE: 1'-0" = 3/16"  
0' 10' 20'

Attachment: Project Plans [Revision 1] (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))

**CONTACT INFO**

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 jpascual@greenbergfarrow.com

**RONG FAN**  
 HUMPHREYS & PARTNERS ARCHITECTS  
 ARCHITECT  
 1124 BRISTOL STREET  
 COSTA MESA, CA 92626  
 949.955.9400  
 rong@humphreys.com

- Notes:**
- All landscape plans and installations shall comply with the City of Moreno Valley design guidelines, standards, codes and regulations.
  - All landscape areas shall receive permanent irrigation.
    - Irrigation system shall be point source with gallon per minute emitters for trees and gallon per hour emitters for shrubs.
    - Irrigation system shall have a flow sensor and master valve.
    - Irrigation controller shall be a smart controller operating off of weather data and soil moisture sensors.
    - Irrigation controller management software shall be cloud based with remote/online access.
  - All landscape installations shall be permanently maintained.
  - All landscape plans shall comply with the Model Water Efficient Landscape Ordinance (MWELO) or the local jurisdictions water ordinance, whichever is more stringent.
  - All plants shall be of quality as prescribed in the details and specifications of the landscape construction plans.
  - All utilities, perimeter walls and trash enclosures shall be screened with hedges, vines, or other approved treatments.

**Preliminary MWELO Calculations**  
 Moreno Valley Eto: 56.6  
 Total Landscape Area: 193,766 SF  
 Average Plant Factor: 0.03 Low water use plants  
 Irrigation Efficiency: 0.81 Drip Irrigation  
 SLA: 46,201

Estimated Annual Water use: **4,139,669 gallons**

Maximum allowed water Allowance: 4,681,122 gallons



**Concept Tree Legend**

- CUPRESSUS SEMPERVIRENS 'TINY TOWER'  
Italian Cypress 'Monshel'
- GEUERA PARVIFLORA  
Australian Willow
- LAGERSTROEMIA 'NATCHEZ'  
Crape Myrtle 'Natchez'
- LAGERSTROEMIA 'TUSCARORA'  
Crape Myrtle 'Tuscarora'
- LAURUS 'SARATOGA'  
Saratoga Sweet Bay
- OLEA 'SWAN HILL'  
Swan Hill Olive
- PISTACHIA 'KEITH DAVEY'  
Chinese Pistache 'Keith Davey'
- QUERCUS ENGELMANNII  
Engelmann Oak
- QUERCUS LOBATA  
Valley Oak
- QUERCUS WISLIZENII  
Interior Live Oak
- WASHINGTONIA FILIFERA  
California Fan Palm
- WASHINGTONIA ROBUSTA  
Mexican Fan Palm

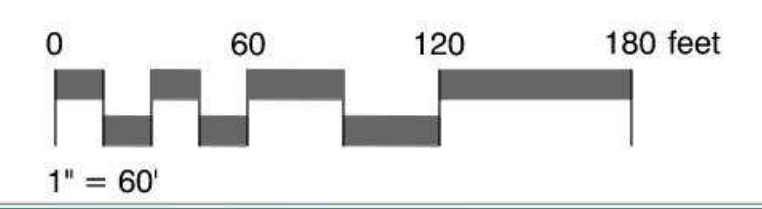
- PLANTING AREA
- POOL
- TURF

**CONCEPT SHRUB LEGEND**

Botanical Name	Common Name
Acacia sp.	Acacia
Achillea sp.	Yarrow
Agave sp.	Agave
Aloe sp.	Aloe
Arctostaphylos sp.	Manzanita
Artemisia 'Powis Castle'	Wormwood
Baccharis pilularis 'Pigeon Point'	Coyote Brush
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
Carex sp.	Sedge
Carpenteria californica	Bush Anemone
Ceanothus sp.	California Lilac
Cistus sp.	Rockrose
Dasyliyon sp.	Desert Spoon
Dianella sp.	Flax Lily
Eriogonum sp.	Wild Buckwheat
Euphorbia sp.	Euphorbia
Frangula (Rhamnus) sp.	Coffeberry
Hesperaloe parviflora	Red Yucca
Hesperoyucca whipplei	Our Lord's Candle
Heteromeles arbutifolia	Toyon
Juncus patens	California Gray Rush
Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper
Leucophyllum sp.	Texas Ranger
Ligustrum japonicum	Wax Leaf Privet
Muhlenbergia sp.	Muhly Grass
Nepeta 'Walker Low'	Catmint
Olea 'Little Ollie'	Dwarf Olive
Pennisetum spathulatum	Slender Velt Grass
Penstemon eatonii	Firecracker Penstemon
Punica granatum 'Nana'	Dwarf Pomegranate
Rhamnus alaternus	Italian Buckthorn
Rhaphiolepis sp.	Indian Hawthorn
Rosmarinus sp.	Rosemary
Ruschia 'Nana'	Dwarf Carpet of Stars
Salvia sp.	Sage
Santolina chamaecyparissus	Lavender Cotton
Sphaeralcea ambigua	Apricot Mallow
Tecoma x Solar Flare	Tecoma
Teucrium sp.	Germander
Westringia sp.	Coast Rosemary
Xylosmia congestum 'Compacta'	Compact xylosma
Yucca rostrata	Big Bend Yucca

**Moreno Valley Retention Basin approved plants list**

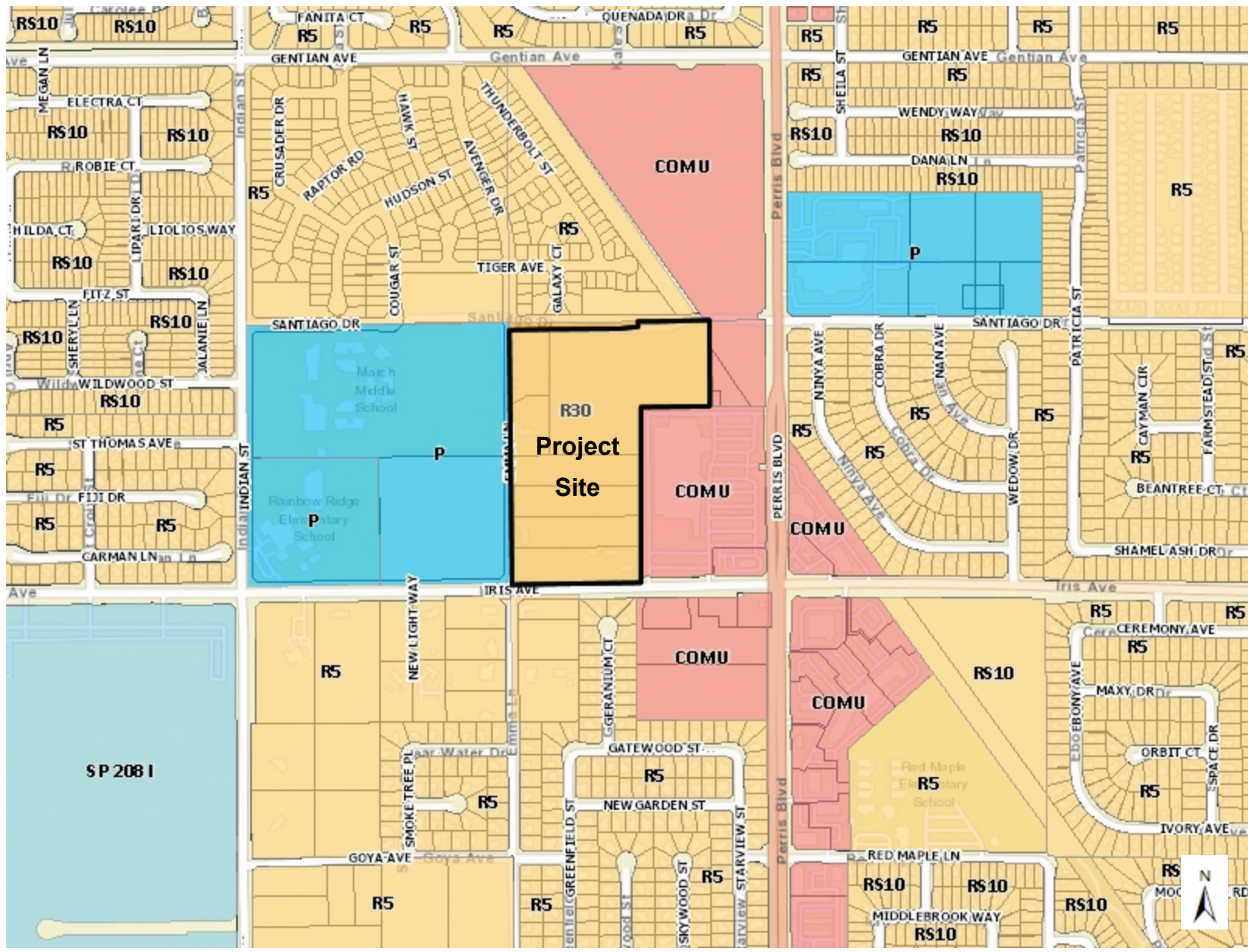
Botanical Name	Common Name
<b>SHRUBS / BUNCH GRASSES</b>	
Achillea millefolium	Yarrow
Anemopsis californica	Yerba Manza
Baccharis douglasii	Marsh Baccharis
Carex praegracilis	California Field Sedge
Carex spissa	San Diego Sedge
Carex subfusca	Rusty Sedge
Eleocharis macrostachya	Pale Spike Rush
Iva hayesiana	Hayes Iva
Juncus Mexicana	Mexican Rush
Juncus patens	California Gray Rush
Mahonia nevinii	Nevin's Barberry
Mimulus cardinalis	Scarlet Monkeyflower
Ribes speciosum	Fuchsia Flowering Goose
Rosa californica	California Wild Rose
Scirpus cernuus	Low Bullrush
Sisyrinchium bellum	Blue-eyed Grass
<b>GRASSES / GROUND COVER</b>	
Agrostis pallens	Thingrass
Distichlis spicata	Salt Grass
Festuca californica	California Fescue
Festuca rubra	Red Fescue
Leymus condensatus	Canyon Prince Wild Rye
Muhlenbergia rigens	Deer Grass



**LANDSCAPE CONCEPT PLAN**  
**PERRIS AT PENTECOSTAL**  
 MORENO VALLEY, CA

Attachment: Project Plans [Revision 1] (6011 : Perris at Pentecostal (PEN21-0415 and TTM 38064))

# Zoning



- 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

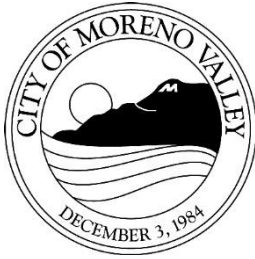


*DISCLAIMER: The information shown on this map was compiled from the City of Moreno Valley GIS and Riverside County GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County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

Notes:  
PEN21-0215 & PEN21-0216

Attachment: Zoning Map (6011 : Perris at Pentecostal (PEN21-0215 and TTM 38064))





## PLANNING COMMISSION

### STAFF REPORT

Meeting Date: December 8, 2022

STREET VACATION OF A PORTION OF GATO DEL SOL AVENUE 1600 FEET WESTERLY OF VIRGINIA STREET AND 1300 FEET EASTERLY OF VIRGINIA STREET

Case: LGL21-0017 (Street Vacation)

Applicant: San Diego Gas & Electric

Property Owner: San Diego Gas & Electric

Representative: Shane Ferber, Principal Real Estate Advisor, Support Services

Location: Gato Del Sol Avenue at Virginia Street

Case Engineer: Hoang Nguyen, Associate Engineer

Council District: 3

Proposed Project: Street vacation of a portion of Gato Del Sol Avenue 1600 feet westerly of Virginia Street and 1300 feet easterly of Virginia Street

#### **SUMMARY**

The applicant, San Diego Gas & Electric has submitted a request for the vacation of a portion of Gato Del Sol Avenue. Said portion is approximately 1,600 feet westerly of Virginia Street and approximately 1,300 feet easterly of Virginia Street. Gato Del Sol Avenue has not been constructed and so it is not a maintained street. Therefore, city staff supports the request to vacate said portion of Gato Del Sol Avenue. Prior to vacation, the California Government Code requires the Planning Commission to find that the vacation is in conformity with the General Plan.

#### **PROJECT DESCRIPTION**

##### **Proposed Project**

The requested street section to be vacated was dedicated and accepted on Parcel Map 17905. As forementioned, Gato Del Sol Avenue has not been constructed and therefore is not maintained by the City.

Pursuant to the provisions of Division 9, Part 3, Chapter 2 of the Streets and Highways Code of the State of California, and Government Code Section 65402, a finding from the Planning Commission that the vacation of a portion of Gato Del Sol Avenue is in conformance with the current General Plan is required prior to formal review and action by the City Council on the requested street vacation.

### **Surrounding Area**

The requested section of Gato Del Sol Avenue to be vacated is zoned Open Space and further north, World Logistics Center SP-LD.

### **ENVIRONMENTAL**

The proposed consistency finding is exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3) of the CEQA Guidelines in that it can be seen with certainty that there is no possibility that the consistency finding will have a significant effect on the environment.

### **REVIEW PROCESS**

Land Development staff has reviewed the request for the street vacation based on the applicable subdivision map and other property information provided by the Applicant. This portion of Gato Del Sol Avenue was dedicated for public use on Parcel Map 17905 which was recorded on May 16, 1983. Vacation of the eighty-eight-foot Gato Del Sol Avenue right-of-way width, as described and shown in the exhibits attached to the proposed resolution, is in accordance with the Streets & Highway Code. Planning staff has reviewed the applicant's request to vacate the portion of Gato Del Sol Avenue and has determined that it is consistent with the City's Zoning Ordinance and General Plan. Gato Del Sol Avenue is not a required General Plan street. Its vacation will remove any City liability. Any existing utilities will be protected in place with easements. No existing surrounding parcels will be landlocked.

### **NOTIFICATION**

A notice was published in the newspaper and a public display notice was posted on the project site and at required City locations. Written notice of the intent to vacate Gato Del Sol Avenue has been sent to the various utility companies, in addition to property owners within 600-feet of the project boundaries.

### **REVIEW AGENCY COMMENTS**

Staff received the following responses to the Notice of Vacation, which was sent to all potentially affected utility purveyors.

<u>Utility</u>	<u>Response Date</u>	<u>Comments</u>
Eastern Municipal Water District	2-21-2021	Requested an easement for existing water line
Southern California Edison	2-23-2021	No existing utilities
Metropolitan Water District SoCal	10-11-2019	No existing utilities
AT&T	No response	
Western Metropolitan Water District	11-02-2022	No existing utilities.
Edgemont Community Service District	11-02-2022	No existing utilities
Frontier Communications	No response	
Charter Spectrum	No response	

As previously noted, existing utilities will be protected in place with easements or relocated.

### **STAFF RECOMMENDATION**

1. Staff recommends that the Planning Commission **ADOPT** Resolution No. 2022-58, and thereby:
  - a. **FINDING** the vacation is exempt from the California Environmental Quality Act; and
  - b. **FINDING** that the vacation of Gato Del Sol Avenue is in conformance with the General Plan; and
  - c. **RECOMMENDING** that the City Council approve the street vacation for a portion of Gato Del Sol Avenue.

Prepared by:  
Hoang Nguyen  
Associate Engineer

Approved by:  
Melissa Walker  
Acting Public Work Director/City Engineer

### **ATTACHMENTS**

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

1. Resolution No. 2022-58 - Gato Del Sol Ave Vacation

**PLANNING COMMISSION RESOLUTION NO. 2022-58**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING THAT THE CITY COUNCIL APPROVE APPLICATION NO. LGL21-0017: A VACATION OF A PORTION OF GATO DEL SOL AVENUE LOCATED AT VIRGINIA STREET; AND FINDING THE VACATION IS IN CONFORMANCE WITH THE GENERAL PLAN**

**WHEREAS**, the applicant San Diego Gas & Electric, filed Application No. LGL21-0017, requesting the vacation of a portion of Gato Del Sol Avenue located at Virginia Street, as described in the title of this Resolution and more particularly described in the attached Exhibits A and B; and

**WHEREAS**, on December 8, 2022, the Planning Commission of the City of Moreno Valley (Planning Commission) held a duly noticed public hearing to determine that the vacation of a portion of Gato Del Sol Avenue is in conformance with the current General Plan prior to formal review and action on the vacation by the City Council; and

**WHEREAS**, all legal prerequisites to the adoption of this Resolution have occurred; and

**WHEREAS**, the vacation of a portion of Gato Del Sol Avenue located approximately 1,600 feet westerly of Virginia Street and approximately 1,300 feet easterly of Virginia Street is administratively exempt from environmental review pursuant to CEQA Guidelines Section 15601(b)(3).

**NOW, THEREFORE, BE IT RESOLVED, IT IS HEREBY FOUND, DETERMINED AND RESOLVED BY THE PLANNING COMMISSION 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 PEN22-0232 including, but not limited to, the following:

- (a) LGL21-0017 and all relevant provisions referenced therein;
- (b) City's Municipal Code;
- (c) MOVAL 2040 General Plan;
- (d) 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; and
- (e) Testimony comments and/or correspondence from all persons that were provided in written format or correspondence, at, or prior to, the public 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 hereby finds as follows:

- (a) That LGL21-0017 is consistent with the and in conformance with the MOVAL 2040 General Plan, including but not limited to all existing goals, objectives, policies and programs therein;
- (b) That LGL21-0017 will not adversely affect the public health, safety or general welfare;
- (c) That LGL21-0017 is consistent with the purposes and intent of Title 9; and
- (d) That LGL21-0017 is exempt from the California Environmental Quality Act in accordance with Section 15061(b)(3) of the CEQA Guidelines in that the amendments involve general policy and procedure making, and it can be seen with certainty that there is no possibility that the amendments will have a significant effect on the environment.

### **Section 4. Recommendation**

That based on the foregoing Recitals, Evidence in the Administrative Record and Findings, as set forth herein, the Planning Commission hereby recommends that the City Council approve the vacation of a portion of Gato Del Sol (LGL21-0017) attached hereto as Exhibits A and B, which are on file with the Public Works Department.

### **Section 5. 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 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 8<sup>th</sup> day of DECEMBER 2022.**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

\_\_\_\_\_  
Alvin DeJohnette, Chairperson

ATTEST:

\_\_\_\_\_  
Sean P. Kelleher, Planning Official

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven B. Quintanilla, Interim City Attorney

Exhibits:

Exhibit A: Legal Descriptions

Exhibit B: Plats

Attachment: Resolution No. 2022-58 - Gato Del Sol Ave Vacation [Revision 3] (6023 : Full Street Vacation of Gato Del Sol Avenue)

## EXHIBIT "A" – LEGAL DESCRIPTION

## PARCEL A:

A PORTION OF PARCEL 12 OF PARCEL MAP NO. 17905, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 114, PAGES 70 THROUGH 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO SHOWN AS THAT PORTION OF GATO DEL SOL AVENUE DEDICATED TO THE CITY OF MORENO VALLEY ON SAID MAP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID PARCEL 12, SAID POINT ALSO BEING AT THE CENTERLINE OF INTERSECTION OF GATO DEL SOL AVENUE AND VIRGINIA STREET; THENCE SOUTH 89°59'39" WEST 44.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 12 TO THE **TRUE-POINT-OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°59'39" WEST 655.86 FEET TO AN ANGLE POINT ON SAID SOUTHERLY LINE; THENCE SOUTH 89°55'12" WEST 652.63 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF SAID PARCEL 12; THENCE NORTH 00°18'18" EAST 44.00 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 12 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID GATO DEL SOL AVENUE; THENCE NORTH 89°55'12" EAST 652.36 FEET (652.39 FEET PER SAID PARCEL MAP) ALONG SAID NORTHERLY RIGHT-OF-WAY TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTH 89°59'39" EAST 633.26 FEET (633.24 FEET PER SAID PARCEL MAP) ALONG SAID NORTHERLY RIGHT-OF-WAY TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTH 45°09'14" EAST 32.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF VIRGINIA STREET AS DEDICATED ON SAID PARCEL MAP; THENCE SOUTH 00°18'49" WEST 66.88 FEET ALONG THE SOUTHERLY PROJECTION OF SAID WESTERLY RIGHT-OF-WAY OF VIRGINIA STREET TO THE TRUE-POINT-OF-BEGINNING.

CONTAINS 1.33 ACRES, MORE OR LESS.

## PARCEL B:

A PORTION OF PARCEL 13 OF PARCEL MAP NO. 17905, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 114, PAGES 70 THROUGH 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO SHOWN AS THAT PORTION OF GATO DEL SOL AVENUE DEDICATED TO THE CITY OF MORENO VALLEY ON SAID MAP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID PARCEL 13, SAID POINT ALSO BEING AT THE CENTERLINE OF INTERSECTION OF GATO DEL SOL AVENUE AND VIRGINIA STREET; THENCE NORTH 89°57'30" EAST 44.19 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 13 TO THE **TRUE-POINT-OF BEGINNING**; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 89°57'30" EAST 1276.29 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 13; THENCE NORTH 00°18'18" EAST 44.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 13 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SAID GATO DEL SOL AVENUE; THENCE SOUTH 89°57'30" WEST 1253.33 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE NORTH 44°51'50" WEST (NORTH 44°51'51" WEST PER SAID PARCEL MAP) 32.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF VIRGINIA STREET AS DEDICATED ON SAID PARCEL MAP; THENCE SOUTH 00°09'01" WEST 67.15 FEET TO THE TRUE-POINT-OF-BEGINNING.

CONTAINS 1.30 ACRES, MORE OR LESS.

## EXHIBIT "A" – LEGAL DESCRIPTION

## PARCEL C:

A PORTION OF PARCEL 20 OF PARCEL MAP NO. 17905, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 114, PAGES 70 THROUGH 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO SHOWN AS THAT PORTION OF GATO DEL SOL AVENUE DEDICATED TO THE CITY OF MORENO VALLEY ON SAID MAP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID PARCEL 20, SAID POINT ALSO BEING AT THE CENTERLINE OF INTERSECTION OF GATO DEL SOL AVENUE AND VIRGINIA STREET; THENCE NORTH 89°57'30" EAST 44.19 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 20 TO THE **TRUE-POINT-OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 89°57'30" EAST 1276.29 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 20; THENCE SOUTH 00°18'18" WEST 44.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 20 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID GATO DEL SOL AVENUE; THENCE SOUTH 89°57'30" WEST 1253.24 FEET (1253.25 FEET PER SAID PARCEL MAP) ALONG SAID SOUTHERLY RIGHT-OF-WAY TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE SOUTH 44°58'20" WEST 32.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF VIRGINIA STREET AS DEDICATED ON SAID PARCEL MAP; THENCE NORTH 00°09'01" EAST 66.99 FEET TO THE TRUE-POINT-OF-BEGINNING.

CONTAINS 1.29 ACRES, MORE OR LESS.

## PARCEL D:

A PORTION PARCEL 19 OF PARCEL MAP NO. 17905, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 114, PAGES 70 THROUGH 83 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO SHOWN AS THAT PORTION OF GATO DEL SOL AVENUE DEDICATED TO THE CITY OF MORENO VALLEY ON SAID MAP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

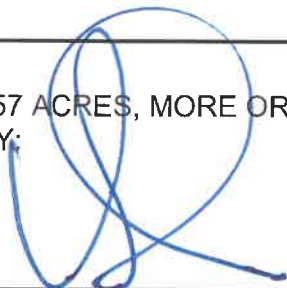
**BEGINNING** AT THE NORTHEAST CORNER OF SAID PARCEL 19, SAID POINT ALSO BEING AT THE CENTERLINE OF INTERSECTION OF GATO DEL SOL AVENUE AND VIRGINIA STREET; THENCE SOUTH 89°59'39" WEST 44.00 FEET ALONG NORTHERLY LINE OF SAID PARCEL 19 TO THE **TRUE-POINT-OF BEGINNING**; THENCE CONTINUING ALONG SAID NORTHERLY LINE SOUTH 89°59'39" WEST 655.86 FEET TO AN ANGLE POINT ON SAID NORTHERLY LINE; THENCE SOUTH 89°55'12" WEST 652.63 FEET ALONG SAID NORTHERLY LINE TO AN ANGLE POINT ON SAID NORTHERLY LINE; THENCE SOUTH 89°57'30" WEST 249.31 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 19; THENCE SOUTH 00°18'18" WEST 44.00 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 19 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID GATO DEL SOL AVENUE; THENCE NORTH 89°57'30" EAST 249.58 FEET (249.59 FEET PER SAID PARCEL MAP) ALONG SAID SOUTHERLY RIGHT-OF-WAY TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 89°55'12" EAST 652.61 FEET (652.59 FEET PER SAID PARCEL MAP) ALONG SAID SOUTHERLY RIGHT-OF-WAY TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 89°59'39" EAST 655.61 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GATO DEL SOL AVENUE AS DEDICATED ON SAID PARCEL MAP; THENCE NORTH 00°18'49" EAST 44.00 FEET ALONG THE SOUTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY OF VIRGINIA STREET TO THE TRUE-POINT-OF-BEGINNING.



EXHIBIT "A" – LEGAL DESCRIPTION

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CONTAINS 1.57 ACRES, MORE OR LESS  
PREPARED BY:



5/24/22

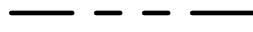
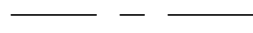
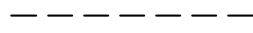
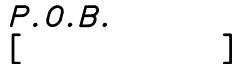

WILLIAM A. SNIPES P.L.S. NO. 8034

DATE



# EXHIBIT 'B' - PLAT

## LEGEND

	EXISTING PROPERTY LINE OR R/W
	CENTERLINE
	EXISTING EASEMENT LINE
	POINT OF BEGINNING
	PER PARCEL MAP 17905 AREA TO BE VACATED (CONTAINS ±5.49 ACRES)

## VICINITY MAP

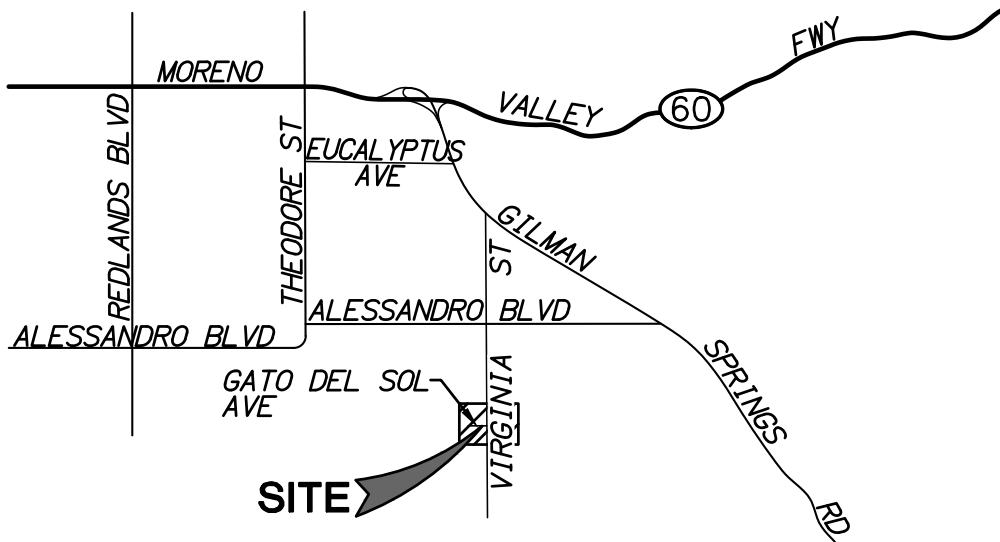
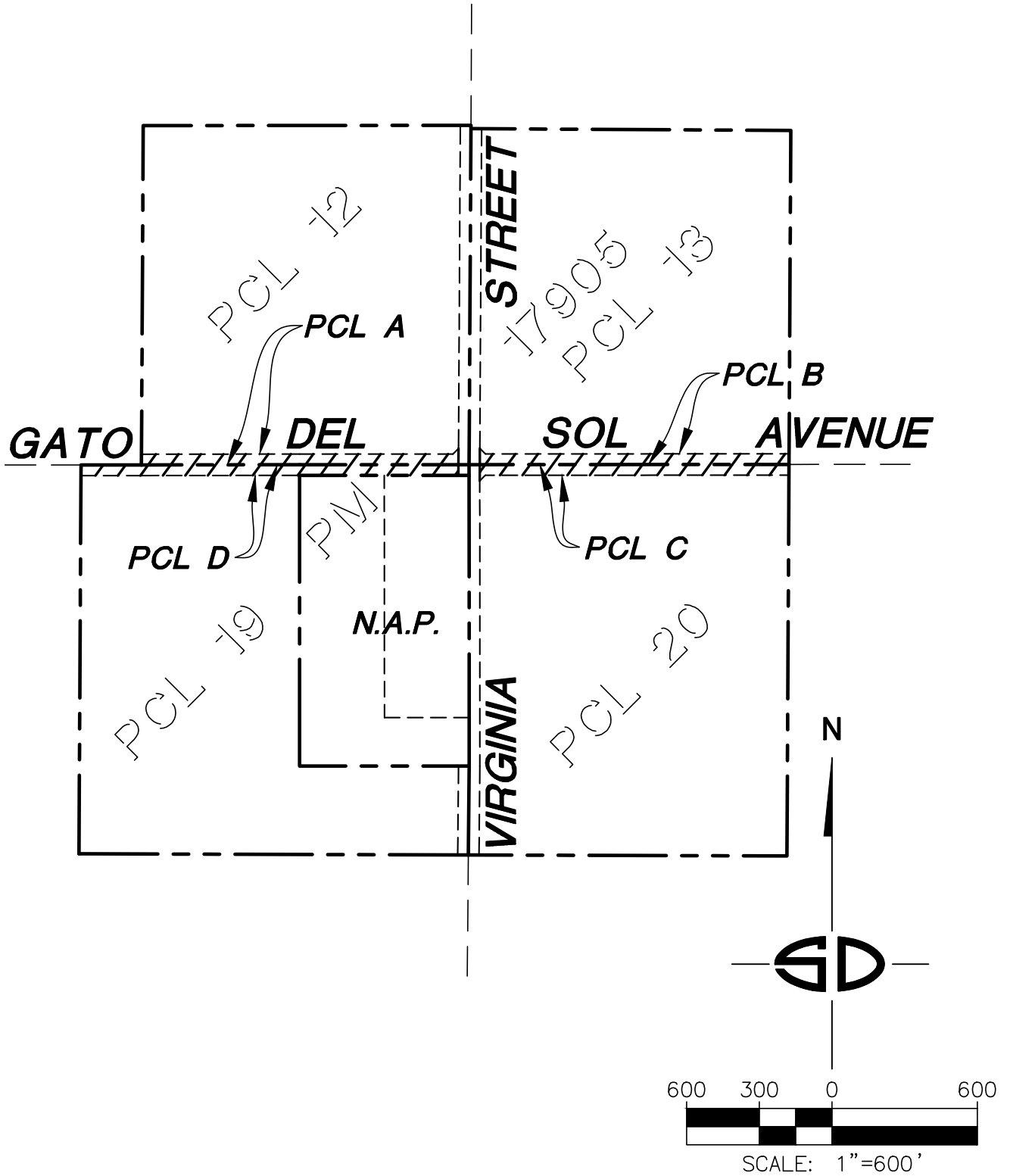
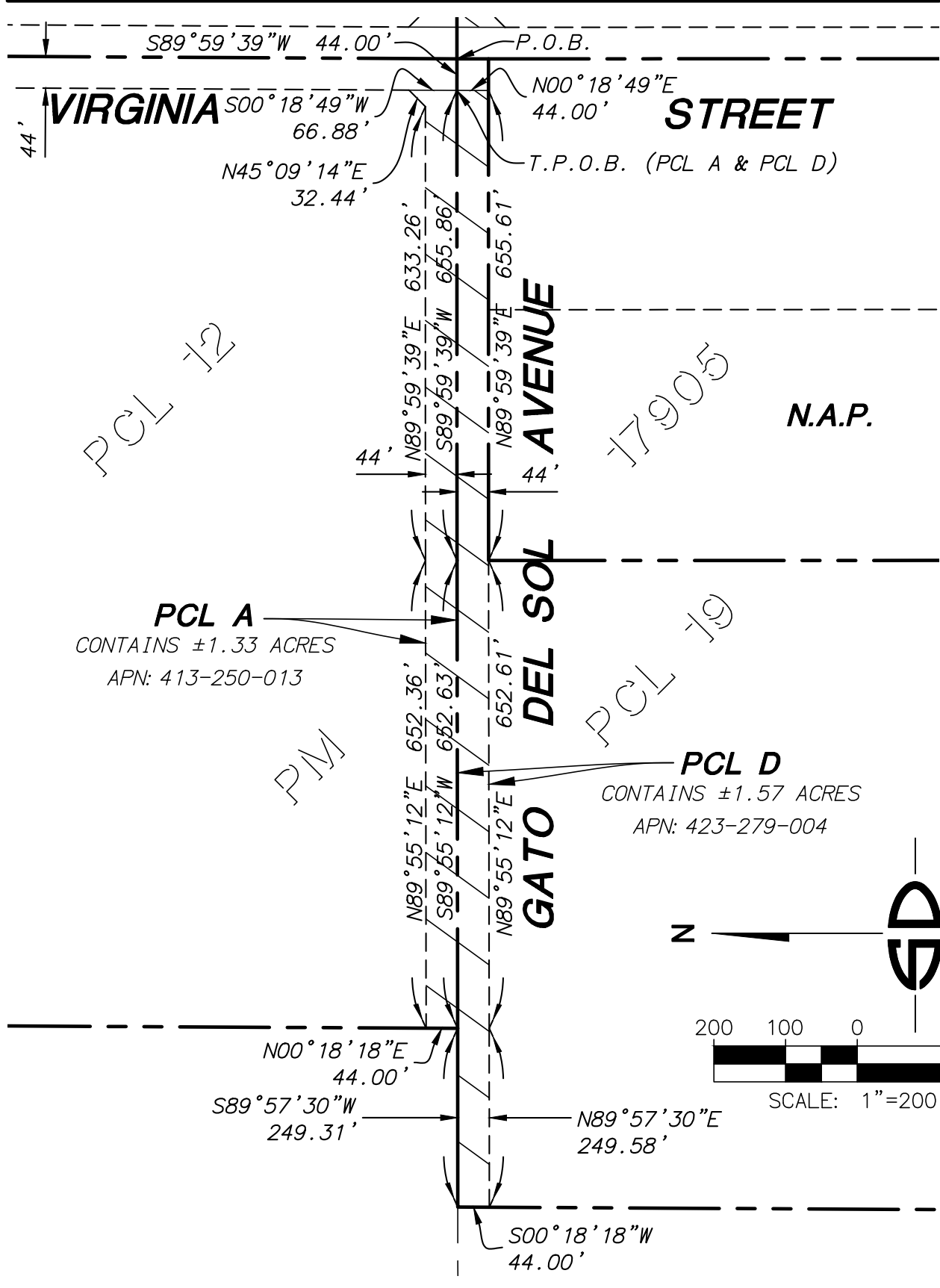


EXHIBIT 'B' - PLAT



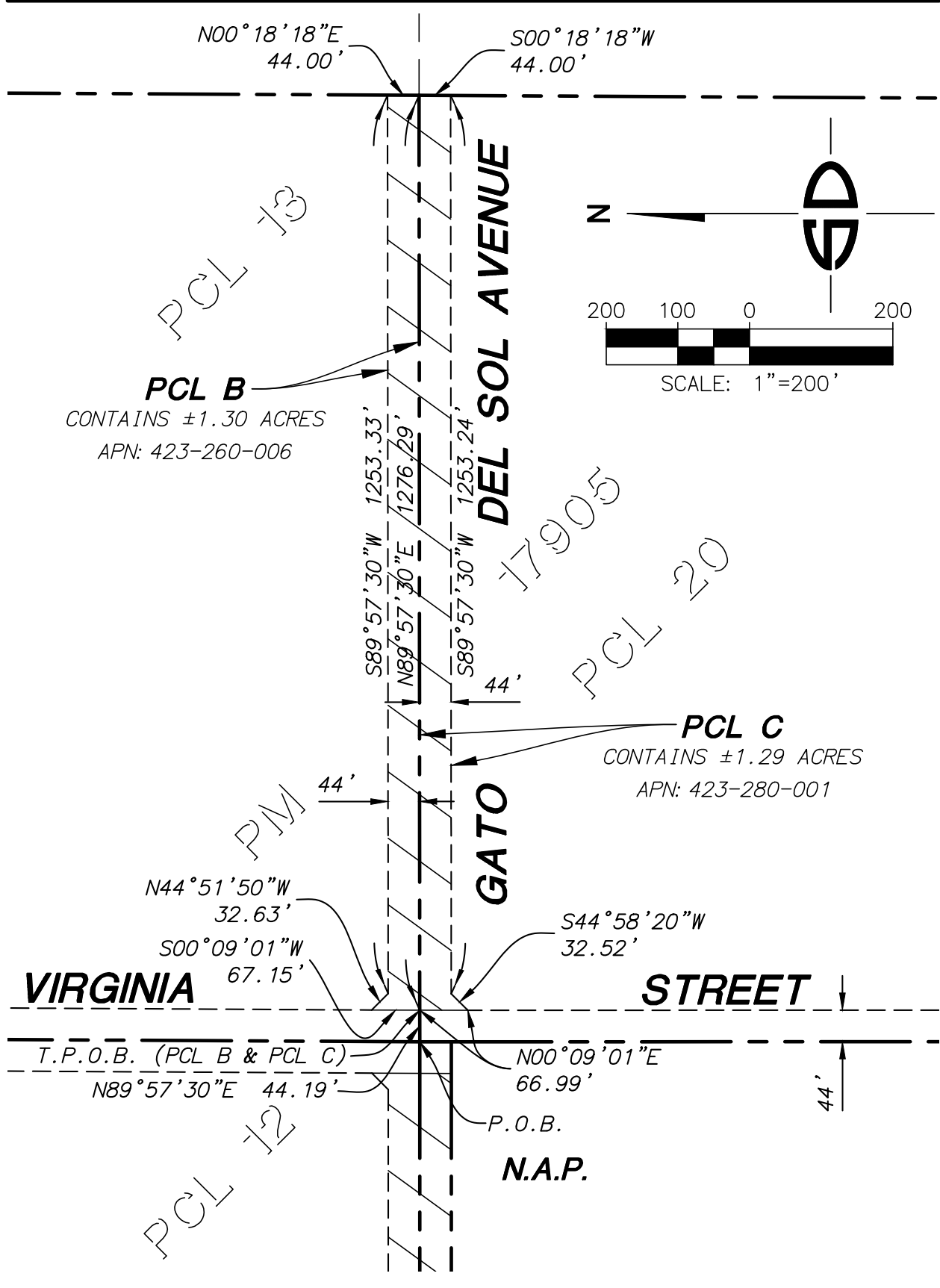
Attachment: Resolution No. 2022-58 - Gato Del Sol Ave Vacation [Revision 3] (6023 : Full Street Vacation of Gato Del Sol Avenue)

# EXHIBIT 'B' - PLAT



Attachment: Resolution No. 2022-58 - Gato Del Sol Ave Vacation [Revision 3] (6023 : Full Street Vacation of Gato Del Sol Avenue)

# EXHIBIT 'B' - PLAT



Attachment: Resolution No. 2022-58 - Gato Del Sol Ave Vacation [Revision 3] (6023 : Full Street Vacation of Gato Del Sol Avenue)