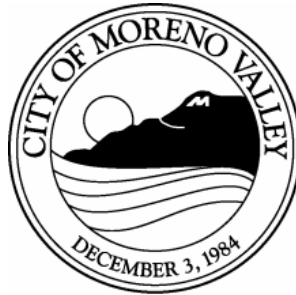

PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

OMAR COBIAN
Vice Chairperson

JOANN STEPHAN
Commissioner

RAY BAKER
Commissioner



ERLAN GONZALEZ
Commissioner

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Commissioner

DAVID ZEITZ
Commissioner

NICOLE TAYLOR
Alternate Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, February 8, 2024 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

1. Annual Progress Report as Required by Government Code 65400 (PEN24-0001)

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.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

- 1. Case: General Plan Amendment (PEN22-0159)
Change of Zone (PEN22-0158)
Conditional Use Permit (PEN22-0157)
Tentative Tract Map 38458 (PEN22-0156)

Applicant Property Owner: South of Iris 2021, LLC

Representative: David Patton

Location: South side of Iris Avenue, east of Indian Street

Case Planner: Oliver Mujica, Contract Planner

Council District: 4

Proposal: A General Plan Amendment, Change of Zone, Conditional Use Permit, and Tentative Tract Map 38458, to subdivide approximately 9.42 acres for a Planned Unit Development comprised of 78 detached single-family residences.

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

2. Case: General Plan Amendment (PEN23-0072)
Change of Zone (PEN23-0071)
Conditional Use Permit (PEN23-0070)
Tentative Tract Map 38702 (PEN23-0069)

Applicant: David Patton

Property Owner: David Patton, Mark Patton, Tracey Duesler, and Michael and Karen Patton

Location: Southeast corner of Goya Avenue and Indian Street

Case Planner: Oliver Mujica, Contract Planner

Council District: 4

Proposal: A General Plan Amendment, Change of Zone, Tentative Tract Map 38702, and Conditional Use Permit to subdivide approximately 13.73 acres for a Planned Unit Development comprised of 131 detached single-family residences.

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

OTHER COMMISSION BUSINESS

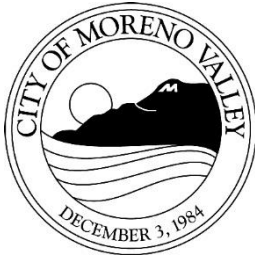
No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting Thursday, February 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: February 8, 2024

GENERAL PLAN ANNUAL PROGRESS REPORT AS REQUIRED BY GOVERNMENT
CODE 65400

Case: PEN24-0001

Applicant: City of Moreno Valley

Location: Citywide

Case Planner: Claudia Manrique, Associate Planner

Council District: All

Proposal: Annual Progress Report as Required by Government Code 65400

SUMMARY

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

BACKGROUND

Under State law, the City is required to adopt and maintain a comprehensive, long-term General Plan for its physical development including consideration of any land located outside its boundaries that bears a relationship to its planning activities. The General Plan is at the top of the hierarchy of the City's land use regulations, zoning, and other land use decisions must conform to the General Plan. In essence, the City's General Plan serves as the blueprint for future growth and development. As a blueprint for the future, the General Plan contains goals, objectives, policies, and programs designed to provide decision-makers with information and a basis for all land use related decisions.

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

Land Use Element

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

Circulation Element

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

Housing Element

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

Conservation Element

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

Open Space Element

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

Noise Element

The Noise Element considers potential noise problems in the community.

Environmental Justice Element

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

Safety Element

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

City's General Plan

The City's MoVal 2040 General Plan, approved by City Council on June 15, 2021, incorporates all required elements summarized above. The following is a summary of the current adoption status of the different required elements of the General Plan:

- Land Use and Community Character (2021)
- Economic Development (2021)
- Circulation (2021)
- Parks and Public Services (2021)
- Safety (2021)
- Noise (2021)
- Environmental Justice (2021)
- Healthy Community (2021)
- Open Space and Resource Conservation (2021)
- Housing Element (6th Cycle (2021-2029) certified by HCD on October 11, 2022)

ANNUAL REPORT CONTENTS

The 2023 General Plan Annual Progress Report summarizes the City's progress toward implementing the goals, policies, and programs of the General Plan. It covers the period of January 1, 2023, through December 31, 2023. The Annual Report includes a report of all General Plan amendments approved by the Planning Commission and City Council in 2022. One (1) General Plan Amendment, two (2) Specific Plan Amendments, three (3) Municipal Code Amendments, and four (4) projects were approved during the annual reporting period.

General Plan and Municipal Code Amendments

The General Plan and Municipal Code Amendments that were approved during the reporting period are as follows:

Case No.	Action	Description	Location
PEN22-0232	November 17, 2022 – Planning Commission recommended approval. December 20, 2022 – City Council approval with the second reading of the ordinance on January 3, 2023.	Omnibus Municipal Code amendment includes several amendments to Title 9, which include revising certain provisions of Chapter 9.02 (Permits and Approvals), Chapter 9.03 (Residential Districts), Chapter 9.07 (Special Districts), Chapter 9.08 (General Development Standards), Chapter 9.09 (Specific Use Development Standards), Chapter 9.11 (Parking, Pedestrian and Loading Requirements), and Chapter 9.14 (Land Divisions).	Citywide
PEN21-0199 PEN21-0203 PEN21-0204 PEN22-0199	November 17, 2022 – Planning Commission recommended approval. December 20, 2022 - City Council approval with the second reading of the zoning ordinance on January 3, 2023	General Plan Amendment, a Tentative Tract Map, and a Conditional Use Permit of the 8.77-acre Project Site from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District.	NEC of Oliver Street and Brodiaea Avenue

Case No.	Action	Description	Location
PEN21-0329 PEN21-0330	March 23, 2023 – Planning Commission recommended approval. May 2, 2023 – City Council approval with the second reading of the zoning ordinance on May 16, 2023.	Specific Plan Amendment and Plot Plan approval to allow demolition of two existing commercial buildings and construction of a new 46,407 square foot, 4-story hotel.	24450 – 24456 Sunnymead Boulevard, approximately 225 feet west of Indian Street
PEN21-0168 PEN22-0061	April 27, 2023 – Planning Commission recommended approval. May 16, 2023– City Council approval with the second reading of the zoning ordinance on June 6, 2023.	A proposed revitalization and redevelopment of a portion of the existing Moreno Valley Mall. The Proposed Project consists of two hotels totaling 270 rooms, four residential buildings totaling 1,627 apartment units, plaza-level retail in three of the residential buildings for a total of 40,000 square feet, as well as the removal of the existing 16,344 square foot auto center as part of an overall program to revitalize and redevelopment the existing Moreno Valley Mall.	22500 Town Circle
PEN23-0047	May 11, 2023 – Planning Commission recommended approval. June 6, 2023– City Council approval with the second reading of the ordinance on June 20, 2023.	Omnibus Municipal Code amendment includes various updates and text clean-ups for the purpose of complying with State Law and clarifying and streamlining various development standards within Title 9 (Planning and Zoning), including Chapter 9.02 (Permits and Approvals), Chapter 9.03 (Residential Districts), Chapter 9.04 (Commercial Districts), Chapter 9.09 (Specific Use Development Standards), and Chapter 9.15 (Definitions) of the Moreno Valley Municipal Code.	Citywide
PEN20-0110 PEN20-0111 PEN21-0288 PEN21-0289 PEN23-0081 PEN23-0082 PEN23-0083 PAA23-0007	July 13, 2023 – Planning Commission approved. An appeal was filed. City Council denied the appeal and approved the project with modifications on September 5, 2023.	A commercial office and retail development (Tentative Parcel Map, Master Plot Plan, three Conditional Use Permits, and three Plot Plans) with seven buildings on approximately 8.4 acres.	NEC of Nason Street and Cactus Avenue
PEN22-0176 PEN22-0238	November 9, 2023 – Planning Commission approved the project. December 19, 2023 – City Council approved the project.	Master Plot Plan and Plot Plan for a 1.31-acre Energy Center comprised of an eight (8) island fueling station, six (6) vehicle charging stations, a convenience store, and a drive-thru carwash.	NWC of Iris Avenue and Oliver Street

Case No.	Action	Description	Location
PEN23-0125	November 9, 2023 – Planning Commission recommended approval. December 5, 2023 - City Council approval with the second reading of the ordinance on December 19, 2023.	Omnibus Municipal Code amendment includes various updates and text clean-ups for the purpose of complying with State Law and clarifying and streamlining various development standards within Title 9 (Planning and Zoning), including Chapter 9.02 (Permits and Approvals), Chapter 9.03 (Residential Districts), Chapter 9.05 (Industrial Districts), Chapter 9.14 (Land Divisions), and Chapter 9.16 (Design Guidelines) of the Moreno Valley Municipal Code.	Citywide

Housing

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

In summary, 1,123 new residential permits were issued in 2023, including 859 multiple-family (apartment) units, 203 single-family dwelling units, and 61 Accessory Dwelling Units (ADUs). The City’s progress in meeting its 2021-2029 RHNA goals are summarized in the table below.

Income Level	2021 - 2022 Units	2023 Units	2021-2029 Remaining Cycle 6 RHNA Need	2021-2029 Total Cycle 6 RHNA
Very Low	-	-	3,779	3,779
Low	-	32	2,019	2,051
Moderate	66	468	1,631	2,165
Above-Moderate	293	623	4,716	5,632
Total	359	1,123	12,145	13,627

ACCOMPLISHMENTS IN 2023

The purpose of the Annual Report is to highlight significant accomplishments and summarize ongoing General Plan projects that the City has been working on since January 2023. Major accomplishments include key projects that demonstrate how the City is implementing the policy and realizing the vision of the General Plan.

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

Community Development Department (Planning)

- Ten (10) General Plan related projects approved by the City Council.
- Twenty-two (22) major projects approved by the Planning Commission.
- The City of Moreno Valley was designated as a Prohousing Community by Governor Gavin Newsom on July 14, 2023. Only 31 other cities have received this designation.

Public Works

- Citywide Pavement Rehabilitation Program for Arterials and Collectors FY 2021/22 to FY 2025/26 (construction started in August 2022)
- Phase 2 - Pavement Rehabilitation Program for Various Local Streets CDBG FY22/23 (Construction started December 2022)
- Caltrans Highway Safety Improvement Program (HSIP) for Traffic Signal Upgrades (Project)
- SR 60-Moreno Beach Interchange project (construction ongoing)
- Public Improvements secured through bonds, etc.: \$33,391,000

Parks & Community Services

- Completed an extensive public involvement process to draft a new comprehensive Parks, Community Services, and Trails Master Plan.
- Added approximately 1.5 miles of multi-use trails from new development.
- The City continued a \$6M + Park Rehabilitation and Refurbishment Program.
- Hundreds of residents of all ages attended the quarterly Beautify MoVal Community Days of Service, which furthered the beautification of parks throughout the City.
- The Moreno Valley Public Library (MVPL) received a Library Technology Services Act (LSTA) grant via the State Library to offer a series of Creative Studio art workshops for adults at all three libraries.
- The Moreno Valley Public Library (MVPL) joined the California Library Literacy Services program, becoming eligible for ongoing funding for three fiscal years (2021/2022, 2022/2023, 2023/2024), to support Read MoVal/Talk MoVal adult literacy and family literacy services.

Financial and Management Services Department

- The City of Moreno Valley has expanded free WiFi Gardens to four additional local parks and facilities—Bayside Park, Moreno Valley Community Park, and the Towngate Community Center in District 1, as well as Patriot Park in District 4.
- Assisted 3,739 households with Fair Housing Services
- Street improvements and ADA improvements funded by HUD’s Community Development Block Grant (CDBG) Program completed in 2022/23 benefited cumulatively 43,620 low-moderate income persons.

Public Safety

- Our Moreno Valley Firefighters responded to over 20,000 calls for service, including nearly 16,000 emergency medical calls and over 500 fire calls. Moreno Valley police officers responded to over 113,000 calls for service throughout 2023.

- The City added eight additional sworn police officers and a third Fire Medic Squad as part of the 2023-2024 and 2024-2025 budget.

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

ENVIRONMENTAL

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

NOTIFICATION

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2024-12 recommending that the City Council find and conclude that the January 2023 to December 2023 General Plan Annual Report is consistent with the requirements of Government Code Section 65400 and direct staff to submit the Annual Report to the Office of Planning and Research and to the Department of Housing and Community Development by April 1, 2024.

Prepared by:
Claudia Manrique
Associate Planner

Approved by:
Sean P. Kelleher
Acting Assistant City Manager / C.D. Director

ATTACHMENTS

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

1. Resolution 2024-12 - 2023 General Plan Annual Report

RESOLUTION NO. 2024-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING THAT THE CITY COUNCIL APPROVE THE 2023 GENERAL PLAN ANNUAL PROGRESS REPORT FOR SUBMISSION TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR) AND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

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

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

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

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

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

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

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

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

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

WHEREAS, the Annual Report must be submitted to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD), on or before April 1, 2024; and

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

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

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

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

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 2023 General Plan Annual Progress Report (PEN24-0001), including, but not limited to, the following:

- a. Moreno Valley General Plan and all other relevant provisions contained therein;
- b. The 2023 General Plan Annual Progress Report, attached as Exhibit 1;
- c. Housing Element APR reporting requirements, which each jurisdiction is

- required to report certain housing information in accordance with state housing law (refer to Government Code Sections 65400, 65583, and 65584), attached as Appendix A to Exhibit 1;
- d. Staff Report prepared for the Planning Commission's consideration and all documents, records, and references related thereto, and Staff's presentation at the February 8, 2024, Planning Commission hearing.

Section 3. Findings

That based on the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission finds that the General Plan Annual Progress Report has been prepared for 2023 and is consistent with the guidelines from the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD).

Section 4. CEQA Analysis

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

Section 5. Recommendation

That the City Council approve the 2023 General Plan Annual Progress Report for submission to the Governor's Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD) on or before April 1, 2024.

Section 6. Repeal of Conflicting Provisions

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

Section 7. Severability

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

Section 8. Effective Date

That this Resolution shall take effect immediately upon its adoption.

Section 9. Certification

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

PASSED AND ADOPTED THIS 8th day of February 2024.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette, Chairperson

ATTEST:

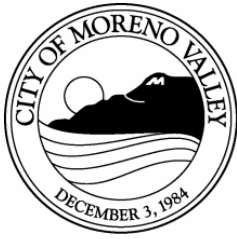
Sean Kelleher, Acting Assistant City Manager /
Community Development Director

APPROVED AS TO FORM:

Steven B. Quintanilla,
City Attorney

Exhibits:
Exhibit A: 2023 General Plan Annual Report

Exhibit A
2023 General Plan Annual Report



CITY OF MORENO VALLEY
Community Development Department
Planning Division

GENERAL PLAN ANNUAL PROGRESS REPORT

JANUARY 1, 2023 – DECEMBER 31, 2023

Attachment: Resolution 2024-12 - 2023 General Plan Annual Report [Revision 3] (6527 : GENERAL PLAN ANNUAL PROGRESS REPORT AS

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ATTACHMENT

1. Appendix A - 2023 Housing Element Annual Progress Report Table

ACKNOWLEDGEMENTS

CITY COUNCIL (Elected)	DISTRICT	TERM EXPIRES
Ulises Cabrera, Mayor	CITYWIDE MAYOR	November 2024
Elena Baca-Santa Cruz	1	November 2024
Edward A. Delgado	2	November 2026
David Marquez	3	November 2024
Cheylynda Barnard, Mayor Pro Tem	4	November 2026

PLANNING COMMISSION (Appointed)	TERM
EXPIRES	
Alvin DeJohnette, Chairperson	March 31, 2025
Omar Cobian, Vice Chair	March 31, 2025
JoAnn Stephan	March 31, 2025
Ray Baker	March 31, 2025
Daryl C. Terell	March 31, 2027
David Zeitz	March 31, 2027
Erlan Gonzalez	March 31, 2027
Nicole Taylor (Alternate)	March 31, 2027

CITY MANAGER
Mike Lee, City Manager

ASSISTANT CITY MANAGER
Sean Kelleher, Acting Assistant City Manager (Development), Community Development Director
Brian Mohan, Assistant City Manager (Administration Services)

Planning Division
Robert Flores, Planning Official
Julia Descoteaux, Principal Planner
Danielle Harper-Scott, Senior Planner
Claudia Manrique-Miklusek, Associate Planner
Gabriel Diaz, Associate Planner
Melody Arechiga, Associate Planner
Grace Espino-Salcedo, Assistant Planner
Sharon Alvarez, Permit Technician
Dijen Patel, Permit Technician
Renida Claude, Permit Technician
Rachel Ramirez, Senior Administrative Assistant
Patty Castreje, Administrative Assistant

ANNUAL REPORT SUMMARY

BACKGROUND

On December 3, 1984, the City of Moreno Valley was incorporated as a general law city led by a City Council-Manager form of government. At the time of incorporation, the City of Moreno Valley consisted of 42 square miles and a population of 49,702 people. As of January 2024, the City includes 51.56 square miles with a population of 218,926 people.

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

This document constitutes an annual report to the Planning Commission and City Council, as required by state law, on the updates of programs and policies in the General Plan. The document includes major projects, General Plan amendments, a status report of goal objectives, policies and programs of the current General Plan, and a Housing Program Status Report. This Annual Report includes projects and information from January 1, 2023 through and up to December 31, 2023.

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

- Land Use and Community Character (2021)
- Economic Development (2021)
- Circulation (2021)
- Parks and Public Services (2021)
- Safety (2021)
- Noise (2021)
- Environmental Justice (2021)
- Healthy Community (2021)
- Open Space and Resource Conservation (2021)
- Housing Element (6th Cycle (2021-2029) certified by HCD on October 11, 2022)

ANALYSIS

Government Code Section 65400

California Governments Code Section 65400 requires that an annual report be made to the legislative body of the submitting jurisdiction on the status of the General Plan and progress towards its implementation prior to submittal to the Office of Planning &

Research and Department of Housing and Community Development. The report must also include activity that addresses the City's share of regional housing needs. State law requires the following:

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

Annual Review and Housing Program Summary Report

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

- A list of Accomplishments from January 2023 through December 2023
- A list of General Plan Amendments from January 2023 through December 2023
- Appendix A - Housing Element Implementation Progress Report includes the City's progress made in meeting its share of regional housing needs pursuant to State Government Code Section 65584.

Housing Element Progress

State law requires that each jurisdiction in California include a Housing Element in its General Plan that establishes specific actions, objectives, and timelines for meeting its State mandated Regional Housing Needs Assessment (RHNA) for each income level. The RHNA is provided to jurisdictions in eight-year cycles. The current cycle is Cycle 6, which covers the time period of 2021 through 2029.

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

Income Level	2021-2029 RHNA (# units)	Projection Period (6/30/21-10/14/21)	2021 – 2022 Units (10/15/21-12/31/22)	New Units 2023	Total Units to Date	Remaining RHNA Need (Cycle 6)
Very Low	3,779			0		3,779
Low	2,051			32	32	2,019
Moderate	2,165	11	55	468	534	1,631
Above-Moderate	5,632	38	255	623	916	4,716
Total	13,627	49	310	1,123	1,482	12,145

As the Cycle 6 Planning Period started on October 15, 2021, permitted units from both the Projection Period (June 30, 2021-October 14, 2021) and October 15, 2021 through December 31, 2021 count towards meeting Cycle 6's RHNA allocation.

The 2023 Housing Element Annual Report also includes required data on the number of applications submitted to the City for the production of housing units, the number of applications that were approved by the Planning Commission or City Council, and the number of building permits that were issued. The intention is to monitor whether cities are limiting housing production through their approval processes by comparing the number of housing units applied for to the number that are actually constructed. The City of Moreno Valley encourages the production of new housing in the City and has a record of approving all applications that meet City standards. Table 2, taken from Table A of the 2023 Housing Element Annual Report, shows that 16,242 housing units were proposed in the applications received by the City in 2023.

Total Housing Applications Submitted	20
Number of Proposed Units in All Applications Received	16,242
Total Housing Units Approved	111
Total Housing Units Disapproved	0
Total Housing Units in Review	16,131

General Plan Update

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

Strategic Plan

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

Initiatives included in the City's Strategic Plan articulate a plan of action for the completion of the comprehensive General Plan update. These include Initiative 1.9.3, which "includes consideration of incremental set aside of funding in the annual budget development in anticipation of future General Plan update and Initiative 1.9.4, which calls for "conducting the comprehensive update of the City's General Plan and supporting environmental document, including all mandatory elements (including the Housing Element (Cycle 6), which was certified by HCD on October 11, 2022). The comprehensive General Plan update (MoVal 2040) was approved on June 15, 2021. A Climate Action Plan was also

developed.

Assembly Bill 168 – Tribal Consultation

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

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

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

Adopted General Plan Amendments in 2023

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

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

The following General Plan related projects reviewed and approved in January 2023 through December 2023 are as follows:

Case No.	Action	Description	Location
PEN22-0232	November 17, 2022 – Planning Commission recommended approval. December 20, 2022 – City Council approval with the second reading of the ordinance on January 3, 2023.	Omnibus Municipal Code amendment includes several amendments to Title 9, which include revising certain provisions of Chapter 9.02 (Permits and Approvals), Chapter 9.03 (Residential Districts), Chapter 9.07 (Special Districts), Chapter 9.08 (General Development Standards), Chapter 9.09 (Specific Use Development Standards), Chapter 9.11 (Parking, Pedestrian and Loading Requirements), and Chapter 9.14 (Land Divisions).	Citywide
PEN21-0199 PEN21-0203 PEN21-0204 PEN22-0199	November 17, 2022 – Planning Commission recommended approval. December 20, 2022 - City Council approval with the second reading of the zoning ordinance on January 3, 2023	General Plan Amendment, a Tentative Tract Map, and a Conditional Use Permit of the 8.77-acre Project Site from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District.	NEC of Oliver Street and Brodiaea Avenue
PEN21-0329 PEN21-0330	March 23, 2023 – Planning Commission recommended approval. May 2, 2023 – City Council approval with the second reading of the zoning ordinance on May 16, 2023.	Specific Plan Amendment and Plot Plan approval to allow demolition of two existing commercial buildings and construction of a new 46,407 square foot, 4-story hotel.	24450 – 24456 Sunnymead Boulevard, approximately 225 feet west of Indian Street
PEN21-0168 PEN22-0061	April 27, 2023 – Planning Commission recommended approval. May 16, 2023– City Council approval with the second reading of the zoning ordinance on June 6, 2023.	A proposed revitalization and redevelopment of a portion of the existing Moreno Valley Mall. The Proposed Project consists of two hotels totaling 270 rooms, four residential buildings totaling 1,627 apartment units, plaza-level retail in three of the residential buildings for a total of 40,000 square feet, as well as the removal of the existing 16,344 square foot auto center as part of an overall program to revitalize and redevelopment the existing Moreno Valley Mall.	22500 Town Circle
PEN23-0047	May 11, 2023 – Planning Commission recommended approval. June 6, 2023– City Council approval with the second reading of the ordinance on June 20, 2023.	Omnibus Municipal Code amendment includes various updates and text clean-ups for the purpose of complying with State Law and clarifying and streamlining various development standards within Title 9 (Planning and Zoning), including Chapter 9.02 (Permits and Approvals), Chapter 9.03 (Residential Districts), Chapter 9.04 (Commercial Districts), Chapter 9.09 (Specific Use Development Standards), and Chapter 9.15 (Definitions) of the Moreno Valley Municipal Code.	Citywide

Case No.	Action	Description	Location
PEN20-0110 PEN20-0111 PEN21-0288 PEN21-0289 PEN23-0081 PEN23-0082 PEN23-0083 PAA23-0007	July 13, 2023 – Planning Commission approved. An appeal was filed. City Council denied the appeal and approved the project with modifications on September 5, 2023.	A commercial office and retail development (Tentative Parcel Map, Master Plot Plan, three Conditional Use Permits, and three Plot Plans) with seven buildings on approximately 8.4 acres.	NEC of Nason Street and Cactus Avenue
PEN22-0176 PEN22-0238	November 9, 2023 – Planning Commission approved the project. December 19, 2023 – City Council approved the project.	Master Plot Plan and Plot Plan for a 1.31-acre Energy Center comprised of an eight (8) island fueling station, six (6) vehicle charging stations, a convenience store, and a drive-thru carwash.	NWC of Iris Avenue and Oliver Street
PEN23-0125	November 9, 2023 – Planning Commission recommended approval. December 5, 2023 - City Council approval with the second reading of the ordinance on December 19, 2023.	Omnibus Municipal Code amendment includes various updates and text clean-ups for the purpose of complying with State Law and clarifying and streamlining various development standards within Title 9 (Planning and Zoning), including Chapter 9.02 (Permits and Approvals), Chapter 9.03 (Residential Districts), Chapter 9.05 (Industrial Districts), Chapter 9.14 (Land Divisions), and Chapter 9.16 (Design Guidelines) of the Moreno Valley Municipal Code.	Citywide

CONCLUSION

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

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

MAJOR MILESTONES AND PROJECTS

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

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

Community Development Department – Planning

General Plan Goals, Policies, and Actions

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

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

Policy LCC.1-4: Focus new development in centers and corridors so as to support the vitality of existing businesses, optimize the use of utility infrastructure, and reduce vehicle trip frequency, length, and associated emissions.

Policy LCC.1-6: Promote infill development along Alessandro, Sunnymead, and Perris to create mixed use corridors with a range of housing types at mid-to-high densities along their lengths and activity nodes at key intersections with retail/commercial uses to serve the daily needs of local residents.

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

Policy LCC.2-9: Support the vitality of commercial and retail development downtown with significant new housing in and adjacent to the Downtown Center.

Policy LCC.2-12: Introduce medium to high density housing to the site and provide townhomes, apartments, and condominiums that cater to the needs of residents of all ages and stages of life.

Goal LCC-4: Expand the range of housing types in Moreno Valley and ensure a variety

of options to suit the needs of people of all ages and income levels.

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

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

Goal EJ-2: Provide safe and sanitary housing for Moreno Valley residents of all ages, abilities, and income levels.

Policy EJ.2-1: Continue to work with developers to expand Moreno Valley's affordable housing stock, including a range of housing types that meets the needs of seniors, large and small families, low- and middle-income households, and people with disabilities.

Policy EJ.2-2: Promote mixed-income development and the inclusion of affordable housing units throughout the city.

Policy H.1-1: Maintain sufficient land designated and appropriately zoned for housing to achieve a complimentary mix of single-family and multi-family development to accommodate Moreno Valley's Regional Housing Needs Assessment (RHNA) growth needs throughout the planning period.

Policy H.1-L: To ensure consistency between the concurrent update of the 2040 General Plan, 2021-29 Housing Element, Zoning Ordinance Update, and related adopted planning documents.

Policy H.1-M: Compliance with State Accessory Dwelling Unit (ADU) laws.

Policy H.1-O: Facilitate the development of affordable ADUs and JADUs (including the development of an ADU website).

Goal H4: Increased opportunities for homeownership.

Policy H7-3: Diversify and expand the housing stock in Moreno Valley in order to better accommodate the varied housing needs of current and future residents.

Major Development Projects in 2023

Major development projects reviewed and approved in January 2023 through December 2023 include:

Case No.	Action	Description	Location
PEN22-0172	February 9, 2023 - Planning Commission approval.	Plot Plan for a 5,400 S.F. Express Car Wash Facility within the Stoneridge Towne Centre.	NEC of Eucalyptus Avenue and Fir Avenue

Case No.	Action	Description	Location
PEN21-0099	February 23, 2023 - Planning Commission approval.	An Amended Conditional Use Permit (CUP) for a new approximately 1,700 square foot classroom building, a new approximately 1,000 square foot shade structure, and additional parking at the existing Jan Peterson Child Development Center on an approximately 1.91-acre site.	26895 Brodiaea Avenue, west of Nason Street
PEN21-0325 PEN21-0326 PEN21-0327	March 9, 2023	A Tentative Parcel Map 38325 for the subdivision of approximately 7.94 acres of land into two (2) lots, and two Plot Plans and for the development of two (2) approximately 49,815 square foot light industrial buildings with associated improvements in the Business Park (BP) District.	East side of Old 215 Frontage Road south of Cottonwood Avenue
PEN22-0051 PEN22-0052 PEN22-0054	March 9, 2023	A Tentative Parcel Map for the subdivision of approximately 3.8 acres of land into two (2) lots, a Plot Plan for a new 36,843 square foot light industrial building, and a Plot Plan for a new 32,526 square foot light industrial building.	SWC of Alessandro Boulevard and Heacock Street
PEN22-0029	April 27, 2023	A Plot Plan for a 96-unit apartment complex, on an approximately 4.07-acre site. The Proposed Project also provides a 2,588-square-foot clubhouse with an outdoor pool, dog park, and Tot Lot.	Alessandro Boulevard, west of Lasselle Street, and north of Copper Cove Lane
PEN22-0084	May 11, 2023	A Plot Plan for a three-unit multiple family residential apartment project.	East side of Perris Boulevard between Filaree Avenue and Gentian Avenue
PEN22-0256	May 11, 2023	A Plot Plan for a 75,847 square foot, 4-story hotel within Stoneridge Towne Centre.	NEC of Eucalyptus Avenue and Fir Avenue
PEN22-0179	June 22, 2023	Conditional Use Permit to allow for the sale of beer and wine for off-site consumption (Type 20 License) within an existing market (Tres Islas Seafood Market) located within three 300 feet from a residential zone.	12125 Day Street, Suite T101
PEN19-0039 PEN19-0041 PEN19-0042 PEN19-0043 PEN19-0044 PEN19-0045 PEN20-0203 PEN20-0204 PEN20-0205 PEN21-0273	June 22, 2023	The Proposed Project consists of a commercial center that includes sit-down and drive-through restaurants, a fueling station with an associated convenience store and fast food restaurant with drive-through, a bank with a drive-through, two office buildings, three retail buildings, and an express car wash on approximately 8.51 gross acres. The project site is located within the Corridor Mixed Use (COMU) Zoning District.	NWC of Alessandro Boulevard and Lasselle Street

Case No.	Action	Description	Location
PEN23-0007	July 13, 2023	A Conditional Use Permit for an auto rental facility with vehicle storage located within the existing Sunnymead Plaza shopping center in the Specific Plan 204 Community Commercial, Community Mixed Use (COMU) District.	24905 Sunnymead Boulevard, Suite G
PEN22-0034	July 13, 2023	Plot Plan to add one (1) new building with 12 residential units to the existing Tuscan Village Apartment Complex on an approximately 4.10-acre site in the Corridor Mixed Use (COMU) District.	SEC of Perris Boulevard and Delphinium Avenue
PEN22-0167	August 24, 2023	Tentative Parcel Map (TPM 38457) to subdivide a 1.03-acre parcel, into two parcels, within the Residential 5 (R5) District.	24835 Kalmia Avenue
PEN23-0018	August 24, 2023	Plot Plan for a 4-story hotel, with up to 78 guestrooms, in the Village Specific Plan (SP 204) Community Commercial, Community Mixed Use (COMU) District	23278 Olivewood Plaza Drive
PEN22-0261	September 14, 2023	Plot Plan to develop a 3,500 square-foot express car wash with 21 vacuum stalls on approximately 0.91 acre portion of a 2.01-acre site that includes the existing gas station in the Community Commercial (CC) Zoning District.	Southwest corner of Alessandro Boulevard and Moreno Beach Drive
PEN23-0031	September 28, 2023, continued to October 12, 2023	Tentative Parcel Map No. 38667 for the subdivision of 887.3 acres of land into 14 numbered parcels and 80 lettered lots for public streets, private driveways, landscape, and access.	The project site includes the area generally east of Redlands Boulevard, south of the SR-60 Freeway, west of Gilman Springs Road, and north of San Jacinto Wildlife Area
PEN21-0250 PEN21-0251	September 28, 2023	Plot Plan for a 64-unit multiple family apartment complex	13989 Moreno Rose Place
PEN22-0013 PEN22-0014 PEN23-0013	October 12, 2023	A Conditional Use Permit for a Planned Unit Development and Tentative Tract Map No. 38264 for 55 residential lots, private streets, and a Variance for wall heights. Within the Residential 3 (R3) District.	SEC of Cottonwood Avenue and Quincy Street
PEN22-0131 PEN22-0137	November 9, 2023	Conditional Use Permit for a Planned Unit Development and a Tentative Tract Map No. 38442 to subdivide approximately 19.1 acres into 108 single-family residential lots with associated public improvements.	Alessandro Boulevard, east of Nason Street, South of Bay Avenue,

Administratively Approved Housing in 2023

Administratively approved residential development projects reviewed and approved in

January 2023 through December 2023 are as follows:

Case No.	Action	Description	Location
PEN22-0003	April 20, 2023	Custom Home	Webb Street
PEN22-0002	April 20, 2023	Custom Home	Webb Street
PEN22-0081	May 19, 2023	Custom Home	Curtis Street
PEN23-0036	September 1, 2023	Custom Home	Eucalyptus Avenue
PEN23-0066	July 10, 2023	Custom Home	Eucalyptus Avenue
PEN23-0104	October 2, 2023	Custom Home	Daybreak Trail

Prohousing Designation Program

California's Prohousing Designation Program provides incentives to cities and counties in the form of additional points or other preference in the scoring of competitive housing, community development, and infrastructure programs.

Increasing the availability of housing statewide is critical to bettering the quality of life of all Californians and to ending homelessness. The 2019-2020 Budget Act provided a spectrum of support, incentives, and accountability measures to meet California's housing goals, and provided for the establishment of the Prohousing Designation Program.

The City of Moreno Valley was designated as a Prohousing Community by Governor Gavin Newsom on July 14, 2023. Moreno Valley is one of only 30 California communities that are now designated as Prohousing.

The State of California highlighted the creation of new mixed-use zones as part of the MoVal 2040 General Plan, meeting the Real Housing Needs Assessment (RHNA) requirements, providing a streamlined electronic plan submittal process through the innovative SimpliCITY Digital Plan Room, and offering an expedited plan review process as reasons for the Pro-Housing Designation.

As a designated Pro-Housing City, Moreno Valley can now receive priority consideration for several crucial grants and funding programs that can transform the community, including the Pro-Housing Incentive Pilot grant, the Affordable Housing & Sustainable Communities funding program, the Transformative Climate Communities funding program, and more.

This designation will also allow the City to speed up the production of housing development, allowing more Moreno Valley families access to high-quality homes, regardless of income level.

New Accessory Dwelling Units (ADUs) Resources

As part of an effort to increase the building of ADUs, the City launched its new "ADU Website" this past fall to provide property owners with information and a step-by-step interactive flow chart to aid in the ADU permitting and construction process.

The new website is located at: <https://moval.gov/adu/index.html>



General Plan Goals, Objectives, Policies

Goal H5: Enhanced quality of existing residential neighborhoods in Moreno Valley, through maintenance and preservation, while minimizing displacement impacts.

Program 5-B: Ensure building safety and integrity of residential neighborhoods through code enforcement. Enforcement actions may include issuance of a permit prior to construction, repair, addition to, or relocation of any residential structure.

Program 5-D: Conduct four (4) annual neighborhood clean-ups as part of the Keep MoVal Beautiful program. Throughout the year, community groups and volunteers will be invited to clean up a park, street segment, or other areas that need care, improving the living environment of residents.

Policy S.1-4: Ensure that structures intended for human occupancy are designed and constructed to retain their structural integrity when subjected to seismic activity, in accordance with the California Building Code.

Animal Services

- The Animal Shelter logged over 17,000 visits and over 10,000 field service calls, celebrating nearly 3,000 positive outcomes for sheltered pets. The Animal Shelter also launched its partnership with DocuPet to expand Moreno Valley's pet licensing program.

Building & Safety

- Over 7,000 building permits were issued this year, and over 24,000 building & safety construction inspections were conducted.

Community Enhancement & Neighborhood Services

- Commercial vehicle enforcement operation- Conducted a city-wide operation with staff and issued administrative 94 citations for \$9,374.
- Catalytic converter operation- Inspected 133 auto repair shops and recycling center businesses to comply with ordinance No. 987. The locations were inspected regarding compliance violations and updating property management/property owner contact information.
- Cannabis Dispensary Operation- Conducted a biannual sweep of all Cannabis dispensary businesses within city boundaries regarding business

license/compliance violations and updating property management contact information.

- Homeless encampment sweeps- Conduct weekly sweeps of concerned areas within city boundaries for illegal homeless encampments on private and commercial properties. During the operation, Salvation Army representatives contact all subjects and provide/offer services and resources including mental health.
- Beatification operation District 2- On 05/31/2023 Collaborated with city resources to address quality of life and compliance violations within the area. Staff and resources towed three vehicles and issued 3 citations. All city alleyways were restriped, and discarded trash and debris, as well as bulky discarded trash, were removed from the area.
- Fourth of July Operation- Collaborated with the Riverside County Sheriff's Department for Public Safety regarding illegal fireworks, and issued 87 administrative citations for \$138 thousand.
- Abandoned Vehicle Abatement- \$104 thousand awarded to the City of Moreno Valley regarding the AVA program.

Economic Development

General Plan Goals, Objectives, Policies

Goal E-1: Diversify and grow the local economy.

Policy E.1-1: Focus business attraction efforts on emerging industries in the region that demonstrate strong growth potential and pay higher than average wages.

Policy E.1-2: Actively recruit new businesses to build on existing employment concentrations in Moreno Valley, including businesses in the following sectors: healthcare, green tech, robotics, cyber security, electric and autonomous vehicles, and aerospace.

Policy E.1-3: Support the continued expansion of Moreno Valley's health care sector by attracting and facilitating the establishment of synergetic businesses, including biotech, medical device manufacturing, healthcare informatics, and research and development.

Policy E.1-4: Establish advanced manufacturing operations in Moreno Valley including component assembly, automated production, robotics, additive manufacturing/3D printing technology, and similar activities.

Policy E.1-7: Foster the expansion of airport-related businesses around the March Air Reserve Base, including businesses active in components/systems manufacturing; aircraft maintenance, repair and overhaul uses; aircraft restoration; aircraft testing; aircraft sales; corporate aviation departments; and fixed-base operations.

Goal E-2: Strengthen and retain existing businesses.

Policy E.2-2: Strengthen the existing medical/hospital cluster by facilitating the establishment of supportive businesses and uses such as surgical centers, medical offices, post-acute care medical facilities, conference space, hotels, restaurants, and retail shops.

Policy E.2-5: Support activities that foster economic gardening (locally grown businesses) through entrepreneurship opportunities and partnerships that provide for business sector growth and expansion for in-demand industries (e.g., healthcare; technology; and manufacturing).

Policy E.2-7: Encourage the development and retention of small business startups - particularly in securing assistance with business planning, access to capital, and business expansion.

Action E.2-A: Continue to provide access to tools and assistance for starting and growing a business in Moreno Valley, such as referrals to the Small Business Development Center (SBDC), One-on-One Business Consulting, Small Business Wednesdays, and incentive program like Hire MoVal.

Action E.2-E: Maintain and promote a list of small business lending programs that may provide funding to local businesses that are denied access to capital through private markets.

Goal E-4: Promote education and workforce development.

Policy E.4-1: Encourage development of a local labor force with skills to meet the needs of the area's businesses and industries.

Policy E.4-2: Continually assess business workforce needs and requirements for developing a qualified workforce that meets the demands of businesses and industries concentrated within the city (e.g., health care, manufacturing, and logistics).

Policy E.4-3: Support efforts to enhance education, increase high school graduation rates, and improve workforce-readiness.

Policy E.4-4: Partner with public, private, and academic stakeholders to develop programs that connect entrepreneurs to resources.

Action E.4-A: Continue to implement programs that help local businesses to hire local trainees.

Major Projects and Activities

Business Attraction & Concierge Support

Economic Development promotes Moreno Valley as a place to do business, with focused marketing to attract new businesses and grow the City's existing entrepreneurs. Successful business attraction and development creates employment opportunities for

Moreno Valley residents and generates revenues for City services.

Business Attraction: During 2023, Economic Development curated lists of contacts and marketed Moreno Valley business opportunities to a combined total of 45,460 contacts in the higher-paying target categories listed below through print, digital, trade show, and email marketing campaigns:

- Aerospace: Aircraft Maintenance/Restoration, Aircraft Manufacturing, Corporate Aviation
- Commercial Retail: Restaurants, Entertainment, Auto Dealers, Fitness, Grocery, Lodging/ Resorts, Movie Theaters, Recreation, RV Dealers
- Electrical Equipment / Vehicle Manufacturing
- Entrepreneur/Small Business: Entrepreneurs, Small Businesses, Expanding Franchisees, Riverside County Trade Organizations, Inland Empire Trade Organizations
- Green Technology: Autonomous Tech, Energy: Solar, Wind, Alternative Fuels, Environmental Remediation, Nanotechnology, Waste & Wastewater Treatment, Recycling
- Healthcare Innovation: Biotech/Biomedical, Drug Manufacturing and Research, Healthcare Informatics, Hospitals and Clinics, Medical Testing and Clinical Laboratories, Pharmaceuticals, Biometrics
- Information Technology: Augmented/Virtual Reality, Artificial Intelligence, Software: Business Intelligence / Engineering / Healthcare, Data Storage and System Management, Application Development, Supply Chain Management Software, Cybersecurity, Data Centers
- Manufacturing: Additive/3D Manufacturing, Advanced Manufacturing, Aerospace Technology, Watercraft, Defense Technology, Drone Manufacturing, Medical Device Manufacturing, Robotics/Automation

Concierge: Offered a concierge approach to assisting businesses and developers through the development process. Staff served as a project advocate to facilitate business and development customers' City Hall experience during project site selection, due diligence, entitlement, permitting, and construction.

New Businesses: Numerous businesses opened in the City, including ALDI, Habit Burger, Kids Empire, Charmers Fresh Burgers, Starbucks, Texas Roadhouse, Sportsman's Warehouse, WoodSpring Suites, Momma Mondragon's Macarons, and many more.

Small Business Assistance & Retention

Economic Development's Small Business services provided in-person and online technical assistance, counseling, and workshops, helping Moreno Valley's entrepreneurs and small business owners access the support needed to grow and strengthen their businesses.

- Small Business Training: hosted 214 workshops on topics including: Starting / Incorporating Your Business, Marketing, Access to Capital, Bookkeeping, Pricing for Profit, Relationship Building, Etsy Store Set Up, Human Resources Compliance Topics, Tax Essentials, Money Management, Website Development, and more.
- Technical Assistance: partnered with expert consultants from the Inland Empire Small Business Development Center, California Baptist University, University of California Riverside.

Workforce Development

The Business and Employment Resource Center (BERC) provided job recruitment and workforce development services. Hosted 176 workforce training events. Assisted nearly 23,000 jobseekers with services:

- In-house computer lab access
- Quarterly job fairs attended by hundreds of job seekers
- Apprenticeship Connections,
- Employer-specific hiring events, and
- In-person career coaching, employer training, and workshops: LevelUp Your Resume, Interview Skills, Negotiate Like a Pro, LinkedIn 101, Digital Skills, Grow With Google Scholarships, and more.

Public Works

General Plan Goals, Objectives, Policies

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

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

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

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

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

Action OSCR.2-A: Update the Municipal Code to require a Hillside Development Permit as part of a proposed subdivision for proposed development or new land use on that

portion of a site with a slope of 10 percent or greater.

Major Projects and Activities

- The first two phases of the Pavement Rehabilitation Program, a historic \$50 million pavement project, were completed, rehabilitating 190 miles of road across Moreno Valley.
- The City Council announced an additional \$20 million in additional road repair throughout 2024 and 2025.
- Over 2,000 potholes were filled throughout Moreno Valley in 2023.
- Graffiti abatement crews responded to nearly 11,000 locations across Moreno Valley.
- Nearly 300 miles of roadway were striped throughout 2023, and nearly 20,000 miles of curbs were swept throughout the year.
- The City secured over \$570,000 in federal Safe Streets for All funds from Congressman Mark Takano.

Capital Projects Division

- Phase 1 - Citywide Pavement Rehabilitation Program for Arterials and Collectors FY21/22 to FY25/26 (Construction started August 2022)
- Phase 2 - Citywide Pavement Rehabilitation Program for Arterials and Collectors FY25/26 to FY30/31 (Construction started December 2022)
- Phase 1 - Citywide Pavement Rehabilitation Program for Local Streets FY21/22 to FY25/26 (Construction started in August 2022)
- Phase 2 - Citywide Pavement Rehabilitation Program for Local Streets FY25/26 to FY30/31 (Construction started in December 2022)
- Phase 1 - Pavement Rehabilitation Program for Various Local Streets CDBG FY21/22 (Construction completed December 2022)
- Phase 2 - Pavement Rehabilitation Program for Various Local Streets CDBG FY22/23 (Construction started December 2022)
- SR 60- Moreno Beach Interchange project (Construction ongoing)

Land Development Division

- Public Improvements Secured through bonds: \$33,391,000
- Private Development Reviews Completed: 2,424
- Private Development Inspections Conducted: 7,675
- Permits Issued: 492
- Worked with Planning on the Winter Omnibus Code Amendment

Transportation Engineering Division (TED)

TED received the following State and federally funded grants in 2023 for the following projects:

- Caltrans Highway Safety Improvement Program (HSIP) for Traffic Signal Upgrades

(Project)

- Caltrans Highway Safety Improvement Program (HSIP) for Iris Avenue Corridor Safety Improvements Project from Heacock St. to Nason St.
- Caltrans Highway Safety Improvement Program (HSIP) for Perris Blvd. Signalized Intersection Safety Improvements
- Caltrans Highway Safety Improvement Program (HSIP) for Overnight Intersection Visibility Systemic Safety Improvement (Project)
- Federal Highway Administration (FHWA) Safe Streets for All (SS4A) for Action Plan
- Active Transportation Program (ATP) for ADA Curb Ramps Remediation Project
- Caltrans Sustainable Transportation Planning Grant for Transportation Demand Management (TDM) Plan
- Civic Engagement, Equity and Environmental Justice (SCP CEEEJ) for Pedestrian Access (PA) Plan
- Federal Highway Administration (FHWA) Safe Streets for All (SS4A) for Supplementary Safety Improvement Plan, Phase II

PARKS & COMMUNITY SERVICES

General Plan Goals, Objectives, Policies

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

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

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

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

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

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

Policy E.4-3: Support efforts to enhance education, increase high school graduation rates,

and improve workforce readiness.

Action E.4-C: Work with local colleges, school districts, and other education and training providers to develop and implement applicable training programs and identify joint opportunities to spur growth of new and emerging job clusters and promote entrepreneurialism.

Action E.4-D: Identify and market local life-long learning opportunities, including work-study programs, internships, online learning, and expanded curriculum offerings, in collaboration with educational institutions, businesses, and non-profit organizations.

Action PPS.1-E: Work with Moreno Valley Unified School District and Val Verde Unified School District to expand shared use of parks and recreational facilities.

Major Projects and Activities

Parks and Community Services

- Completed an extensive public involvement process to draft a new comprehensive Parks, Community Services, and Trails Master Plan.
- The Civic Center Amphitheater and Park hosted many successful events over the past year, including Moval Rocks Summer Concert Series, Moval Movies in the Park, 4th of July Celebration, El Grito, Day of the Dead, and Snow Day.
- The City continued a \$6M + Park Rehabilitation and Refurbishment Program
 - Installed Splash Pad Coating and Stencils at Celebration Park
 - Completed Park Parking Lot Rehabilitation at Cottonwood Golf Center, Community Park, March Field Park, and Pedorena Park
 - Completed LED Retrofits and Repairs at Towngate Memorial Park, Westbluff Park, and Gateway Park
 - Installed Shade Fabric Replacement at Sunnymead Park
 - Completed Vinyl Fence Replacement at Sunnymead Park
 - Completed Synthetic Turf Replacement at March Field Park
 - Replaced drinking fountains at Rockridge Park, Cold Creek Trail, Towngate Park, Sunnymead Park, Victoriano Park, Pedorena Park, JFK Park, March Field Park, and Bayside Park.
 - Overseeded all bare turf areas at parks Citywide.
 - Replaced wooden fencing at Westbluff Park with white vinyl fencing.
- The Parks team began design development on the following projects:
 - Senior Center Expansion
 - Morrison Park Expansion Phase 1: Asphalt Pump Track and Site Improvements
- Installed a trash enclosure at Cottonwood Golf Center.
- Replaced 3 picnic shelters at Community Park.
- Replaced the patio cover at Towngate Community Center.
- Added approximately 1.5 miles of multi-use trails from new development.
- Replaced the football goal posts and netting at Lasselle Sports Park.

- Hundreds of residents of all ages attended the quarterly Beautify MoVal Community Days of Service, which furthered the beautification of parks throughout the City. Event information is posted on the “Keep MoVal Beautiful” webpage available at <https://moval.gov/beautify/events.html>.
- The Parks team conducted nearly 1,200 classes throughout 2023.
- The first steps of the “My MoVal Mural Project” began, which will commission local artists to design and install murals at four locations throughout the City. More information is available on the project’s webpage at <https://www.moval.org/parks-comm-svc/program-support-arts-creativecorps.html>.

Library

The Moreno Valley Public Library (MVPL) received a Library Technology Services Act (LSTA) grant via the State Library to offer a series of Creative Studio art workshops for adults at all three libraries. Their artwork was displayed at the Moreno Valley Festival of Arts and at the Main Library. Because the Creative Studio sessions consistently drew the highest participation rate for adult library patrons, the Iris Plaza Library continues a monthly Creative Studio workshop past the grant period.

The Iris Plaza Library introduced Mental Health First Aid training for adults, led by instructors from United Way and Riverside UHS Behavioral Health’s Prevention and Early Intervention Office.

Library staff completed a reorganization of the Main Library’s Children’s Room in April 2023. Picture books and early readers are on the lower shelves for easier access, with nonfiction and chapter books geared to older readers shelved on higher bookcases. The nonfiction collection may now be better dynamically displayed on the wall-mounted bookshelves. Spanish-language and read-along books are now located immediately at the Children’s Room entrance. Materials are arranged to flow around the room by age and reading level. Additionally, to encourage early family literacy, new books and suggested learning activities refreshed the content of the Anytime Storytime kits.

For Earth Day 2023, MVPL collaborated with Parks & Community Services and the non-profit Neighborhood Forest organization to distribute 450 trees to children and their families for planting.

Over 220 participants celebrated the Dia de los Libros y Ninos (International Day of the Child/Book) at the MV Mall Library, celebrating the enchanted world of books for kids.

MVPL received a FY2023 Zip Books grant via the State Library to deliver print books, large print books and audiobooks on CD directly to library patrons’ homes. By the end of the grant period in July, the Library completed 344 requests for titles not contained in the current collections.

The State Library awarded MVPL a 2023 Lunch at the Library grant, with Moreno Valley Friends of the Library as the fiscal agent, to enhance library summer reading programs at the Main Library where Moreno Valley Unified School District (MVUSD) served free

meals to children and to bring pop-up libraries to Celebration Park where MVUSD served summer meals and to Lasselle Sports Park where Val Verde Unified School District (VVUSD) served summer meals. Five teen volunteers and interns earned Youth Workforce Development scholarships of \$500 each.

Concurrent with the 2023 summer discovery programs, Moreno Valley Mall offered a special Raising a Reader storytime for preschoolers. Hosted by Quality Start/First 5

Riverside, Moreno Valley Mall received the highest regular participation rate in the region, with a total of 158 participants. The Moreno Valley Mall also expanded regular programs at this location with weekly Toddler Time, Time for Adult, and Family Fun sessions.

The 2023 summer discovery programs explored the theme of “*Find Your Voice! at your library.*” Readers of all ages logged their reading and use their logged reading points each week at the library for a prize. Completion of literacy challenges, like attending a storytime, are awarded digital badges. Over 2,700 patrons enjoyed 150+ performances and interactive programs, such as syncopating rhythms in a drum group, disguising their voices like secret agents, or expressing themselves on painting canvases or through spoken word. Additionally, 801 summer readers (193 pre-readers, 362 kids, 54 teens, and 192 adults) read 347,044 minutes and earned 4,095 badges. The Library thanks our main summer reading sponsors Moreno Valley Friends of the Library and the California State Library, and especially these local businesses for their donations: Bowlero, Jersey Mike's Subs, Shakey's Pizza, John's Incredible Pizza, Rubio's Coastal Grill, Fiesta Village Family Fun Park, Old Spaghetti Factory, Rainforest Café, Ono Hawaiian, Baskin Robbins, Black Bear Diner, Smart & Final, Raising Canes, and Panda Express.

All public workstations in the Moreno Valley Mall Library were replaced with new Dell Optiplex All-in-One computers in September 2023. Decommissioned library computers are transferred to the Riverside County Community Action Partnership for free refurbishment and placement in eligible households in Moreno Valley.

During National Library Card Sign-Up Month (September), each patron who registered for a new or replacement library card received a free pair of AAS-approved, CE-certified eclipse safety glasses. This year 507 people received new library cards, and another 224 cardholders renewed their privileges.

The libraries observed the annular Solar Eclipse on October 14 with a watch party at the Main Library and activity stations at the branches. Safety eclipse glasses are also distributed. Around 250 citizen scientists stopped at the libraries to watch live streamed video, make crafts, or gaze through safety glasses, including 150 gathering in the Main Library's parking lot.

The Moreno Valley Public Library (MVPL) joined the California Library Literacy Services program, becoming eligible for ongoing funding for three fiscal years (2021/2022, 2022/2023, 2023/2024), to support Read MoVal/Talk MoVal adult literacy and family literacy services. A quarterly networking session for the Read MoVal adult literacy tutors was introduced in December 2023.

FINANCIAL & MANAGEMENT SERVICES DEPARTMENT

General Plan Goals, Objectives, Policies

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

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

Housing Program 5-E: Continue to administer the Mobile Home Grant Program to address substandard living conditions for very low-income owner-occupants and pursue new funding sources, such as those available through HCD's Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP). Market program via City communications and continue to distribute program material to mobile home parks.

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

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

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

Action EJ.4-D: Explore innovative options for increasing citizen involvement, such as participatory budgeting

Action EJ.4-E: Periodically audit City hiring practices with the goal of identifying areas of improvement for workforce diversity beyond federally required Equal Employment Opportunity reports.

Policy HC.2-5: Expand opportunities for residents to volunteer their time and talents to contribute to community health and quality of life. Expand opportunities for interaction between community members, elected officials, commission members and City staff and for partnerships between the City and community groups that revolve around making Moreno Valley a healthier place for all residents. Expand opportunities for residents to socially connect across generations and culture at the neighborhood level and citywide.

Policy OSRC.4-1: Reduce the amount of solid waste disposed in landfills by promoting source reduction and recycling throughout Moreno Valley and by expanding the range of

programs and information available to local residents and businesses, consistent with State requirements.

Major Projects and Activities

Financial Operations Division

The City Council adopted the 2023-2024 and 2024-2025 two-year budget, the City's 12th consecutive balanced budget.

Technology Services Division

The City of Moreno Valley has expanded free WiFi Gardens to four additional local parks and facilities—Bayside Park, Moreno Valley Community Park, and the Towngate Community Center in District 1, as well as Patriot Park in District 4.

The new WiFi Gardens bring the overall total to 29 locations throughout Moreno Valley. These WiFi Gardens give residents access to the internet in City facilities across Moreno Valley.

A complete list of locations can be found at moval.org/clic, and an interactive map of WiFi Gardens can be found at moval.org/wifi.

Administration/Housing

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

- Assisted 3,739 households with Fair Housing Services
- Provided street outreach to twenty-two (22) persons
- Provided 9 homes with energy-efficiency solar systems
- Aided 61,870 individuals through public services, including senior services, employment resources, youth services, and the MoVal Policing program
- Street improvements and ADA improvements funded by HUD's Community Development Block Grant (CDBG) Program completed in 2022/23 benefited cumulatively 43,620 low-moderate income persons
- The City administered various CDBG-CV programs that benefited 319 individuals to prevent, prepare for, and respond to the Coronavirus

PUBLIC SAFETY

General Plan Goals, Objectives, Policies

Goal S-1: Protect life and property from natural and human-made hazards.

Goal S-2: Provide effective response to disasters and emergencies.

Major Projects and Activities

- Our Moreno Valley Firefighters responded to over 20,000 calls for service, including nearly 16,000 emergency medical calls and over 500 fire calls. Moreno Valley police officers responded to over 113,000 calls for service throughout 2023.
- The City added eight additional sworn police officers and a third Fire Medic Squad as part of the 2023-2024 and 2024-2025 budget.
- The City of Moreno Valley launched the Catalytic Converter Theft Tipline, which has helped curb catalytic converter theft across the City. The Tipline is available online at <https://moval.gov/converter/index.html>.
- The City's Fire Prevention Team inspected over 2,000 businesses and nearly 700 apartments, ensuring Moreno Valley remains safe from fire.
- Our police officers made illegal fireworks a top non-emergency priority and issued thousands of dollars in tickets throughout 2023.
- Thousands of residents got to know their Moreno Valley first responders during the annual Public Safety Expo and National Night Out.

2023 Awards

Awards won by various City Departments in 2023 include the following:

City Manager's Office

- National Association of Telecommunications Officers & Advisors (NATOA) Awards for Overall Excellence in Government Programming, Public Service Announcement, Public Meeting Coverage, Promotional Videos, Visual Effects, Videos on Social Media, Intern Video, Environmental Issue Related Video and Live Event Coverage.
- State of California and Nevada Chapter of the National Association of Telecommunications Officers & Advisors (SCAN NATOA) STAR Awards for Public Service Announcement, Use of Animation of Motion Graphics, Environment Video.
- California Association of Public Information Officials (CAPIO) Awards for Excellence in Public Information & Communications for Video Production and Video Production of a Series.

Community Development

- Inland Empire Economic Partnership (IEEP) Turning Red Tape into Red Carpet Award for Public-Private Partnership for the high-profile expansion of the Kaiser Permanente Medical Center.
- Ultimate Resident Experience Award for the City of Moreno Valley's innovative SimpliCITY Digital Plan Room at the Accelerate 2023 Conference.
- American Planning Association (APA) Best Practices in Economic Development Award for Kaiser Permanente Expansion Project.

Economic Development

- The League of California Cities' Helen Putnam Award for Excellence for the City's consortium of programs providing financial assistance, engagement opportunities,

and work experience for high school and college students throughout Moreno Valley.

- Inland Empire Economic Partnership (IEEP) Turning Red Tape into Red Carpet Award for Business Retention & Expansion for Moreno Valley's Business & Employment Resource Center (BERC).
- The California Association of Local Economic Development (CALED) Gamechanger Award for continued dedication and innovation in economic development.

Financial & Management Services

- The California Society of Municipal Finance Officers (CSMFO) Innovation Award for pioneering record-keeping practices during the COVID-19 pandemic.
- Municipal Information Systems Association of California (MISAC) award for Excellence in Information Technology Practices for the 21st consecutive year.

Public Works

- 2023 BEST Project of the Year Award from the Southern California Chapter of the American Public Works Association (APWA) for the third and final segment of the ongoing Juan Bautista de Anza Multi-Use Trail Project.
- Inland Empire Economic Partnership (IEEP) Turning Red Tape into Red Carpet Award for Sustainability & Green Development for its innovative Streetlight Retrofit Program.

Appendix A - 2023 Housing Element Annual Progress Report Table

Jurisdiction	Moreno Valley	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	32
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	468
Above Moderate		623
Total Units		1123

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	52	59	52
Single-family Detached	51	144	66
2 to 4 units per structure	0	0	0
5+ units per structure	11	859	192
Accessory Dwelling Unit	0	61	9
Mobile/Manufactured Home	0	0	0
Total	114	1123	319

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	121	584
Not Indicated as Infill	133	539

Housing Applications Summary	
Total Housing Applications Submitted:	20
Number of Proposed Units in All Applications Received:	16,242
Total Housing Units Approved:	111
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

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

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	11	116
Discretionary	9	16126

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	36
Number of Projects Permitted with a Density Bonus	2
Number of Units in Projects Permitted with a Density Bonus	32

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	67
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Moreno Valley	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applica	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision's the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	36	0	0	15942	264	16242	111	0		
	481230052	24726 Eucalyptus Ave	Custom Home Review	PEN23-0036	SFD	O	3/30/2023							1	1	1		NONE	No
	481230053	24732 Eucalyptus Ave	Custom Home Review	PEN23-0066	SFD	O	5/26/2023							1	1	1		NONE	No
	263140009	13208 Edgemont St	Custom Home Review	PEN23-0084	SFD	O	6/22/2023							1	1			NONE	No
	475090003	Daybreak Tr	Custom Home Review	PEN23-0104	SFD	O	8/18/2023							1	1	1		NONE	No
	291200001	SEC of Grant St and Sherman Ave	Custom Home	PEN23-0128	SFD	O	10/25/2023							1	1			NONE	No
	316020020, 316020021, 316020022, 316020023, 316020024, 316020025	SEC of Goya Ave and Indian St	TTM 38702, CUP, GPA, and CZ for the development of Goya at Heritage Park, a 131-unit single-family detached community on 13.7 acres (R10)	PEN23-0069, PEN23-0070, PEN23-0071, PEN23-0072	SFD	O	6/5/2023							131	131			NONE	No
	475060001	Hubbard St West of Perris Blvd	TTM 37610 for 31 single-family residential lots in the Residential 5 (R5) zone (Converted from PEN19-0202)	PEN23-0022	SFD	O	3/2/2023							31	31			NONE	No
	481240038	24270 Myers Ave	TCM for 16 units (R20-SP 204 VR)	PEN23-0016, PEN23-0017	5+	R	2/22/2023						16		16			NONE	No
	486310039, 486310041, 486310042	27420 Iris Ave	Plot Plan for Cresta Bella, Mixed Use development with 376-unit apartment complex and 14,250 sf of commercial space (DC)	PEN23-0131	5+	R	10/26/2023						376		376			NONE	No
484231015, 484231016	484231021	14610 Perris Blvd	Extension of Time for approved Plot Plan for a 52 Unit Residential Condo Complex (TTM33067/PEN19-0203/PEN22-0009)	PEN23-0008	SFA	O	1/6/2023							52	52	52		NONE	No
	481171039	Fir Ave, east of Indian St	Extension of Time for Plot Plan with Hearing for an 11-Unit Multi-Family Project (4 Duplexes & 3 Detached Units) on an 0.77 acres. (SP 204 VR) (PEN19-0157)	PEN23-0034	5+	R	3/24/2023						11		11	11		NONE	No
	478080014	Brodiaea Ave, west of Quincy St	Extension of Time for Frontier Tract 37544 (PEN18-0092)	PEN23-0039	SFD	O	4/4/2023							45	45	45		NONE	No
	481270026, 481270027	Fir Ave, east of Heacock St	20 Units Apartment Complex (R20 SP 204 VR)	PEN23-0097	5+	R	8/8/2023						20		20			NONE	No
	291200001	SEC of Grant St and Sherman Ave	ADU at south east corner of Grant Street and Sherman Ave.	PEN23-0129	ADU	R	10/30/2023						1		1			NONE	No
	474250060	26253 Ironwood Ave	ADU	PEN23-0090	ADU	R	7/5/2023						1		1			NONE	No
	475090003	End of Daybreak Trail	ADU	PEN23-0105	ADU	R	8/18/2023						1		1			NONE	No
	481130023	24108 Fir Ave	Linwood Rose Apartments with 36 Affordable Units	PEN23-0150	5+	R	12/19/2023			36					36			NONE	Yes

Attachment: Resolution 2024-12 - 2023 General Plan Annual Report [Revision 3] (6527 : GENERAL PLAN

Jurisdiction: Monroe Valley
Reporting Year: 2023
Reporting Period: 01/01/2023 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table A2

Table with columns: Project Identifier, Unit Types, Affordability by Household Incomes - Completed Entitlement, Affordability by Household Incomes - Building Permits, Affordability by Household Incomes - Certificates of Occupancy, Streamlining, Infill, Housing with Financial Assistance and/or Deed Restrictions, Housing without Financial Assistance or Deed Restrictions, Term of Affordability or Deed Restriction, Demolished/Destroyed Units, Density Bonus, Notes. Rows include project details like address, unit category, and various affordability metrics.

Jurisdiction: Moreno Valley
Reporting Year: 2023
Reporting Period: 01/01/2023 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table with columns: Reporting Year, Reporting Period, Project ID, Project Name, Project Type, Project Status, Project Location, Project Description, Project Start Date, Project End Date, Project Progress, Project Budget, Project Funding, Project Impact, Project Notes.

Table with columns: Project ID, Project Name, Project Type, Project Status, Project Location, Project Description, Project Start Date, Project End Date, Project Progress, Project Budget, Project Funding, Project Impact, Project Notes.

Table with columns: Project ID, Project Name, Project Type, Project Status, Project Location, Project Description, Project Start Date, Project End Date, Project Progress, Project Budget, Project Funding, Project Impact, Project Notes.

Jurisdiction: Monroe Valley
Reporting Year: 2023
Reporting Period: 01/01/2023 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table with columns for Jurisdiction, Reporting Year, Reporting Period, Address, Unit Type, Project Name, Status, Start Date, End Date, and various tracking fields. The table lists numerous housing projects with their respective details and progress indicators.

Jurisdiction	Moreno Valley	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2									3	4	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	3,779	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	3,779
Low	Deed Restricted	2,051	-	-	-	32	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	32
Moderate	Deed Restricted	2,165	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		11	4	51	468	-	-	-	-	-	-	-	534
Above Moderate		5,632	38	27	228	623	-	-	-	-	-	-	-	916
Total RHNA		13,627												
Total Units			49	31	279	1,123	-	-	-	-	-	-	-	1,482
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
	5 Extremely low-income Need		2									6	7	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*	1,890		-	-	-	-	-	-	-	-	-	-	-	1,890

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Moreno Valley
Reporting Year	2023 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation

<p>H-1: Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.</p>	<p>Action 1-A: Review and update the General Plan periodically (if an update is needed) to ensure that growth trends are addressed.</p>	<p>Ongoing 2021-2029</p>	<p>The General Plan was adopted in June 2021. General Plan amendments are being reviewed as they are submitted.</p>
<p>H-1 Con't</p>	<p>Action 1-B: Target one mixed-use project over the planning period Encourage development of a variety of housing types through zoning mechanisms such as overlay zones (Senior Housing, Planned Development) and as opportunities arise and incentives. Update the density bonus incentives section of the development code to comply with State Density Bonus Law.</p>	<p>Ongoing 2021-2029</p>	<p>The Municipal Code was updated in 2021 to meet these provisions. Annual updates will be provided for further diversity. 2023: Spring Omnibus (PEN23-0047) included amendments to Section 9.03.050 (Density Bonus Program for Affordable Housing) by adding language defining shared housing as a residential or mixed-use structure with five or more housing units and one or more common kitchens and dining areas designed for permanent residence. Amendments to Section 9.09.150 (Senior Citizen Housing) removed the term "handicapped" with the term with "Person with a disability" and provided additional amendments to clarify development requirements in compliance with State law.</p>
<p>H-1 Con't</p>	<p>Action 1-C: Target one mixed-use project with a residential component over the planning period (2021-2029) Foster a diverse mix of housing types and densities in proximity to employment, shopping, transit, recreation, and other services by focusing new development on vacant and underutilized sites in the Center Mixed Use, Corridor Mixed Use, and Downtown Center General Plan land use designations.</p>	<p>Ongoing and as opportunities arise</p>	<p>The Municipal Code was updated in 2021 to meet these provisions. Annual updates will be provided for further diversity. 2023: Spring Omnibus (PEN23-0047) included new Section 9.04.050 (Affordable Housing in Commercial Zones), allowing affordable multi-family residential development in commercial zones in compliance with AB 2011.</p>

H-1 Con't

Action 1-D:
Proactively promote housing development opportunities
Publish an inventory of properties available for residential development on the City's website, updating and disseminating it at least annually throughout the planning period.

Publish inventory of available properties no later than 2022; updates to be made quarterly throughout the planning period. Ongoing

H-1 Con't

Action 1-E:
Outreach and involvement of non-profit and for-profit housing developers
Engage non-profit and for-profit developers in an advisory role in developing Annual Action Plans for Consolidated Plan implementation. This may include surveys, focus group discussions, and one-on-one consultation. Summarize consultation activities in Annual Action Plans.

Start in 2022 and conduct consultation annually throughout the planning period Ongoing

H-1 Con't

Action 1-F:
Facilitate production of higher density housing in strategic locations to meet RHNA requirements and further community objectives
As of June 1, 2022 Moreno Valley is one of 263 California communities subject to SB 35 streamlining provisions that offer an expedited approval process for residential and mixed use projects in urbanized areas proposing to provide at least 10 percent of their units as affordable housing. SB 35 streamlining provisions apply to the majority of sites in the COMU designation as well as to portions of Sunnymead Village and therefore represent an additional incentive for higher density housing in and adjacent the city's key transit corridors. To promote opportunities and incentives for higher density housing that will help the City meet its RHNA requirements and address community priorities, the City will promote opportunities for SB 35 development in Moreno Valley. Activities may include creating fact sheets, posting information to the website, and highlighting opportunities during pre-development application consultations.

As of January 2023, No Applications have been made by developers at this time. The Winter Omnibus (PEN23-0125) created two new sections of the Municipal Code: 1) Section 9.03.070 (Streamlined Ministerial Approval Process (Senate Bill 35) established a streamlined ministerial review and public oversight process for the final review and approval of SB 35 applications to help address the state's continuing housing crisis and 2) Section 9.03.080 (Streamlined Ministerial Approval Process (Senate Bills 330 and 8)) established a streamlined ministerial review and public oversight process for the final review and approval of SB 330 applications to help address the state's continuing housing crisis.

April 2023, reporting annually by April of each year thereafter via Annual Progress Report to HCD.

H-1 Con't	<p>Action 1-G: Facilitate production of affordable housing and smaller units that can be “affordable by design.” A key objective of the 2040 General Plan is to facilitate the redevelopment and revitalization of the Moreno Valley Mall in order to enhance its role as an activity center within the community and a destination within the region. Central to this objective is the introduction of higher density housing on the site, including apartments, condominiums, and townhomes that cater to the needs of residents of all ages and stages of life. IGP Business Group, the owner of the Moreno Valley Mall, is preparing an amendment to the Towngate Specific Plan for the redevelopment of approximately 60 acres of the 80.33-acre property to integrate a dynamic mix of retail, office, personal service, and residential uses. IGP Business Group envisions the construction of up to 1,600 new multi-family housing units on a 15.2-acre portion of the redevelopment area, which would be subdivided into at least four parcels to facilitate phased construction of the project. The City will continue to meet with the property at least quarterly, work proactively to ensure parcelization at appropriate sizes and, as needed, will identify additional regulatory or process incentives to facilitate on-site provision of studios and 1-bedroom units for students and other households with limited financial resources.</p>	April 2024, with adoption of Towngate Specific Plan amendments	<p>The proposed revitalization and redevelopment of a portion of the existing Moreno Valley Mall was approved by the City Council on June 6, 2023. The Proposed Project consists of two hotels totaling 270 rooms, four residential buildings totaling 1,627 apartment units, plaza-level retail in three of the residential buildings for a total of 40,000 square feet, as well as the removal of the existing 16,344 square foot auto center as part of an overall program to revitalize and redevelopment the existing Moreno Valley Mall.</p>
H-1 Con't	<p>Action 1-H: Increase opportunity for innovative housing types Encourage Innovative and ‘Non-Traditional’ Forms of Housing. Provide opportunities and facilitate innovative housing approaches in financing, design, construction and types of housing to increase the variety and supply of lower and moderate-income housing. Examples include co-housing, eco-housing, manufactured housing, new construction or rehabilitation self-help or “sweat equity” housing for first time lower or moderate-income homeowners, and cooperatives or joint ventures between owners, developers and nonprofit groups in the provision of affordable housing.</p>	2022	<p>Winter omnibus (2022) allows for single-family residential housing within all residential districts opening the door for more flexible standards.</p>
H-1 Con't	<p>Action 1-I: Encourage Manufactured Housing. Continue to allow manufactured housing units in single-family detached areas, consistent with State law requirements, to provide a mix of affordable and moderate-income homes. The City’s Zoning Ordinance allows manufactured housing by right in single-family detached areas in the HR, RR, R1, RA2, R2, R3 and R5 districts, so long as the housing is placed on permanent foundations in compliance with all applicable building regulations; is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 and was constructed not more than ten (10) years prior to request to install; and is compatible with the immediate area and meets the development standards of the underlying district. Review the Planning and Zoning Code to identify and address any requirements that may restrict or prevent the construction of modular housing. (Goal of 20 moderate income manufactured housing units)</p>	Ongoing 2024	Ongoing

H-1 Con't	<p>Action 1-J: Facilitate rehabilitation of 20 units per year. Continue to use available funds for the rehabilitation and preservation of multifamily rental and ownership housing that is affordable to lower and moderate-income households. The Housing Authority has identified 152 affordable units in need of rehabilitation.</p>		
H-1 Con't	<p>Action 1-K: To promote high-density housing near transportation opportunities. Periodically review parking standards for senior and affordable housing developments that are located in proximity to transit stops and evaluate opportunities to revise with a view to further incentivizing such projects.</p>	Complete first review of this cycle by no later than 2022	Reviewed as part of Winter Omnibus (2022). There are no modifications proposed as there is no new development proposed at these locations.
H-1 Con't	<p>Action 1-L: To ensure consistency between the concurrent update to the 2040 General Plan and the 2021-29 Housing Element, the City shall prepare an update to Title 9 (Planning and Zoning) of the Municipal Code, an update to the City's Zoning Map, and rezone identified Inventory sites in all RHNA income levels with the view of ensuring residential density development standards are consistent with adopted planning documents (see Appendix D for List of Sites to be Rezoned). Inventory sites identified for rezoning include targeted efforts to expand the supply of available residential land, up-zone existing neighborhoods in areas of opportunity or in high quality neighborhood transit areas, and to allow and encourage mixed- use zoning.</p>	Rezoned by October 15, 2022	Appendix D (Housing Element) List of Sites rezone complete.
H-1 Con't	<p>Action 1-M: Compliance with State ADU laws. Amend the Planning and Zoning Code to update the ADU ordinance in order to comply with State law. Modifications would include, but are not limited to, allowing ADUs in multifamily zones and removing the current requirement of one parking space per bedroom for an ADU.</p>	2021	Completed with Spring Omnibus (2021). Further amendments were made as part of the Spring Omnibus (PEN23-0047) to Section 9.09.130 (Accessory Dwelling Units) revised language in Section 9.09.130 to address several State legislative bills (AB 2221, SB 897, and AB 916) that became effective on January 1, 2023.
H-1 Con't	<p>Action 1-N: Given that Moreno Valley's existing housing stock is predominantly single-family homes and that analysis of local market conditions indicates robust demand for smaller units in the city, there is strong potential for ADU development to help meet local housing needs. However, the cost and complexity of designing an ADU and navigating the permitting process can be an impediment for homeowners. Recognizing this, the City will facilitate construction of ADUs in the future by offering pre-approved, code-compliant ADU construction plans that will minimize time and costs associated with design development, plan check review, and plan check fees for homeowners. Pre-approved plans will be made publicly available by Q2 of 2023 and promoted through outreach activities (see Program 1-M). (Goal of 15 ADUs/JADUs annually each year throughout the planning period for a total of 120 units by 2029).</p>	2023	Ongoing (LEAP funding extension in process)
H-1 Con't	<p>Action 1-O: Facilitate the development of affordable ADUs and JADUs. Develop incentives and tools to facilitate ADU construction for very low-, low- and moderate-income households. Incentives may include flexible zoning requirements, development standards, or processing incentives that facilitate the creation of ADUs, such as reduced parking requirements, or website information on resources and technical assistance.</p>	2024	Ongoing (LEAP funding extension in process)

H-1 Con't	<p>Action 1-P: Facilitate the development of affordable ADUs. Develop and implement an ADU outreach plan to promote the construction of smaller units that are "affordable by design" in single-family neighborhoods. Outreach activities could include providing information via the City's website, and/or educational workshops.</p>	Ongoing (LEAP funding extension in process)
H-1 Con't	<p>Action 1-Q: Track progress toward Sixth Cycle RHNA production goals ensure compliance with State law. The City will monitor ADU and JADU permitting/construction trends and affordability in Moreno Valley, reporting performance in its Housing Element Annual Progress Reports. If actual performance is not in line with projections in October 2025, the City will review and take action as needed to ensure compliance with "no-net loss" provisions of State law.</p>	<p>a) reporting with annual report to HCD in April 2023; annually by April of each year General Plan Annual Progress Report will be submitted to HCD & OPR by April 1, thereafter (b) 2025 for corrective action 2024 evaluation (if needed)</p>
H-2:	<p>Action/Program 2-A: 451 new housing units (likely in a horizontal mixed use format) on identified vacant commercial properties with a combined area of 31.32 acres throughout Moreno Valley to further the City's fair housing objectives, consistent with State law</p> <p>Suitable and To promote the development of higher density housing along key corridors and affordable housing for ensure a distribution of units that furthers the City's fair housing objectives persons with special consistent with State law, the City will amend the planning and zoning code to needs, including housing (1) permit housing at up to 30 dwelling units per acre by right (consistent with for lower income Government Code 65583.2 (h) and (i)) on vacant commercial properties, households, large families, primarily located in the eastern part of the city along Moreno Beach Boulevard, single parent households, a major north-south arterial served by transit and (2) incorporate development the disabled, and senior standards that facilitate construction at the maximum permitted density. These citizens and shelter for the sites range from 0.99 acres to 8.32 acres in size and are free of environmental homeless. constraints, including Alquist-Priolo zones, flood zones, and areas with hazardous materials contamination. Current zoning does not allow for housing development. The implementation mechanism could be either a change to permitted use tables in the code or creation of a floating housing overlay zone.</p>	<p>Rezoning complete within 3 years In process</p>

Action/Program 2-B: 440 new housing units affordable to Low and Very Low-Income Households on properties owned by religious facilities. To facilitate the production of affordable housing projects on properties owned by religious facilities, the City will:

H-2 Con't

- a. Amend the planning and zoning code to permit residential development at up to 30 dwelling units per acre by-right (consistent with Government Code 65583.2 (h) and (i)) on church, synagogue, and mosque properties where affordable housing is proposed. The City has identified 30 properties of sufficient size with a combined area of 105.5 acres. All these properties have vacant land and/or surface parking lots that can accommodate housing in areas free of environmental constraints.
- b. Provide a program of technical assistance and development support to faith-based organizations wishing to pursue affordable housing developments on their properties.
- c. Proactively conduct outreach to faith-based organizations in Moreno Valley to raise awareness of programs and incentives available to them for affordable housing development.

(a) Rezoning complete within 3 years or 1 year of statutory deadline as applicable; (b) April of year following rezoning; (c) ongoing with regular reporting annually by April of each year thereafter via Annual Progress Report to HCD. In process

H-2 Con't

Action/Program 2-C: Continue to track affordable housing units citywide. This includes monitoring the method by which units remain affordable to lower-income households (i.e., covenants, deed restrictions, loans, etc.). Compile report annually with preparation of Housing Element Annual Progress Report.

Annually by March 31, 2021-2029 Ongoing

H-2 Con't

Action/Program 2-D: The MoVal 2040 General Plan incorporates a newly created Corridor Mixed Use (COMU) designation designed to accommodate higher density housing along key transit corridors in Moreno Valley. Minimum permitted residential density in the COMU designation is 15 dwelling units per acre and maximum is 25 dwelling units per acre prior to application of any density bonus. This range was set on the basis of consultations with affordable and market rate developers and analysis of recent development trends in the city and surrounding region, reflective of local conditions and real estate economic fundamentals that present a significant financial feasibility challenge for construction at higher densities. Given the outreach and analysis that underpins the COMU designation, the City believes that it is appropriate to facilitate the development of higher density housing and a broader range of typologies that will be affordable to households of all ages, abilities and incomes; however, the City commits to monitoring development within the COMU designation and assessing the need to increase density annually throughout the planning period. The City will amend the planning and zoning code to increase it to the regional default density by October 2025.

April 2023, reporting annually by April of each year thereafter via Annual Progress Report to HCD. Work to amend the Municipal/Zoning Code is ongoing. In 2023, the Spring Omnibus (PEN23-0047) was approved by the City Council on June 6th, and the Winter Omnibus (PEN23-0125) was approved on December 5th.

Action/Program 2-E: Permits for 5,830 lower income units, including 1,890 extremely low, 1,889 very low, and 2,052 low-income units, consistent with the City's regional allocation of such units for the planning period

Recognizing that local funding capacity for affordable housing has been severely diminished by the dissolution of redevelopment agencies, the City will continue to facilitate production of affordable housing, including units targeted to extremely low income (ELI) households and persons with special needs (elderly, disabled/developmentally disabled, large households, female-headed households, homeless, and farmworkers), through the following efforts:

- a. Provide administrative assistance upon request to developers seeking available State and federal funding and/or tax credits for the construction of low and moderate-income housing.
- b. Facilitate projects that incorporate affordable units by granting modifications to development standards, expediting the review process, and/or providing financial incentives consistent with City regulations and State law.
- c. Contact affordable housing developers at least once each year to identify opportunities and connect them with available assistance programs.
- d. Whenever feasible, provide targeted assistance for special needs housing and extremely low income (ELI) units will be provided through density bonuses and/or regulatory incentives, modified development standards and fee deferrals.

Ongoing 2021-2029, with annual progress reporting via the Consolidated Annual Performance and Evaluation Report Ongoing

H-2 Con't

Action/Program 2-F: Ten (10) accessibility modifications annually throughout the planning period.

Use available funds to provide grants to assist with accessibility modifications to housing for elderly and disabled persons.

Ongoing 2021-2029, with annual progress reporting via the Consolidated Annual Performance and Evaluation Report Ongoing (CAPER).

H-2 Con't

Action/Program 2-G: Opportunity for increased number of family-sized rental housing units.

Identify and implement as feasible regulatory incentives and/or development standards that can help promote the development of rental housing units with three or more bedrooms suitable for families.

2022-2023 In process

H-2 Con't

H-2 Con't	<p>Action/Program 2-H: Focus outreach in areas of highest proportion of cost burdened households and highest gentrification risk as identified with Cal Enviroscreen data and other sources. In collaboration with non-profit groups and educational institutions in Moreno Valley and the surrounding area, establish a program to facilitate home sharing and tenant matching opportunities as viable options to make efficient use of existing housing that will help address the housing needs of seniors, people living with disabilities, people living with developmental disabilities, people at risk of homelessness and single heads of households. The program should: identify potential partners by 2024; consult with the extra income potential. Identify potential partners by 2024; consult with the extra income potential. Establish program by 2025; publicize In process</p> <p>a. Assist in outreach in identifying potential owners, such as seniors who wish to remain in their home or new buyers who could afford single family homes after establishment.</p> <p>b. Assist in publicizing and helping to identify potential renters interested in home sharing opportunities.</p> <p>c. Consider opportunities for renters who do not have vehicles to be matched at locations that have limited parking available.</p>	Ongoing 2021-2029	Ongoing
H-2 Con't	<p>Action/Program 2-I: Target one project of a minimum of 40 units for extremely-low and very-low incomes over the planning period Through the Moreno Valley Housing Authority, if funding is available, or through interested certified Community Housing Development Organizations (CHDO) and/or non-profit organizations, pursue a program to purchase affordability covenants on existing multiple-family units, subject to restrictions that the affordability covenants would be in effect for not less than 30 years, and that at least 20 percent of the units would be affordable to extremely low- and very low- income households. In the event that efforts are not successful, the City will:</p> <ul style="list-style-type: none"> • Coordinate with qualified entities • Ensure compliance with noticing the tenants • Assist with funding or support funding applications • Provide outreach education and support to tenants 	Ongoing 2021-2029	Ongoing
H-2 Con't	<p>Action/Program 2-J: Maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City.</p>	Update the list annually and maintain it throughout the planning period	In process
H-2 Con't	<p>Action/Program 2-K: Twenty (20) units over the planning period Continue to offer incentives such as reduction in development standards, and expedited permit processing in exchange for affordability covenants on units in multiple-family developments.</p>	Ongoing 2021-2029	Ongoing
H-2 Con't	<p>Action/Program 2-L: Update the Municipal Code to permit permanent supportive housing to be developed by-right in all multifamily and mixed-use zones, consistent with AB 2162.</p>		Winter Municipal Code omnibus (2022)

H-2 Con't	Action/Program 2-M: Promote the development of 20 rental units with two or three bedrooms over the planning period Prioritize resources such as HOME funds, California Housing Finance Agency single-family and multiple-family programs, HUD Section 208/811 loans for the development of rental projects that provide units with two or three bedrooms.	Ongoing 2021-2029	Ongoing
H-2 Con't	Action/Program 2-N: Update the Municipal Code to remove constraints to the development of emergency shelters, including the 500-foot distance requirement from residentially zoned properties and establish parking requirements based on staffing level only, consistent with AB 139 and SB 2.	2022	In process
H-2 Con't	Action/Program 2-O: Update the Municipal Code to permit the development of Low Barrier Navigation Centers by-right in all mixed-use and nonresidential zones permitting multifamily uses, consistent with AB 101.	2022	In process
H-2 Con't	Action/Program 2-P: State law requires that any employee housing providing accommodations for six or fewer employees be treated as a single-family structure with a residential land use designation and that no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. The City will update the Municipal Code to comply with California Code, Health and Safety Code Section 17021.5.	2022	In process
H-3: Removal or mitigation of constraints to the maintenance, improvement, and development of affordable housing, where appropriate and legally possible.	Action/Program 3-A: Goal to create 752 affordable units over the planning cycle. Continue to offer additional incentives including a reduction in development impact fees to projects that make 100 percent of their units available to lower income households. The City currently offers a 50 percent reduction of the development impact fee and park land impact mitigation fee for units affordable to very low income households, and 25 percent reduction of the development impact fee and park land impact mitigation fee for units affordable to low income households.	2022-2023	In process
H-3 Con't	Action/Program 3-B: Goal to create 752 affordable units over the planning cycle. Continue to defer payment of development impact fees for affordable units until issuance of Certificate of Occupancy.	2022-2023	In process
H-3 Con't	Action/Program 3-C: Goal to create 752 affordable units over the planning cycle. Continue to exempt Traffic Uniform Mitigation Fee (TUMF) for qualifying affordable projects as provided for in the adopted fee ordinance.	2022-2023	In process
H-3 Con't	Action/Program 3-D: Encourage the consolidation of smaller, adjacent lots in a centrally located area of the city where higher density would support retail vitality and more frequent/reliable transit service. Offer incentives to encourage the development of higher density housing in the Sunnymead Village area, which has numerous small vacant and underutilized lots in proximity to transit stops, parks, and shopping. Incentives may include reductions in development standards (e.g., parking, common open space), expedited permit processing, or subsidizing a portion of development costs with available funding.	Ongoing 2021-2029	Ongoing

H-3 Con't	Action/Program 3-E: Implement electronic plan check software to streamline the development application process and facilitate plan check corrections and resubmittals.	Launch in 2021, thereafter, implement on an ongoing basis 2021-2029	In process
H-3 Con't	Action/Program 3-F: Update Title 9 of the Municipal Code to permit group homes for 6 or fewer and 7 or more persons in all residential zones with objective standards to facilitate approval certainty. Incorporate objective standards to guide the integration of these facilities into existing neighborhood contexts.	2022	In process
H-3 Con't	Action/Program 3-G: Update Title 9 of the Municipal Code to establish a reasonable accommodations process that complies with federal and State law.	2022	Winter Municipal Code omnibus (2022)
H-3 Con't	Action/Program 3-H: Update Title 9 of the Municipal Code to eliminate requirements for minimum dwelling sizes in multiple-family projects and to clarify that standards for minimum lot size, width and depth apply to new lots that are created under the Subdivision Map Act, and not to existing lots.	2022	Winter Municipal Code omnibus (2022)
H-3 Con't	Action/Program 3-I: Update Title 9 of the Municipal Code (Section 9.09.170) for consistency with the provisions of State law related to emergency shelters (Section 65583.(a)(4)(A)).	2021	In process
H-3 Con't	Action/Program 3-J: Comply with SB 1087 (Government Code Section 65589.7), provide a copy of the adopted Housing Element to water and sewer providers immediately upon adoption and will work with water and sewer providers to adopt written policies and procedures that grant priority for service allocations to proposed developments that include housing units affordable to lower income households.	2021	Completed
H-3 Con't	Action/Program 3-K: Work collaboratively to address shortfall of funding for affordable housing. In coordination with other jurisdictions in Riverside County and the SCAG region, as appropriate, lobby for modifications to address unfunded State mandates and to provide opportunities for additional funding for affordable housing. Specific modifications include, but are not limited to, the following: a. Address unfunded mandates and expenses local governments must incur to comply with State requirements. b. Assist local governments in meeting their affordable housing requirements and identify alternatives means of funding through the State of California to replace Redevelopment.	2022-2023	In process
H-3 Con't	Action/Program 3-L: Identify grant funding opportunities for which BSMWC would be eligible; coordinate with BSMWC on an annual basis if necessary. Support Box Springs Mutual Water Company (BSMWC) in pursuit of funding to upgrade water conveyance and treatment infrastructure in the Edgemont area. Potential funding sources may include the California State Water Resources Control Board's Safe and Affordable Drinking Water (SADW) Fund Program or other California Climate Investment programs.	2023-2024	N/A

H-4: opportunities for homeownership.	Increased Action/Program 4-A: Continue to provide favorable home purchasing options to lower and moderate- income households, when funds are available, through the County of Riverside’s First Time Homebuyers Down Payment Assistance Program and homeownership assistance with the County Mortgage Credit Certificate (MCC) program. Promote the availability of these programs by publicizing them on the City’s website and coordinating with lenders and real estate professionals to raise awareness among eligible segments of the population, including African Americans who have a disproportionately low rate of homeownership in Moreno Valley.	In process Ongoing 2021-2029; develop outreach and public education strategies by 2023
H-4 Con’t	Action/Program 4-B: Continue to provide homebuyer support, including down payment and closing cost assistance and foreclosure prevention resources, through the through homebuyer programs such as those offered by the California Housing Finance Agency (CHFA). Publicize the availability of these programs on the City’s website and/or other avenues, such as social media campaigns targeted to the most at-risk segments of the population, including Native Americans, African Americans, and Hispanic residents.	In process Ongoing 2021-2029; develop outreach and public education strategies by 2023
H-4 Con’t	Action/Program 4-C: Maintain relationships with local lenders, developers and other constituencies such as realtors, and non-profit organizations through applications workshops and other events that emphasize specific opportunities, issues, and ideas for future housing development in Moreno Valley.	In process Ongoing 2021-2029
H-4 Con’t	Action/Program 4-D: Continue to provide funds for Homebuyer Assistance Program (HAP) silent seconds and work with approved lenders that have HAP experience. The goal of the program is to provide homeownership for low and moderate-income families. Work with the County to ensure that efforts are made to raise awareness of eligibility among African Americans in particular, recognizing the relatively lower rate of homeownership for this segment of the population.	In process Ongoing 2021-2029
H-5: Enhanced existing neighborhoods in Moreno Valley, maintenance and preservation, minimizing impacts.	Action/Program 5-A: Available Neighborhood Stabilization Program funding residential (NSP 3 funds) was used for the Courtyards at Cottonwood project to acquire abandoned and foreclosed residential property that might otherwise have become a source of abandonment and blight. The City has a portfolio of NSP properties that includes single-family and multi-family while properties and the Moreno Valley Housing Authority will continue to administer displacement covenants through annual inspections.	In process Ongoing 2021-2029, with reporting through annual compliance check
H-5 Con’t	Action/Program 5-B: Ensure building safety and integrity of residential neighborhoods through code enforcement. Enforcement actions may include issuance of a permit prior to construction, repair, addition to, or relocation of any residential structure.	In process Ongoing 2021-2029
H-5 Con’t	Action/Program 5-C: Monitor substandard dwellings and in cases where repair is not financially feasible, remove when necessary and feasible. (Goal of 3 units per year during the planning cycle)	In process Ongoing 2021-2029

H-5 Con't	Action/Program 5-D: Continue to administer a program to provide grant funds for neighborhood beautification in targeted neighborhoods. (Goal of 3 units per year during the planning cycle)	Ongoing 2021-2029	In process
H-5 Con't	Action/Program 5-E: Continue to administer the Mobile Home Grant Program to address substandard living conditions for very low-income owner-occupants and pursue new funding sources, such as those available through HCD's Mobile Home Park Rehabilitation and Resident Ownership Program (MPRRP). Market program via City communications and continue to distribute program material to mobile home parks. (Target of 3 mobile homes per year during the planning period)	Ongoing 2021-2029	In process
H-5 Con't	Action/Program 5-F: Provide enhanced code compliance services in the CDBG target areas with funding of up to 5,000 hours of code enforcement in the CDBG target areas.	Ongoing 2021-2029	In process
H-5 Con't	Action/Program 5-G: Conduct four (4) annual neighborhood clean-ups as part of the Keep MoVal Beautiful program. Throughout the year, community groups and volunteers will be invited to clean up a park, street segment, or other areas that need care, improving the living environment of residents.	Ongoing 2021-2029	In process
H-5 Con't	Action/Program 5-H: Place-Based Community Revitalization Efforts. Dedicate staff resources and funding for place-based community revitalization activities that improve the quality of life in Moreno Valley's DACs and low income neighborhoods. These strategies, which complement programs to preserve affordable housing (1-J), prevent displacement (7-D), promote safe and sanitary housing (5-E and 5-F), and beautify neighborhoods (5-D, 5-F) focus on the environmental justice priorities identified in the Genera Plan: air quality, drinking water quality in the BSMWC service area, and healthy food access, access to parks, community safety, safe routes to school, complete streets, and livable neighborhoods and streets.	Ongoing 2021-2029	In process
H-6:	Proactive energy conservation and waste environmentally sound, energy efficient methods for heating and cooling reduction activities in all homes, consistent with adopted building, mechanical and plumbing codes. Provide information through the website and newsletters to residents, highlighting the availability of financial incentives available through federal, State, and local government programs such as the County of Riverside Home Weatherization Program, Western Riverside Council of Governments' HERO program, and funding for solar projects for low-income homeowners available through the GRID Alternatives program.	Ongoing 2021-2029	In process

H-6 Con't	<p>Action/Program 6-B: Continue to offer incentives for residential housing units built to green building standards that exceed the requirements of the City's building code. Through its Density Bonus Program for green building and energy efficiency, the City currently offers a density bonus of up to 5 percent to developers of multifamily residential housing dwelling units in the R10, R15, R20, R30, and SP204-Village Residential zones. Extend this incentive to qualifying multifamily residential housing dwelling units in the Center Mixed Use (CEMU) and Corridor Mixed Use (COMU) general plan land use designations subsequent to adoption by the City Council.</p> <p>Ongoing 2021-2029</p>	In process
H-6 Con't	<p>Action/Program 6-C: Encourage and facilitate environmentally sensitive construction practices by:</p> <ul style="list-style-type: none"> a. Restricting the use of chloroflourocarbons (CFCs), hydrochloroflourocarbons (HCFCs), and halons in mechanical equipment and building materials; b. Promoting the use of products that are durable and allow efficient end-of-life disposal (recyclable); c. Requiring large project applicants to submit a construction waste management plan for City approval; d. Promoting the use of locally or regionally available materials; and e. Promoting the use of cost-effective design and construction strategies that reduce resource and environmental impacts. <p>Ongoing 2021-2029</p>	Ongoing
H-7: Equal housing opportunity for all residents of Moreno Valley, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap.	<p>Action/Program 7-A: In conjunction with the Riverside County Fair Housing Council (RCFHC), support RCFHC's efforts regarding mediation and enforcement of rights and RCFHC's efforts to eliminate housing discrimination by actively tracking and pursuing any complaints within Moreno Valley. Additional specific actions will include:</p> <ul style="list-style-type: none"> a. Make information detailing fair housing practices available at City Hall and on the City's website. b. Partner with the RCFHC to conduct workshops and seminars about landlord and tenant responsibilities and rights. <p>Ongoing 2021-2029; (a) publish information by 2022 and update annually as appropriate; (b) annually</p>	Ongoing
H-7 Con't	<p>Action/Program 7-B: Partner with the RCFHC, the Inland Valley Realtors Association, and affordable housing operators to develop and conduct trainings on anti-discrimination and fair housing practices for realtors and property managers. Develop separate training for each group and conduct them at regular intervals through the planning period.</p> <p>Conduct first trainings by end of 2024</p>	In process

H-7 Con't Action/Program 7-C: Collaborate with the Riverside County Housing Authority to develop a Landlord Incentive Program to promote the participation of rental property owners in the HCV program. The program will involve outreach to raise awareness among property owners throughout the city and consider best practices to incentivize new landlords to participate in the program. Incentives offered to new and returning landlords may include one-time enrollment bonuses; no-loss bonuses that bridge between date of Request for Tenancy Approval (RFTA) submittal to start date of Housing Assistance Payment contract; and/or payment for normal wear and tear damage to the rental unit in excess of security deposit. Additional or increased incentives may be offered for properties in areas of highest opportunity. 2023 In process

H-7 Con't Action/Program 7-D: Collaborate with the County of Riverside, Lift to Rise, Inland SoCal United Way, and other partners to explore options and seek funding for rental assistance programs, such as the MoVal Rental Rescue Program, currently funded by the U.S. Department of the Treasury to provide emergency rental and financial assistance in an effort to keep Moreno Valley residents affected by COVID-19 housed. Programs should be targeted to segments of the population most at risk of displacement, including Native Americans, African Americans and Hispanic renters. 2023 In process

H-7 Con't Action/Program 7-E: Work with the Housing Authority of the County of Riverside to encourage voucher holders to select rental housing in high opportunity neighborhoods identified by the Housing Authority in order to reduce the geographic concentration of Section 8 housing in any area of Moreno Valley. Ongoing 2021-2029, with annual progress reporting via the Consolidated Annual Performance and Evaluation Report (CAPER) Ongoing

H-7 Con't Action/Program 7-F: Pursuant to HUD-LA guidance, amend the definitions of the following terms found in the Planning and Zoning Code to help eliminate potential impediments to fair housing choice in Moreno Valley: "disability," "supportive housing," "transitional housing," "residential care facilities," and "special needs populations." Definitions will be amended for consistency with the federal Fair Housing Act, the California Fair Employment and Housing Act, and the California the Health and Safety Code as appropriate. Additionally, the Planning and Zoning Code will be revised to indicate the residential zones in which transitional and supportive housing is permitted. 2022 Completed

General Comments

Jurisdiction	Moreno Valley	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

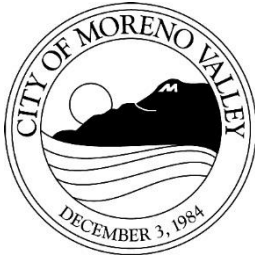
Total Award Amount	\$	500,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Zoning Consistency/Zoning Code Update	\$0.00	\$0.00	In Progress	None	Title of the first Task
I: Project Initiation	\$10,000.00	\$0.00	In Progress	None	
Task 2: Preparation of Summary and Recommendations	\$100,000.00	\$0.00	In Progress	None	Two omnibus Municipal Code Amendments completed. Two more in progress.
Task 3: Administrative Draft Zoning Code and Updated Zoning Map	\$275,000.00	\$0.00	In Progress	None	GIS has completed the updated zoning map and related zoning atlas. Planning has completed 2 Municipal Code Amendments.
Task 4: Website Materials	\$5,000.00	\$0.00	In Progress	None	Revision to scope of work in progress
Task 5: Hearings (Planning Commission and City Council)	\$10,000.00	\$0.00	In Progress	None	Revision to scope of work in progress
II: Update of Conditions of Approval and Integration with Case Track System	\$0.00	\$0.00	Other (Please Specify in Notes)	None	Revision to scope of work in progress
Task 1: Project Initiation	\$20,000.00	\$0.00	Other (Please Specify in Notes)	None	Revision to scope of work in progress
Task 2: Preparation of Comprehensive Update to conditions of approval for development services	\$60,000.00	\$0.00	Other (Please Specify in Notes)	None	Revision to scope of work in progress
Task 3: Technical Support and Final Testing in ACP	\$20,000.00	\$0.00	Other (Please Specify in Notes)	None	Revision to scope of work in progress
					EXECUTED AMENDED AGREEMENT NUMBER 19-PGP-14007 AM.1 between HCD and the City of Moreno Valley (December 9, 2022).

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	11
Above Moderate		103
Total Units		114

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	32
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	468
Above Moderate		623
Total Units		1123

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	9
Above Moderate		310
Total Units		319



PLANNING COMMISSION

STAFF REPORT

Meeting Date: February 8, 2024

SOUTH OF IRIS PLANNED UNIT DEVELOPMENT

Case: General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157), and Tentative Tract Map 38458 (PEN22-0156)

Applicant / Property Owner: South of Iris 2021, LLC

Representative David Patton

Location: South side of Iris Avenue, east of Indian Street

Case Planner: Oliver Mujica, Contract Planner

Council District: 4

Proposal: A General Plan Amendment, Change of Zone, Conditional Use Permit, and Tentative Tract Map 38458, to subdivide approximately 9.42 acres for a Planned Unit Development comprised of 78 detached single-family residences.

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

SUMMARY

The Applicant, South of Iris 2021, LLC (consisting of David Patton, Mark Patton, Tracey Duesler, and Michael and Karen Patton) is requesting the approval of the Iris (Neighborhood I) at Heritage Park Project, a 78-unit single-family residential project on approximately 9.42 acres consisting of a General Plan Amendment and Change of Zone, to change the land use and zoning, a Conditional Use Permit for a Planned Unit Development (PEN22-0157), and a Tentative Tract Map for the 78 single-family lots with associated improvements.

PROJECT DESCRIPTION

Proposed Project

General Plan Amendment

The General Plan Amendment (PEN22-0159) is a request to change the General Plan Land Use Designation of the Project Site from R5 Residential to R10 Residential to provide for a variety of residential products and to encourage innovation in housing types. Developments within R10 Residential areas are typically expected to provide amenities not generally found in suburban subdivisions, such as common open space and recreational areas. The maximum allowable density for the R10 Residential Land Use Designation is 10.0 dwelling units per acre. The Proposed Project with 78 detached single-family residences on the subject 9.42-acre Project Site provides a density of 8.28 dwelling units per acre.

Change of Zone

The Change of Zone (PEN22-0158) is a request for approval to change the Zoning District classification of the Project Site from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District. The intent of the Residential Single-Family (RS10) District is to provide for residential development on small single-family lots, such as Planned Unit Developments, with amenities not generally found in suburban subdivisions. This RS10 District is intended for subdivisions at a maximum allowable density of 10.0 dwelling units per acre.

Conditional Use Permit for Planned Unit Development

The Conditional Use Permit (PEN22-0157) is a request for approval of a Planned Unit Development (PUD) comprised of 78 detached single-family residences, a 0.27-acre and 0.12-acre publicly accessible tot lot and dog park, respectively, a 0.41-acre retention basin, and the required on-site and off-site improvements. The Planned Unit Development allows for flexible development standards to address the unique characteristics of the site. As required for Planned Unit Developments, Design Guidelines have been prepared for the Proposed Project that establishes the land use regulations, development standards, architectural design standards, and landscaping design guidelines, and includes the dedication and maintenance of the permanent open spaces. The Design Guidelines also provide architectural themes for the single-family residences and guidance for the neighborhood entrances and perimeter fencing around the community.

Tentative Tract Map

The proposed Tentative Tract Map No. 38458 (PEN22-0156) is a request for approval to subdivide the 9.42-acre Project Site into 78 single-family residential lots, ranging in size from approximately 2,760 square feet to approximately 3,989 square feet. The average lot size is 3,078 square feet. The subdivision also includes a 0.39-acre privately maintained and publicly accessible tot lot and dog park.

Site and Surrounding Area

The Project Site is currently vacant and unimproved. The property directly to the north, across Iris Avenue, is within the Public Facilities (PC) District and developed with Rainbow Ridge Elementary School. The properties to the east are within the Residential 5 (R5) District, and development with single-family residences. The property directly to the south, across Goya Avenue, is vacant and unimproved within the Residential (R5) District, and it is the subject of Neighborhood II of the proposed Heritage Park Project. The properties to the west are within the Residential (R5) District and developed with single-family residences.

Access/Parking

The primary entrances into the Proposed Project are located on Iris Avenue from the north and Goya Avenue from the south. The Proposed Project demonstrates a pedestrian-oriented development by interconnecting the neighborhoods with 6.5-foot wide sidewalks along both sides of the internal streets to encourage physical activity by providing safe and convenient pedestrian access to strategically placed parks within walking distance of the residences.

Each single-family residence has a two-car garage, as required by the Municipal Code. Additionally, the proposed private streets are designed to accommodate parking on both sides.

Design/Landscaping

The PUD incorporates architectural guidelines for the proposed development. The applicant is proposing four (4) two-story floor plans and four (4) exterior elevation designs, Ranch, Spanish Prairie, and Craftsman with various color combinations and architectural design elements using stucco, varied siding finishes, stone, and various trim fixtures, and varied rooflines.

The PUD includes typical plot plan configurations for the homes with typical front yard landscaping.

The Homeowner's Association will perform all common area maintenance to ensure a well-maintained appearance of the streetscapes, and common areas including the 0.27-acre tot lot and 0.12-acre dog park, respectively, and the retention basin.

REVIEW PROCESS

As part of the standard review process, all appropriate outside agencies have considered the Proposed Project. The Proposed Project was reviewed by the City's Development Review Team as required by the Municipal Code. Following subsequent revisions and staff review, the project was deemed complete.

ENVIRONMENTAL

An Initial Study was prepared by Ardurra Group, and accepted by the Planning Division Staff in compliance with the requirements of 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, Greenhouse Gas and Energy Impact Analysis; Habitat Assessment and Habitat Conservation Plan; Cultural Resources Assessment; Geotechnical Engineering Investigation; Preliminary Hydrology Study; Water Quality Management Plan; Noise Impact Study; Traffic Impact Analysis; Vehicle Miles Traveled Impact Analysis; and Planned Unit Development Design Guidelines. 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, and online on the City's website.

Mitigation measures are recommended for the Proposed Project in the following areas: Air Quality, Biological Resources, and Tribal and Cultural Resources, all of which are incorporated into the Mitigation Monitoring and Report Program (MMRP). The cultural resources 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 with the implementation of the proposed mitigation measures, the Proposed Project will not cause any significant impacts to the environment.

The public comment period for the Notice of Intent to Adopt the Initial Study/Mitigated Negative Declaration (State Clearinghouse Schedule Number 2023120763) began on December 29, 2023, and ended on January 29, 2024, which satisfies the required 30-day public review period required for this Proposed Project. As of the preparation of this staff report, no comments have been received. Written comments related to the Proposed Project received after the preparation of this staff report will be provided at the public hearing.

NOTIFICATION

Consistent with the Municipal Code provisions and applicable law, public notice was sent to all property owners of record within 600' of the Project Site, posted on the Project Site, and published in the Press Enterprise Newspaper.

REVIEW AGENCY COMMENTS

Staff 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:

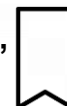
- A. **ADOPT** Resolution No. 2024-03, attached hereto, recommending that the City Council:
1. **ADOPT** the Initial Study/Mitigated Negative Declaration prepared for General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157), and Tentative Tract Map 38458 (PEN22-0156) 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. **ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157), and Tentative Tract Map 38458 (PEN22-0156) pursuant to CEQA and the CEQA Guidelines.
- B. **ADOPT** Resolution No. 2024-04, attached hereto, recommending that the City Council:
1. **APPROVE** General Plan Amendment (PEN22-0159) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-04.
- C. **ADOPT** Resolution No. 2024-05, attached hereto, recommending that the City Council:
1. **APPROVE** Change of Zone (PEN22-0158) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-05.
- D. **ADOPT** Resolution No. 2024-06, attached hereto, recommending that the City Council:
1. **APPROVE** Conditional Use Permit (PEN22-0157) and Tentative Tract Map 38458 (PEN22-0156) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-06.

Prepared by:
Oliver Mujica
Consultant

Approved by:
Sean P. Kelleher
Acting Assistant City Manager / C.D. Director

ATTACHMENTS

To view large attachments, please click your “bookmarks”



on the left hand side of this document for the necessary attachment.

1. Resolution No. 2024-03 ISMND
2. Exhibit A: Initial Study/Mitigated Negative Declaration
3. Appendix A - Air Quality, GHG & Energy Impact Analysis
4. Appendix B - Habitat Assessment & Habitat Conservation Plan
5. Appendix C - Cultural Resources Survey Report
6. Appendix D - Paleontological Resources Technical Report
7. Appendix E - Geotechnical Engineering Investigation
8. Appendix F - Water Quality Management Plan
9. Appendix G - Traffic Impact Analysis
10. Appendix H - Noise Study
11. Exhibit B: Mitigation Monitoring and Reporting Program
12. Exhibit C: Notice of Intent to Adopt a Mitigated Negative Declaration
13. Resolution No. 2024-04 General Plan Amendment
14. Resolution No. 2024-05 Change of Zone
15. Resolution No. 2024-06 CUP/Map
16. PUD Design Guidelines
17. Project Plans 1
18. Project Plans 2
19. Project Plans 3
20. Public Comments

RESOLUTION NUMBER 2024-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A GENERAL PLAN AMENDMENT (PEN22-0159), CHANGE OF ZONE (PEN22-0158), CONDITIONAL USE PERMIT (PEN22-0157), AND TENTATIVE TRACT MAP 38458 (PEN22-0156), FOR THE DEVELOPMENT OF A 78 UNIT DETACHED SINGLE-FAMILY RESIDENTIAL PROJECT LOCATED ON THE SOUTH SIDE OF IRIS AVENUE, EAST OF INDIAN STREET (APN: 316-030-002, 018 AND 019)

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

WHEREAS, South of Iris 2021, LLC (“Applicant”) has submitted applications for the approval of a General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157), and Tentative Tract Map 38458 (PEN22-0156), for the development of a 78 unit detached single-family residential project with associated amenities and public improvements (“Proposed Project”) on 9.42 acres located on the south side of Iris Avenue, east of Indian Street (APN: 316-030-002, 018, and 019) (“Project Site”); and

WHEREAS, Planning Division Staff completed an Initial Study (environmental assessment) (“IS”) 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”) for the Proposed Project 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 thirty (30) days commencing on December 29, 2023, through January 29, 2024; 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 IS/MND; and

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

WHEREAS, on February 8, 2024, a duly noticed public hearing was conducted by the Planning Commission for the Proposed Project and to consider a recommendation to the City Council that the IS/MND and the MMRP be adopted for the Proposed Project, at which time the Planning Commission considered the IS/MND and MMRP, together with any comments received during the public review process and the responses prepared; 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 impacts 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 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 IS/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) Mitigation Monitoring and Reporting Program prepared for the Proposed Project, attached hereto as Exhibit B:
- (b) Notice of Intent to Adopt a Mitigated Negative Declaration/Newspaper Notice, attached hereto as Exhibit C:
- (c) Staff Report prepared for the Planning Commission's consideration and all documents, records, and references related thereto, and Staff's presentation at the public hearing; and
- (d) 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 Initial Study/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 Initial Study/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 Initial Study/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. Approval

That based on the foregoing Recitals, Administrative Record and Findings, the Planning Commission hereby recommends that the City Council hereby adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program attached hereto as Exhibits A and B, respectively.

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 8th DAY OF FEBRUARY, 2024.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette,
Chairperson

ATTEST:

Sean Kelleher,
Acting Assistant City Manager
Community Development Director

APPROVED AS TO FORM:

Steven B. Quintanilla,
City Attorney

Exhibits:

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

Attachment: Resolution No. 2024-03 ISMND [Revision 2] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

Exhibit A

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)



CITY OF MORENO VALLEY

DRAFT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND)
FOR
South of Iris
PEN22-0160



December 2023

Lead Agency
CITY OF MORENO VALLEY
14177 Frederick Street
Moreno Valley, CA 92553

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

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

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MITIGATION MONITORING AND REPORTING PROGRAM

APPENDICES (Separate Documents)

- Appendix A** – Air Quality, Global Climate Change, and Energy Impact Analysis (Ganddini 2022)
- Appendix B** – Habitat Assessment and Western Riverside County MSHCP Consistency Analysis (ELMT Consulting 2022)
- Appendix C** – Cultural Resources Survey Report (Laguna Mountain 2022)
- Appendix D** – Paleontological Resources Technical Report (San Diego Natural History Museum 2022)
- Appendix E** –Geotechnical Engineering Investigation (Krazan & Associates 2022)
- Appendix F** – Project Specific Water Quality Management; Preliminary Drainage Report (Greenberg Farrow 2022)
- Appendix G** –Transportation Study Screening Assessment (Ganddini 2022)
- Appendix H** – Noise Study (Ganddini 2022)
- Appendix I** – Planned Unit Development Guidelines: Heritage Park (T&B Planning 2023)

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)



DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) FOR SOUTH OF IRIS

(PEN22-0160)

1.0 BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1.1 Project Case Number(s): Tentative Tract Map: PEN22-0156
 Planned Unit Development: PEN22-0157
 Change of Zone: PEN22-0158
 General Plan Amendment: PEN22-0059

1.2. Project Title: South of Iris

1.3. Public Comment Period: Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 30-day public view period, beginning on December 29, 2023, and ending January 29, 2024. Written comments on the Initial Study/ Mitigated Negative Declaration must be received by the City of Moreno Valley Community Development Department no later than the conclusion of the 30-day review period, 5:30 p.m. on January 29, 2024.

1.4. Lead Agency: City of Moreno Valley
 Community Development Department
 Oliver Mujica, Planning Division
 14177 Frederick Street, Moreno Valley, CA 92553
 (951) 413-3206
planningnotices@moval.org

1.5. Documents Posted At: <https://www.moval.org/cdd/documents/about-projects.html>

1.6. Prepared By: Lori Duca Trottier, AICP CEP
 Riley Christie, ENV SP, LEED AP ND
 Christian Ramirez, EIT

IEC Ardurra Group
 3737 Birch Suite 250
 949-235-3094
ltrottier@ardurra.com

1.7. Project Sponsor:

Applicant/Developer

David Patton
 Perris at Pentecostal LLC
 41 Corporate Park Suite 250
 Irvine, CA 92606
 (949) 852-0266
dpatton545@gmail.com

Property Owner

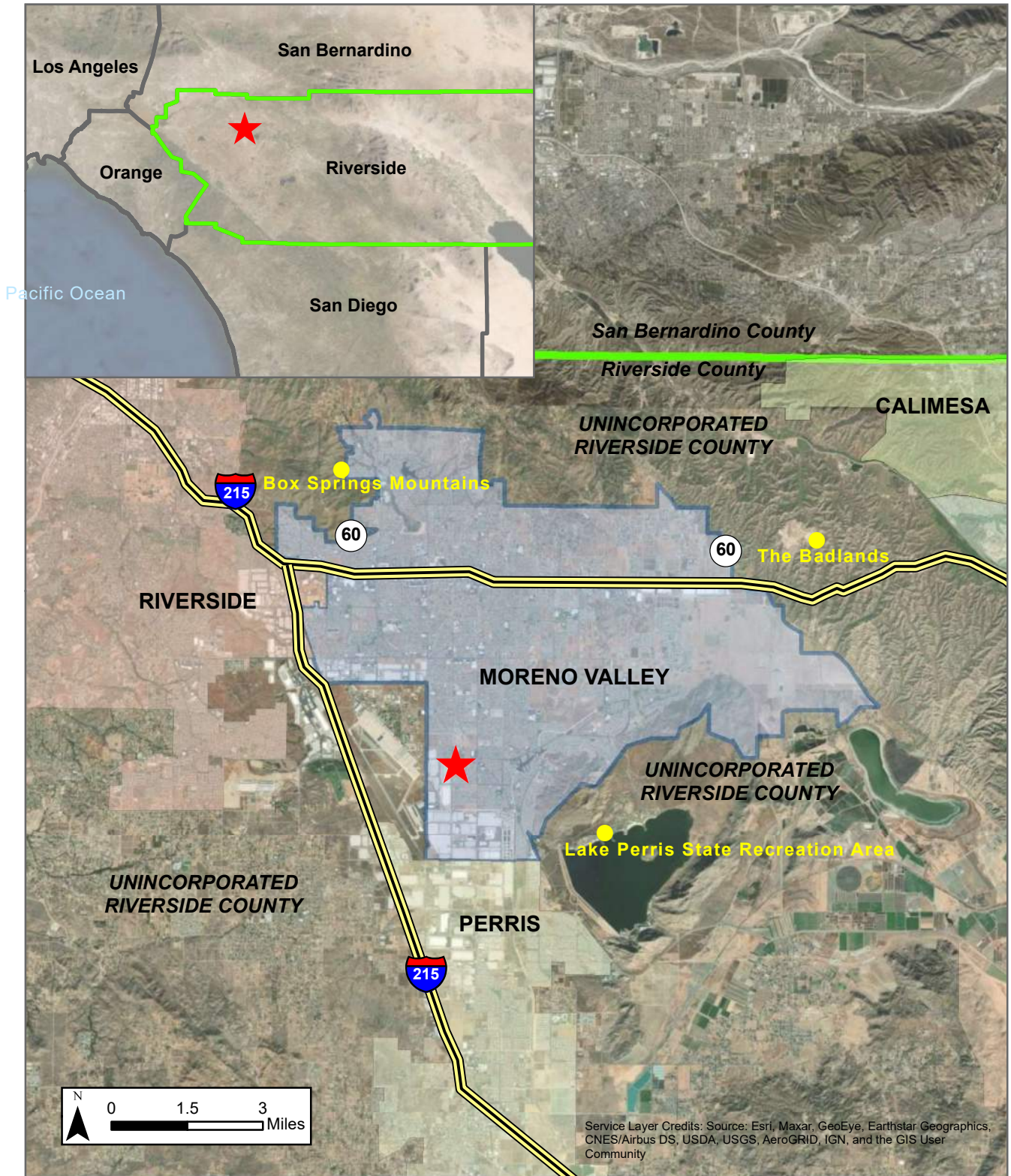
David Patton
 Perris at Pentecostal LLC
 41 Corporate Park Suite 250
 Irvine, CA 92606
 (949) 852-0266
dpatton545@gmail.com




1.8. Project Location: The Project Site is comprised of three parcels: Assessor's Parcel Numbers (APN) 316030002, 018, and 019 totaling 9.42 gross acres. The site is located approximately 1,900 feet west of the intersection of Perris Boulevard and Iris Avenue and has approximately 328 linear feet of street frontage, along the southerly right-of-way (ROW) of Iris Avenue between Emma Lane and Indian Street. The Project is located in the western portion of the City of Moreno Valley, northwestern Riverside County, California. The Location of the Project is approximately 3.8 miles south of State Route 60 (SR-60), 2.2 miles east of Interstate 215 (I-215), 3.5 miles northwest of Lake Perris and 7.3 miles north of State Route 74 (SR-74) (See **Figure 1:**

Regional Location Map). The Project Site is at approximately 1,510 feet above mean sea level and at Latitude 33.886492°N/Longitude -117.233281°W within a mostly urbanized area (See **Figure 2: Local Vicinity Map**)

1.9. General Plan Designation: The Project Site is designated R5, Residential: Maximum density of 5 dwelling units per acre (5 DU/AC) (**Figure 3: General Plan Map**).

1.10. Specific Plan Name and Designation: Project is not in a Specific Plan area.



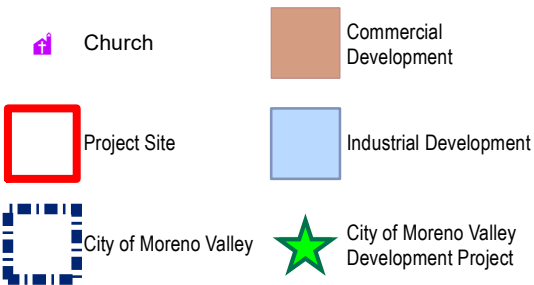
-  Project Location
-  Moreno Valley
-  Riverside County Boundary



9 Acres South of Iris

Figure 1. Regional Map

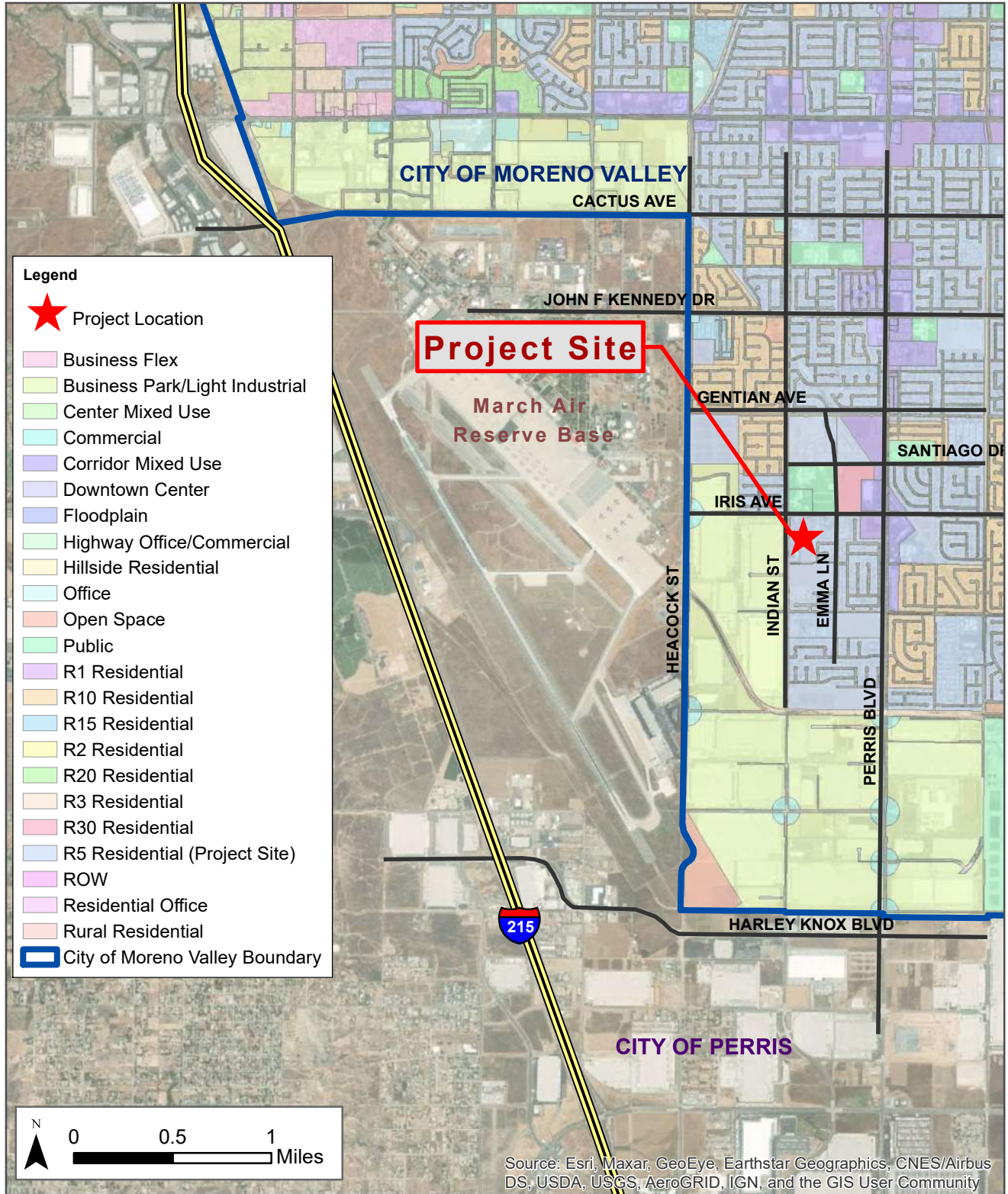
Attachment: Exhibit A : Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)



9 Acres South of Iris

Figure 2. Vicinity Map

Attachment: Exhibit A : Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

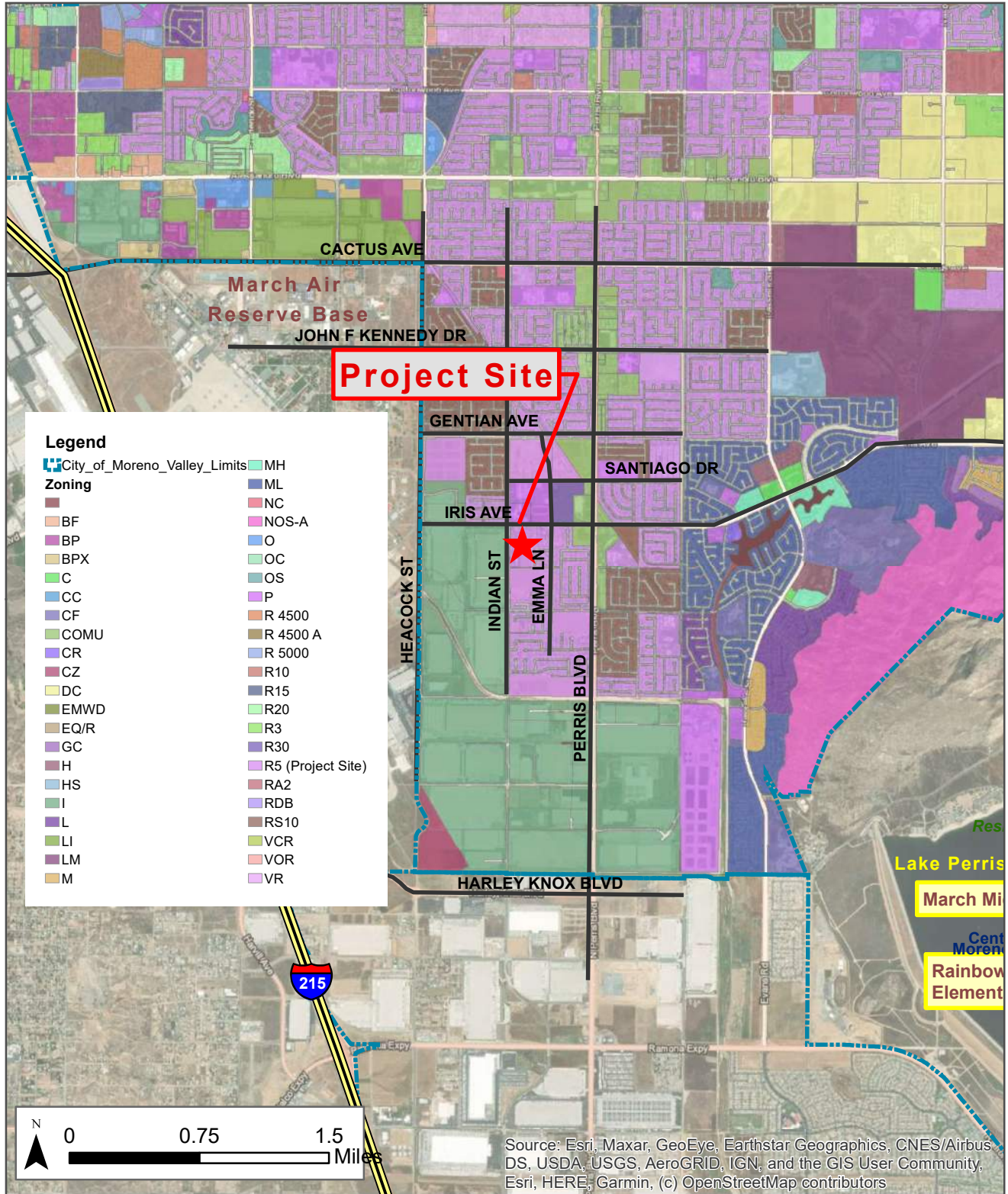


Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)



9 Acres South of Iris

Figure 3. General Plan - Land Use Map



Attachment: Exhibit A : Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)



9 Acres South of Iris

Figure 4. Zoning Map

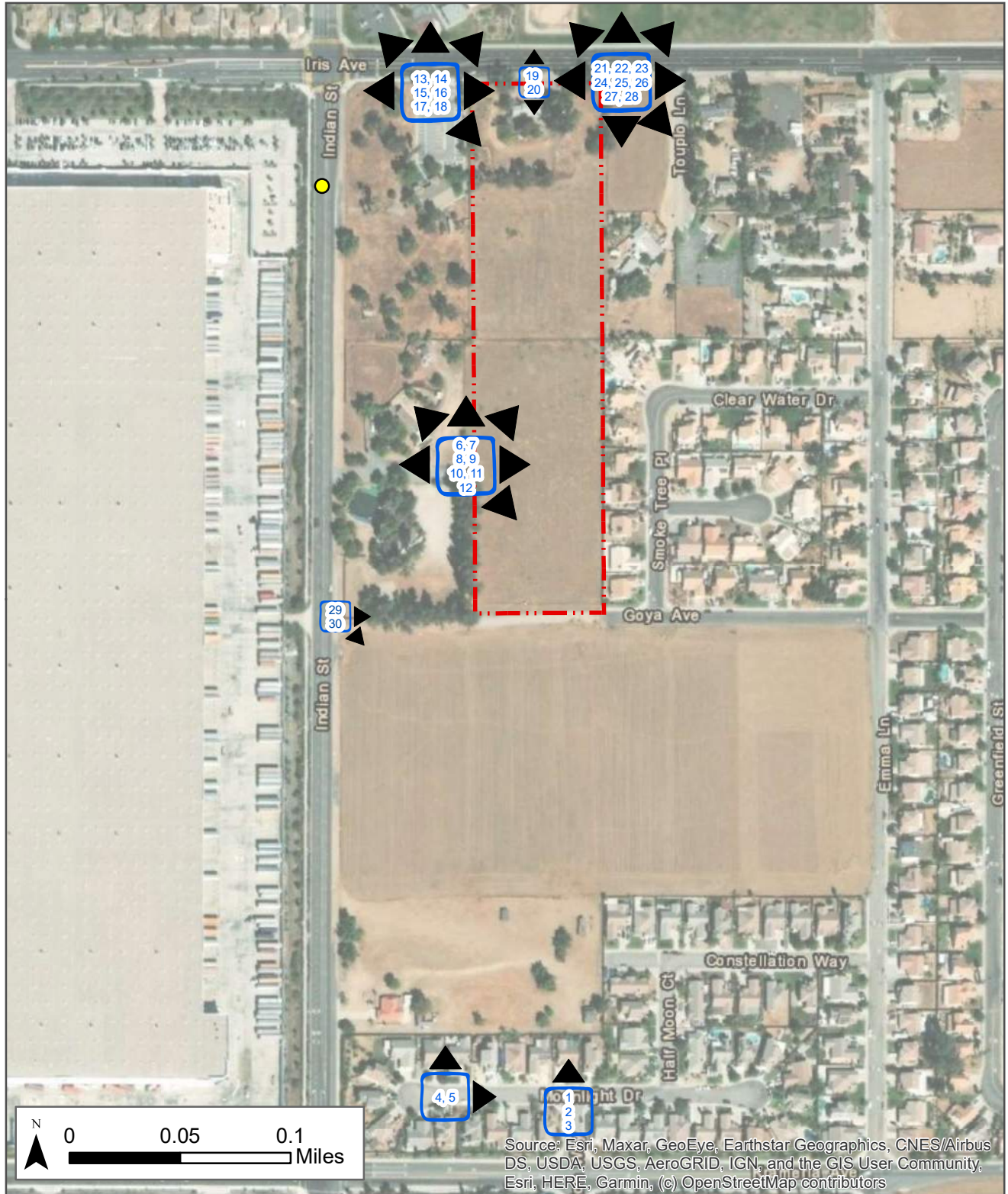
1.11. Existing Zoning: The Project Site is zoned for single-family residential (R5) land use, which allows up to 5 residential dwelling units per acre (approximately 47 dwelling units). The zoning designation for the Project Site is compatible with the approved General Plan. (Figure 4: Zoning Map).

1.12. Surrounding Land Uses and Setting: As shown in Site Photos (See Figures 5: Photo Location Map and Figures 6A through 6D: Site Photos), parcels adjacent to the south and northeast of the Project Site are currently undeveloped. Parcels in all other directions are urbanized with a variety of land use. Adjacent land use is summarized in Table 1: Surrounding Adjacent Land Use and development in the Local Vicinity is described as follows:

There are eight (8) single-family residences southeast of the Project Site. Maarlene Church (16101 New Light Way) is located east of the Project. There are two (2) churches adjacent to the west of the Project Site (Mt. Rubidoux Seventh-day Adventist at 24525 Iris Avenue and Misionera Christiana at 16220 Indian Street). There are two churches east of the Project Site: True Zone Fellowship (16100 New Light Way) is approximately 250 feet east and Strong Tower Church of God (24771 Iris Avenue) is 680 feet east of the Project. Tan's Child Care is at 16405 Half Moon Court, approximately 875 feet southeast of the Project. Areas to the west of Indian Street are developed with industrial buildings with numerous light industrial businesses operating there. There are numerous commercial retail and service businesses east of the Project in commercial centers located near the intersection of Perris Boulevard and Iris Avenue all within walking distance of the Project. Single family residences are located northeast of the intersection of Indian Street and Iris Avenue as well as southeast of the Project.

Table 1: Surrounding Adjacent Land Use

	Land Use	General Plan	Zoning
Project Site	Vacant and single-family residential	Residential 5	Residential (R5) District
North (Across Iris Avenue)	March Middle and Rainbow Ridge Elementary Schools	Public Facilities	Public District (P) Public and Institutional Facilities
Northeast (Across Iris Avenue, East of Emma Lane)	Planned Apartments	R30	R30 Residential
Adjacent to the South	Vacant	R5	R5 Residential
Adjacent to the East	Vacant, Maarlene Church, and Single-Family Homes	R5	R5 Residential
West and Southwest	Mt. Rubidoux Seventh-day Adventist (West) La Iglesia Misonera Christiana (Southwest)	R5	R5 Residential



Legend

--- 9 Acers South of Iris



South of Iris

Figure 5. Photo Location Map

Attachment: Exhibit A : Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)



P1- Surrounding Homes in the Area (R5 Zone)



P2- Surrounding Homes South of the Project Site (R5 zone) pt. 2



P3- Surrounding Homes South of the Project Site (R5 zone) pt. 3



P4- Surrounding Homes South of the Project Site (R5 Zoning) pt.4



P5- View of Eastern Mountain Ranges from Homes South of Project Site (R5 Zone)



P6- View from Western perimeter on Indian St. looking Southeast



P7- View from Western perimeter on Indian St. looking East



P8- View from Western Perimeter on Indian St. looking Northeast



P9- View from Western Perimeter on Indian St. looking Northeast pt.2



South of Iris

Figure 6A. Site Photos

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)



P10- View from Western Perimeter on Indian St. looking North pt.3



P11- View from Western Perimeter facing Indian St. to the Northwest



P12- View from Western Perimeter facing Indian St. to the West



P13- Northwestern Corner of the Project Site looking Southeast



P14- Northwestern Corner of the Project Site looking East



P15- Northwestern Corner of the Project Site looking Northeast



P16- Northwestern Corner of the Project Site looking North



P17- Northwestern Corner along Iris Av. of the Project Site looking Northwest



P18- Northwestern Corner along Iris Av. of the Project Site looking West



South of Iris

Figure 6B. Site Photos

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)



P19- Sewer Connection on the street perimeter of Iris Ave.



P20- Water Meter on the Northern perimeter of the Job Site on Iris Ave.



P21- Power Line in the Northwestern Corner of Project Site along Iris Ave.



P22- Power Lines in the Northeastern Corners of the Project Site along Iris Ave.



P23- View from Northeastern Corner of the Project Site looking East



P24- View from Northeastern Corner of the Project Site looking South



P25- View from Northeastern Corner of the Project Site looking West



P26- View from Northeastern Corner of the Project Site looking Northwest



P27- View from Northeastern Corner of the Project Site looking North



9 Acres South of Iris

Figure 6C. Site Photos

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)



P28- View from Northeastern Corner of the Project Site looking Northeast



P29- View from Indian St. and Goya Ave. dirt road looking East



P30- View from Indian St. and Goya Ave. dirt road, Southwest of the Project Site looking Southeast



9 Acres South of Iris

Figure 6D. Site Photos

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

1.13. Description of the Site and Project:

Environmental Setting

The Project is proposed near the western boundary of the Moreno Valley City Limits on 9.42 gross acres of vacant land, which has been planned for medium density residential development at 5 DU/AC. Adjacent parcels are either urbanized or planned for development. Most of the Project Site is level, void of vegetation, and is a gently sloping toward the south. Existing development adjacent to the Project consists mainly of single-family residences and churches. There are commercial and industrial businesses within walking distance in the Local Vicinity in all directions. March Air Reserve Base is located at the western City Limits approximately 2 miles west of the Project. Lake Perris is approximately 3.5 miles southeast of the Project. Review of historical aerial photos taken in 1967 document land use on site and in the Local Vicinity as very low density residential with the predominant land use being 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. Historical aerial photos of the Local Vicinity document tract residential development and the existing schools to the north across Iris Avenue by 1997. (<https://www.historicaerials.com/viewer>).

According to a site visit and the City's Circulation Element (Moreno Valley, 2021) existing vehicular access to the Project Site is from an existing curb cut for a former driveway on the south side of Iris Avenue, south of the eastbound lanes, and located approximately midway between the westerly and easterly property lines of the Project Site. The Project Site can also be accessed from the planned northerly right-of-way boundary of Goya Avenue, which is currently a dirt road along the south property line of the Project. Iris Avenue is designated as a Major Arterial and Goya Avenue is a Minor Arterial on the City's Circulation Element. Existing Storm Drain, Sanitary Sewer, Natural gas, Electrical power poles and lines are near the north side of the property within the Iris Avenue Right-of-Way.

The Local Vicinity surrounding the Project Site is mainly urbanized except for a few parcels that are vacant and planned for development. 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 developed with mostly low density, low-profile one and two-story institutional, residential, and commercial structures. Above-ground utilities, including telephone poles, are visible within the Local Vicinity near the Project Site along Iris Avenue. New development that is approved, recently constructed or under construction near the Project Site include residential and commercial projects. See **Figure 5 Photo Location Map** and **Figures 6A through 6D: Site Photos**.

Purpose and Scope

In accordance with Section 15365 of the CEQA Guidelines, City of Moreno Valley Rules and Procedures for the Implementation of the California Environmental Quality Act (Moreno Valley, July 2019), and City of Moreno Valley Initial Study Preparation Guidelines (Moreno Valley, August 2019), this Initial Study provides analysis identifying the appropriate level of CEQA review for the Project, whether an EIR or Negative Declaration, or Mitigated Negative Declaration must be prepared for the Project. (See "City of Moreno Valley CEQA Document Preparation" in City of Moreno Valley Community Development Department Website <https://www.moval.org/cdd/documents/CEQA-guidance.html>). In this regard, information from previously prepared environmental reports, site visits, and technical research for the Project has been incorporated in this document to describe existing baseline conditions and changes associated with Project implementation within the Area of Potential Effects, at the Project Site and in the surrounding Local Vicinity. Information from conceptual Project plans provided by the applicant have been evaluated and incorporated into this document to identify and fully disclose proposed changes at the Project Site and in the Local Vicinity (temporary, permanent, and cumulative environmental changes) that can be reasonably expected from all phases of Project implementation.

The Project that will be evaluated throughout this Initial Study is the development of 9.18 net acres of land for single-family homes and public easements for access, recreation, and landscaping. As proposed, the Project is a Planned Unit Development (PUD) with design guidelines. Plans for the Project include 78 2-story, single-family detached residences with private backyards within a clustered neighborhood layout. Approximately 0.39 acres of public open space for recreation/

neighborhood parks is proposed with the Project as well as access connecting the Project with existing and approved development in the Local Vicinity via streets and sidewalks. Onsite service and utility improvements that will be constructed with the Project include a detention basin, on-site drainage system, tot lot, dog park, and community facilities, collector street and sidewalk access and circulation, and backbone utilities with independent service lateral extensions and connections to each residence. Off-site improvements that will be constructed with the Project include ultimate right-of-way improvements along adjacent street frontages along the northerly Project Site boundary, along Iris Avenue (eastbound lanes) and for the half width of Goya Avenue (westbound lanes) adjacent to the south of the Project Site. Off-site utilities improvements consisting of extensions to the Project Site are needed and will be constructed with the Project from existing mains and service systems in the Local Vicinity pursuant to the City's Municipal Code. Community common areas and landscape setbacks, and aesthetic aspects of structural exteriors, shown on plans for the Project, will be managed in perpetuity by Project's Homeowners Association (HOA) according to Conditions, Covenants and Restrictions (CC&Rs) and Articles of Incorporation for the HOA with the intent to provide a desirable, unique, modern, well managed neighborhood that will broaden housing choices for residents within Moreno Valley. The Project is intended to bring underutilized land into conformance with the stated goals, policies and objectives of the City's Housing Element and General Plan.

The City of Moreno Valley is the lead agency responsible for compliance with CEQA and has decision-making authority to approve or deny the proposed Project based on this Initial Study and other Project information in the administrative record. For compliance with CEQA, this Initial Study is intended to fully disclose the type and extent of direct, indirect, and cumulative impacts from the Project that can be reasonably expected during construction and over the long-term. This Initial Study proposes mitigation measures to reduce potentially significant impacts to the environment from Project implementation to less than significant levels. This Initial Study has been written to fully comply with the provisions of the California Environmental Quality Act (CEQA), (Public Resources Code 21000), et seq., State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000), and the City's local CEQA Guidelines.

Environmental Concerns

Sensitive native habitat is not present at existing ground surface, therefore significant direct impacts on biological resources are not expected with the implementation of the Project. In addition, noise and activity during construction has the potential to disrupt nesting migratory birds at the Project Site and in trees and shrubs growing in adjacent areas. The Project Site is within a fee area for Stephen's kangaroo rat and a survey area for burrowing owl associated with the Western Riverside County MSHCP. Fees are required to be paid by the Project Applicant prior to issuance of building permits and are considered as full mitigation for potential impacts on Stephen's kangaroo rat, an endangered species. A burrowing owl survey was performed for this initial study and indicates burrowing owl, species of special concern, are not present, See **Appendix B**. Field survey of surface conditions indicates no cultural resources present. Deeper earthwork has the potential to impact buried archaeological, tribal, and paleontological resources, which are not visible from the surface, and will require mitigation measures to reduce potentially significant impacts to less than significance, which have been included in the Mitigation Monitoring and Reporting Program for the Project. Mitigation measures have been incorporated into the Mitigation Monitoring and Reporting Program for the Project to reduce all potentially significant impacts to less than significance. Technical studies for biological and cultural resources are summarized in this report and have been completed for the Project to document existing conditions and levels of significant Project impacts. These studies can be found in **Appendices B and C** in their entirety and recommend mitigation measures to reduce potentially significant impacts to less than significant levels.

Other potentially significant environmental impacts from the Project on aesthetics, air quality, public services, land use, utilities and services, hazards and hazardous materials and traffic are evaluated in this document. Future urbanization of the Project Site consistent with full buildout of the City's approved General Plan and Zoning would result in up to 5 residential dwelling units per acre (DU/AC) at this location, approximately 47 detached single-family homes. The Project proposes to construct detached single-family residences at 8.3 DU/AC and will result in 78 detached single-family homes. The proposed development will construct ultimate arterial street improvements, consistent with City plans and dedicated to the City of Moreno Valley for long-term management. The Project will implement common area streets and recreational areas within the proposed neighborhood that will

be managed in perpetuity via design guidelines and CC&Rs implemented and funded through an HOA.

To appropriately achieve environmental compliance, the Project Site, construction footprints for off-site improvements, and Area of Potential Effects (APE) have been screened for sensitive environmental resources and plans have been reviewed and designed pursuant to the City of Moreno Valley's comments from interdepartmental review. Proposed designs shown on plans for the Project utilize Best Management Practices, standard conditions, and City input to avoid sensitive resources and reduce significant impacts to the greatest extent feasible. Upon the determination of potentially significant environmental impacts that could occur with Project implementation, mitigation measures have been recommended to reduce impacts to a less than significant levels pursuant to findings for a Mitigated Negative under CEQA. However, if the administrative record for the Project shows mitigation measures are unable to lower impacts to a less than significant level pursuant to CEQA, then an Environmental Impact Report (EIR) would need to be prepared for the Project based on the City's decision.

Project Description

Discretionary Land Use Applications

1. General Plan Amendment (PEN22-0159) to change the General Plan Land Use Designation of the subject 9.42-acre site from Residential 5 to Residential 10;
2. Change of Zone (PEN22-0158) to change the Zoning District Classification of the subject 9.42-acre site from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District;
3. Tentative Tract Map 38458 (PEN22-0156) to subdivide the 9.42-acre site into 78 single-family residential lots, 0.27-acre tot-lot, 0.12-acre dog park, and 0.41-acre retention basin; and
4. Conditional Use Permit (PEN22-0157) for a Planned Unit Development comprised of 78 detached single-family residences, 0.27-acre tot-lot, 0.12-acre dog park, 0.41-acre retention basin, and on-site and off-site improvements.

On-site Project Improvements

The Project will dedicate and construct public right-of-way for ultimate street widths along approximately 328 linear feet of street frontage on both the south side of Iris Avenue and on the north side Goya Avenue planned Right-of-Way. The Project includes construction of the half-widths of these adjacent arterial streets consisting of pavement widening, curb, gutter, and sidewalk adjacent to the proposed development. The Project includes development of a total of 78 2-story residences on individual lots with shared driveway access to two-car garages, a collector street, dog park (0.12 acres), tot lot (0.27 acres) and a water quality detention basin (17,835 square-feet). Proposed open space and water detention basin are included in the proposed development of 9.18 net acres of land. See *Table 2: Project Site Use Summary* below. The Project proposes to construct a community with a residential density of 8.3 dwelling units per acre (DU/AC). The Project requires a General Plan Amendment and Change of Zone from R5 to R10 and from Residential 5 (R5) District to Residential Single-Family (R10) District respectively to be compliant with the residential densities established in the City's Municipal Code. In addition, the Project requires a Tentative Tract Map for subdivision of land into individual lots and establishment of the internal backbone circulation via a proposed north/south local collector street, extension of utilities and shared driveways. A Conditional Use Permit is required to establish a Planned Unit Development (PUD) for the Project, with development standards for smaller lots consistent with proposed RS10 zoning.

Table 2: Project Site Use Summary

Use	Acreage
Residential Lot (1-78) (density)	8.3 DU/AC
Adjusted Easement & Public Open Space (LOT A from TTM)	0.88 AC
Total Gross Acreage	9.42 AC
Public Streets	0.24 AC
Total Net Acreage	9.18 AC

Reference **Figure 12: Tentative Tract Map.**

Project plans are shown in **Figure 7: Site Plan, Figure 8 Floor Plans, and Figure 9: Elevations, and Figure 10: Tentative Tract Map**. Site and floor plans indicate that proposed residences have four distinct elevation designs (Ranch, Spanish, Prairie, and Craftsman) and floor plans vary in square footage (See *Table 3: Floor Plan Elevations*). The Site Plan shows private fenced yards are proposed for each residence. Common access connects the proposed backbone collector road between Iris Avenue to the north and Goya Avenue to the south. Private driveways for each residence are accessible via shared common access drives. Each common access drive is shared between 6. To discourage speeding, the 36-foot-wide private collector street meanders at a point adjacent to the proposed 0.27 acres of designated open space on the eastern portion of the Project Site, proposed to be developed for a tot lot. Approximately 43 street parking spaces will be provided along the eastern border of the collector road for residents and guests. In addition, the proposed collector road sets aside land for turn arounds at gates and provides continuous pathways for pedestrian circulation in compliance with the City’s Municipal Code. In order to meet the City’s requirements, the Project will construct street improvements to the adjacent roadways, install landscaping along the street frontage of Iris Avenue, as well as install storm drains, utilities, and a water quality retention basin, pursuant to City Ordinance No. 827. The retention basin has been proposed in the southwestern portion of the site and is approximately 6 feet deep and 17,835 sf in area and accommodates a 12 ft. access road along the perimeter of the basin for maintenance.

Table 3: Floor Plan Dimensions

Plan No.	Lots	Unit Type	Height	Interior Square Feet (sq. ft.) per dwelling Unit
Plan 1	26	3 Bedroom, 2.5 Bath, Office, Loft, 2 Car Garage	2-story	2,221 sq. ft.
Plan 2	26	4 Bedroom, 2.5 Bath, Tech, 2 Car Garage	2-story	2,412 sq. ft.
Plan 3	14	4 Bedroom, 3 Bath, Loft 2 Car Garage	2-story	2,547 sq. ft.
Plan 4	12	5 Bedroom, 3 Bath, 2 Car Garage	2-story	2,709 sq. ft.

Source: (Kevin Crook Architect Inc., 2023)

Note: See **Figure 9A through 9D: Floor Plans**

According to **Figure 8: Landscaping Plan**, approximately four (4) Chinese Pistache “Keith Davey” trees will be planted along the northerly Right-of-Way boundary of Goya Avenue and approximately 27 Chinese Pistache “Keith Davey” trees will be planted along the southerly right-of-way boundary of Goya Avenue: Approximately six (6) mature Bloodgood London Plane (*Platanus x Acerifolia ‘Bloodgood’*), a designated street tree along Iris Avenue, will be planted along the southerly right-of-way boundary of Iris Avenue within the proposed 10-foot-wide parkway. Both Bloodgood London Plane and Chinese Pistache trees are flowering; therefore, landscaping will enhance both entrances to the Project Site (Goya Avenue and Iris Avenue). The landscaping proposed for the Project is compliant with Moreno Valley Design Standards and the Model Water Efficient Landscape Ordinance (MWELO).

Project plans indicate exterior elevations with earth-tone finishes and architectural details that vary the architectural styles shown on each of four Project Elevation types (**Figure 9: Elevations**). There are four proposed building elevations, each displaying different styles. The following types include Spanish, Ranch, Prairie, and Craftsman, which will be implemented pursuant to the Heritage Park Planned Unit Development Architectural Design Guidelines. The Heritage Park PUD Design Guidelines consider the existing character, history, and development of Moreno Valley. *Table 4: Project Elevations* summarizes the specific exterior architectural finishes from each elevation style.

Table 4: Project Elevations

Style	Size (sq. ft.)	Exterior Design Elements
Ranch	2,221 sq. ft.	<ul style="list-style-type: none"> • Identifying Characteristics: <ul style="list-style-type: none"> ○ Informal, asymmetrical building form ○ Low plate lines and low-pitched roof forms ○ Siding and/or stone accents • Massing: Predominant rectangular building form • Roof: <ul style="list-style-type: none"> ○ Predominant gable and shed roofs. ○ 3:12 to 5:12 typical roof pitch; 12” to 16” eave; 8” rake

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		<ul style="list-style-type: none"> ○ Flat concrete tiles; flat rustic shingle tiles ● Exterior Walls: stucco; Limited use of siding on front elevation encouraged. ● Windows: square or rectangular window shapes' 1" minimum window recesses ● Details: <ul style="list-style-type: none"> ○ Wooden headers and sills ○ Exposed truss tails or fascia boards ● Colors: <ul style="list-style-type: none"> ○ <i>Primary-</i> Soft to light earthy colors as pale beiges, light khaki and green. ○ <i>Fascia and trims-</i> contrasting colors in darker brown and weathered gray tones. ○ <i>Accent-</i> contrasting colors in light or dark tones. ○ <i>Roof-</i> Grays and browns.
<p style="text-align: center;">Spanish</p>	<p style="text-align: center;">2,412 sq. ft.</p>	<ul style="list-style-type: none"> ● Identifying Characteristics: <ul style="list-style-type: none"> ○ Red "S" tiles roofs ○ Arch element, recessed entry, or feature window on the front elevation ○ Decorative metal railing, gable roof end details ● Massing: Asymmetrical, one and two-story simple building masses ● Roofs: <ul style="list-style-type: none"> ○ Gable or hip roofs; shed roof over porch. ○ Typical 4:12 to 5:12 roof pitch ○ 0" to 12" overhang with tight rakes on gable roof ends ○ Shallow sloped, concrete "S" tiles in variegated colors (predominantly red) ● Exterior Walls: Stucco accent ● Windows and Entries: <ul style="list-style-type: none"> ○ Rectangular or square window shapes ○ 1" minimum trim; entry stucco or precast surround ○ Recessed entry or feature window on front elevation ● Details: <ul style="list-style-type: none"> ○ Ground-level arch elements on front elevation ○ Stucco eave and trim details ○ Exposed truss tails with simple decorative cut ○ Gable roof end vents with concrete pipe details or recessed faux vents. ○ Decorative metal railings or grilles ○ Attached garage and decorative garage door with wood accents. ● Colors: <ul style="list-style-type: none"> ○ <i>Primary-</i> White tones, pale to mid tones of mild yellows and light tans ○ <i>Fascia and trims-</i> Dark born earth and wood tones ○ <i>Accent-</i> Rich tones of blues, reds and washed greens ○ <i>Roof-</i> Darker browns and reds
<p style="text-align: center;">Prairie</p>	<p style="text-align: center;">2,547 sq. ft.</p>	<ul style="list-style-type: none"> ● Identifying Characteristics: <ul style="list-style-type: none"> ○ Horizontal massing and clean lines ○ Low-pitched hip roofs ○ Details emphasizing horizontal lines. ● Massing: Strong horizontal building form; one and two-story massing ● Roofs: <ul style="list-style-type: none"> ○ Low-pitched hips roofs or flat horizontal roofs ○ Typical 3:12 to 4: 12 roof pitch ○ 12" to 24" overhangs ○ Flat concrete tiles ● Exterior Walls: Stucco ● Windows: <ul style="list-style-type: none"> ○ Square or rectangular window shapes ○ Horizontal window grouping ● Details: <ul style="list-style-type: none"> ○ Stucco square porch columns ○ Contrasting wall materials or trims emphasizing horizontally ● Colors: <ul style="list-style-type: none"> ○ <i>Primary-</i> Neutral earthy tones and lighter and whiter tones ○ <i>Fascia and trims-</i> muted earthy colors such as browns, grays, greens, and wheat tones with pops of rusts, reds, and oranges ○ <i>Accent-</i> deep red, green and medium dark wood tones; blues used on occasion. ○ <i>Roof-</i> dark in value of brown and gray tones
<p style="text-align: center;">Craftsman</p>	<p style="text-align: center;">2,709 sq. ft.</p>	<ul style="list-style-type: none"> ● Identifying Characteristics: <ul style="list-style-type: none"> ○ Low-pitch gable roofs, occasionally hipped

- Wide projecting eaves with exposed rafter tails, and decorative beams or braces added under the gables.
- Column bases frequently continue to ground level.
- **Massing:** simple boxed massing with vertical and horizontal breaks
- **Roofs:**
 - Basic side-to-side gable with cross gables
 - Typical 3: 12 to 4: 12 roof pitch
 - 18" to 30" overhang
 - Flat concrete shingle
- **Exterior:** Stucco
- **Windows:**
 - Vertical multi-paned windows at front elevations
 - Windows trim surrounds with headers and sills
 - Built-up header trims at front windows
- **Details:**
 - Decorative use of cross beams, braces, and rafter tails
 - Porches often feature tapered columns and pilasters.
 - Brick or stone veneer elements visually anchor the building mass to the ground plane.
- **Color:**
 - *Primary-* Light earth tone
 - *Accent-* Playful or dark accent color

Source: (T&B Planning 2023)
Note: See **Appendix I**.

Off-Site Improvements

Off-site improvements to Goya Avenue and Iris Avenue will be implemented with the Project. Improvements along Iris Avenue, a major arterial, include the installation of streetlights, signage, improvements to existing sidewalks, installation of curbs and curb ramps to align new curb and gutter to the southernly right-of-way boundary of Iris Avenue, repaving Iris Avenue half width along the Project Site's northernmost site boundary, and driveway access from the easterly travel lane of Iris Avenue. Streetlights and signage will be installed pursuant to the City's Engineering Standards.

Improvements along Goya Avenue, a minor arterial, will include installing pavement to the centerline of the full ultimate right-of-way width along Goya Avenue between Smoke Tree Place and Indian Street; this will require tree removals, clearing, grubbing grading within the street Right-of-Way for Goya Avenue. Proposed improvements in Goya Avenue include installation of curbs, gutters, curb ramps, sidewalks, installation of utilities and connections (e.g., storm water, sewer, water, gas, electric, telecommunications).

1.14. California Native American Tribes: 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.

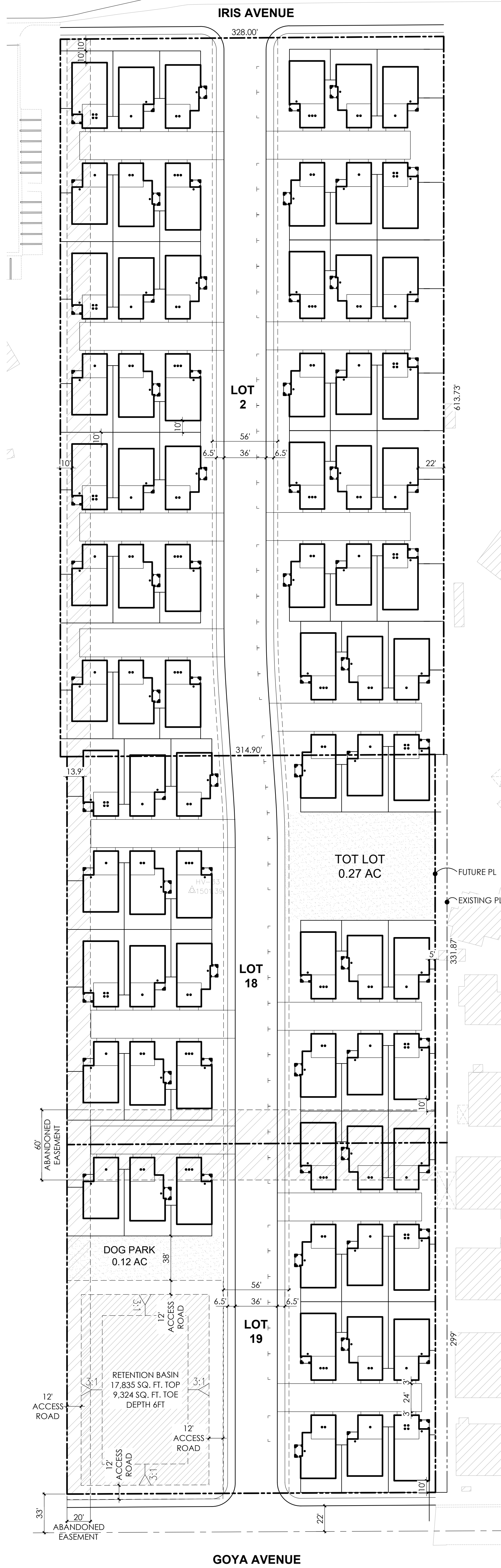
State law and County of Riverside Guidelines identify Native American consultation and participation as an important aspect of the cultural resource evaluation. To identify potential Native American resources, a Sacred Lands File Search was conducted at the California Native American Heritage Commission (NAHC). A current Sacred Lands File Search response from the NAHC was received on April 25, 2022 (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. Scoping letters submitted to the Native American contacts provided by the NAHC (see **Appendix C**) have resulted in some replies indicating that the Project is outside of their territory. A representative from the Pechanga Band of Indians in Temecula, California, expressed concerns that the Project is located within the heart of "Our Ancestral Territory" and indicates they are interested in participating in Project

consultation with the City based upon their traditional knowledge of this area. They indicate that the Project is approximately 600 yards from a Traditional Cultural Landscape and within proximity with two more Traditional Cultural Places. Additionally, the Tribe believes that the possibility of recovering subsurface resources during ground-disturbing activities for this Project is extremely high due to Project proximity to multiple known Ancestral-remains and extensive sites previously recorded by the Tribe near the Project. Therefore, the Project has the potential to 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.

On August 19, 2022, Moreno Valley received a response from the Agua Caliente Band of Cahuilla Indians (ACBCI). The representative from the tribe indicated that the Project Site does not fall within the boundaries of their reservation. As a result, they have deferred consultation to Pechanga Band of Luiseño Indians and have requested a copy of mitigation measures that will be utilized for the proposed Project. The City of Moreno Valley received an additional response from Morongo Band of Mission Indians (Tribe/ MBMI) Tribal Historic Preservation Office, after the deadline for consultation on October 4, 2022. However, the representative indicated that they would like to initiate government- to-government consultation under Assembly Bill (AB) 52, since the Project Site could contain potentially sensitive cultural resources regardless of the presence or absence of remaining surface artifacts and features. To ensure meaningful consultation, Morongo Band of Mission Indians have requested Project designs, the grading plan, a records search conducted by the appropriate California Historical Resources Information System (CHRIS), copies of cultural resource assessments, shapefiles of Project area of effect (APE), and a copy of the Geotechnical Report. As a result of AB 52 consultation, the City of Moreno Valley in conjunction with the Consulting Tribes, added Mitigation Measures **MM CUL-01 through MM CUL-09** to ensure less than significant impacts to cultural and tribal cultural resources occurred throughout Project implementation.

1.15. Public Approval: Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

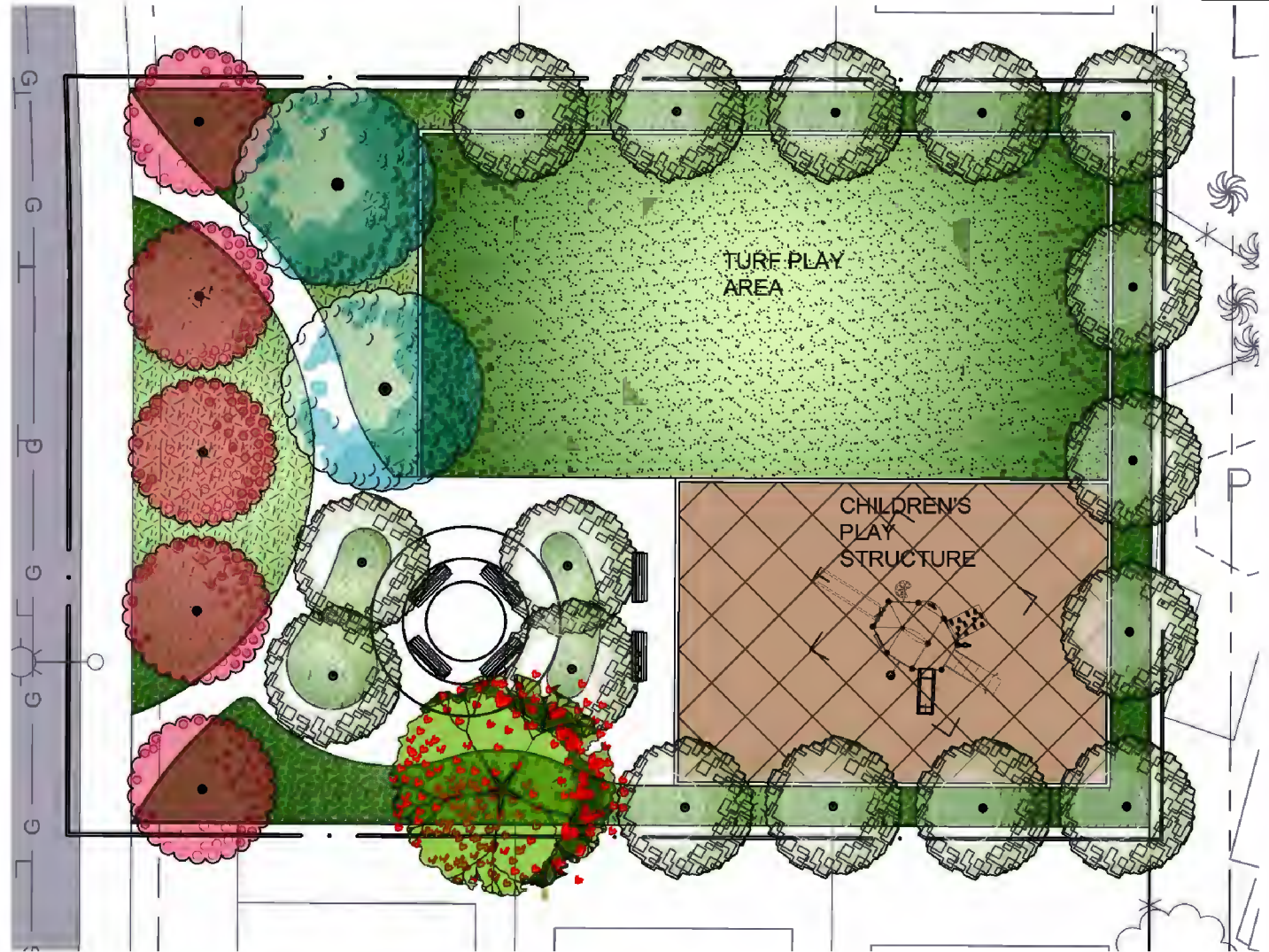
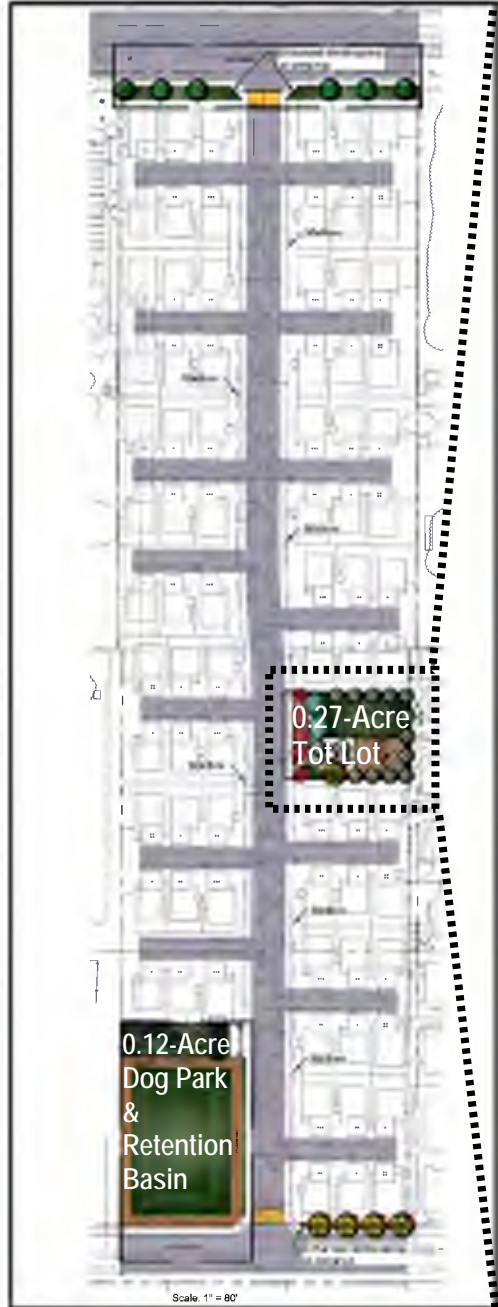
Utilities Service Agreement, SCAQMD Fugitive Dust Emissions Control, Water Quality Certification.



Not to Scale












9 Acres South of Iris
Figure 7. Site Plan



Source: Wood Architecture, 2023

Legend

- | | | | | | |
|--|---|---|---|---|---------------|
|  | JACARANDA 'MIMOSIFOLIA'
Jacaranda |  | OLEA 'SWAN HILL'
Swan Hill Olive |  | PLANTING AREA |
|  | LAGERSTROEMIA 'NATCHEZ'
Grape Myrtle 'Natchez' |  | PISTACHIA 'KEITH DAVEY'
Chinese Pistache 'Keith Davey' |  | TURF |
|  | LAGERSTROEMIA 'TUSCARORA'
Grape Myrtle 'Tuscarora' |  | PLATANUS X ACERIFOLIA 'BLOODGOOD'
Bloodgood London Planetree |  | TOT LOT |

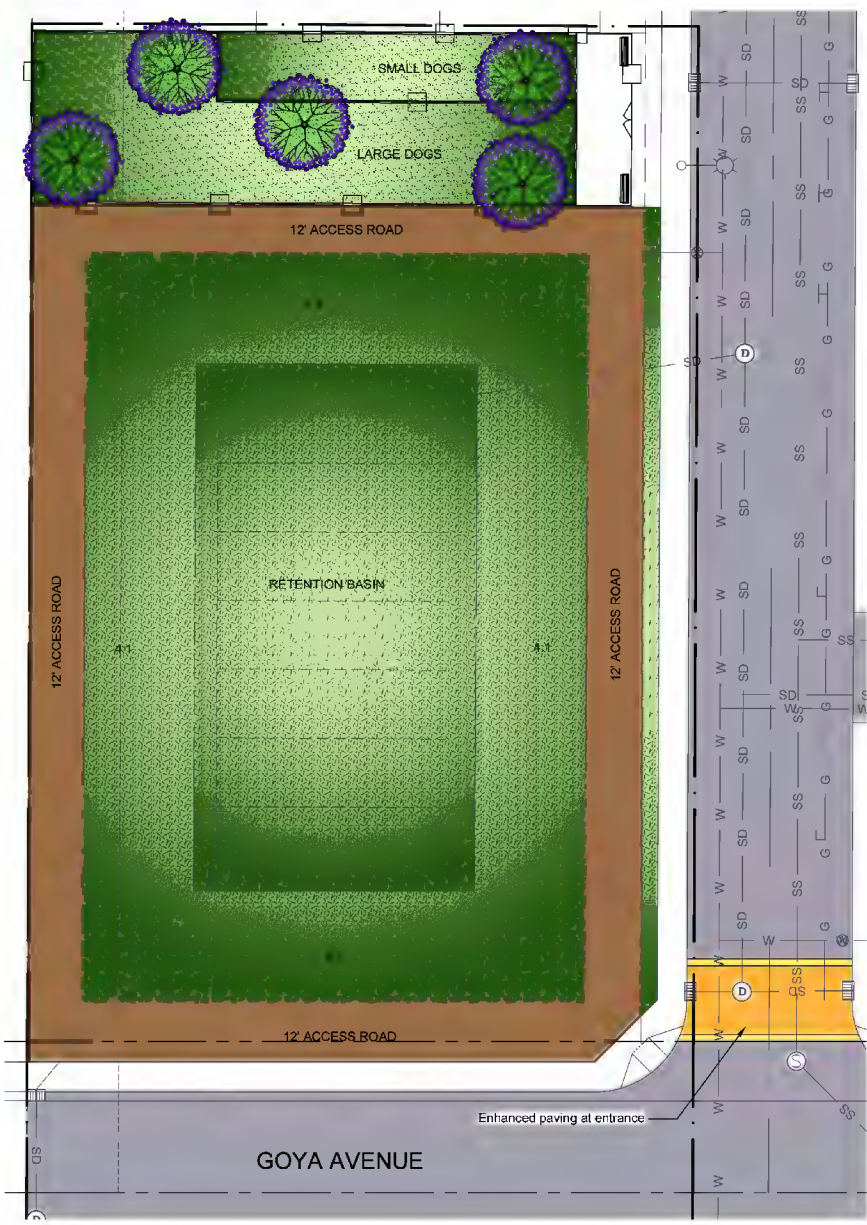


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9 Acres South of Iris

Figure 8A. Landscape Plan- 0.



Source: Wood Architecture, 2023

Legend










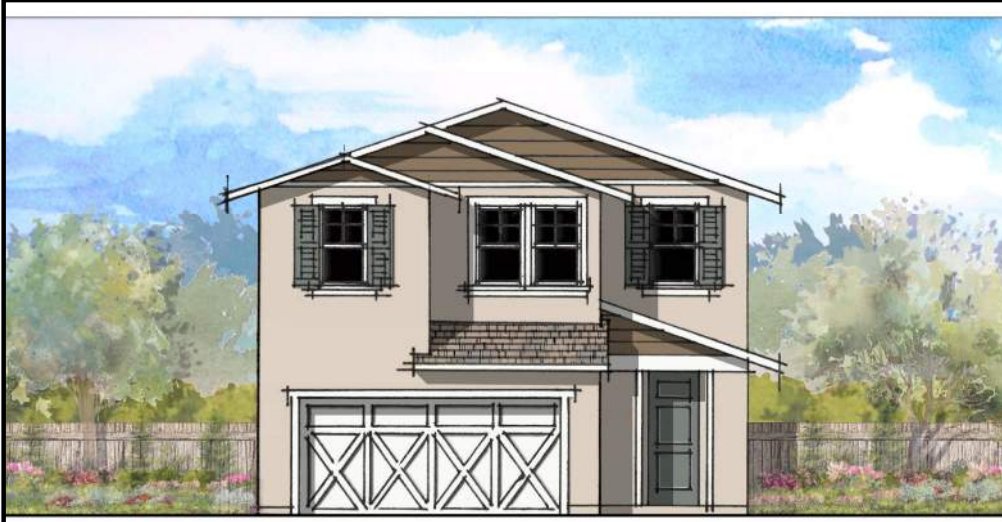
	JACARANDA MIMOSIFOLIA Jacaranda		OLEA 'SWAN HILL' Swan Hill Olive		PLANTING AREA
	LAGERSTROEMIA 'NATCHEZ' Crape Myrtle 'Natchez'		PISTACHIA 'KEITH DAVEY' Chinese Pistache 'Keith Davey'		TURF
	LAGERSTROEMIA 'TUSCARORA' Crape Myrtle 'Tuscarora'		PLATANUS X ACERIFOLIA 'BLOODGOOD' Bloodgood London Planetree		TOT LOT



Figure 8B. Landscape Plan- 0.1





PLAN 1- RANCH

Note: Plan 1 (2,221 sq. ft.)



PLAN 2- SPANISH

Note: Plan 2 (2,421 sq. ft.)



PLAN 3- PRAIRIE

Note: Plan 3 (2,547 sq. ft.)



PLAN 4- CRAFTSMAN

Note: Plan 4 (2,709 sq. ft.)

Source: Kevin Crook Architect Inc.

Not to Scale

Note: Maximum structure height 35 ft

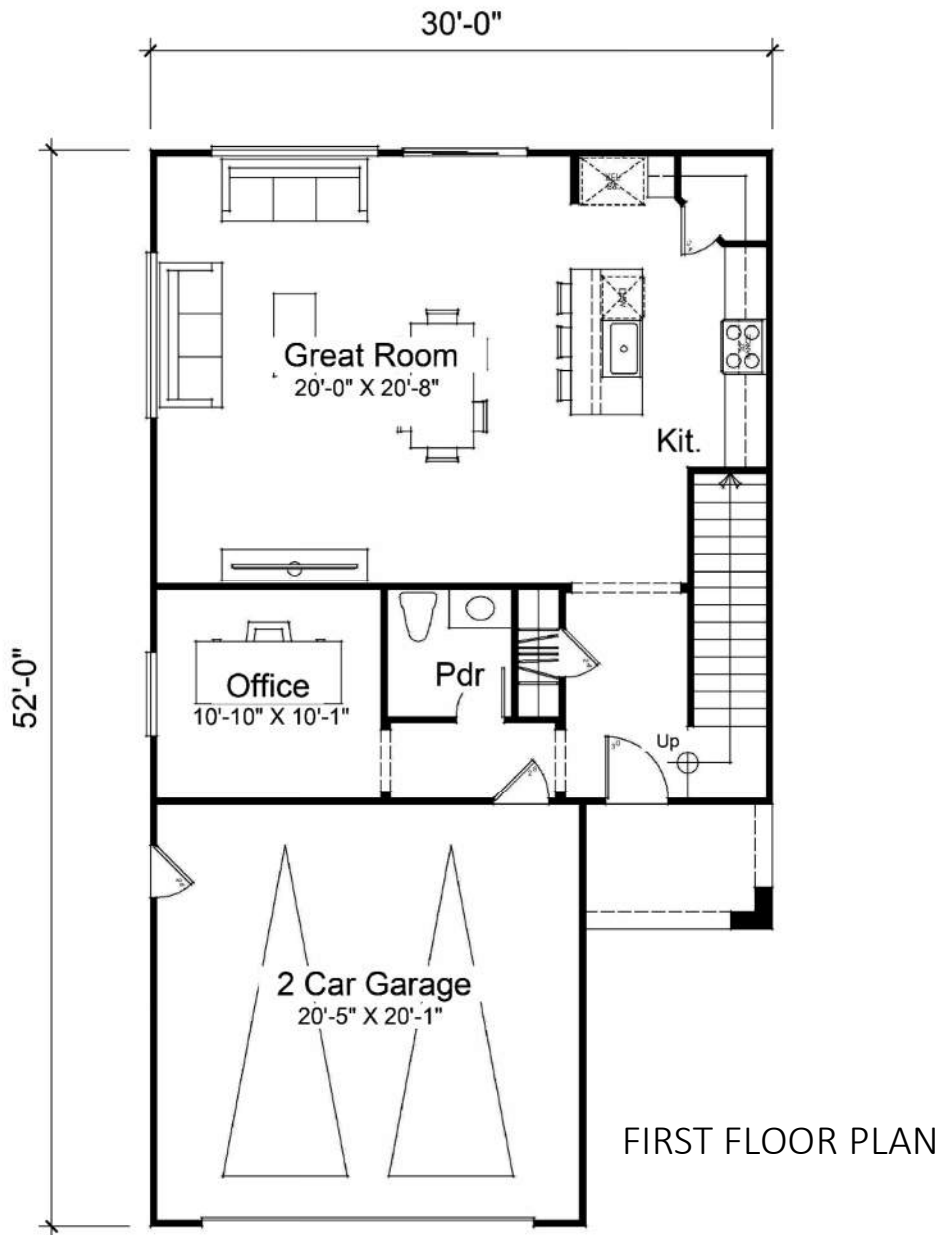


ARDURRA

9 Acres South of Iris

Figure 9: Front Elevations

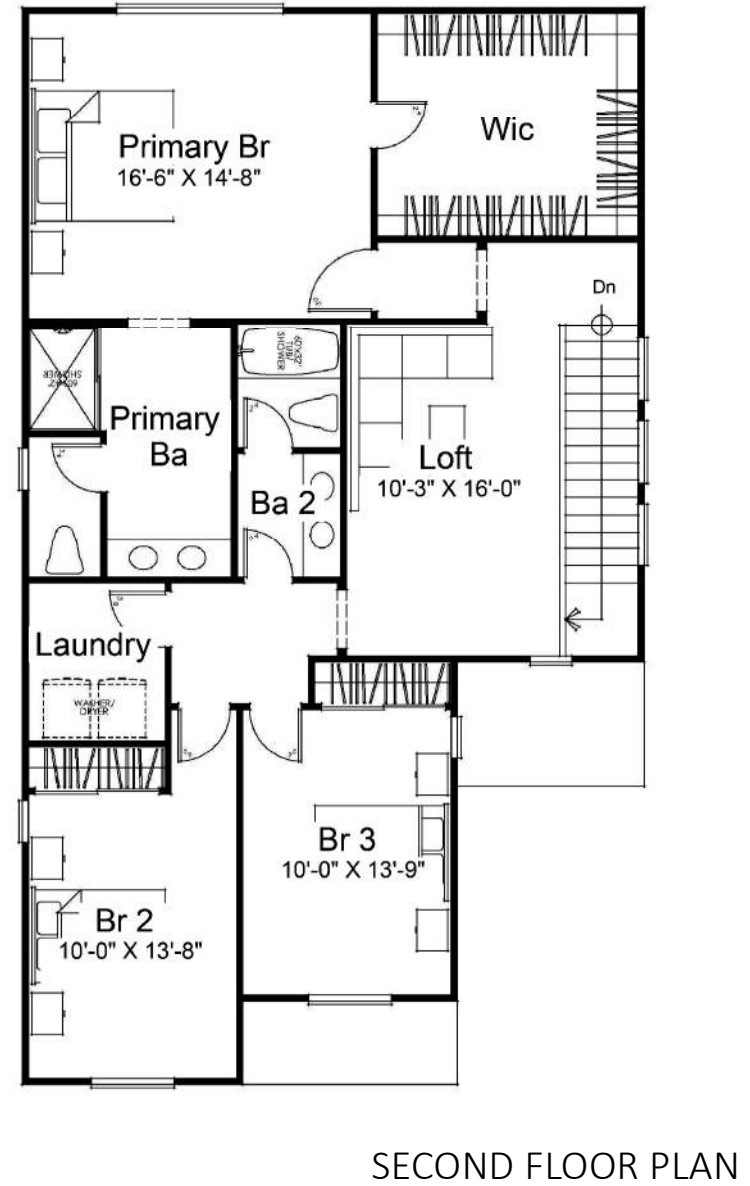
ent: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS



Note: Maximum structure height 35-feet

Source: Kevin Crook Architect Inc.

Not to Scale



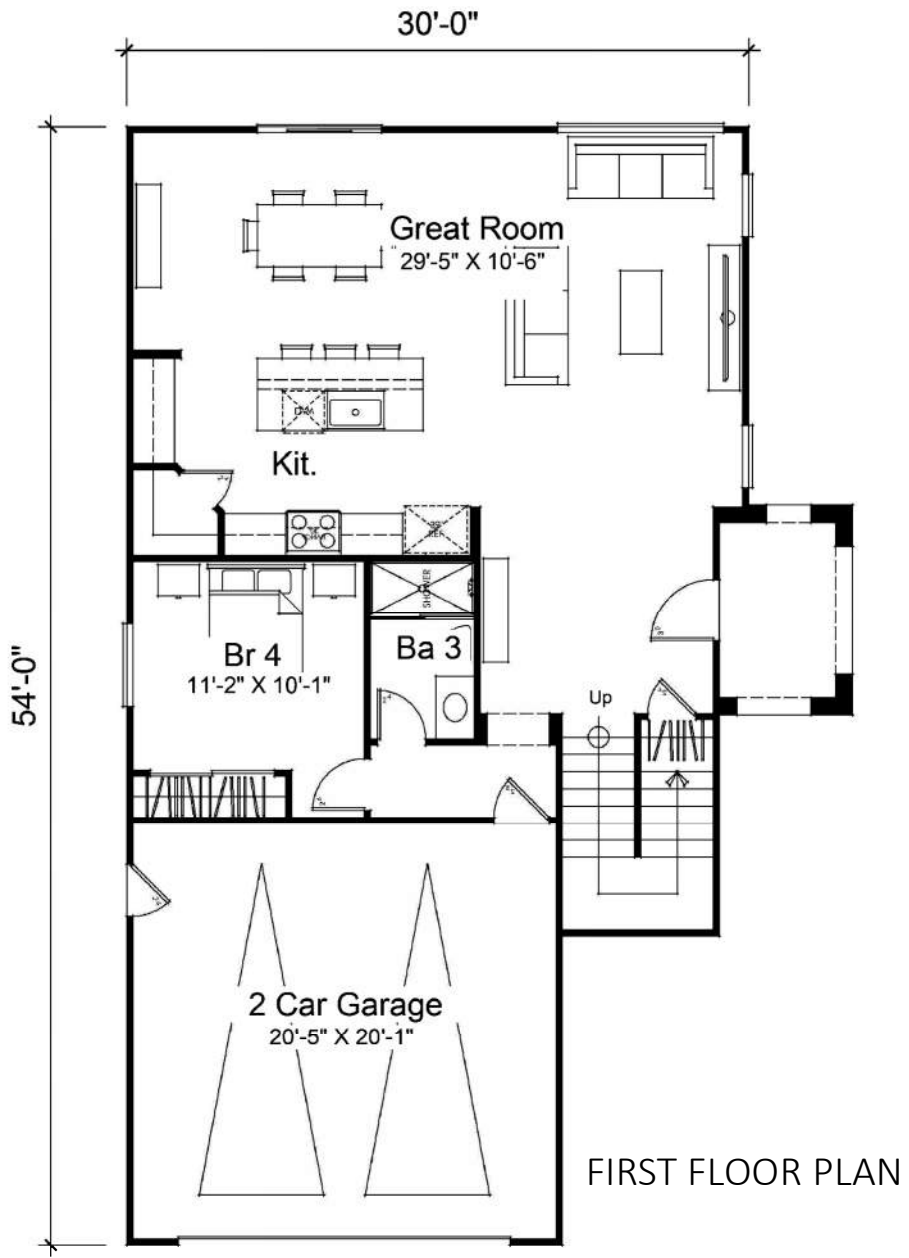
Note: Maximum structure height 35-feet

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS



9 Acres South of Iris

Figure 9A: Pla Packet Pg. 109

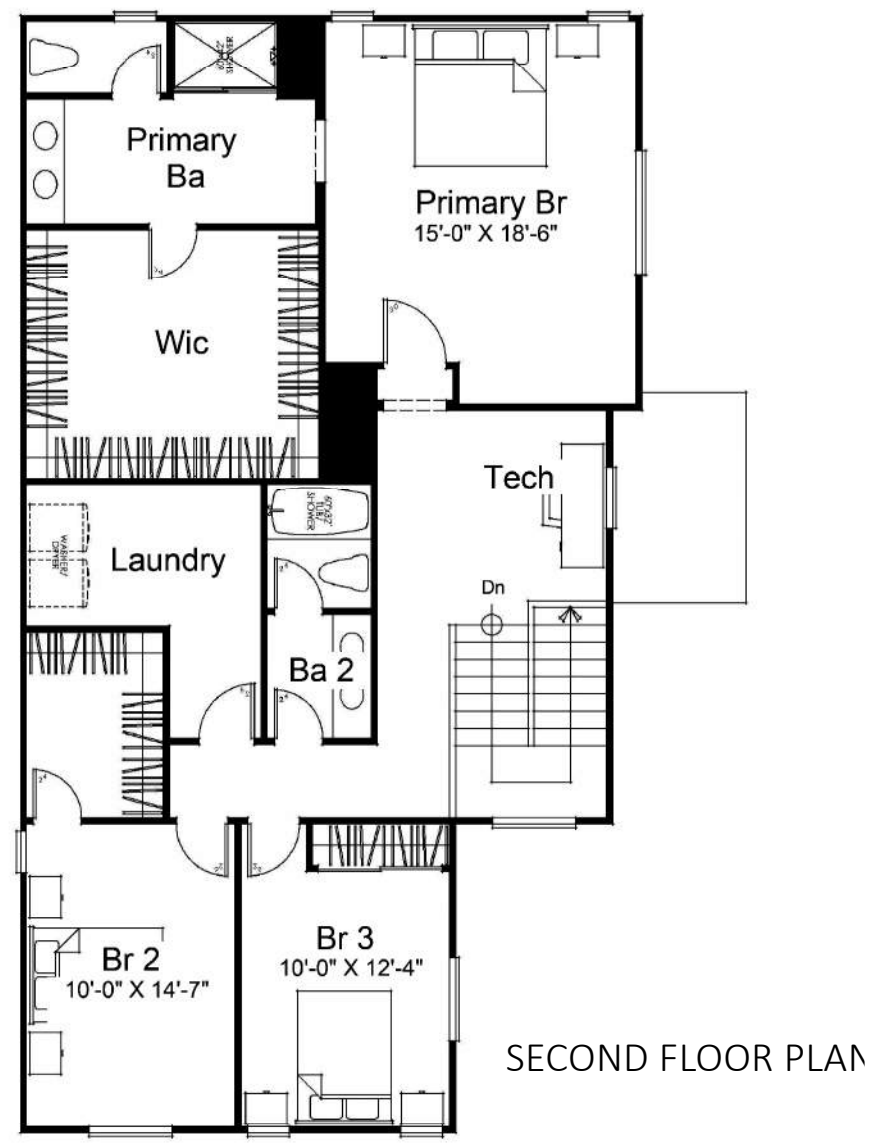


FIRST FLOOR PLAN

Note: Maximum structure height 35-feet

Source: Kevin Crook Architect Inc.

Not to Scale

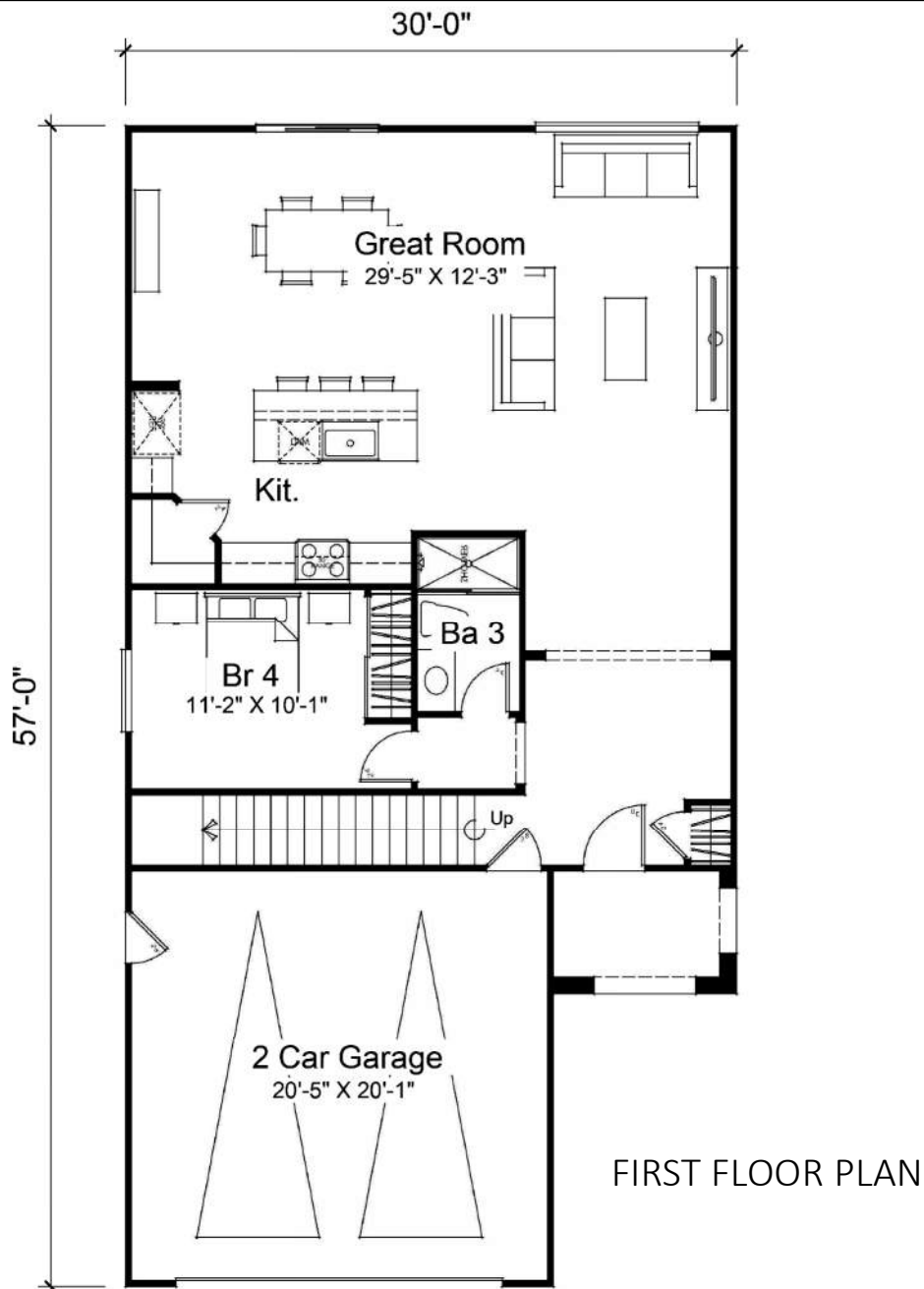


SECOND FLOOR PLAN

Note: Maximum structure height 35-feet

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS



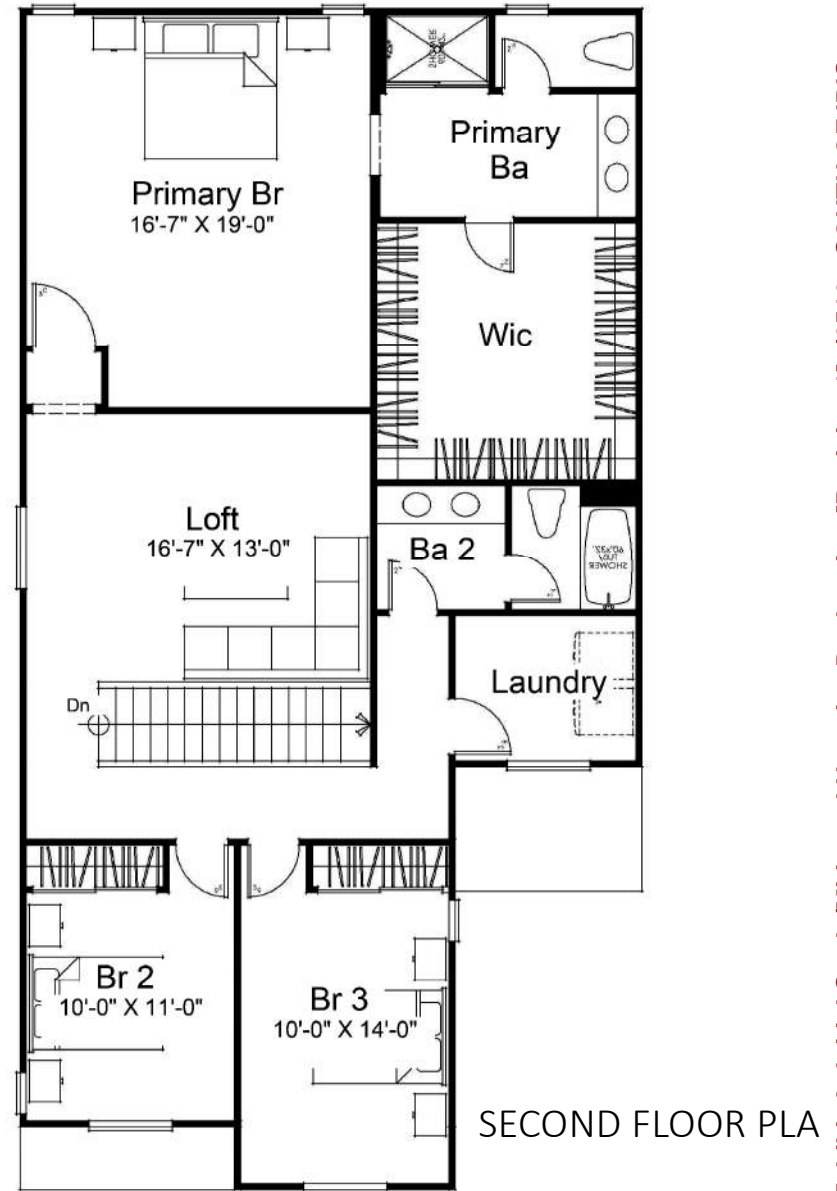


FIRST FLOOR PLAN

Note: Maximum structure height 35-feet

Source: Kevin Crook Architect Inc.

Not to Scale

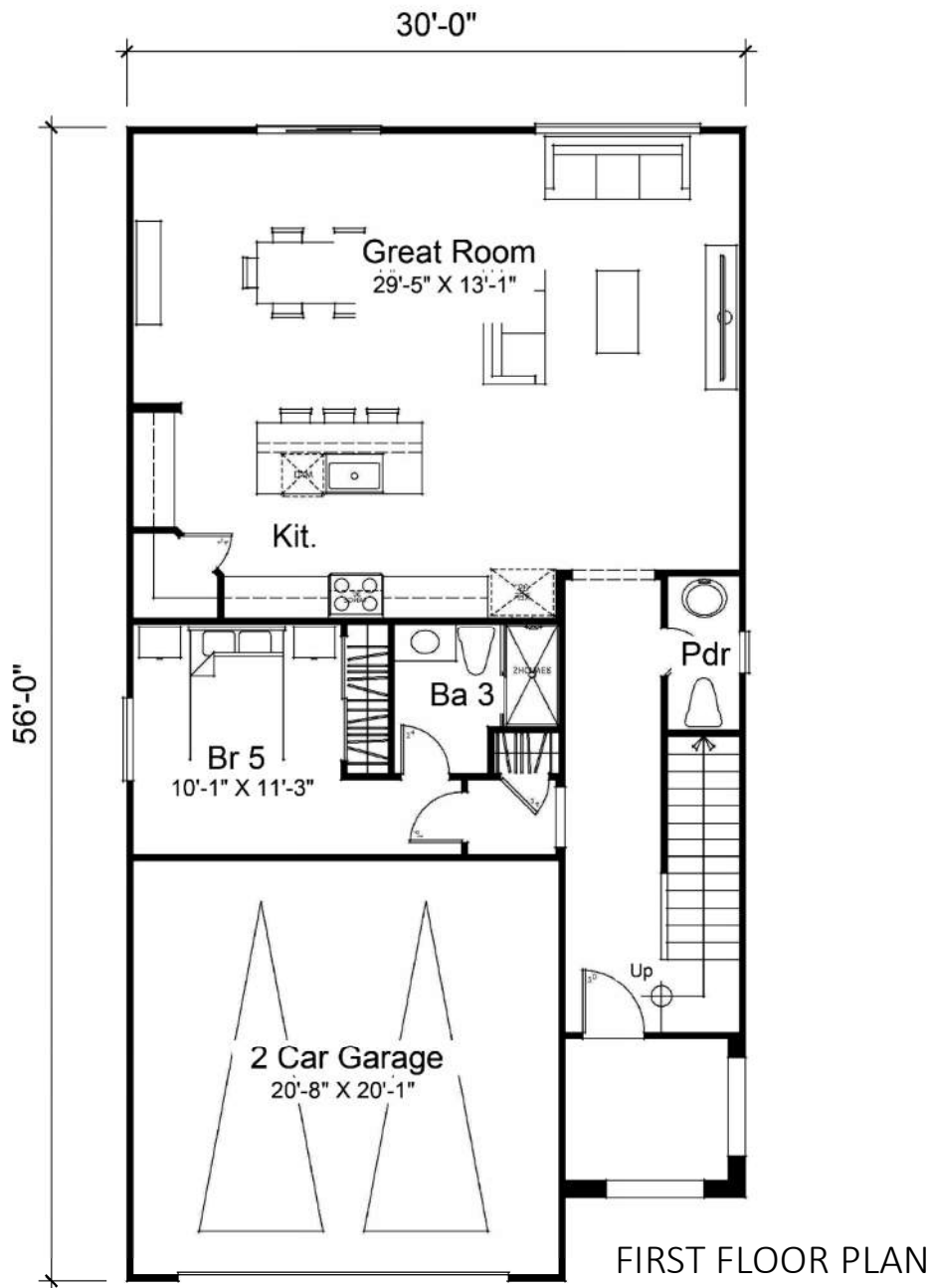


SECOND FLOOR PLAN

Note: Maximum structure height 35-feet

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS

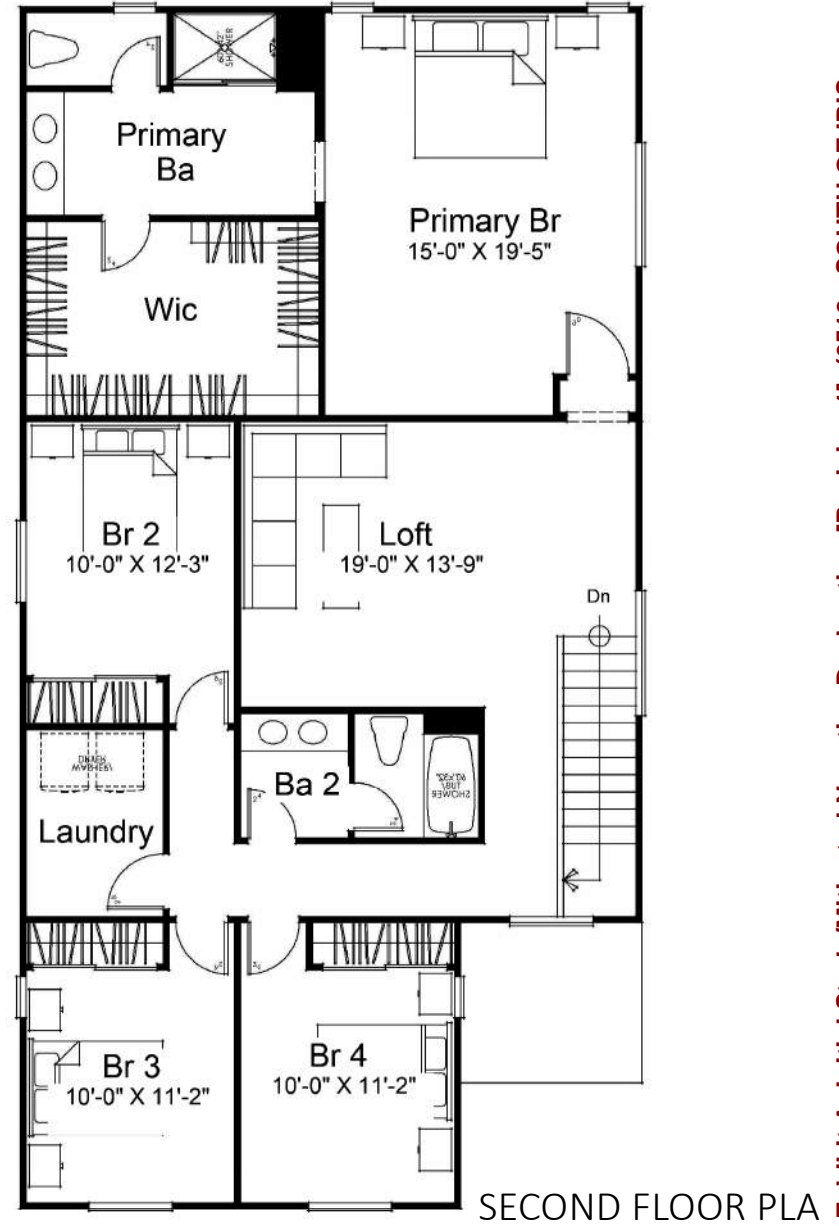




Note: Maximum structure height 35-feet

Source: Kevin Crook Architect Inc.

Not to Scale

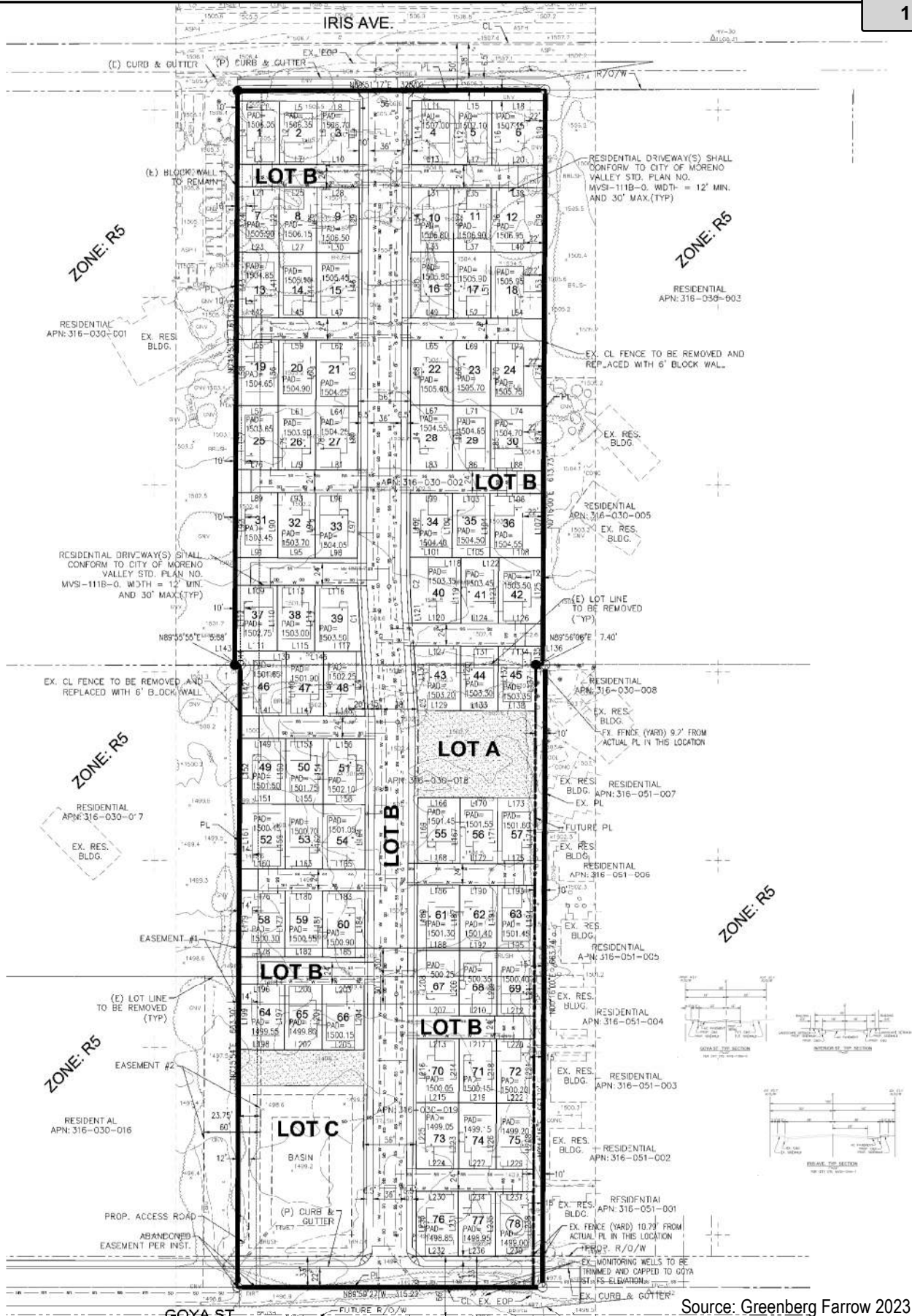


Note: Maximum structure height 35-feet

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS



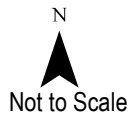
9 Acres South of Iris



Source: Greenberg Farrow 2023

Legend

USE	ACREAGE
RESIDENTIAL (LOTS 1-78)	8.30 AC
ADJUSTED EASEMENT & PUBLIC OPEN SPACE (LOT A)	0.88 AC
TOTAL GROSS ACREAGE:	9.42 AC
PUBLIC STREETS	0.24 AC
TOTAL NET ACREAGE:	9.18 AC



9 Acres South of Iris

Figure 10: Tentative Tract Map (TTM 38458)

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

16. **Other Technical Studies Referenced in this Initial Study (Provided as Appendices):**

- Appendix A** – Air Quality, Global Climate Change, and Energy Impact Analysis (Ganddini 2022)
Appendix B – Habitat Assessment and Western Riverside County MSHCP Consistency Analysis (ELMT Consulting 2022)
Appendix C – Cultural Resources Survey Report (Laguna Mountain 2022)
Appendix D – Paleontological Resources Technical Report (San Diego Natural History Museum 2022)
Appendix E – Geotechnical Engineering Investigation (Krazan & Associates 2022)
Appendix F – Project Specific Water Quality Management; Preliminary Drainage Report (Greenberg Farrow 2022)
Appendix G – Transportation Study Screening Assessment (Ganddini 2022)
Appendix H – Noise Study (Ganddini 2022)
Appendix I – Planned Unit Development Guidelines: Heritage Park (T&B Planning 2023)

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 -	Homeowners' 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

2.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

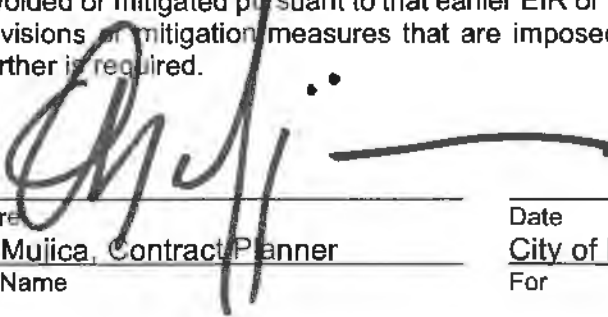
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <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 checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology & Water Quality | <input checked="" type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input checked="" 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 checked="" type="checkbox"/> Utilities & Service Systems | <input checked="" type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

3.0 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: Oliver Mujica, Contract Planner
 Date: DEC. 27, 2023
 Printed Name: _____
 For: City of Moreno Valley

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)



**DRAFT MITIGATION MONITORING AND REPORTING PROGRAM
 FOR SOUTH OF IRIS PROJECT**

PEN22-0159 (General Plan Amendment), PEN22-0158 (Change of Zone), PEN22-0156 (Tentative Tract Map 38458) and PEN22-0157 (Conditional Use Permit)

The following is a Mitigation Monitoring and Reporting Program (MMRP) for South of Iris Project (Neighborhood 1 of the Heritage Park Planned Unit Development) located in Moreno Valley, California. This MMRP has been prepared pursuant to Section 15097 of the CEQA Guidelines and Section 21081.6 of the Public Resources Code. This MMRP lists all applicable Project Mitigation Measures (MM), Standard Conditions (SC), and environmental commitments for executing Best Management Practices provided by the Project Applicant that are required to be implemented with the Project under existing Plans, Programs, and Policies for environmental resource protection. This MMRP includes implementation timing and responsible party to ensure proper enforcement of all MMs and SCs to reduce Project impacts. The City of Moreno Valley, as the Lead Agency, will utilize the MMRP to document the implementation of Project mitigation and BMP environmental commitments, which ensure all project impacts are reduced to less than significance pursuant to The California Environmental Quality Act (CEQA).

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	<p>a) Have a substantial adverse effect on a scenic vista?</p> <p>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?</p>	<p>MM AES-01- Perimeter Walls: Prior to final tract map approval and issuance of permits, the City of Moreno Valley shall verify that Project plans and the recorded CC&Rs for the Project include the following types of perimeter fencing and walls to be installed during construction and maintained in perpetuity throughout the Heritage Park Planned Unit Development:</p> <p>a) Perimeter Block Walls- Perimeter block walls generally located around the exterior of the neighborhood to provide homes with privacy and noise attenuation from abutting roads and off-site land uses. These Perimeter Block Walls consist of textured split-face concrete solid bricks, with no openings. The wall shall measure six (6) feet in height as measured from ground surface on the highest side of the fence including two (2) inch high caps. The wall shall include 16-inch block decorative concrete block pilasters with no openings, at each lot line and change of fence type.</p> <p>b) Interior Vinyl Fence: Interior Vinyl Fences are generally located between side yards and at the back of residential lots (excluding lots which rear on public streets, which are covered in item 1. above) to provide privacy and security for residents. Interior Vinyl Fences have a height of six (6) feet as measured above ground</p>	Prior to the issuance of building permits.	City's Building Official, Planning Division, and the City Engineer.	<p>Initials: _____</p> <p>Date: _____</p>

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	<p>surface and are constructed of tongue and groove panels, top and bottom rails, and vinyl posts with vinyl caps.</p> <p>c) <i>Tubular Steel Fence:</i> Tubular Steel Fences are generally located at the perimeters of retention basin areas and dog parks. These Tubular Steel Fences preserve scenic views while maintaining security for residents and visitors of the community. View fences have a maximum height of six (6) feet and are constructed of tubular steel 0.5-inch square 16-gauge palings and 1.5-inch square 14-gauge tubing top and bottom rails. The color finish of the tubular steel fence should complement the community design theme.</p> <p>The City’s Building Official, Planning Division, and the City Engineer shall verify construction plans show perimeter fencing and concrete block walls, according to items a through c above; as listed within the Heritage Park Planned Unit Development and that perimeter walls and fences will be constructed from materials, colors, and textures that are similar and harmonious with the architecture and earth tones, as indicated on Project Plans, Design Guidelines, and in Figures 7: Site Plan and Figure 9: Elevations of the Draft ISMND. Long-term maintenance of items a) through 3) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Division prior to issuance of the first final certificate of occupancy.</p> <p>City review of Site Plans, Design Guidelines, CC&Rs and Articles of Incorporation for the HOA shall verify that the CC&Rs provide guidelines for perpetual maintenance of all community perimeter fencing and walls for the Project shown on Figure 7: Site Plan of the ISMND. This verification will be done by the City Engineer, Building Official, and/or Planning Division prior to issuance of final approval of the Tract Map and prior to issuance of building and grading permits for the Project and verified again within the recorded CC&Rs prior to issuance of the first certificate of</p>			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	<p>occupancy. Implementation will be verified during Project inspections by the City Building Inspector. Inclusion of the fencing plan and maintenance program shall be included in the recorded CC&Rs by the City Inspector, City Engineer, and Building Official prior to issuance of the first certificate of occupancy.</p>			
		<p>MM AES-02- Landscaping and Irrigation: The City Building Official, Planning Division, and the City Engineer shall verify prior to Final Tract Map approval and prior to issuance of permits, that Project plans show landscaping and irrigation along Iris Avenue and Goya Avenue providing effective screening and visual buffers between the adjacent public streets and the Project; this includes permanent maintenance through the CC&Rs and HOA. The second stories of the proposed residential structures that are visible from Iris Avenue and Goya Avenue shall be buffered. Pursuant to the Heritage Park PUD Design Guidelines, landscaping along Iris Avenue and Goya Avenue should consist of the following:</p> <p><u>Iris Avenue</u> Iris Avenue shall contain a 10-foot curb separated parkway maintained by the HOA and adorned with six (6) Bloodgood London Plane Trees (or a suitable alternative tree species with similar foliage and mature heights reaching 25- to 35-feet tall and canopies of up to 50-feet wide) that provide a visual buffer between the street and adjacent residential areas.</p> <p><u>Goya Avenue</u> Goya Avenue shall contain curb separated landscaped parkways maintained by the HOA and adorned with six (6) Chinese Pistache trees (or a suitable alternative tree species with similar foliage and mature heights reaching 25- to 35-feet tall and canopies of up to 50-feet wide) that provide a visual buffer between the street and adjacent residential areas. At the Goya Street vehicular entry, a curb-separated walkway lined with four (4) Koelreuteria Bipinnata trees shall be implemented or If an alternative species is selected for implementation it shall provide similar foliage and reach mature heights up to 40- to 60-feet tall with a canopy of up to 30-feet to 40-feet wide.</p>	<p>Prior to Final Tract Map approval and prior to issuance of permits. Prior to issuance of the first certificate of occupancy</p>	<p>City Building Official, Planning Division, and the City Engineer.</p>	<p>Initials: _____ Date: _____</p>

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Aesthetics	a), c) continued...	<p>MM AES-03- Exterior Finishes: The City’s Building Official and/or Planning Division shall verify prior to final tract map approval and issuance of permits, that plans will show the following architectural details on the front and rear facades (exteriors of residential structures) facing Goya Avenue and Indian Street and from public open space. Plan check shall include verification by the City Engineer, Building Official and Planning Division that CC&Rs for the Project include guidelines for long term maintenance of these features on these specific lots as described below and shown in Figure 7: Site Plan and Figure 9: Elevation Plans in the Draft ISMND and the Design Guidelines for the Project:</p> <p><i>a) Building Form, Massing, and Articulation</i></p> <ol style="list-style-type: none"> 1. Front and rear building setbacks along Goya Avenue and Indian Street shall be varied 2. Elevation Plans shown in Figure 9: Elevations of the Draft ISMND provide four architectural styles (Spanish, Ranch, Prairie, and Craftsman). Architectural building styles shall alternate along the streets. 3. Street entry driveways from Goya Avenue and Indian Street shall include decorative pavement and large container trees and plants. 4. Plans shall show plane offsets for façade articulation and varied roof forms. 5. Plans shall show matching structure details, such as window trim and exterior doors, according to the architectural style of the structure. 6. Decorative architectural details will be added on building facades that are visible from adjacent streets and parks. These treatments could include varied and complimentary colors to accentuate building features, brackets or trellises for roof overhangs and projections, stonework, window shutters and decorative trim among others. These details should be applied to enhance the elevations of buildings and create a dynamic and aesthetic in public areas. <p><i>b) Windows:</i></p>	Prior to final tract map approval and issuance of permits.	City Engineer, City Building Official and Planning Division	Initials: _____ Date: _____

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Aesthetics	a), c) continued...	<ol style="list-style-type: none"> 1. Coordinate each elevation’s window shape, size, and location to provide a logical, proportional, and attractive composition consistent with the architectural style. 2. Arrange and determine the dimensions of windows in accordance with the conditions of the site, taking into account privacy concerns to the extent possible. 3. Feature windows are encouraged to incorporate enhancements such as recess into the wall plane, enhanced sills with corresponding roof elements, shutters, projecting overhead trellis elements, or decorative grilles if appropriate to the architectural style. All other windows on the front elevation feature trim surrounds, headers and/or sills, or other enhancements consistent with the architectural style of the building. 4. When used, the shape and size of shutters should be proportionate to the window opening and appear as functioning elements. <p><i>c) Colors and Materials:</i></p> <ol style="list-style-type: none"> 1. Building materials and colors shown on architectural plans are in earthtones. Final color selection should be appropriate to the overall neighborhood design theme and relate to the selected architectural style. 2. Where color or material changes occur on the building, such changes should only occur at inside corners or wrapped to termination points of at least 24 inches that provide a finished appearance from the street. 3. Columns and posts should be enveloped by the color and materials, which should come to an end at the point where the material changes. 4. Apply colors and materials to enhance changes in wall plane, reinforce articulation of elevations, and enhance special features such as entries, single-story elements, etc. 5. Select high-quality, low-maintenance, and durable materials to minimize the need for a replacement that would contribute to landfill waste. 			

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Aesthetics	a), c) continued...	<p>6. Appropriate building materials include, but are not limited to:</p> <ul style="list-style-type: none"> - Stucco - Simulated wood siding - Natural or manufactured stone veneer - Natural or manufactured brick veneer - Metal - Vinyl Windows <p>d) Roofs</p> <ol style="list-style-type: none"> 1. Select roof forms, pitches and materials that are consistent with the architectural style of the building. Consider roof forms in relation to the building mass to improve massing relief along public streets and on other publicly visible elevations. 2. Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the street level views. 3. Keep roof forms simple and efficient based on the architectural style and plan shape. Avoid overly complicated roof design that detracts from the characteristics of the architectural style. 4. Consider the visual impact of the placement of photovoltaic panels and/or tiles, as well as any solar water heating panels, while designing roof plans. Minimize or group rooftop equipment to leave adequate, continuous space for rooftop photovoltaic systems where feasible. <p>e) Gutters and Downspouts:</p> <ol style="list-style-type: none"> 1. Where it is feasible, thoughtful consideration should be given as to the location of the overall guttering system during the architectural design process so that the result is a cohesive building façade in which all elements, including gutters and downspouts, work together to create a pleasing building façade. 			

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Aesthetics	a), c) continued...	<ol style="list-style-type: none"> 2. Whenever possible, downspouts should be located in the least conspicuous location, such as side and rear facades of the building. 3. Exposed gutters and downspouts may be painted to complement or match the colors of the surfaces to which they are attached. 4. Gutter and downspout locations shall be subject to CC&R guidelines and HOA approval. <p>Exterior finishes described above shall be constructed with the Project, enforced by the HOA according to recorded CC&Rs as shown on project plans, as verified by the City of Moreno Valley, prior to issuance of final tract map approval and issuance of permits. Incorporation of items a) through e) above shall be incorporated in the recorded CC&Rs as verified by the City Planning Division, Building Official and Inspector prior to issuance of the first certificate of occupancy to enhance street-level views from streets and public open spaces.</p>			
		<p>SC AES-01: Visual Impacts- Prior to issuance of permits and final tract map approval, the City Engineer and Planning Division shall verify that Project plans and CC&Rs for the Project incorporate guidelines/regulations for the following:</p> <ol style="list-style-type: none"> a) Enforce the Municipal Code requirements and Design Guidelines to ensure that high quality development yielding a pleasant living environment for existing and future residents (GP Objective 2-10) b) New electrical and communication lines are to be placed underground (GP Policy 7.7.1) c) The size, number and design on signs shall be subject to city review and approval to minimize degradation of visual quality (GP Policy 7.7.2) <p>Minimize the visibility of wireless communication facilities by the public. Encourage “stealth” designs and encourage new antennas to be located on existing poles, buildings and other structures. Antennas are to be mounted in a manner not exceeding the heights of these structures. (GP Policy 7.7.5)</p>	During Plan Check and Inspections and ongoing	City Engineer, Planning Division, and Developer/ Builder/ Contractor. HOA	Initials: _____ Date: _____



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Air Quality	<p>d) Conflict with or obstruct implementation of the applicable air quality plan?</p> <p>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?</p> <p>e) Expose sensitive receptors to substantial pollutant concentrations?</p>	<p>SC AQ-01: Compliance with SCAQMD Rules- Throughout Project construction, the Project contractor shall adhere to the following rules outlined within SCAQMD’s Air Quality Management Plan:</p> <p>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.</p> <p>SCAQMD Rule 403: Governs 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 application of 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.</p> <p>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:</p> <ul style="list-style-type: none"> Apply nontoxic chemical soil stabilizers according to manufacturers’ specifications to all inactive construction areas (previously graded areas inactive for 10 days or more). 	Throughout Project construction.	Project contractor, City of Moreno Valley Building Officials	<p>Initials: _____</p> <p>Date: _____</p>

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Air Quality	a), b), c) Continued...	<ul style="list-style-type: none"> • 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 BMPs 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. <p>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.</p> <p>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:</p>			

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Air Quality	a), b), c) Continued...	<p>(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.</p> <p>(2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.</p> <p>(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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>SCAQMD Rule 1186: Limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and</p>			

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Air Quality	a), b), c) Continued...	<p>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.</p> <p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p>			
		<p>MM AQ-02- Fugitive Dust Control Plan: Due to the size of the Project Area, a Fugitive Dust Control Plan is not needed for the Project, However, in order to mitigate the effects of fugitive dust during Project construction and comply with SCAQMD rules, the Project must implement the established procedures in Rule 403 and follow the application of standard BMPs in construction and operation activities, such as the following:</p>	Throughout Project construction.	Project contractor	Initials: _____ Date: _____

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Air Quality	a), b), c) Continued...	<ul style="list-style-type: none"> The application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites Application of the best available dust control measures are used for grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Require the use of water trucks during all phases where earth moving operations would occur. 			
Biological Resources	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?	<p>MM AQ-03: Construction Idling: During Project construction, the Project contractor must install clear signage around the Project Site reminding construction workers to limit idling of construction equipment pursuant to the California Air Resource Board’s In-use Off Road Diesel-Fueled Fleets Regulation.</p> <p>MM BIO-01- Pre-construction Nesting Bird Survey: If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be 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. Verification of a pre-construction clearance survey shall be conducted by the Planning Division and City Building and/or Grading Inspector. 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. If an active avian nest is discovered during pre-construction clearance survey the following best management practices should take place:</p> <ul style="list-style-type: none"> Construction should stay outside of a no-disturbance buffer. The size of the no disturbance buffer will be determined by a wildlife biologist, 	Throughout Project construction.	Project contractor	Initials: _____ Date: _____
			Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____

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Biological Resources	a) continued...	<ul style="list-style-type: none"> Limits of construction will occur to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. 			
		MM BIO-02- Burrowing Owl: The Planning Division and City Building and/or Grading Inspector shall verify that a 30-day pre-construction burrowing owl clearance survey shall be conducted prior to issuance of grading permit and ground disturbing activities.	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector, Project Biologist	Initials: _____ Date: _____
		Standard Condition			
		SC BIO-03- Stephan's Kangaroo Rat: Since the Project Site is located within the Mitigation Fee Area of the Stephan's Kangaroo Rat Habitat Conservation Plan (SKR HCP), the developer will be required to pay fair share SKR HCP Mitigation Fees prior to issuance of building permits and development of the Project pursuant to Moreno Valley Municipal Code Chapter 8.06, Threatened and Endangered Species.	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____
Cultural Resources	b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 ?	MM CUL-01: Archaeological Monitoring. 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 Pechanga Band of Indians, Morongo Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), the contractor, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) as defined in MM CUL-03 . The Project Archaeologist shall attend the	Prior to the issuance of grading permit	Planning Division and Building Official, City's Archaeological and Paleontological Monitors, Developer, Contractor and Builder, Pechanga Band of Indians, Morongo Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians,	Initials: _____ Date: _____

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Cultural Resources	b) Continued...	pre-grading meeting with the City, the construction manager and any contractors, and Consulting Tribal representatives; and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance before any ground-disturbing activity takes place. The archaeological monitor, provided by the Project Archaeologist, 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.		Soboba Band of Luiseno Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians)	
		<p>MM CUL-02: Native American Monitoring. Prior to the issuance of a grading permit(s), the Developer shall secure agreements with the Pechanga Band of Indians, Morongo Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians) for tribal monitoring. The Developer 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 (Native American Monitor(s)) 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 present the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.</p>	Prior to the issuance of grading permit(s)	Project Builder/ Developer/Contractor, Pechanga Band of Indians, Morongo Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians, Project Archeologist, and construction manager	Initials: _____ Date: _____
		<p>MM CUL-03: Cultural Resource Monitoring Plan (CRMP). 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 AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in</p>	Prior to the issuance of building permits and Project initiation.	Project Archeologist in consultation with Consulting Tribe(s)	Initials: _____ Date: _____

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Cultural Resources	b) Continued...	<p>Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:</p> <ul style="list-style-type: none"> 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, human remains/cremations, sacred and ceremonial items, 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. 			
		<p>MM CUL-04: 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:</p> <p>A. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Division:</p> <ul style="list-style-type: none"> i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure MM CUL-03. 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 	<p>In the event that Native American cultural resources are discovering during ground disturbing activities (inadvertent discoveries.</p>	<p>City of Moreno Valley Planning Division</p>	<p>Initials: _____ Date: _____</p>



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Cultural Resources	b) Continued...	<p>recording of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in MM CUL-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.</p>			
		<p>MM CUL-05: 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 and/or Native American Tribal Representative(s) are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the discovery and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find.</p>	<p>Prior to the issuances of grading permit</p>	<p>City of Moreno Valley Planning Division, Construction supervisor</p>	<p>Initials: _____ Date: _____</p>
		<p>MM CUL-06: Inadvertent Finds. If potential historic or cultural resources are uncovered during excavation or construction activities during the Project and which were not assessed within the archaeological report(s) and/or environmental assessment conducted prior to Project approval, all ground-disturbing activities in the affected area and 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 Representative(s), 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 a 100 foot-radius of the discovery. A physical barrier will be constructed, and all Project personnel will be excluded from this protected area. A Treatment Plan will be prepared by the Project Archaeologist and approved by all Consulting Parties. The Treatment Plan will be implemented. After treatment is completed, work may resume within the protected area of the discovery.. Work shall be allowed to continue outside of the protective buffer area and will be monitored by an additional archaeologist and Tribal Monitors, if needed. Determinations and</p>	<p>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</p>	<p>A qualified person meeting the Secretary of the Interior's standards</p>	<p>Initials: _____ Date: _____</p>

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Cultural Resources	b) Continued...	recommendations by the Project Archaeologist shall be immediately submitted to the Planning Division for consideration and implemented as deemed appropriate by the Community Development Department Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in MM CUL-03 , before any further work commences in the affected area. If the discovery is determined to be significant and avoidance cannot be achieved, a Phase III data recovery plan shall be prepared by the Project Archaeologist, in consultation with the Consulting Tribes, and shall be submitted to the City and Consulting Tribes for their review and approval prior to implementation of the said plan.			
	c) Disturb any human remains, including those interred outside of formally dedicated cemeteries?	<p>MM CUL-07: Human Remains. If human remains and/or cremations are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin.</p> <p>a. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot radius of the discovery. The area shall be protected by a physical barrier; project personnel/observers will be restricted from entering this area. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.</p> <p>b. In the event that the human remains and/or cremations are identified as Native American, the</p>	Upon the discovery of human remains and/or cremations	City of Moreno Valley Planning Division, Construction supervisor, County Coroner	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Cultural Resources	c) Continued...	<p>Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.</p> <p>c. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98</p> <p>d. No photographs are to be taken except by the Coroner, with written approval by the Consulting Tribe[s].</p>			
		<p>MM CUL-08 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).</p>	In the event of the reburial of Native American human remains	County Coroner	Initials: _____ Date: _____
		<p>MM CUL-09: Archaeological Report - Phases III and IV. Prior to final inspection by the City, the developer/permit holder shall prompt the Project Archaeologist to submit two (2) copies of the Archaeological Report, including the Phase III Data Recovery Report (if required for the Project) and the Cultural Resources Monitoring Report (Phase IV) that comply 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</p>	Prior to final inspection by the City	Project developer/permit holder, Project Archeologist	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Cultural Resources	c) Continued...	held during the pre-grade meeting. The Community Development Department shall review the Reports to determine adequate mitigation compliance. Provided that 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 (including all site record forms, if created during the Project) shall be submitted to each of the Consulting Tribe(s) Cultural Resources Department(s) or Tribal Historic Preservation Officer (THPO).			
Geology and Soils	a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: ii) Strong seismic ground shaking?	MM GEO-01- Grading Plan: Prior to issuance of the grading permit for the project, the City Engineer shall verify that the grading plan includes notes to the contractor which require removal and decompaction 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 the issuance of grading permit for the Project.	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer and Building Official and City Inspector	Initials: _____ Date: _____

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<p>Geology and Soils</p>	<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: iii) seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p> <p>a) Result in substantial soil erosion or the loss of topsoil?</p> <p>b) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p> <p>c) Be located on an 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?</p>	<p>MM GEO-02- Compaction: Fill soils that have not been properly compacted and certified shall be excavated and recompactd during grading, the Project Geologist should observe the bottom of excavation prior to backfilling to verify no additional removal is required. Proper fill criteria include:</p> <ol style="list-style-type: none"> 1. Demolition activities involving buried structures or loosely backfilled excavations should be backfilled with Engineered Fill. 2. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill. 3. Fill soils should be placed in lifts approximately 6 inches thick, moisture-conditioned to a minimum of 2 percent above optimum moisture content and compacted to achieve at least 95 percent maximum density based on ASTM Test Method D1557. Additional lifts should not be placed if the previous lift did not meet the required density or soil conditions are not stable. 4. All fills required to bring the building pads to grade should be Engineered Fills. 5. Deeper stripping of the Project Site may be required in localized areas; however, these materials will not be suitable for use as Engineered Fill. Site stripping should extend to a minimum depth of 2 to 4 inches, or until all organics in excess of 3 percent by volume are removed. 6. Imported Fill should consist of well-graded, slightly cohesive, fine silty sand or sandy silt, with relatively impervious characteristics when compacted. The material should be approved by the soils Engineer prior to use and should typically possess the following characteristics (shown in the Geotechnical Report in Appendix E, on Page 11): <ol style="list-style-type: none"> a. Percent Passing No. 200 Sieve: 20 to 50 b. Plasticity Index: 10 Maximum c. UBC Standard 29-2 Expansion Index : 15 Maximum 7. Utility trench backfill placed in or adjacent to buildings and exterior slabs, and pavement areas should be 	<p>During recompaction upon the competition of grading</p>	<p>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector</p>	<p>Initials: _____ Date: _____</p>

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Geology and Soils	a) ii), iv), b), c) d) Continued...	<p>compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. Pipe bedding should be in accordance with pipe manufacturer’s recommendations.</p> <p>8. The soils engineer has the option of rejecting any compacted material regardless of the degree of compaction if that material is considered to be unstable or if future instability is suspected.</p>			
		<p>MM GEO-03- Clearing and Grading Operations: During site clearing and grading operations, a Project Geotechnical Engineer should be present to test and observe earthwork construction. In addition, during demolition activities, proper removal of any buried structures or loosely backfilled excavations encountered should occur. After demolition activities, disturbed soils should be removed and/or recompacted to stabilize the upper soils and located any unsustainable or pliant areas not found during field investigations.</p>	During site clearing and grading operations	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____
		<p>MM GEO-04- Minimize Post-construction Soil Movement: To reduce soil movement post-construction the following is recommended:</p> <p>A. Provide uniform support for the buildings and other foundations, overexcavation and recompaction within the proposed building footprint areas should perform a minimum depth of at least five feet below existing grades or two (2) feet below the bottom of the proposed foundation bearing grades. The over excavation and re compaction should extended laterally five feet (5’) beyond edges of the proposed footings or building limits.</p> <p>B. Provide uniform support for the proposed parking and drive area, overexcavation and recompaction of the near surface soil in the proposed parking area should be performed to a minimum depth of at least twelve (12) feet below exiting grades or proposed subgrade, whichever is deeper. The over excavation and re compaction should also extend laterally</p>	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____

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Geology and Soils	a) ii), iv), b), c) d) Continued...	<p>three feet (3') beyond edges of the proposed paving limits or the property boundary.</p> <p>C. The proposed structures may be supported on a shallow foundation system bearing a minimum of three (3) feet of Engineering Fill and footings should be a minimum depth of 18 inches below subgrade (soil grade) or adjacent exterior grade, whichever is lower.</p>			
		<p>MM GEO-05- Concrete Slabs on Grade: Concrete slabs-on-grade should have a minimum of five (5) inches thickness, unless otherwise stated by the Project Structural Engineer, and slabs should be reinforced to reduce crack separation and possible vertical offset at the cracks. It is recommended that using at least No. 3 reinforcing pads placed on 18-inch centers are ideal. In addition, structures should be underlain by water vapor retarder and installed in accordance with accepted engineering practices. Specification for installment can be found in Appendix E. Additional measures to prevent moisture vapor intrusion include:</p> <ol style="list-style-type: none"> 1. Ponding of water should not be allowed adjacent to structures 2. Over-irrigation within landscaped areas adjacent to the structures should not be performed 3. Ventilation of the structures (i.e., ventilation fans) is recommended to reduce the accumulation of interior moisture 4. During Project Site winterization, placement of aggregate base and protecting exposed soils during construction phase should be performed. 	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____
		<p>MM GEO-06- Exterior Floors: Exterior floors should be poured separately in order to act independently of the walls and foundation system. Additionally, exterior finish grades should be sloped a minimum of 2 percent away from all interior slab areas to preclude ponding of water adjacent to the structure.</p>	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____

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<p>Geology and Soils</p>	<p>a) ii), iv), b), c) d) Continued...</p>	<p>MM GEO-07- Utility Trenches: Utility trenches should be excavated according to accepted engineering practice following OSHA (Occupational Safety and Health Administration) standards by a contractor experience in such work. Traffic and vibration adjacent to trench walls should be reduced; cyclic wetting and drying of excavation side slopes should be avoided. Shoring or sloping trench sidewalks may be required within these sandy soils, for they tend to cave in trench wall excavations due to their cohesionless nature. The Contactor is responsible for removing all water-sensitive soils from the trench regardless of the backfill location and compaction requirements.</p>	<p>Throughout Project construction</p>	<p>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector</p>	<p>Initials: _____ Date: _____</p>
		<p>MM GEO-08- Discovery of Groundwater: If groundwater is encountered, the Project Geotechnical Engineer should be notified upon its discovery and consulted prior to dewatering the site. In addition, if earthwork is performed during or soon after periods of precipitation, the subgrade soils may become saturated or may not respond to densification techniques. The Project Geotechnical Engineers, Krazan & Associates, must be consulted prior to implementing remedial measures to observe the unstable subgrade conditions and provide appropriate recommendations.</p>	<p>Upon the discovery of groundwater during Project construction.</p>	<p>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector</p>	<p>Initials: _____ Date: _____</p>
		<p>MM GEO-09- Surface Drainage: The ground surface should slope away from the building pad and pavement areas toward appropriate drop inlets or other surface drainage devices and be in accordance with Section 1804.4 of the 2019 California Building Code to follow the recommended ground surface adjacent to foundations, outlined in detail in Appendix E. These grades should be maintained for the life of the Project.</p> <p>Slots or weep holes should be placed in drop inlets or other surface drainage devices in pavement areas to allow free drainage of adjoining base course materials. Cutoff walls should be installed at pavement edges adjacent to vehicular traffic areas; these walls should extend to a minimum depth of 12 inches below pavement subgrades to limit the amount of seepage water that can infiltrate the pavements. Where cutoff walls are undesirable subgrade drains can be constructed to transport excess water away from</p>	<p>Throughout Project construction</p>	<p>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector</p>	<p>Initials: _____ Date: _____</p>

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Geology and Soils	a) ii), iv), b), c) d) Continued...	planters to drainage interceptors. If cutoff walls can be successfully used at the site, construction of subgrade drains is considered unnecessary.																	
		MM GEO-10- Lateral Distances: During grading and backfilling operations adjacent to any walls, heavy equipment should not be allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessive lateral pressures. Within this zone, only hand-operated equipment (“whackers,” vibratory plates, or pneumatic compactors) should be used to compact the backfill soils.	During grading and backfilling operations adjacent to any walls.	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____														
		MM GEO-11- Perforated Pipe: Retaining and/or below grade walls should be drained with either perforated pipe encased in free-draining gravel or a prefabricated system. If a prefabricated drainage system is proposed, a Geotechnical Engineering Firm should review the system for final acceptance prior to installation. Drainage pipes should be placed with perforations down and should discharge in non-erosive manner away from foundations and other improvements (outlined in Appendix E). Patches of geotextile fabric for edge drains, should conform to CalTrans Standard Specifications and should be affixed to the rear wall opening of each weep hole to retard soil piping.	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____														
		MM GEO-12- Traffic Indices: Recommendations for light-duty and heavy-duty Portland Cement Concrete Pavement to support dynamic traffic loads are as follows: <div style="text-align: center;"> Portland Cement Pavement <i>Light Duty</i> <table border="1" style="margin: 0 auto;"> <thead> <tr> <th>Traffic Index</th> <th>Portland Cement Concrete</th> <th>Class II Aggregate Base*</th> <th>Compacted Subgrade**</th> </tr> </thead> <tbody> <tr> <td>4.5</td> <td>5.0"</td> <td>--</td> <td>12.0"</td> </tr> </tbody> </table> <i>Heavy Duty</i> <table border="1" style="margin: 0 auto;"> <thead> <tr> <th>Traffic Index</th> <th>Portland Cement Concrete</th> <th>Class II Aggregate Base*</th> <th>Compacted Subgrade**</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> </div>	Traffic Index	Portland Cement Concrete	Class II Aggregate Base*	Compacted Subgrade**	4.5	5.0"	--	12.0"	Traffic Index	Portland Cement Concrete	Class II Aggregate Base*	Compacted Subgrade**					Throughout Project construction
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Geology and Soils	a) ii), iv), b), c) d) Continued...	<table border="1" data-bbox="674 315 1306 345"> <tr> <td>7.0</td> <td>6.5"</td> <td>--</td> <td>12.0"</td> </tr> </table> <p>*95% compaction based on ASTM Test Method D1557 or CAL 216 **95% compaction based on ASTM Test Method D1557 or CAL 216 ***Minimum compressive strength of 3000 psi</p>	7.0	6.5"	--	12.0"			
		7.0	6.5"	--	12.0"				
		<p>MM GEO-13- CBC Parameters: For appropriate seismic design of the structures based on the seismic provisions of the 2019 California Building Code (CBC), various parameters are recommended. See Appendix E, page 16 for the table of CBC parameters.</p>	Throughout Project construction	Project Developer/Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____				
		<p>MM GEO-14- Infiltration Systems: The location of the inflation systems should not be closer than ten (10) feet as measured laterally from the edge of the adjacent property line, ten (10) feet from the outside edge of any foundation and five (5) feet from the edge of any right-of way to the outside edges of the infiltration system.</p> <p>If the infiltration location is within ten feet (10') of the proposed foundation, it is recommended that this infiltration system should be impervious from the finished ground surface to a depth that will achieve a diagonal distance of a minimum of ten feet (10') below the bottom of the closest footing in the project.</p>	Throughout Project construction	Project Developer/Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____				
		<p>MM GEO-15- Sulfate Exposure: : Since the soil sample gathered from the Project Site indicated moderate sulfate exposure value, established by HUD/FHA and CBC, Concrete in contact with soil utilize Type II Cement and should have a comprehensive strength of 4,000 psi and a water to cement ration of 0.50.</p>	Throughout Project construction	Project Developer/Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____				
		<p>MM GEO-16- Electrical resistivity: Electrical resistivity testing of the soil indicates that the onsite soils may have a moderate potential for metal loss from electrochemical corrosion process. A</p>	Throughout Project construction	Project Developer/Builder/Contractor, Qualified Corrosion Engineer, City	Initials: _____ Date: _____				

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Geology and Soils	a) ii), iv), b), c) d) Continued...	<p>qualified corrosion engineer should be consulted regarding the corrosion effects of the onsite soils on underground metal utilities.</p> <p>MM GEO-17- Geotechnical Engineering Monitor: A representative of the Project’s Geotechnical Engineering Firm should be present at the site during the earthwork activities to confirm that actual subsurface conditions are consistent with the exploratory fieldwork. Acceptance of earthwork construction is dependent upon compaction testing and stability of the material. This representative can also verify that the intent of these recommendations is incorporated into the project design and construction and that grades or staking, have been provided by the Prime Contractor.</p>	Throughout Project construction	<p>Engineer, Building Official, City Inspector</p> <p>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector</p>	<p>Initials: _____</p> <p>Date: _____</p>
	f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<p>MM PALEO-01- Paleontological Monitoring Program: Prior to the start of earthwork, a qualified Project Paleontologist shall be retained by the Project applicant to oversee the paleontological monitoring program and shall attend the pre-construction meeting to consult with Project contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified Project 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. In addition, a professional repository shall be designated to receive and curate any discovered fossils. A professional repository is defined as a recognized paleontological specimen repository (e.g., an AAM-accredited museum or university) with a permanent curator and should be capable of storing fossils in a facility with adequate security against theft, loss, damage, fire, pests, and adverse</p>	Prior to the start of Project construction and earthwork activities.	Project developer and Paleontological Monitor	<p>Initials: _____</p> <p>Date: _____</p>

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Geology and Soils	f) Continued...	climate conditions (e.g., Western Science Center, San Diego Natural History Museum).			
		<p>MM PALEO-02- Paleontological Monitoring: A paleontological monitor shall be on-site during earthwork in areas mapped as early to middle Pleistocene-age very old alluvial-fan deposits (Qvof; See Appendix D, Figure 3, areas symbolized in red). A paleontological monitor is defined as an individual with a college degree in paleontology or geology who has experience in the recognition and salvage of fossil materials. The paleontological monitor shall work under the direction of the Project Paleontologist. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Paleontological monitoring may be reduced (e.g., part-time monitoring or spot-checking) or eliminated, at the discretion of the Project Paleontologist and in consultation with appropriate agencies (e.g., Project proponent, City of Moreno Valley representatives). Changes to the paleontological monitoring schedule shall be based on the results of the mitigation program as it unfolds during site development, and current and anticipated conditions in the field.</p>	Throughout Project construction and earthwork activities.	Project developer and Paleontological Monitor	Initials: _____ Date: _____
		<p>MM PALEO-03- Discovery of Fossils: If fossils are discovered when the paleontological monitor is or is not on the site at the time of discovery, the Project Paleontologist (or paleontological monitor) shall make an initial assessment to determine their significance. identifiable vertebrate fossils (large or small) and uncommon invertebrate, plant, and trace fossils are considered to be significant and shall be recovered (SVP, 2010). Representative samples of common invertebrate, plant, and trace fossils shall also be recovered. Although fossil salvage can often be completed in a relatively short period of time, the Project Paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt earthwork at his or her discretion during the initial</p>	Upon the discovery of fossils during Project construction.	Project developer and Paleontological Monitor	Initials: _____ Date: _____

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Geology and Soils	f) Continued...	assessment phase if additional time is required to salvage fossils. If it is determined by the Project Paleontologist that the fossil(s) should be recovered, the recovery shall be completed in a timely manner. Some fossil specimens (e.g., a large mammal skeleton) may require an extended salvage period. Because of the potential for the recovery of small fossil remains (e.g., isolated teeth of small vertebrates), it may be necessary to collect bulk-matrix samples for screen washing.			
		MM PALEO-04- Fossil Remains: Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, taxonomically identified, and cataloged as part of the mitigation program. Fossil preparation may also include screen-washing of bulk matrix samples for microfossils or other laboratory analyses (e.g., radiometric carbon dating), if warranted in the discretion of the Project Paleontologist. Fossil preparation and curation activities may be conducted at the laboratory of the contracted Project Paleontologist, at an appropriate outside agency, and/or at the designated repository, and shall follow the standards of the designated repository.	Throughout paleontological monitoring at the Project Site.	Project developer and Paleontological Monitor	Initials: _____ Date: _____
		MM PALEO-05- Written Repository Agreement: Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be curated at a professional repository. The Project Paleontologist shall have a written repository agreement with the professional repository prior to the initiation of mitigation activities.	Upon the completion of paleontological monitoring.	Project developer and Paleontological Monitor	Initials: _____ Date: _____
		MM PALEO- 06- Paleontological Resources Report: A final summary report shall be completed at the conclusion of the monitoring and curation phases of work and shall summarize the results of the mitigation program. A copy of the paleontological monitoring report shall be submitted to the City of Moreno Valley and to the designated museum repository. The report and specimen inventory, when submitted to the City of Moreno Valley with confirmation of the curation of recovered specimens into an	Upon the completion of paleontological monitoring.	Project developer and Paleontological Monitor	Initials: _____ Date: _____

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Geology and Soils	f) Continued...	established, accredited repository, shall signify completion of the program to mitigate impacts to palaeontologic resources.			
Hazards and Hazardous Materials	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	MM HAZ-01- Coordination with Val Verdes School District: 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.	During Project construction.	Project Builder/ Contractor and City Inspector.	Initials: _____ Date: _____
		MM HAZ-02- Hazardous Materials Manifest and Plan: Prior to issuance of permits, the contractor shall provide a manifest of construction materials and a plan for proper handling, disposal, contingency, 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 the issuance of permits and throughout construction.	Project Contractor and City Inspectors.	Initials: _____ Date: _____
Hydrology and Water Quality	a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	MM HYDRO-01- Water Quality Best Management Practices: Upon Project implementation, the maintenance of water quality is the responsibility of the property owner, which was disclosed within a statement of compliance prior to the purchase from the builder. The Homeowners Association (HOA) and City or County are responsible for enforcing the Water Quality Management Plan if the resident is not adhering to the following WQMP best management practices and requirements: Permanent Structural Source Control BMPs: <ol style="list-style-type: none"> 1. At the location of drainage inlets, install storm drain markers "Only Rain Down the Drain/ Drains to Lake". 2. Implement a landscaping plan that will achieve the following: <ol style="list-style-type: none"> a. Preserve existing native trees, shrubs, and groundcover to the maximum extent possible. b. Design landscaping to minimize irrigation and runoff, to promote surface infiltration and 	Upon Project implementation.	Property Owners, Homeowner's Association	Initials: _____ Date: _____

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Hydrology and Water Quality	a) continued...	<p>runoff where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.</p> <p>c. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.</p> <p>d. Consider using pest-resistant plants, especially adjacent to hardscape.</p> <p>e. To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.</p> <p>3. HOA CC&Rs shall outline where site refuse and recycled materials will be handled and stored for pickup. If dumpsters or other receptacles are outdoors, state how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. Signs will be posted on or near dumpsters stating "Do not dump hazardous materials here" or similar.</p> <p>4. Cover outdoor storage areas; grade and berm outdoor storage areas to prevent run-on or run-off from area.</p> <p>5. Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults.</p> <p>6. Storage of hazardous materials and waste must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.</p> <p>7. A detailed description of materials stored within storage area and structural features shall be provide by the Property owner to prevent pollutants from entering storm drains.</p> <p>8. Provide a means to drain fire sprinkler test water to the sanitary sewer.</p> <p>9. Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment.</p>			

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Hydrology and Water Quality	a) continued...	<p>10. Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.</p> <p>Operational Source Control BMPs:</p> <ol style="list-style-type: none"> 1. Maintain and periodically repaint or replace inlet markings. 2. Provide stormwater pollutant prevention information to new site owners, lessees, or operators. 3. Maintain landscaping using minimum or no pesticides. 4. Provide an adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. 5. Prohibit/ Prevent dumping of liquid of hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. <p>Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.</p>			
Noise	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?	<p>Best Management Practices</p> <p>BMP NOI-01- Construction Noise Best Management Practices: Best management practices to alleviate construction noise sources include the following:</p> <ul style="list-style-type: none"> • All construction equipment whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards. • All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the project site. • As applicable, all equipment shall be shut off when not in use. 	Prior to the issuance of building permits and grading permits.	City of Moreno Valley and Project contractor.	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Noise	a) Continued...	<ul style="list-style-type: none"> Equipment staging in areas shall be located to create the greatest distance between construction-related noise/vibration sources and existing sensitive receptors. Jackhammers, pneumatic equipment, and all other portable stationary noise sources will be directed away and shielded from existing residences in the vicinity of the project site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and existing residences. The shielding should be without holes and cracks. No amplified music and/or voice will be allowed on the project site. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per Sections 8.14.040 and 11.80.030(D)(7) of the City of Moreno Valley's Municipal Code. 			
	b) Generation of excessive groundborne vibration or groundborne noise levels? b) Continued...	BMP NOI-02- Groundborne Vibration Best Management Practices: In order to minimize the impacts of groundborne vibration related to architectural damage, the following best management practices have been suggested by the Project's Noise Specialist: <ul style="list-style-type: none"> Limit the use of vibratory roller within 26 feet or a large bulldozer within 15 feet of the existing residential structures to the east of the Project Site to avoid significant impacts. 	Throughout Project construction	Project contractor	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Public Services and Utilities	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: iii) Schools? iv) Other facilities?	Reference Mitigation Measure MM TRAF-01 through MM TRAF-03.	Prior to the issuance of the final tract map and permits and Project construction.	City Building Official, Project Developer/Builder, Project Traffic Engineer	Initials: _____ Date: _____
		MM PUB-01- School Fees: Prior to the issuance of the final tract map and permits, City Building Official shall verify that the Developer/Builder has paid required school fees to the City based on square footage of new structures for mitigation of impacts from increased enrollment. Payment of the Development Impact Fee.	Prior to the issuance of the final tract map and permits and Project construction.	City Building Official, Project Developer/Builder.	Initials: _____ Date: _____
Transportation	c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	MM TRAF-01- Signing/ striping and Traffic Control Improvements: All construction plans for roadway design, signing/striping, and traffic control improvements relating to the proposed project shall be submitted to City of Moreno Valley Public Works Department for approval and constructed in accordance with applicable engineering standards prior to issuance of permits for the Project.	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____
		MM TRAF-02- Sight Distance Standards: The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable City of Moreno Valley, national or state sight distance standards prior to issuance of permits. It is recommended that the landscape plan for the site should utilize the sight distance principals to avoid placing obstructions (such as dense trees or monument signs) within the limited use area on either side of proposed project access driveways.	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____
		MM TRAF-03- Traffic Control Plan: A construction work site traffic control plan shall be submitted to the City for review and approval prior to the issuance of a grading permit or start of any construction work. If applicable, the plan shall identify any roadway closures, shoulder closures, detours or flagging operation as well as hours of operation. All construction related trips shall be restricted to off-peak hours to the extent possible.	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Transportation	c) Continued...				
	d) Result in inadequate emergency access?	Reference MM TRAF-03- Traffic Control Plan.	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____
Tribal Cultural Resources	a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	See MM CUL-02: Native American Monitoring.	Prior to the issuance of a grading permit	Project Developer/Applicant, City Planning Division, Native American Monitor, Project contractor	Initials: _____ Date: _____
		See MM CUL-03: Cultural Resource Monitoring Plan (CRMP).	Prior to Project construction and the issuance of building permits.	Project Archaeologist, in consultation with the Consulting Tribe(s), the principal contractor, and the City	Initials: _____ Date: _____
	i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k) , or	See MM CUL-04: Cultural Resources Disposition.	Upon the discovery of Native American cultural resources during ground disturbing activities at the Project Site.	Project archeologist, City Planning Division, Project Developer/Applicant, Native American monitor	Initials: _____ Date: _____
		a) ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 . In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1 , the lead agency shall consider the	See MM CUL-05 Grading Plan.	Prior to the issuance of a grading permit.	Project archeologist, City Planning Division, Project Developer/Applicant
	See MM CUL-06 Inadvertent Finds.		Upon the discovery of history or cultural resources during Project construction and	Project archeologist, City Planning Division, Project Developer/Applicant	Initials: _____ Date: _____

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
	significance of the resource to a California Native American tribe.		earthwork activities.		
Utilities and Services	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?	MM UTL-01- Utility Purveyor Approval: Prior to issuance of final tract map approval and permits, the City Building Official shall verify that improvement plans for utility extensions and connections and service to the structures are approved by each utility purveyor.	Prior to the issuance of final tract map approval and permits.	City Building Official, Utility Purveyors	Initials: _____ Date: _____
	b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<p>MM UTL-01: EMWD Water Conservation Policies: Prior to final tract map approval and issuance of permits the City Engineer and Planning Department shall verify that EMWD Water Conservation Policies are incorporated within the Project’s CC&R’s and construction plan set per the following:</p> <ul style="list-style-type: none"> i) Irrigate landscape only between 9:00 p.m. and 6:00 a.m. except when: <ul style="list-style-type: none"> o Manually watering; o Establishing new landscape; o Temperatures are predicted to fall below freezing; or o It is very short period of time to adjust or repair an irrigation system. ii) Unattended irrigation systems using potable water are prohibited unless they are limited to no more than 15 minutes watering per day, per station. This limitation can be extended for: <ul style="list-style-type: none"> o Very low flow drip irrigation systems when no emitter produces more than two gallons of water per hour. o Weather based controllers or stream rotor sprinklers that meet 70 percent efficiency. o Runoff or over watering is not permitted in any case. iii) Irrigation systems operate efficiently and avoid overwatering or watering of hardscape and the resulting runoff. 	Prior to final tract map approval and issuance of permits from the City Engineer and Planning Department.	City Engineer, City Planning Division, Project Developer/ Applicant	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Utilities and Services	b) Continued...	iv) Excessive water flow or runoff is prohibited v) Install new landscaping with low-water demand trees and plants. New turf shall only be installed for functional purposes. vi) Watering during rain is prohibited. Long-term maintenance of items a) through f) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.			
Wildfire	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?	MM WILD-01: HOA Fire Safety- To ensure fire safety and appropriate emergency response, the Homeowner’s Association shall incorporate requirements within the recorded CC&Rs that require property owners to keep the side yard setbacks free and clear of debris year-round. Long-term maintenance of above requirement shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.	Prior to the finalization of HOA CC&Rs.	Property owner, HOA	Initials: _____ Date: _____

4.0 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.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code §21099 – Modernization of Transportation Analysis for Transit-Oriented Infill Projects – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant with Mitigation Incorporated. The Project as proposed is not related to Public Resource Code §21099, which applies to very high-density transit-oriented infill development. The Project is a medium density, single-family residential development that is within a Transit Priority Area associated with a high-quality transit corridor. The nearest transit station is the Moreno Valley/March Metro Station located at 14160 Meridian Parkway, Riverside CA 92508, approximately five miles northwest of the Project. The Project is not considered infill development because there are more than one undeveloped parcel adjacent to the Project Site.</p> <p>As defined by the Moreno Valley General Plan, a Scenic Vista consists of “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. Views of 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.” Surrounding views that are considered notable existing Scenic Vistas, according to the City’s definition, include natural open space and elevated terrain associated with mountains outside of City Limits to the north, east, and southeast of the Project Site. To the north, the Box Spring Mountains are elevated and highly visible at 3,180 feet above sea level (AMSL) as compared with the Project site at approximately 1,510 AMSL. Likewise, to the northeast and east Badlands stand at elevation 3,180 AMSL. To the southeast, Lake Perris State Recreation Area, provides open space at elevation 1,560 AMSL. These are visual resources that contribute to the existing aesthetic views of undisturbed land in the City of Moreno Valley. Since most of the visual landmarks are at considerably higher elevations, over 1,500 feet higher, than the Project Site and Local Vicinity, the surrounding mountains are visually pronounced providing scenic vistas as backdrops from vantage points at most urbanized locations within the Local Vicinity including the Project Site.</p> <p>Existing local street-level views and the partial existing views of these hills from the Project Site looking north and east are shown on Figure 5: Photo Location Map and Figures 6A through 6D: Site Photos. Views of the Project Site are also shown in site photos from vantage points along adjacent streets. The Project Site is currently vacant and is planned for medium density residential development under the existing General Plan and zoning, which would allow two-story residential structures at 5 dwelling units per acre, a lower density than what is proposed with the Project. The orientation of the Project Site minimizes visual impacts to public views from the north at Iris Avenue looking south, where 6 houses will be visible from the street, and from the south along Goya Avenue looking north, where three houses will be visible from the street. Localized street-level views of the Project from Iris Avenue are expected to consist of backyards and second stories of 6 of the proposed 78 houses, which are adjacent to and rear on Iris Avenue. Proposed street setbacks from Iris Avenue appear to be 10 feet for the perimeter wall proposed with the Project and a total of 22 feet (including backyard setbacks adjacent to this arterial) for these 6 residential structures. The 10-foot-wide setbacks for the perimeter wall will combine aesthetic treatment and landscaping to provide an attractive buffer between Iris Avenue and these six residential structures. In addition, decorative window trim, such as framing, and shutters will be provided on the facades facing Iris at the second story levels of all 6 of these structures. Since the structures closest to Iris are in a highly visible location, mitigation measures MM AES-01 (Decorative Perimeter Walls), MM AES-02 (Landscaping and Irrigation) and MM AES-03 (Exterior Finishes) are recommended to reduce impacts on street-level views from Iris Avenue. Proposed street setbacks from Goya Avenue for three residences fronting on Goya and range from approximately 16 ½ feet for garages to approximately 36 ½ feet for other structural components of these three houses. Since the views of these three residents will have the most impact from the Project from adjacent vantage points to the south (looking north) from Goya Avenue, implementation of mitigation measures MM AES-01 (Decorative Perimeter Walls), MM AES-02 (Landscaping and Irrigation) and MM AES-03 (Exterior Finishes) are also recommended at the southerly end of the Project.</p>				

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Since the Project will implement two-story medium density residential development and proposed mitigation measures **MM AES-01 through MM AES-03** to visually enhance perimeter walls, provide and maintain landscaping and irrigation, and enhance exterior finishes on structures facing the public streets, Project implementation is not anticipated to result in substantive changed views or significant impacts on scenic resources either within the Local Vicinity or views of the Project location from outlying areas. Based on the reasons above, views of the Project Site and Local Vicinity from adjacent arterials and nearby highways, primarily Iris Avenue, Goya Avenue, I-215, SR-60 (a Local Scenic Byway) and SR-74 (a State Scenic Byway) are not anticipated to have significant visual impacts with the implementation of the Project as compared with what has already been approved and what would occur under implementation of the existing General Plan and zoning at the Project Site.

Prominent in the north, the Moreno Valley “M” is a landmark visible from many vantage points within the Local Vicinity and the low-profile proposed development is not anticipated to block views of this landmark. The Project will be compatible with most urbanized areas in the Local Vicinity which are low-profile developments on flat terrain, therefore, mountain ranges and nearby hills will remain visible even at distances over two to three miles after the Project is constructed.

Along I-215, west of the Project and from SR-60, a local scenic highway, north of the Project, the backdrop hills and Local Vicinity are identifiable, yet the Project Site is not visible from these vantage points. The Project Site blends in with the local roadways and other developments in the Local Vicinity, neither obstructing views or offering a visual landmark, due to the level terrain and uniform development patterns throughout the Local Vicinity. From regional transportation routes and distant locations, the site is not in view. Structures dominating views of the Local Vicinity from these regional transportation routes include Moreno Valley Mall, The District, Moreno Valley Auto Mall, and World Logistics Center, immediately south of SR-60. The most visible land use from I-215 is March Air Reserve Base and the Industrial Area Specific Plan immediately east of I-215. The proposed scale of the Project is generally consistent with existing low-profile 1- and 2- story development in the Local Vicinity, therefore, the Project will not be highly visible from outlying areas and will have a lower profile than proposed 3- story structures expected with General Plan buildout to the north, west and south of the Project Site. Therefore, consistency with proposed scale, existing, and proposed development patterns, conclude no significant project-related impacts on scenic vista are anticipated with Project implementation.

While the Project proposes to increase the allowed residential density at the Project Site through a General Plan Amendment, Planned Unit Development (PUD), and Zoning Map change, significant visual impacts from Project implementation are not anticipated. The Project is not expected to impact local street-level views, because it will incorporate important aspects of the General Plan and Housing Element such as construction of a low-profile single-family residential neighborhood, decorative entry gates and perimeter wall, as well as minimum landscaped street setbacks, and maximum structural heights, which are consistent with existing City ordinances. Project consistency with existing codes and ordinances is discussed in more detail in the Land Use and Housing Sections of this report. Refer to Section XI for discussion of Land Use and Planning consistency and Section XIV, Population and Housing for Project consistency with policies and goals from Moreno Valley’s Housing Element. The PUD discretionary approval will allow city decision makers to evaluate the aesthetic details of the proposed Project including the land use, project layout, and architecture so that the Project meets aesthetic standards required by the City for this location. The PUD standards will be approved by City Resolution.

The Project will implement design guidelines consistent with General Plan guidance, CC&Rs and an HOA at the Project Site for long-term perpetual management of the neighborhood, which is anticipated to result in enhanced long term visual resources along street level views. A Homeowners’ Association (HOA) and Conditions, Covenants and Restrictions (CC&Rs) will be implemented with the Project, pursuant to Final Tract Map conditions that will establish and maintain aesthetic standards for the neighborhood, which are more specific than the existing General Plan and zoning on the Project Site. The PUD, HOA, Design Guidelines, and CC&Rs must be approved by the City Planning Commission and verified during the plan check process for the Final Tract Map. Exterior building treatment and neighborhood designs for the PUD will be reviewed and approved by the Planning Commission and enforced through the standard application of the City’s discretionary permit process.

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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With the implementation of **Mitigation Measures MM AES-01 (Perimeter Walls), MM AES-02 (Landscaping and Irrigation) and MM AES-03 (Exterior Finishes)** and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact on aesthetics and scenic vistas.

MM AES-01- Perimeter Walls: Prior to final tract map approval and issuance of permits, the City of Moreno Valley shall verify that Project plans and the recorded CC&Rs for the Project include the following types of perimeter fencing and walls to be installed during construction and maintained in perpetuity throughout Heritage Park Planned Unit Development:

- d) **Perimeter Block Walls-** Perimeter block walls generally located around the exterior of the neighborhood to provide homes with privacy and noise attenuation from abutting roads and off-site land uses. These Perimeter Block Walls consist of textured split-face concrete solid bricks, with no openings. The wall shall measure six (6) feet in height as measured from ground surface on the highest side of the fence including two (2) inch high caps. The wall shall include 16-inch block decorative concrete block pilasters with no openings, at each lot line and change of fence type.
- e) **Interior Vinyl Fence:** Interior Vinyl Fences are generally located between side yards and at the back of residential lots (excluding lots which rear on public streets, which are covered in item 1. above) to provide privacy and security for residents. Interior Vinyl Fences have a height of six (6) feet as measured above ground surface and are constructed of tongue and groove panels, top and bottom rails, and vinyl posts with vinyl caps.
- f) **Tubular Steel Fence:** Tubular Steel Fences are generally located at the perimeters of retention basin areas and dog parks. These Tubular Steel Fences preserve scenic views while maintaining security for residents and visitors of the community. View fences have a maximum height of six (6) feet and are constructed of tubular steel 0.5-inch square 16-gauge palings and 1.5-inch square 14-gauge tubing top and bottom rails. The color finish of the tubular steel fence should complement the community design theme.

The City’s Building Official, Planning Department, and the City Engineer shall verify construction plans show perimeter fencing and concrete block walls, according to items a through c above, as listed within the Heritage Park Planned Unit Development and that perimeter walls and fences will be constructed from materials, colors, and textures that are similar and harmonious with the architecture and earth tones, as indicated on Project Plans, Design Guidelines, and in **Figures 7: Site Plan** and **Figure 9: Elevations** of the Draft ISMND. Long-term maintenance of items a) through 3) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.

City review of Site Plans, Design Guidelines, CC&Rs and Articles of Incorporation for the HOA shall verify that the CC&Rs provide guidelines for perpetual maintenance of all community perimeter fencing and walls for the Project shown on **Figure 7: Site Plan** of the ISMND. This verification will be done by the City Engineer, Building Official, and/or Planning Department prior to issuance of final approval of the Tract Map and prior to issuance of building and grading permits for the Project and verified again within the recorded CC&Rs prior to issuance of the first certificate of occupancy. Implementation will be verified during Project inspections by the City Building Inspector. Inclusion of the fencing plan and maintenance program shall be included in the recorded CC&Rs by the City Inspector, City Engineer, and Building Official prior to issuance of the first certificate of occupancy.

MM AES-02- Landscaping and Irrigation: The City Building Official, Planning Department, and the City Engineer shall verify prior to Final Tract Map approval and prior to issuance of permits, that Project plans show landscaping and irrigation along Iris Avenue and Goya Avenue providing effective screening and visual buffers between the adjacent public streets and the Project; this includes permanent maintenance through the CC&Rs and HOA. The second stories of the proposed residential structures that are visible from Iris

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Avenue and Goya Avenue shall be buffered. Pursuant to the Heritage Park PUD Design Guidelines, landscaping along Iris Avenue and Goya Avenue should consist of the following:

Iris Avenue

Iris Avenue shall contain a 10-foot curb separated parkway maintained by the HOA and adorned with six (6) Bloodgood London Plane Trees (or a suitable alternative tree species with similar foliage and mature heights reaching 25- to 35-feet tall and canopies of up to 50-feet wide) that provide a visual buffer between the street and adjacent residential areas.

Goya Avenue

Goya Avenue shall contain curb separated landscaped parkways maintained by the HOA and adorned with six (6) Chinese Pistache trees (or a suitable alternative tree species with similar foliage and mature heights reaching 25- to 35-feet tall and canopies of up to 50-feet wide) that provide a visual buffer between the street and adjacent residential areas. At the Goya Avenue vehicular entry, a curb-separated walkway lined with four (4) Koelreuteria Bipinnata trees shall be implemented or If an alternative species is selected for implementation it shall provide similar foliage and reach mature heights up to 40- to 60-feet tall with a canopy of up to 30-feet to 40-feet wide.

MM AES-03- Exterior Finishes: The City’s Building Official and/or Planning Department shall verify prior to final tract map approval and issuance of permits, that plans will show the following architectural details on the front and rear facades (exteriors of residential structures) facing Goya Avenue and Indian Street and from public open space. Plan check shall include verification by the City Engineer, Building Official and Planning Department that CC&Rs for the Project include guidelines for long term maintenance of these features on these specific lots as described below and shown in **Figure 7: Site Plan** and **Figure 9: Elevation Plans** in the Draft ISMND and the Design Guidelines for the Project:

f) Building Form, Massing, and Articulation

7. Front and rear building setbacks along Goya Avenue and Iris Avenue shall be varied.
8. Elevation Plans shown in **Figure 9: Elevations** of the Draft ISMND provide four architectural styles (Spanish, Ranch, Prairie, and Craftsman). Architectural building styles shall alternate along the streets.
9. Street entry driveways from Iris Avenue and Goya Avenue and shall include decorative pavement and large container trees and plants.
10. Plans shall show plane offsets for façade articulation and varied roof forms.
11. Plans shall show matching structure details, such as window trim and exterior doors, according to the architectural style of the structure.
12. Decorative architectural details will be added on building facades that are visible from adjacent streets and parks. These treatments could include varied and complimentary colors to accentuate building features, brackets or trellises for roof overhangs and projections, stonework, window shutters and decorative trim among others. These details should be applied to enhance the elevations of buildings and create a dynamic and aesthetic in public areas.

g) Windows:

5. Coordinate each elevation’s window shape, size, and location to provide a logical, proportional, and attractive composition consistent with the architectural style.
6. Arrange and determine the dimensions of windows in accordance with the conditions of the site, taking into account privacy concerns to the extent possible.
7. Feature windows are encouraged to incorporate enhancements such as recess into the wall plane, enhanced sills with corresponding roof elements, shutters, projecting overhead trellis elements, or decorative grilles if appropriate to the architectural style. All other windows on the front elevation feature trim surrounds, headers and/or sills, or other enhancements consistent with the architectural style of the building.
8. When used, the shape and size of shutters should be proportionate to the window opening and appear as functioning elements.

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

h) Colors and Materials:

7. Building materials and colors shown on architectural plans are in earthtones. Final color selection should be appropriate to the overall neighborhood design theme and relate to the selected architectural style.
8. Where color or material changes occur on the building, such changes should only occur at inside corners or wrapped to termination points of at least 24 inches that provide a finished appearance from the street.
9. Columns and posts should be enveloped by the color and materials, which should come to an end at the point where the material changes.
10. Apply colors and materials to enhance changes in wall plane, reinforce articulation of elevations, and enhance special features such as entries, single-story elements, etc.
11. Select high-quality, low-maintenance, and durable materials to minimize the need for a replacement that would contribute to landfill waste.
12. Appropriate building materials include, but are not limited to:
 - Stucco
 - Simulated wood siding
 - Natural or manufactured stone veneer
 - Natural or manufactured brick veneer
 - Metal
 - Vinyl Windows

i) Roofs

5. Select roof forms, pitches and materials that are consistent with the architectural style of the building. Consider roof forms in relation to the building mass to improve massing relief along public streets and on other publicly visible elevations.
6. Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the street level views.
7. Keep roof forms simple and efficient based on the architectural style and plan shape. Avoid overly complicated roof design that detracts from the characteristics of the architectural style.
8. Consider the visual impact of the placement of photovoltaic panels and/or tiles, as well as any solar water heating panels, while designing roof plans. Minimize or group rooftop equipment to leave adequate, continuous space for rooftop photovoltaic systems where feasible.

j) Gutters and Downspouts:

5. Where it is feasible, thoughtful consideration should be given as to the location of the overall guttering system during the architectural design process so that the result is a cohesive building façade in which all elements, including gutters and downspouts, work together to create a pleasing building façade.
6. Whenever possible, downspouts should be located in the least conspicuous location, such as side and rear facades of the building.
7. Exposed gutters and downspouts may be painted to complement or match the colors of the surfaces to which they are attached.
8. Gutter and downspout locations shall be subject to CC&R guidelines and HOA approval.

Exterior finishes described above shall be constructed with the Project, enforced by the HOA according to recorded CC&Rs as shown on project plans, as verified by the City of Moreno Valley, prior to issuance of final tract map approval and issuance of permits. Incorporation of items a) through e) above shall be incorporated in the recorded CC&Rs as verified by the City Planning Department, Building Official and Inspector prior to issuance of the first certificate of occupancy to enhance street-level views from streets and public open spaces.

5.0 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>Response:</p> <p>No Impact. See Response I, a). As mentioned in Response I, a), the Project is not highly visible from outlying vantage points and the designated scenic portions of SR-60 and SR-74, or from I-215 and outlying areas of the Local Vicinity. Flat terrain and distance between the Project Site and these resources in the Local Vicinity limit views the Project Site from SR-60 or SR-74 or any other important scenic resources identified in the General Plan. The state has designated Scenic Vistas along CALTRANS Designated State Scenic Highways (portions of SR-60 and SR-74); however, the Project is not visible from SR-74, the closest designated State Scenic Byway, approximately 11 miles south and southeast of the Project.</p> <p>Surrounding the Project Site are developments consisting of one and two-story residential and commercial buildings, which are not historically significant. New developments planned in outlying areas east and north of the Project Site are three-story structures, located between the Project and the closest historic buildings (approximately one-half mile away). Three-story structures will provide visual barriers between the Project and scenic resources to the north and east. Structural heights proposed with the Project are consistent with the development standards of the Zoning Code and comparable with existing and planned one-, two-, and three-story structures in adjacent parcels and neighborhoods as well as consistent with existing development standards applicable to the Project Site. Existing housing developments south of the Project Site display similar two-story structures proposed in Project plans, as shown in site photos (See Figures 6A through 6D: Site Photos). Light-industrial and industrial buildings to the east of the Project have building heights up to 50 to 60 feet high and will block views of the Project from I-215. In addition, there are existing two-story single-family houses on the eastern perimeter of the Project Site (west and south of the intersection of Emma Lane and Iris Avenue). The existing R5 housing developments to east of the Project Site have building heights that are similar to what is proposed with the Project.</p> <p>Views of the Project Site are limited, and the site is primarily visible from adjacent streets and properties. The Project location is not near a state scenic highway. Existing views of the Project site from Iris Avenue, Goya Avenue, and adjacent properties consist of vacant land, existing single-family residences, worship centers, ancillary structures. Perimeter walls are built between the Project Site and existing single-family residences. There are no trees, rock outcroppings or historic buildings on or adjacent to the Project Site that are considered important scenic resources. Site photos show that the vacant Project Site is void of vegetation and there are no other scenic resources such as rock outcroppings or historic buildings at this location. According to the cultural resources records search for the Project Site (See Appendix C, Table 2), six cultural resources have been recorded within one-half mile of the Project Area, which include: Warner 1983, Chandler 2005, McKenna 2014, Smallwood 2016, Morales 2015, and Morales 2015 as discussed in Section XVIII, Tribal and Cultural Resources, and Appendix C; all of these resources are either a historical residence, prehistoric isolate, historic ranch complex, historic channel, or historic refuse. Historic infrastructure and bedrock milling features have been found within the City Limits, according to the General Plan Update EIR (MoVal 2021); however, none of these documented resources are located at or adjacent to the Project Site and there is no visibility between these resources and the Project. For these reasons, the Project will not have direct impacts on scenic resources related to historic buildings.</p> <p>To remain consistent with the City's Municipal Code, the Project will implement an approved PUD and a decorative perimeter wall and landscaping with irrigation along the south side of Iris Avenue and north of Goya Avenue according to MM AES-01 (Perimeter Wall) and MM AES-02 (Landscaping and Irrigation). This will visually buffer the portions of the Project that are visible from the adjacent streets. The Project will implement approved standards under a discretionary Conditional Use Permit for the PUD for architecture and design so that the Project provides an innovative and attractive neighborhood, which integrates proposed community features (water quality basin and dog park) within the intent of the medium density residential design standards of the City's Municipal Code for the Project Site and proposed neighborhood and surrounding area. The PUD will allow flexibility for minimum lot area and structural setbacks to accommodate the additional density proposed with the Project. Visual changes expected with Project implementation will consist of construction of two-story residential structures, which are the same height as</p>				

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<p>what would be built under the existing zoning. Smaller lots with less distance separating the structures are expected, which is a deviation from the Zoning Code; however significant impacts are not anticipated due to required implementation of MM AES-01 (Perimeter Wall) and MM AES-02 (Landscaping and Irrigation)</p> <p>Therefore, Project plans indicate consistency with the goals and policies of the General Plan, General Plan Update, and Housing Element, by promoting high quality development and enhancement of local street-level views at the Project Site. Project architecture will implement General Plan Objectives supporting high-quality visual resources by implementing landscaped common corridors, varied rooflines, relocated utilities to underground, and differing exterior structural façades to enhance the aesthetics of the Project Site. The proposed HOA is intended to maintain long-term visual resources of the Project.</p> <p>For the reasons above, Project implementation will not have significant impacts to the scenic resources. Significant impacts on scenic resources related to SR-74, SR-60 or historic structures, trees, and rock outcroppings are not anticipated. Therefore, no mitigation is required.</p>				
<p>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?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant with Mitigation Incorporated. See Response I, a) and b) above. The Project is located in an urbanized area and will implement a development plan that includes design guidelines to protect scenic quality and implement applicable regulations of the City’s Municipal Code. The Project will implement Medium Density residential development is similar with what would occur under existing development standards of the Zoning Code and the General Plan. Both R5 and R10 development are designated as Medium Density Residential Districts. The Project will implement mitigation measures for aesthetic resources. Due to the proposed mitigation measures and compliance with Moreno Valley Municipal Code shown in the plans for the Project, the Project is not expected to have significant impacts on other urbanized areas within the Local Vicinity. Project impacts on public views at vantage points that are either adjacent to the Project Site or in outlying areas are not expected to be significant with the implementation of proposed mitigation measure MM AES-01, MM AES-02 and MM AES-03 (Perimeter Wall, Landscaping and Irrigation, and Exterior Finishes). The Project will be implemented with the PUD, according to a Conditional Use Permit that will be approved by the Planning Commission. Therefore, significant visual impacts from the Project are not anticipated at the site and in the surrounding area.</p> <p>According to the existing development standards and the City’s R5 Zoning, Project site could support a total of 4, 70-foot-wide lots with two-story (35-foot high) residential structures adjacent to Iris Avenue and Goya Avenue based on the size of the Project Site and the required minimum lot width under existing development standards. Strict application of the RS10 Zone with the zone change would allow 7 lots adjacent to Iris Avenue and Goya Avenue; the Project proposes 6 lots rearing on Iris Avenue and 3 lots fronting on Goya Avenue. Project plans specify six dwelling units adjacent to Iris Avenue, with three to the east and west of a proposed 36-foot-wide collector street. Adjacent to Goya Avenue, three units will be situated east of the proposed collector street, with the water quality basin on the west side of the collector and adjacent to the north of Goya. Proposed houses are individually separated by interior side yard setbacks that are approximately 10 feet wide. Minimum rear yard required building setback is 15 feet, and 10 feet is proposed. Minimum front yard setbacks are 20 feet and are compliant with the existing zoning of the Project Site. Plans indicate 16.5-foot-wide street setbacks for single-story attached garages and 36.5-foot-wide street setbacks for two-story building components that are proposed facing Goya Avenue. The proposed Site Plan (Figure 7) and Tentative Tract Map (Figure 10) show the proposed development layout on an east/west and north/south grid consistent with the general layout of the city blocks in the Local Vicinity. For the reasons</p>				

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

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above, the Project is anticipated to observe the existing view orientation of the surrounding area in relation to scenic vistas to the north and east of the Project. Plans indicate exterior architectural finishes, building setbacks, heights, mass, and landscaping which reflect the intent of the City of Moreno Valley Municipal Code applicable to the Project Site and adjacent properties.

Plans for the Project show intent to provide enhanced architecture and identity for the proposed individual neighborhood. The exterior architectural finishes shown in Project Elevations (**Figure 9**) provide four different building elevations, which are described as Spanish, Ranch, Prairie, and Craftsman. *Table 4: Project Elevations* summarizes the design elements for each site elevation.

Proposed second story elements of buildings adjacent with Iris Avenue and Goya Avenue will be highly visible from street views. To maintain and enhance aesthetics from street views along Iris Avenue looking south and along Goya Avenue looking north, architectural details and enhanced finishes should be applied to the street-facing facades of each unit (facing Goya Avenue and Iris Avenue), supporting the aesthetic integrity of the Project as required in mitigation measures **MM AES-03 (Exterior Building Treatment)**. Landscaping in a parkway area of 10 feet wide adjacent to the south of Iris Avenue will also enhance street-level views along this view corridor looking south. Proposed landscaping and trees will be planted and maintained on site according to mitigation measure **MM AES-02 (Landscaping and Irrigation)** and the following City regulations:

Section 14.40.020: Tree Species

- Species for planting shall include species that are indigenous to the area, or/or suitable to the local climate; Site layout shall take into consideration Moreno Valley's climate by including trees, landscaping, and architectural elements to provide shade, as appropriate for the available root and tree canopy space.

Section 9.17.030: Landscape and irrigation design standards

- Landscape plans shall incorporate low water use plants, turf trees, and groundcover adaptable to the area, in addition to designated street trees. A list of plants may be found in the county of Riverside's Guide to California Friendly Landscaping that provides a variety of options to meet the drought tolerant needs of the area while ensuring an aesthetically pleasing landscape.

Section 9.17.090: Water efficiency standards for landscaping

- Landscape areas shall consist of predominately plant materials, except for necessary walks and fences/walls. In addition to street trees. Trees shall be planted at the equivalent of one tree per thirty (30) linear feet of building dimension that is visible from the parking lot or public right-of-way.

With the implementation of **Mitigation Measures MM AES-01, MM AES-02 and MM AES-03** and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with applicable zoning and other regulations governing scenic quality.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant Impact. See Response I, a) through c). Compliance with the City's Municipal Code Sections listed below and requirements from the City's Public Works Department, the City Police Department, and Fire Department require installation of streetlights and substantial lighting on the exterior of houses. Since Iris Avenue is an arterial, streetlights must be installed every 100 feet, resulting in approximately three streetlights along Iris Avenue. Along residential and collector streets, streetlights must be installed every 150 feet, therefore, Goya Avenue requires two streetlights, and the collector street requires approximately eight streetlights.

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<p>To remain compliant with proper down lighting, light intensity, and maintenance of landscape buffers that are prescribed in the following Municipal Code Sections, interior and exterior lighting is proposed according to the City’s Municipal Code. The standard application of the City’s plan check and inspection processes for the Project’s implementation will result in less than significant impacts. Plan compliance with the following Municipal Code Sections will result in less than significant light and glare impacts from the Project:</p> <p>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.</p> <p>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.</p> <p>Chapter 9.10.120 Maintenance of open areas: Open areas are required to be maintained with landscaping and to be free of weeds.</p> <p>Chapter 9.08.230 Landscaping requirements: Landscaping will be implemented to buffer land use proposed with the Project.</p> <p>Chapter 9.17.080 Landscaping and Water Efficiency for Multifamily residential development: Landscape buffers to be maintained.</p> <p>Lighting implemented for the Project is expected to be substantially similar with what would occur under full buildout of the existing zoning for the Project Site. The standard application of the plan check, permit, and inspection processes are expected to result in compliance with the City’s Municipal Code. Therefore, Project impacts are considered less than significant. No Mitigation is required.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • Chapter 2 – Land Use and Community Character • Chapter 10 – Open Space and Resource Conservation Element – Section 7.8 – Scenic Resources <ul style="list-style-type: none"> - 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 <ul style="list-style-type: none"> • 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. 				

5.0 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. According to the California Agricultural Land Evaluation and Site Assessment Model, provided by the Department of Conservation, neither the Project Site nor Local Vicinity are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Farming does not take place on the Project Site or on adjacent parcels. However, sections within southern boundaries of the Project Site are designated as Farmland of Local Importance, defined by the City of Moreno Valley, “Farmland of Local Importance” is “land with the same characteristics as Prime Farmland or Farmland of Statewide Importance, with the exception of irrigation.” Property in the northern half of the development is categorized as “Other Land”, which is “vacant and non-agricultural land surrounded on all sides by urban development.” According to historic aerials, the Project Site has not been used for agricultural purposes since 2002 (See <https://www.historicaerials.com/viewer>). In addition to the Project Site, the Local Vicinity contains surrounding parcels that are designated as Farmland of Local Importance. According to the Moreno Valley’s 2021 General Plan, most of the land in the western section of the City is designated as “Urban and Built-up Land” (MovVal 2021 GP). This information is consistent with the Farmland Mapping and Monitoring Program’s (FMMP) Important Farmland Finder Website provided by California’s Department of Conservation. (See <https://maps.conservation.ca.gov/DLRP/CIFF/>).

Indicated by the City’s General Plan 2040 EIR, the FMMP “does not necessarily reflect local General Plan actions, urban needs, changing economic conditions, proximity to market, and other factors.” In Moreno Valley, the General Plan and Housing Element goals indicate that the FMMP program might not coincide with their City’s needs. Research conducted for the City’s Housing Element for 2021-2029, found that Moreno Valley “demonstrated need for denser housing at all levels of affordability.” The polices and goals referenced were formulated in response to regional population needs evaluated in the Southern California Association of Governments (SCAG) 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’s Housing Elements for 2008-2014 and 2021-2029. Accommodating housing needs, means increasing the conversion of agricultural lands to non-agricultural uses, which has been anticipated by the City since the approval of the 2006 General Plan. Moreno Valley is prepared to “rezone other sites where development is allowed regardless of any growth management restriction, open space or agricultural preservation policies.” Thus, Farmland is an interim land use within City Limits that is allowable in all zones and subject to change.

The Project pursuant implements goals and policies of the General Plan for single-family housing in Moreno Valley and the Housing Element at the Project Site. The Project Site has been planned and approved for medium density residential development, similar to the Project, since 2006. Since the Project is consistent with desired outcomes of polices and goals within the City’s General Plan and Housing Element, indirect impacts from the Project on Farmland are considered less than significant. Implementation of the Project will not result in conversion of agricultural lands beyond what has already been considered and approved

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
by the City's General Plan, the Housing Element, and SCAGs regional plans pertaining to Project Site and regional population projections and land use. Therefore, no mitigation is required.				
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"/>
<p>Response:</p> <p>Less than Significant Impact. Refer to Response II, a). In Moreno Valley, agriculture is a permitted land use in all zones. The Project Site and Local Vicinity are approved for development and urbanization under residential R5 zoning (up to 5 dwelling units per acre). However, the Project proposes to increase density to 8.3 dwelling units per acre under RS10 zoning in accordance with the policies and goals set by Moreno Valley's Housing Element pursuant to approval of a Conditional Use Permit for a PUD. This will result in 33 additional dwellings constructed on the Project Site than what could be built under existing zoning.</p> <p>The City's General Plan and Zoning Code indicate there are no Williamson Act Contracts, land planned for agricultural preservation, or land designated for permanent agricultural use within City Limits. Implementing the Project will not result in the conservation of land protected by the Williamson Act contract to means converting agricultural land to urbanized land use. Since the Project Site has been approved for medium density residential development since 2006, no direct impacts will occur on agricultural land beyond what has already been considered and approved in regional plans, approved City plans, 2008-2014 Housing Element and the 2013 General Plan Amendment. The additional 31 dwelling units proposed with the Project are proposed to accommodate demand for housing indicated in the City's Housing Element and SCAG's regional plans. Therefore, the Project is not anticipated to result in significant increased conversion of land zoned for agricultural use to urban use, where land is zoned for agricultural use or a Williamson Act contract.</p> <p>For the reasons stated above, less than significant impacts on agriculturally zoned land as well as land under the Williamson Act Contracts are anticipated from Project implementation. Therefore, no mitigation is required.</p>				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact. Refer to Responses II a) to b). Proposed density of the Project is 8.3 dwelling units per acre (DU/AC); therefore, the Project exceeds the preexisting, approved density for residential development. The Project requires a zone change and General Plan Amendment under the City's Municipal Code. The Project Site is designated as General Plan Land Use Code 1112, Medium-Density Single Family Residential (3-8 DU/AC), pursuant to SCAG's Parcel Locator Data Base. Therefore, the Project is generally consistent with the growth management assumptions of medium density residential land use anticipated at the Project Site with buildout of SCAG's Regional Comprehensive Plan, Guide, and Regional Transportation Plan. For this reason, less than significant impact related to Zoning Code compliance is anticipated with the implementation of the proposed Project.</p> <p>City plans indicate that Moreno Valley "does not possess any zoning classifications for forestland, timberland, or timberland production zones." Therefore, the City of Moreno Valley General Plan EIR concluded that no impact would occur. In addition, 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 based on consistency of the proposed land use and density with SCAG's regional plans and programs. This is a result of current population growth trends and increased land use development to accommodate the emerging housing demand. According to the Housing Element, land use for future population increase has led to housing demands which have already been anticipated in the General Plan.</p>				

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<p>As noted by the City's 2006 General Plan EIR, "the City can mitigate the impact of implementing General Plan..., thereby reducing development pressure in adjacent farmlands. The City of Moreno Valley intends to intensify land use along existing transportation corridors, such as Perris Avenue and Alessandro Boulevard. Therefore, the Project's proposal to increase density, maximizes land use in an appropriate location near existing transportation corridors, and provides additional dwellings units within the City to help achieve regional housing needs. No mitigation is required.</p>				
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact. Refer to Responses II a) through c). The Project Site will require a General Plan Amendment, zone change and Conditional Use Permit for a PUD, resulting in 31 additional units constructed in compliance with the City's Regional Housing Needs Allocation established for the City of Moreno Valley by the California Department of Housing and Community Development. Therefore, the Project is in alignment with residential housing needs. The level of development proposed by the Project is considered as Medium Density Residential by the General Plan and is also aligned with SCAG's regional plans for land use and future development in the City of Moreno Valley with higher densities located close to transit corridors such as Perris Boulevard. Consistency with SCAG's regional plans and the needs proposed in Moreno Valley's Housing Element will not result in significant conversion of forest land to non-forest use. The Project is proposed in response to existing need for additional housing in the City and would not alone result in loss of forest land or conversion of forest land to non-forest use or increased use of Timberland products or the conversion of additional forest to non-forest use. Therefore, the reasons above support the conclusion of less than significant impacts from the Project. No mitigation is required.</p>				
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact. Refer to Responses II a) through d). Other changes in the existing environment, due to location or nature that will result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use are not anticipated. The Project is consistent with regional plans and programs for sustainability. Impacts have been evaluated as less than significant due to the project housing needs within Moreno Valley and Riverside County. Therefore, no mitigation is required.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. City of Moreno Valley Resolution 2013-26. 2. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 4.5 Agricultural Resources 3. City of Moreno Valley General Plan 2040, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 2 – Land Use and Community Character • Chapter 10 – Open Space and Resource Conservation Element – Section 7.8 – Scenic Resources <ul style="list-style-type: none"> - Map OSRC-1: Regional Open Space and Trails 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 6. The SCAG 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy 7. Growth Forecast, adopted by the SCAG Regional Council on April 7, 2016 8. City of Moreno Valley Housing Element 2021-2029 				

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact with Mitigation Incorporated. The information in Section III is based on 9 Acres South of Iris Air Quality, Global Climate Change, and Energy Impact Analysis, City of Moreno Valley, dated May 13, 2022, and prepared by Ganddini Associates. This report can be found in Appendix A.</p> <p>Summary of Air Quality Plans and Regulatory Authority</p> <p>Less than Significant Impact. The Project is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD), since the Project is located within the South Coast Air Basin (Basin). The Basin includes non-desert portions of Los Angeles, Riverside, and San Bernadino counties, and all of Orange County. Combined, the region is home to 17 million people, which constitutes about half of California’s population. The South Coast Air Basin is made up of 6,745-square-mile coastal plain which is 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 is also designated as a “nonattainment” for select State air quality standards, meaning that pollution levels exceed the preset levels for the region.</p> <p>The SCAQMD’s mission is to “clean the air and protect the health of all residents in the South Coast Air District through practical and innovative strategies” (SCAQMD 2022). In order to accomplish this feat, the regulatory agency is primarily responsible for preparing and implementing air quality compliance measures for Basin compliance with national and state air quality standards established for this area. SCAQMD maintains 38 air quality monitoring sites with designated ambient air monitoring station representative of each area and records meteorology information to help forecast daily pollution levels. The nearest monitoring station to the Project Site is Perris Monitoring Station (Perris Station), located approximately 6.69 miles south of the Project Site at 237 ½ N. D Street, Perris. Another monitoring station close to the Project Site is Riverside- Rubidoux Monitoring Station (Riverside Station) located approximately 12.97 miles northwest at 5888 Mission Boulevard, Rubidoux</p> <p>Compliance measures and standards were established by numerous government agencies including international, state, federal, state, regional, and local. In collaboration with one another, these agencies utilize an array of strategies to improve air quality including policy, regulations, planning, policymaking, education, and programs, which are listed as follows:</p> <ul style="list-style-type: none"> • United States Environmental Protection Agency (USEPA) – Sets and enforces National Ambient Air Quality Standards (NAAQS) for atmospheric pollutants. It regulates emission sources that are under the exclusive authority of the federal government, such as aircraft, ships, and certain locomotives. <p>California Air Resources Board (CARB), which is a part of the California Environmental Protection Agency (CalEPA) coordinates and administers both federal and state air pollution control programs within California. CARB conducts research and sets the California Ambient Air Quality Standards (CAAQS), compiles emission inventories, develops suggested control measures, provides oversight of local programs, and prepares the State Implementation Plan (SIP). CARB is also responsible for regulations pertaining to Toxic Air Contaminants.</p> <ul style="list-style-type: none"> • SCAQMD is the regional agency principally responsible for comprehensive air pollution control in the South Coast Air Basin (Basin). SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments and cooperates actively with all federal and state agencies. SCAQMD is responsible for preparing and implementing the Air Quality Management Plan (AQMP) within the Basin in compliance with the SIP, CAAQS and NAAQS. 				

Attachment: Exhibit A : Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

- City of Moreno Valley has the authority and responsibility to regulate air pollution through its police power and decision-making authority. The City is responsible for mitigating significant air emissions resulting from its land use decisions. The City is also responsible for implementing transportation control measures from the 2016 AQMP. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance CEQA, the City assesses the air quality impacts of new development projects and requires mitigation of potentially significant air quality impacts by requiring conditions of approval for discretionary permits. The City monitors and enforces implementation of mitigation through the standard application of the grading/building permit plan check and inspection processes. Following are air quality plans and programs applicable to the Project:

The agencies listed above establish and regulate air quality measures to target criteria pollutants in the Basin which include Ozone (O₃), Nitrogen Dioxide (NO_x), Carbon Monoxide (CO), Sulfur Dioxide (SO_x), Lead (Pb), and Particulate Matter less than 10 microns and 2.5 microns in diameter (PM₁₀ and PM_{2.5}). While Volatile Organic Compounds (VOCs) are not a criteria pollutant, these gases are still regulated because they primarily convert O₃ upon exposure to sunlight and mixing with other pollutants within the atmosphere. Other pollutants of concern are Toxic Air Contaminants (TACs). Although less pervasive in the urban atmosphere than criteria pollutants, TACs are linked to short-term and long-term health effects like cancer, birth defects, neurological damage, and death. Sources of TACs include industrial processes, commercial operations (e.g., gasoline stations and dry cleaners), and motor vehicle exhaust. Criteria pollutants are proven to harm health and the environment to the point of causing property damage. Monitoring and regulating agencies like the EPA identify "criteria" air pollutant emission based on 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 is a regional blueprint for achieving the federal air quality standards and healthful air within the Basin through both stationary and mobile source strategies to regulate air quality. 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: Governs 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 application of 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 BMPs 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.

CEQA Air Quality Handbook (SCAQMD CEQA Handbook): To assist local jurisdictions control South Coast Air Basin, the CEQA Air Quality Handbook (SCAQMD CEQA Handbook) was prepared by the SCAQMD in 1993. The version with current updates can be found at <http://www.aqmd.gov/ceqa/hdbk.html> and was developed in accordance with the projections and programs of the AQMP. In addition, this document 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.

Policies

EJ.1-1: Coordinate air quality planning efforts with other local, regional, and State agencies.

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.

EJ.1-6: Ensure that construction and grading activities minimize short-term impacts to air quality by employing appropriate mitigation measures and best practices.

EJ.1-8: Support the incorporation of new technologies and design and construction techniques in new development that minimize pollution and its impacts.

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)

The regional air quality impacts are considered to be less than significant if the 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 Effect
	California Standards	Federal Primary Standards	
Ozone (O ₃)	0.09 ppm/1-hour 0.07 ppm/8-hour	0.070 ppm/8-hour	(a) Decline in pulmonary function and localized lung edema in humans and 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 damage; and (f) Property damage.
Carbon Monoxide (CO)	20.0 ppm/1-hour 9.0 ppm/8-hour	35.0 ppm/1-hour 9.0 ppm/8-hour	(a) Aggravation of angina pectoris and other aspects of coronary heart disease; (b) Decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (c) Impairment of central nervous system functions; and (d) Possible increased risk to fetuses.
Nitrogen Dioxide (NO ₂)	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 ₂)	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 ₁₀)	50 µg/m ³ /24-hour 20 µg/m ³ /annual	150 µg/m ³ /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 _{2.5})	12 µg/m ³ / annual	35 µg/m ³ /24-hour 12 µg/m ³ /annual	
Sulfates	25 µg/m ³ /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 ³ /30-day	0.15 µg/m ³ /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/aaqs2.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	Nonattainment	Attainment/ Unclassified
PM 10	Nonattainment	Maintenance (Serious)
PM 2.5	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>.

The sources of regional air quality impact from individual residential projects are generally from vehicular emissions. Emissions from vehicular sources are also the dominate pollution source within the Local Vicinity. Effects of primary exhaust pollutants are often experienced hours later and miles from the source after photochemical processes have converted primary exhaust pollutants into secondary contaminants such as ozone. For these reasons, the SCAQMD has developed significance thresholds based on the volume of pollution emitted rather than on actual ambient air quality measurements.

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
SO _x	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 ₂ e for industrial projects	
Ambient Air Quality Standards		
Pollutant	SCAQMD Standards	
NO₂ - 1- hour average	0.18 ppm (338 $\mu\text{g}/\text{m}^3$)	
PM10 -24-hour average		
Construction	10.4 $\mu\text{g}/\text{m}^3$	
Operations	2.5 $\mu\text{g}/\text{m}^3$	
PM_{2.5} -24-hour average		
Construction	10.4 $\mu\text{g}/\text{m}^3$	
Operations	2.5 $\mu\text{g}/\text{m}^3$	
SO₂		
1-hour average	0.25 ppm	
24-hour average	0.04 ppm	
CO		
1-hour average	20 ppm (23,000 $\mu\text{g}/\text{m}^3$)	
8-hour average	9 ppm (10,000 $\mu\text{g}/\text{m}^3$)	
Lead		
30-day average	1.5 $\mu\text{g}/\text{m}^3$	
Rolling 3-month average	0.15 $\mu\text{g}/\text{m}^3$	
Quarterly average	1.5 $\mu\text{g}/\text{m}^3$	

Source: <http://www.aqmd.gov/ceqa/handbook/signthres.pdf>

Existing air quality conditions within the Basin are determined by such natural factors as topography, meteorology, and climate, in addition to the amount of emissions released by existing air pollutant sources. According to the California Air Resources Board, the Project Site is in an area that is not in attainment for zone, PM10, and PM2.5 standards. The pollutants that are in attainment include Carbon Monoxide (CO) and Nitrogen Dioxide (NO). The primary source of CO comes from automobiles, therefore, along roadways concentrations for CO tend to be higher and cause for concern. The CO concentration is typically indicative of the local air quality generated by a roadway network. The CO threshold of significance violations is 100,000 vehicles per day. However, this will not be exceeded by the proposed Project and is proven to be

true in Section XVII (Transportation Impacts), where daily vehicle trips generated from the Project will reach a maximum of 736. Since daily trip levels do not exceed the threshold of significance, no CO “hot spot” modeling was performed for this Project and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed Project. According to the 2016 AQMP prepared by SCQMD (March 2017), estimates for existing regional emissions convey that mobile source account for 60 percent of VOCs, 90 percent of NOx, 95 percent of CO, and 34 percent of directly emitted PM2.5 and another 13 percent of PM2.5 from road dust.

During the monitoring period between 2018 and 2020, published data shows the Project Area has exceeded ozone and PM standards. The following air quality monitoring was measured at the Riverside and Perris Stations: State 1-hour concentration standard for ozone was exceeded between 28 and 34 days each year at the Perris Station. The State 8-hour ozone standard has been exceeded between 66 and 77 days each year over the past three years at the Perris Station. The Federal 8-hour ozone standard was exceeded between 64 and 74 days each year over the past three years at the Perris Station. The State 24-hour concentration standards for PM10 was exceeded between two and six days each year over the last three years at the Perris Station. Over the past three years, the Perris Station did not record an exceedance of the Federal 24-hour standards for PM10. The Federal 24-hour standard for PM2.5 was exceeded between three and 12 days each year at the Riverside Station.

In order to estimate anticipated emission levels due to Project construction, a statewide land use emission computer model, CALLEEMod (Version 2020.4.0) software, was utilized. CALLEEMod was created in collaboration with the air districts of California and designed to provide a uniform platform for government agencies, land use, planners, and environmental professionals to quantify criteria pollutants and GHG emissions from a variety of land use projects. The EMFAC2017 computer program used via CALLEEMod, calculates the emission rates specific for the western Riverside County for construction-related employee vehicle trips. Additionally, the OFFROAD2011 computer program calculates emission rates for heavy truck operations. Results from modeling indicate that construction-related criteria pollutants for each phase, shown in *Table 8: Construction-Related Regional Pollutant Emissions* below, will not exceed the regional emissions thresholds with the incorporation of mitigation during construction.

Since Project construction has the potential to exceed State and Federal air quality standards, impacts from construction-related fugitive dust and diesel emissions; from TACs; and from; construction-related odor impacts have been analyzed utilizing CALLEEMod. The results from the analysis, shown in *Table 9: Local Construction Emissions at the Nearest Receptors*, would not exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed project. Therefore, construction-related human health impacts are not anticipated in the long-term and are not considered to be significant.

TAC emissions are anticipated during Project construction and are associated with the use of diesel particulate emissions with heavy equipment operations. However, since the duration of construction is temporary and short-term, long-term exposure of TAC emissions or odors related to the construction processes are not anticipated. Diesel exhaust and VOCs will be emitted during construction but disperse rapidly from the Project Site and therefore should not reach objectionable levels at the nearest sensitive receptors. In addition, the Project will comply with CARB Air Toxic Control Measures and CARB In-Use Off-Road Diesel Vehicle Regulation to result in less than significant impacts.

Table 8: Construction-Related Regional Pollutant Emissions

Activity		Pollutant Emissions (pounds/day)					
		ROG	NOx	CO	SO ₂	PM10	PM2.5
Grading	On-Site ¹	1.71	17.94	14.75	0.03	3.55	2.05
	Off-Site ²	0.10	2.43	1.17	0.01	0.59	0.18
	Subtotal	1.82	20.37	15.92	0.04	4.14	2.23
Building Construction	On-Site ¹	1.57	14.38	16.24	0.03	0.70	0.66
	Off-Site ²	0.30	1.11	3.11	0.01	1.02	0.28
	Subtotal	1.88	15.50	19.36	0.04	1.72	0.94
Paving	On-Site ¹	1.02	8.58	14.58	0.02	0.42	0.39
	Off-Site ²	0.05	0.03	0.48	0.00	0.17	0.05
	Subtotal	1.07	8.61	15.06	0.02	0.59	0.43
Architectural Coating	On-Site ¹	20.39	1.15	1.81	0.00	0.05	0.05
	Off-Site ²	0.05	0.03	0.48	0.00	0.17	0.05
	Subtotal	20.44	1.17	2.29	0.00	0.22	0.10
Total for overlapping phases ³		23.38	25.28	36.71	0.07	2.53	1.47
SCAWMQ Thresholds		75	100	550	150	150	55
Exceeds Threshold?		No	No	No	No	No	No
Activity		Pollutant Emissions (pounds/day)					
		ROG	NOx	CO	SO ₂	PM10*	PM2.5*
Grading	On-Site ²	0.93	10.18	5.55	0.01	2.49	1.39
	Off-Site ³	0.03	0.02	0.29	0.00	0.09	0.02
	Total	0.96	10.20	5.85	0.01	2.58	1.41
Paving	On-Site ²	0.95	5.50	7.02	0.01	0.26	0.25
	Off-Site ³	0.07	0.04	0.66	0.00	0.20	0.05
	Total	1.01	5.55	7.68	0.01	0.47	0.30
Architectural Coating	On-Site ²	1.74	1.30	1.81	0.00	0.07	0.07
	Off-Site ³	0.01	0.00	0.07	0.00	0.02	0.01
	Total	1.75	1.31	1.88	0.00	0.09	0.08
Total for overlapping phases ⁴		3.57	30.57	21.77	0.06	6.72	3.64
SCAWMQ Thresholds		75	100	550	150	150	55
Exceeds Threshold?		No	No	No	No	No	No

Notes:

Source: (Appendix A, Ganddini, 2022)
CalEEMod Version 2020.4.0

- (1) On-site emissions from equipment operated on-site that is not operated on public roads. On-site 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) Construction, painting and paving phases may overlap.
- (4) Construction of off-site improvements are anticipated to occur during grading and may overlap with the grading phase of the proposed project.

Table 9: Local Construction Emissions at the Nearest Receptors

Activity	On-site Pollutant Emissions (pounds/day)			
	Nox	CO	PM10	PM2.5
Grading	28.11	20.30	6.04	3.44
Building Construction	14.38	16.24	0.70	0.66
Paving	8.58	14.58	0.42	0.39
Architectural Coating	1.15	1.81	0.05	0.05
SCAQMD Thresholds ²	170	883	7	4
Exceeds Threshold?	No	No	No	No

Notes:

Source: (Appendix A, Ganddini, 2022)

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.

- (1) The nearest sensitive receptors are the existing single-family residential uses located adjacent to the east and west and approximately 197 feet (~60 meters) to the east, 407 feet (~124 meters) to the northwest, and 702 feet (~214 meters) to the south and existing school uses located approximately 100 feet (~31 meters) to the north of the project site.

Note: The project will disturb up to a maximum of 2.5 acres a day during grading (see Table 7 of Appendix A). Onsite grading totals include emissions from the off-site improvements (which may overlap with site grading).

Table 10: Regional Operational Pollutant Emissions

Activity	Pollutant Emissions (pound/day)					
	ROG	NOx	CO	SO ₂	PM10	PM2.5
Area Sources ¹	3.40	1.24	6.93	0.01	0.13	0.13
Energy Usage ²	0.07	0.56	0.24	0.00	0.05	0.05
Mobile Sources ³	2.19	2.98	21.49	0.05	5.35	1.45
Total Emissions	5.66	4.78	28.66	0.06	5.52	1.63
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

Source: (Appendix A, Ganddini, 2022)

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.

As shown in *Table 10: Regional Operational Pollutant Emissions* above, the proposed project will generate the following pollutants: ROG, NOx, PM10, and PM2.5. However, emission levels will not exceed SCAQMD regional or local thresholds. The benchmark for determining local air quality impacts from post-construction motor vehicles is the CO level. Since violations of the state and federal CO levels are not projected to occur, the Project will not result in a cumulatively considerable net increase of nonattainment of criteria pollutants or ozone precursors. Therefore, the Project will result in less than significant cumulative impacts for operational emissions.

Additionally, while the local air quality will be temporarily degraded during construction activities, the Project will remain consistent with the criteria set forth by the SCAQMD. Abiding by the following criteria will result in less than significant impacts and will not contribute to overall cumulative impact.

Criteria 1 – Increase in the Frequency or Severity of Violations: Based on the air quality modeling analysis contained in this Air Analysis, short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. This Air Analysis also found that, long-term operations impacts will not result in significant impacts based on the SCAQMD local and regional thresholds of significance. Therefore, the proposed project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

Criteria 2 – Exceed Assumptions in the AQMP: Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed Project are based on the same forecasts as the AQMP. The 2020-2045 Regional Transportation/Sustainable Communities Strategy prepared by SCAG (2020) includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this project, the City of Moreno Valley Land Use Plan defines the assumptions that are represented in the AQMP.

The Project will not exceed the two key consistency indicators in the SCAQMD CEQA Handbook for AQMP consistency and will not result in AQMP inconsistency. Emissions modeling for the Project indicates that increased frequency or severity of existing air quality violations or contribution to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP will not result from construction or long-term operation of the Project. Emissions modeling for the Project shows that during construction and long-term operation, Project emissions will not exceed any air pollutant concentration standards. Therefore, the Project is found to be consistent with the AQMP for the first criterion.

The Project will not exceed the assumptions in the AQMP in 2022 or increments based on the year of Project buildout and phase. The City of Moreno Valley Land Use Plan incorporates the assumptions that are represented in the AQMP to balance future growth and environmental quality. The Project will implement contemporary energy-efficient technologies and regulatory/operational programs required per Title 24, CALGreen and City standards. Generally, compliance with SCAQMD emissions reductions and control requirements also act to reduce air pollutant emissions. In combination, Project emissions-reducing design features and regulatory/operational programs are consistent with and support overarching AQMP

air pollution reduction strategies. Project alignment with these strategies promotes timely attainment of AQMP air quality standards and would bring the Project into conformance with the AQMP. Therefore, the Project is not anticipated to exceed the AQMP assumptions for the Project Site associated with the zone change and General Plan Amendment from R5 to R10, and the Project is considered consistent with the AQMP for the second criterion pursuant to **SC AQ-01: Compliance with SCAQMD Rules**.

With the implementation of Mitigation Measures **SC AQ-01 (Compliance with SCAQMD Rules)**, **MM AQ-02 (Fugitive Dust Control)** and **MM AQ-03 (Construction Idling)**, consistency with SCAQMD criteria, and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact to conflicts or implementation of applicable air quality plans.

SC AQ-01: Compliance with SCAQMD Rules- Throughout Project construction, the Project contractor shall adhere to the following rules outlined within SCAQMD's Air Quality Management Plan:

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: Governs 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 application of 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 BMPs 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.

MM AQ-02- Fugitive Dust Control Plan: Due to the size of the Project Area, a Fugitive Dust Control Plan is not needed for the Project, However, in order to mitigate the effects of fugitive dust during Project construction and comply with SCAQMD rules, the Project must implement the established procedures in Rule 403 and follow the application of standard BMPs in construction and operation activities, such as the following:

- The application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites
- Application of the best available dust control measures are used for grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes.
- Require the use of water trucks during all phases where earth moving operations would occur.

MM AQ-0-3 Construction Idling: During Project construction, the Project contractor must install clear signage around the Project Site reminding construction workers to limit idling of construction equipment pursuant to the California Air Resource Board's In-use Off Road Diesel-Fueled Fleets Regulation.

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"/>
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Response:

Less than Significant with Mitigation Incorporated. Refer to Response III a). The Project is proposed in an area that is nonattainment for ozone, PM10, and PM2.5 standards; however, the Project will not have a cumulatively considerable net increase in criteria pollutants with the implementation of Standard Condition **SC AQ-01: Compliance with SCAQMD Rules** and Mitigation Measure **and MM AQ-02 (Fugitive Dust Emissions Controls)**.

With the implementation Standard Condition **SC AQ-01: Compliance with SCAQMD Rules** and Mitigation Measure **and MM AQ-02 (Fugitive Dust Emissions Controls)**, reducing emissions from the application of architectural coatings and fugitive dust, 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.

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

Less than Significant with Mitigation Incorporated. Refer to Responses III a) and b). Those who are sensitive to air pollution include children, the elderly, and persons with 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 single-family residential uses located adjacent to the east and west and approximately 197 feet (~60 meters) to the east, 407 feet (~124 meters) to the northwest (across Iris Avenue and Indian Street intersection), and 702 feet (~214 meters) to the south of the Project Site. Existing school uses are located approximately 100 feet (~31 meters) to the north (across Iris Avenue). Other air quality sensitive land uses are located further from the Project Site and would experience lower impacts.

With the incorporation of Standard Condition **SC AQ-01: Compliance with SCAQMD Rules** and Mitigation Measure **MM AQ-02 (Fugitive Dust Emissions Controls)**, the Project will have less than significant impacts on emissions and would not expose sensitive receptors to substantial pollutant concentrations.

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"/>
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Response:

Less than Significant Impact. The SCAQMD CEQA Handbook states that order impact would if the Project creates an odor nuisance pursuant to SCAQMD Rule 402. The rule 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. 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 the proposed project results in a violation of Rule 402 with regards to odor impacts, then the proposed project would create a significant odor impact. The City's Municipal Code has established regulations for orders from construction, equipment operations, and construction material use, storage, and disposal requirements. The specific Code Sections include: 6.04.020, 9.03.010, 9.10.150, 10.02.130, and

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12.38.020, which are intended to minimize odor impacts that may result from construction activities and long-term operation or residential land use.

Emissions during construction are primarily odorless. However, potential emissions that may emit odors during construction derive from the application of materials such as asphalt pavement. The odor emissions are short-term and limited to the amount of odor producing material being utilized. Therefore, it is anticipated that no significant impacts related to odors during construction will occur. Furthermore, the Project does not propose any land use or activities that would result in permanent significant operational- source odors impacts. Therefore, potential impacts from both construction and long-term operation are 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. Therefore, no mitigation is required.

Sources:

1. Air Quality, Global Climate Change, and Energy Impact Analysis, South of Iris Project, Ganddini Associates, May 13th, 2022
2. Moreno Valley General Plan, adopted July 11, 2006
 - Chapter 5 – Circulation Element
 - Chapter 6 – Safety Element – Section 6.6 – Air Quality
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
 - Section 5.3 – Air Quality
 - Figure 5.3-1 – South Coast Air Basin
 - Appendix C – Air Quality Analysis, P&D Consultants, July 2003
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
 - Section 9.10.050 – Air Quality of the Moreno Valley Municipal Code
 - Section 9.10.150 – Odors of the Moreno Valley Municipal Code
 - Section 9.10.170 – Vibration of the Moreno Valley Municipal Code
5. Moreno Valley Municipal Code Section 12.50.040 – Limitations on Engine Idling

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>The information in Section IV is based on ELMT Consulting's (ELMT) habitat assessment conducted by biologists on February 18, 2022, and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis which can be found in Appendix B.</p> <p>The following reports, survey, results, and literature which detailed the biological resources previously observed on or within the vicinity of the Project Site were reviewed to understand the existing site conditions and note the extent of any disturbances that have occurred on the Project Site that would otherwise limit the distribution of special-status biological resources. In addition to the following resources below:</p> <ul style="list-style-type: none"> • 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 Survey¹; • 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; and • 2006 Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area. <p>A field investigation was conducted on February 18, 2022, by Jacob H. Lloyd, to document the baseline conditions and assess the potential for special-status plant and wildlife species to occur within the Project Site.</p> <p>Response:</p> <p>Less than Significant with Mitigation Incorporated. Prior to the field investigation, conducted by the Project Biologist, aerial photography was reviewed to locate potential natural corridors and linkages that may support the movement of wildlife through the area. Site suitability was assessed to support burrowing owl (<i>Athene cunicularia</i>) 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 Site. According to research, the CNDDDB has reported sixty-eight (68) special-status wildlife species and thirteen (13) special-status plant species in the Sunnymead quadrangle where the Project is located (refer to Appendix B, Attachment D). No special-status wildlife species were observed on the Project Site during the field investigation. The Project Site has low potential to support the burrowing owl and moderate potential to support the Cooper’s hawk (<i>Accipiter cooperii</i>), sharp-shinned hawk (<i>Accipiter striatus</i>), and California horned lark (<i>Eremophila alpestris actia</i>). However, the Project Site is not within a CNDDDB special-status habitat or a federally designated Critical Habitat for vegetation. The closest designated Critical Habitat is located approximately 5.9 miles southeast of the site associated with navarretia (<i>Navarretia fossalis</i>) and 6.2 miles southeast for thread-leaved brodiaea (<i>Brodiaea filifolia</i>) along the San Jacinto River.</p>				

¹ A soil series is defined as a group of soils with similar profiles developed from similar parent materials under comparable climatic and vegetation conditions. These profiles include major horizons with similar thickness, arrangement, and other important characteristics, which may promote favorable conditions for certain biological resources.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

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, determined that the Project Site is located within the Reche Canyon/Badlands Area Plan of the MSHCP, but is not located within an designated Criteria Cell or conservation area. The City of Moreno Valley is a permittee under the MSHCP and is subject to consistency review. The Project Site is located within the the Mitigation Fee Area of the Stephans' Kangaroo Rat Habitat Conservation Plan (SKR HCP). Therefore, the applicant will be required to pay the SKR HCP Mitigation Fee prior to development of the Project Site, prior to issuance of permits and this is considered full mitigation for this species.

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. The Project Site only supports one (1) plant community: a non-native grassland and one (1) land cover type that would be classified as disturbed. The non-native grassland supports a variety of non-native grasses including mouse barley (*Hordeum murinum*), Mediterranean grass (*Schismus barbatus*), and bermudagrass (*Cynodon dactylon*). Additional common plant species observed in the non-native grassland include fiddleneck (*Amsinckia menziesii*), red-stemmed filaree (*Erodium cicutarum*), wild carrot (*Daucus carota*), London rocket (*Sisymbrium irio*), Mediterranean mustard (*Hirschfeldia incana*), cheeseweed (*Malva parviflora*), tree tobacco (*Nicotiana glauca*), Russian thistle (*Salsola tragus*), and red maids (*Calandrinia menziesii*). Disturbed areas supported on-site are consolidated near site boundaries and formerly developed areas in the northern portion of the site. Plant species observed within the disturbed areas of the site include all species observed in the non-native grassland, but without dominance of non-native grasses.

The MSHCP does not identify any covered or special-status fish, amphibians, reptiles, or mammals occurring within the Project Site. Conclusions are based on findings from the field investigation. No fish or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would provide suitable habitat for amphibian species or fish species were observed on or within the vicinity of the site. Therefore, no amphibians are expected to occur. The site provides a limited amount of habitat for reptile species adapted to a high degree of human disturbance and the only reptilian species observed during site observation was a common side botched lizard (*Uta stansburiana elegans*). However, other reptilian species that could be present include the Great Basin fence lizard (*Sceloporus occidentalis*) and San Diego alligator lizard (*Elgaria multicarinata webbia*). Due to the limited forging habitat for bird and mammalian species from a high level of human disturbance, there were only five (5) bird species and four (4) mammalian species expected to be present on the Project Site. The bird species detected during field the field survey include house finch (*Haemorhous mexicanus*), common raven (*Corvus corax*), yellow-rumped warbler (*Setophaga coronata*), black phoebe (*Sayornis nigricans*), and Costa's hummingbird (*Calypte costae*). Additionally, the mammalian species detected included pocket gopher (*Thomomys bottae*). Other mammalian species 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 off-site along site boundaries 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 area adapted to urban environments. Additionally, the disturbed portions of the site have to 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).

In the MSHCP, the Project is not specifically identified as a Covered Activity under Section 7.1. However, public and private development that are outside of Criteria Areas and Public/ Quasi-Public (PQP) Lands are permitted under the MSHCP, subject to consistency with MSHCP policies that apply to area outside of Criteria Areas. Therefore, the determination must be made for Project consistency with the MSCP, using the following policies of the MSHCP:

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> • The policies for the protection of species associated with Riparian/Riverine areas and vernal pools as set forth in Section 6.1.2 of the MSHCP; <ul style="list-style-type: none"> ○ 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. The 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 Project Site. The Project Site is underlain by Greenfield sandy loam and Hanford coarse sandy loam. The review of historical aerial photographs (1985-2021) of the Project Site, indicate no vernal pools or suitable fairy shrimp habitat occurring within the Project Site. There are four vernal pool fair shrimp 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; <ul style="list-style-type: none"> ○ 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; <ul style="list-style-type: none"> ○ The 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 to this Project, and, therefore, 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; and <ul style="list-style-type: none"> ○ The query of the RCA MSHCP Information Map and review of the MSHCP determined that the Project Site is located within the designated survey area for burrowing owl as depicted in Figure 6-4 within Section 6.3.2 of the MSHCP. No other special-status wildlife species surveys were identified. The borrowing owl is currently designated as a California Species of Special Concern. Under the MSCP, the burrowing owl is considered adequately conserved covered species that may still require focused surveys in certain areas. A burrowing owl habitat assessment was conducted for the Project to ensure compliance with MSCP. In accordance with MSHCP Burrowing Owl Survey Instructions (2006), survey protocols consist of two steps: Step I- Habitat Assessment and Step II- Locating Burrows and Burrowing Owls. Results indicate that the Project Site has no small mammal burrows that have the potential to provide suitable burrowing owl nesting habitat within the boundaries of the site. In addition, the Project Site does not provide suitable burrows/ sites including rock piles and non-natural substrates that could be used as burrow surrogates. Based on this information, and as a result of current and historic on-site disturbances, and surrounding development, it was determined that burrowing owls do not have potential 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 				

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>required. Therefore, the Project is consistent with Section 6.3.2. However, out of an abundance of caution a pre-construction burrowing owl clearance survey shall be conducted prior to ground disturbing activities pursuant to Mitigation Measure MM BIO-02 (Burrowing Owl).</p> <ul style="list-style-type: none"> A Habitat Evaluation Acquisition Negotiation Strategy (HANS) as set forth in Section 6.1.1 of the MSHCP. <ul style="list-style-type: none"> The Project Site is not located within any MSHCP designated Criteria Cells; therefore, a HANS is not required/ applicable. <p>With the implementation of Mitigation Measures MM BIO-01 (Preconstruction Nesting Bird Survey), MM BIO-02 (Burrowing Owl) and SC BIO-03 (Stephan's Kangaroo Rat) and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with 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.</p> <p>MM BIO-01- Pre-construction Nesting Bird Survey: If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be 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. Verification of a pre-construction clearance survey shall be conducted by the City Planner and City Building and/or Grading Inspector. 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. If an active avian nest is discovered during pre-construction clearance survey the following best management practices should take place:</p> <ul style="list-style-type: none"> Construction should stay outside of a no-disturbance buffer. The size of the no disturbance buffer will be determined by a wildlife biologist, Limits of construction will occur to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity, <p>MM BIO-02- Burrowing Owl: The City Planner and City Building and/or Grading Inspector shall verify that a 30-day pre-construction burrowing owl clearance survey shall be conducted prior to issuance of grading permit and ground disturbing activities.</p> <p>SC BIO-03- Stephan's Kangaroo Rat: Since the Project Site is located within the Mitigation Fee Area of the Stephan's' Kangaroo Rat Habitat Conservation Plan (SKR HCP), the developer will be required to pay fair share SKR HCP Mitigation Fees prior to issuance of building permits and development of the Project pursuant to Moreno Valley Municipal Code Chapter 8.06, Threatened and Endangered Species.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact. See Response IV a). The Project Site does not contain riparian habitat or 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 is not anticipated to</p>				

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<p>have direct impacts on riparian habitat or other sensitive natural communities. Since the Project Site does not contain trees, shrubs, persistent emergent plants, or emergent mosses and lichens suitable riparian/riverine and/or wetlands, the Project will not result in impacts to riparian habitats and will not require a DBESP.</p> <p>As a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with 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.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>No Impact. See Responses IV a) and b). The results from the biologist's field visit indicates that no state or federally protected wetlands (including, but not limited to, marsh, vernal pools, costal, etc.) were found on site. There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The Army Corps of Engineers (ACOE), Regulatory Branch 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 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.</p> <p>No jurisdictional drainage and/or wetland features were observed on the project site or within the during the field investigation. Further, no blueline streams have been recorded on the project site. As such, development of the project will not result in impacts to ACOE, RWQCB, or CDFW jurisdiction and regulatory approvals will not be required.</p> <p>For the reasons stated above, the Project will have no impacts such has direct removal, filling, hydrological interruption, or other means. Therefore, no mitigation is required.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>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.</p> <p>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,</p>				

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<p>implementation of the proposed Project is not expected to impact wildlife movement opportunities. Therefore, impacts to wildlife corridors or linkages are not expected and the Project will not impact wildlife movement opportunities. Therefore, no mitigation is required.</p>				
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact. See Response IV a) and b). Moreno Valley’s Tree Preservation Ordinance is not applicable to the Project Site, since the site does not have trees present. However, Moreno Valley’s Municipal Code 8.06, Endangered Species does apply to the Project Site. The Project is located within a fee mitigation area for SKR and requires the implementation of standard condition SC BIO-03. Separate from the consistency review against the policies of the MSHCP, Riverside County established a boundary in 1996 for protecting the Stephens’ kangaroo rat (<i>Dipodomys stephensi</i>), a federally 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). 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.</p> <p>The Project Site is located within an SKR HCP Mitigation Fee Area, therefore will require the applicant pay the SKR HCP Mitigation Fee, outlined in standard condition SC BIO-03, prior to issuance of permits of development of the Project Site. Therefore, with the implementation of Standard Condition SC BIO-03 (Stephan’s Kangaroo Rat) and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact on local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>				
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved local, regional, or state habitat conservation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact. See Response IV a) through b). The project biologist’s consistency analysis for the Project with the MSHCP indicates Project compliance with the HCP and the MSHCP. The applicant will abide by Standard Condition SC-03 and pay the mitigation fee for Stephen’s kangaroo rat prior to issuance of permits to alleviate cumulative impacts on SKR in accordance with HCP and MSHCP. In addition, the Project is not within any MSHCP designated Criteria Cells.</p> <p>Therefore, with the implementation of Standard Condition SC BIO-03 (Stephen’s kangaroo rat), as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact on an adopted Habitat Conservation Plan, Natural Community Conservation Plan or another approved local, regional, or state habitat conservation plan.</p>				

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<p>Sources:</p> <ol style="list-style-type: none"> 1. Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis for the 9 Acres South of Iris Project Located in the City of Moreno Valley, Riverside County, California. (ELMT Consulting 2021). Appendix B. 2. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 7 – Conservation Element – Section 7.1 – Biological Resources 3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.9 – Biological Resources <ul style="list-style-type: none"> - 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 4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Section 9.17.030 G – Heritage Trees 5. Moreno Valley Municipal Code Chapter 8.60 – Threatened and Endangered Species 6. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/ 7. Stephens' Kangaroo Rat Habitat Conservation Plan (SKRHCP), Governing Documents RCHCA, CA 				

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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 January 25, 2022, and Carol Serr. 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.

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.

Within western Riverside County between 1700s and the present, cultural activities from Native American, Spanish, Mexican, and American control, occupation, and land use are recorded. The previously existing structure said to have been on the Project Site constructed in 1978 is not historically significant. In addition, no prehistoric or historic cultural resources were observed within the Project area. However, cultural resources within the Project Vicinity are likely to be either historical structures, which does not apply to this Project, or buried cultural resources in native alluvium. Based on the historical records and literature search requested from the Eastern Information Center (EIC) at the University of California, Riverside, the Project Site had not been previously surveyed. Yet, 28 cultural investigations are documented in the surrounding Project area, Local Vicinity, within a one-mile radius, that produced six cultural resources (See Table 2, **Appendix C**). The cultural resources found during these investigations consist of a historic residence, a historic ranch complex, a historic water channel, two historic refuse deposits, and a prehistoric isolate artifact.

Historic USGS quadrangle maps between 1966 and 2012 indicate no structures on the property. Aerial photographs from 1966 to 1975 show parcels as open disked fields, but by 1978 a house structure exists at the north end of the Project Site (NETR 1966; 1975; 1978). Until recently, the structure was shown in aerial photographs and the 1997 aerial photograph shows the northern parcel filled with garden areas or perhaps small orchards patches and the two southern lots are vacant but heavily disturbed by grading and informal dirt pathways (NETR 1997). The Project Site displays small amounts of debris from the removal of the structure. As of present, the parcels appear to have continued to be kept denuded of vegetation, possibly for compliance with the City's weed abatement requirements. The structure that was removed from the north end of the Project Site is not considered a cultural resource. Therefore, impacts to cultural resources eligible for the California Register of Historic Resources and significant under CEQA will not occur.

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For the reasons stated above, impacts to the substantial adverse change in significance of a historical resources are less than significant. Therefore, no mitigation is required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 ?	<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. Reference Section V, response 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.

Historically, the Cahuilla occupied much of the Riverside area. Therefore, while less than significant impact to cultural resources is anticipated to occur above ground at the Project Site, potential impact to buried cultural resources is anticipated. The records search indicated that prehistoric resources exist near the Project Site. Since the Project is partially underlain by alluvial soils presumed to date back to the Holocene age, discoveries of buried cultural resources below the depth of previous disturbance are likely. The Project will involve grading to depths below one or two feet from existing ground surface. As a result, implementation of the Project has the potential to impact undiscovered buried archeological, and tribal resources pursuant to §15064.5 of the Public Resources Code, which is a potentially significant impact and will require monitoring pursuant to mitigation measures **MM CUL-01 through MM CUL-06** requiring that a professional archaeologist be retained, protection in place and monitoring for buried cultural resources, and treatment for significant cultural resources found, will reduce impacts to less than significance.

Additionally, within the Project Vicinity, multiple fossil collection localities were documented in similar alluvial deposits approximately 5 miles northeast of the Project. See Section VII Response f). Indicated in the City’s General Plan, technical studies for individual development projects are required to identify potential impacts on a project-by-project basis. According to results from the cultural study and survey conducted for the proposed Project, mitigation measures such as monitoring by archeologists and Native American during construction, excavation, and grading of native soils are recommended. Mitigation measures below like **MM CUL-01 Archeological Monitoring, MM CUL-02: Native American Monitoring, MM CUL-03: Cultural Resource Monitoring Plan (CRMP), MM CUL-04: Cultural Resource Disposition, MM CUL-05, and MM CUL-06: Inadvertent Finds** will reduce potential significant impacts on archeological and tribal resources pursuant to §15064.5 to less than significant impacts.

For the reasons stated above, Project implementation is anticipated to result in less than significant impacts with mitigation incorporated and the Project will be consistent with General Plan policies as outlined in *Table 11: Project Consistency with General Plan Open Space and Resource Conservation Standards* below:

Table 11: Project Consistency with General Plan Open Space and Resource Conservation Standards

Open Space and Resource Conservation	
OSRC-2: Preserve and respect Moreno Valley’s unique cultural and scenic resources, recognizing their contribution to local character and sense of place.	Outlined in Section XVII, Responses a) i) through ii), monitoring during Project implementation is recommended to preserve and respect Moreno Valley’s unique resources that contribute to local character. While cultural resources were not observed on the Project Site or found via records searches, continuous monitoring during grading and other earthworks activities is recommended to alleviate potential impacts of the Project.

With the implementation of Mitigation Measure **MM CUL-01, MM CUL-02, MM CUL-03, and MM CUL-04, MM CUL-05, and MM CUL-06** and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact with a substantial adverse change in the significance of a historical resource.

MM CUL-01- Archaeological Monitoring. 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

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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 Pechanga Band of Indians, Morongo Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, the contractor, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) as defined in CR-3. The Project Archaeologist shall attend the pre-grading meeting with the City, the construction manager and any contractors, and Consulting Tribal representatives; and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance before any ground-disturbing activity takes place. The archaeological monitor, provided by the Project Archaeologist, 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 CUL-02- Native American Monitoring. Prior to the issuance of a grading permit(s), the Developer shall secure agreements with the Pechanga Band of Indians and Morongo Band of Mission Indians, and Agua Caliente Band of Cahuilla Indians, for tribal monitoring. The Developer 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 (Native American Monitor(s) 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 present the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.

MM CUL-03- Cultural Resource Monitoring Plan (CRMP). The Project Archaeologist, in consultation with the Consulting Tribe(s), the principal contractor, and the City, shall develop a CRMP in consultation pursuant to the definition in AB52 to address the details, timing, and responsibilities of all archaeological and cultural activities that will occur on the Project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:

- d. Project description and location
- e. Project grading and development scheduling;
- f. Roles and responsibilities of individuals participating in the Project
- d. The details of the pre-grading meeting and Cultural Resources Worker Sensitivity Training
- 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 such as: human remains/cremations, sacred and ceremonial items, and 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. Names and contact information of relevant individuals to contact in the event of inadvertent cultural resources discoveries during the Project;

MM CUL-04: 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 participation of Consulting Tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:
 - i. Preservation-In-Place of the cultural resources, if feasible. Preservation in Place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.
 - ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure MM CUL-03. 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

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<p>been completed. No recordation of sacred items will be permitted without the written consent of all Consulting Native American Tribal Governments as defined in MM CUL-03. The location of 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>				
<p>MM CUL-05: 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 and/or Native American Tribal Representative(s) are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the discovery and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find.</p>				
<p>MM CUL-06: Inadvertent Finds. If potential historic or cultural resources are uncovered during excavation or construction activities during the Project and which were not assessed within the archaeological report(s) and/or environmental assessment conducted prior to Project approval, all ground-disturbing activities in the affected area and 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 Representative(s), 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 a 100 foot-radius of the discovery. A physical barrier will be constructed, and all Project personnel will be excluded from this protected area. A Treatment Plan will be prepared by the Project Archaeologist and approved by all Consulting Parties. The Treatment Plan will be implemented. After treatment is completed, work may resume within the protected area of the discovery.. Work shall be allowed to continue outside of the protective buffer area and will be monitored by an additional archaeologist and Tribal Monitors, if needed. Determinations and recommendations by the Project Archaeologist shall be immediately submitted to the Planning Division for consideration and implemented as deemed appropriate by the Community Development Department Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in MM CUL-03, before any further work commences in the affected area. If the discovery is determined to be significant and avoidance cannot be achieved, a Phase III data recovery plan shall be prepared by the Project Archaeologist, in consultation with the Consulting Tribes, and shall be submitted to the City and Consulting Tribes for their review and approval prior to implementation of the said plan.</p>				
<p>c) Disturb any human remains, including those interred outside of formally dedicated cemeteries?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact with Mitigation Incorporated. See Response V Response a) and b). According to the records searches and review of aerial photos, the previous uses for the Project Site were for agriculture and residential land use, not as a cemetery. Therefore, the likelihood of discovering human remains during construction is not high. Despite previous land uses, Project implementation results in disturbances to the land below depths previously unearthed, therefore, it is possible to uncover human remains. In the unlikely event that grading and trenching below the depth of previous disturbance uncovers buried human remains, the contractor shall implement MM CUL-07 (Human Remains) and MM CUL-068(Non-Disclosure of Reburial Locations).</p> <p>With the implementation of Mitigation Measure MM CUL-07 (Human Remains), MM CUL-08 (Non-Disclosure of Reburial Locations), and MM CUL-09: Archaeological Report - Phases III and IV, and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with a disturbance of any human remains, including those interred outside of formally dedicated cemeteries.</p> <p>MM CUL-07: Human Remains. If human remains and/or cremations are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin.</p>				

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>e. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot radius of the discovery. The area shall be protected by a physical barrier; project personnel/observers will be restricted from entering this area. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.</p> <p>f. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.</p> <p>g. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98</p> <p>h. No photographs are to be taken except by the Coroner, with written approval by the Consulting Tribe[s].</p> <p>MM CUL-08 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).</p> <p>MM CUL-09: Archaeological Report - Phases III and IV. Prior to final inspection by the City, the developer/permit holder shall prompt the Project Archaeologist to submit two (2) copies of the Archaeological Report, including the Phase III Data Recovery Report (if required for the Project) and the Cultural Resources Monitoring Report (Phase IV) that comply 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 that 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 (including all site record forms, if created during the Project) shall be submitted to each of the Consulting Tribe(s) Cultural Resources Department(s) or Tribal Historic Preservation Officer (THPO).</p>				
<p>Sources:</p> <ol style="list-style-type: none"> Appendix C – Cultural Resources Survey Report for the South of Iris Project Moreno Valley, California (APNs 316-030-002, -018, and -019), Laguna Mountain Environmental, April 2022) <ul style="list-style-type: none"> Table 2- Recorded Cultural Resources within One-half Mile of the Project Area City of Moreno Valley General Plan 2040, adopted June 15, 2021 <ul style="list-style-type: none"> Open Space and Resource Considerations Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> Section 5.10 – Cultural Resources <ul style="list-style-type: none"> 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. 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 <ul style="list-style-type: none"> Section 4.5 – Cultural and Tribal Resources Title 9 – Planning and Zoning of the Moreno Valley Municipal Code Moreno Valley Municipal Code Title 7 – Cultural Preservation 				

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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 (<u><i>This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.</i></u>)				

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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"/>
<p>Response:</p> <p>Less Than Significant Impact. This Project is consistent with SCAG’s regional plans for sustainability in terms of the location and type land use and density of development in relation to existing services, businesses, and employment. Therefore, the Project-related increased density is still considered consistent with the assumptions of the previously approved General Plan of the City, as well as consistent with the City’s Housing Element and SCAG’s regional plans for growth 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.</p> <p>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.</p> <p>In addition, due to the Project’s compliance with California’s Building Energy Efficiency Standards and CAL Green Building Standards (California Code of Regulations Title 24, Part 6 and 11), long-term energy consumption at the Project Site will promote environmental sustainability, reduce energy costs and consumption, and enhance the quality of life for future residences. The Project’s design guidelines propose key sustainability building features, which are consistent with local building codes and reduce potentially significant long-term energy consumption:</p> <p>Key sustainable design features:</p> <ol style="list-style-type: none"> 1. Passive Solar Design: Properly designed window location, glazing type and shading, thermal mass location and type to optimize energy efficiency. <ol style="list-style-type: none"> a. On sloped roofs, install solar panels at locations that optimize functionality. The panels’ size, shape, and placement must be carefully considered as part of the overall building design composition. b. Solar panels should be mounted as close to the roof place as practical. c. Group solar panels together, so they are less visually distracting. Avoid single-panel arrays. d. Use panels with non-reflective coatings to minimize glare. Exposed frames and components should have a non-reflective surface. 2. Optimize Building Energy Performance Features: Thermal envelope, low U-value windows, high Solar Reflectance Index (SRI) roofs, efficient heating, cooling, and lighting devices and systems. <ol style="list-style-type: none"> a. Careful consideration should be given to building envelopes and building placement to protect privacy, views, and the neighborhood’s visual quality and maximize the build’s solar access where feasible and reasonable. 				

3. **Renewable Energy Sources:** Installed connections for photovoltaics and solar water heating systems.
4. **Water efficient Fixtures and Appliances.**
5. **Electric Vehicle Charging:** An electric vehicle charging station in the garage of each home.
6. **Sustainable Materials:** Recycled, rapidly renewable, regionally or locally manufactured materials.
7. **Construction Waste Management.**

Furthermore, the proposed Project energy demands in total would be comparable to other residential Projects of similar scale and configuration. Therefore, the Project facilities' energy demands, and energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

As a result of the above reasons, potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation is anticipated to be less than significant. Therefore, no mitigation measures are needed. Therefore, no mitigation is required.

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 higher density 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. Therefore, no mitigation is required.

Sources:

1. CALGREEN, the Green Building Code, Part 11, Title 24, California Code of Regulations <https://up.codes/viewer/california/ca-green-code-2019>
2. Moreno Valley General Plan, adopted July 11, 2006
 - Chapter 7 – Conservation Element – Section 7.6 – Energy Resources
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
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
 - Chapter 4.6 Energy
5. Title 8 – Buildings and Construction of the Moreno Valley Municipal Code
 - Chapter 8.38 California Green Building Code Ord. 962 § 5.11, 2019

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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 https://www.conservation.ca.gov/cgs/Documents/SP_042.pdf	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: The responses in this section are based on the Geotechnical Engineering Investigation dated April 25, 2022, which was prepared for the Project by Krazan & Associates, Incorporated. The recommendations contained in this report include results of field and laboratory testing (See Figure 11 Boring Locations), engineering analysis, and review of conceptual plans for the proposed project by Krazan & Associates. The report can be found in its entirety as Appendix E. Responses related to paleontological resources in this section are based on the Paleontological Resources Technical Report provided by San Diego Natural History Museum, dated April 11, 2022 (See Appendix D).</p> <p>Less Than Significant Impact. The City of Moreno Valley is located within the northern portion of the Peninsular Ranges Physiographic Providence of California, a 930-mile segment of mountain ranges spanning from Southern California to the southern edge of the Baja California Peninsula. The Peninsular Ranges are separated by northwest trending valleys, subparallel to faults branching from the San Andres Fault, situated approximately 15 to 20 miles northeast of the City. Moreno Valley lies on a structural block referred to as the Perris Block, “a mass of granitic rock bound by the San Jacinto Fault, Elsinore Fault (approximately 15.9 miles from the Project Site, and Santa Ana River” (MovVal GP 2021). The area in question does not show mapped faults prepared by the California Geologic Survey published by the International Conference of Building Officials (ICBO). Major fault lines within City Limits include the San Jacinto Fault Zone that passes through the eastern portion of Moreno Valley and has an estimated maximum earthquake magnitude of 7.2 at the Project Site (GP EIR 2006). The fault zone enters the City at the foothills of the Badlands along Redlands Boulevard, approximately 8.7 miles from the Project Site, and outlines the City perimeter following Gilman Springs Road, southeast, away from City Limits. The nearest zoned fault location of the San Jacinto Fault segment running through the City is 6.5 miles from the Project Site. Subsequently, the Project Site is not within an Alquist-Priolo Earthquake Fault Zone, which was concluded using California’s Department of Conservation, Geological Survey Website, reference (https://maps.conservation.ca.gov/cgs/EQZApp/). The California Department of Conservation defines Alquist-Priolo earthquake fault zones as “regulatory zones surrounding the surface traces of active faults in California” that have increased potential for surface rupture. Since the Alquist-Priolo Geologic Hazards Zones Act came into effect in March 1973, structures meant for human occupancy are prohibited across traces of active faults and require a minimum distance of 50 feet from the fault.</p> <p>For the reasons above and Project location in relation to the nearest zoned fault, less than significant Project impacts associated with fault rupture are anticipated. This includes the risk of loss, injury or death, which are not anticipated to differ substantively from what is expected to occur at other properties in the Local Vicinity. Therefore, no mitigation is required.</p>				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant Impact with Mitigation Incorporated. Reference Section VII, Response a) i). Potential for seismicity and seismic ground shaking is relatively high within the City of Moreno Valley due to the San Andreas, Elsinore, and San Jacinto Faults running through and outside City Limits and historic records. Damage related to seismic ground shaking is hard to predict because it depends on several factors that contribute to how ground movement interacts with structures. Through temporary construction and permanent occupancy at the Project Site, there will be an increase in level of activity, population, and the extent of land improvements with the Project. Strong ground shaking from an earthquake on one of these faults will likely occur at the Project Site during the life of the Project. Fault lines outside of City Limits include</p>				

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<p>the San Andreas Fault, approximately 15 miles northeast, with a probable magnitude of 6.8 to 8; the Elsinore Fault is approximately 15.9 miles southwest and has a probable magnitude of 6.5 to 7.5. Within City Limits, the San Jacinto Fault traverses the northeastern corner of Moreno Valley, located approximately 6.5 miles northeast of the Project 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).</p> <p>Upon evaluation of the Project Site by a licensed geotechnical engineer and review of conceptual site plans, the site is suitable for the proposed development with the incorporation of geotechnical recommendations pertaining to site preparation, Engineered Fill, utility trench backfill, drainage and landscaping, foundations, concrete floor slabs and exterior flatwork, retaining walls, soil cement reactivity, pavement design and water infiltration rates. In addition, structural regulations for seismic safety will be incorporated into building design for safety during earthquake events in compliance with the California Building Code (CBC). Mitigation measures in compliance with the geotechnical engineer's recommendations will be incorporated into the Project and summarized within this section. Verification that implementation of safety standards will occur during the standard application of the City's processes for grading and building permit issuance including plan check and inspection processes. As a result, the Project will be designed and constructed to withstand strong seismic ground shaking and related seismic conditions. Likewise, construction will be implemented 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.</p> <p>Mitigation that includes the incorporation of the geotechnical engineer's recommendations, 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. Compliance with OSHA standards for construction safety will be verified prior to issuance of building permits and during construction inspections to ensure construction activities are meeting these requirements. Implementation of CBC standards will be verified during the City's plan check and inspection process conducted by the Building Division Manager/ Official and the City's Building Inspector, which will result in an acceptable level of safety at the Project Site during construction and occupancy.</p> <p>With the incorporation of the recommendations from the geotechnical engineer onto Plans, Specifications and Estimates as well as Mitigation Measure MM GEO-01 (Grading Plan) and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with strong seismic ground shaking.</p> <p>Geotechnical recommendations are included in Appendix E and summarized below:</p> <p>MM GEO-01- Grading Plan: Prior to issuance of the grading permit for the project, the City Engineer shall verify that the grading plan includes notes to the contractor which require removal and decompaction 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.</p>				
<p>iii) Seismic-related ground failure, including liquefaction?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant with Mitigation Incorporated. Reference Section VII, Response a) i) and ii). Liquefaction resulting from earthquake shaking, tends to occur when soils are loose and unconsolidated. Normally, liquefaction occurs under saturated conditions in soils such as clean sand in which strength is purely frictional. During ground shaking from an earthquake soil below the groundwater table but can also experience liquefaction, which is the loss of bearing capacity for structures.</p> <p>The State of California has not prepared a State of California Seismic Hazard Zones Map for the area in which the Project Site is located. Therefore, the site location is not susceptible to liquefaction and is not categorized as a liquefaction hazard zone. Additionally, the County of Riverside GIS liquefaction map and Moreno Valley's Map S-2 Liquefaction Hazard Map, indicates that the Project Site is located within an area</p>				

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<p>of low- moderate susceptibility for liquefaction. Research to appropriately evaluate the liquefaction potential of the site must evaluate the following factors such as soil type, ground water depth, relative density, initial confining pressure, and intensity and duration of ground shaking. After further research conducted by the Project’s geotechnical engineer, the Project Site is not considered to be prone to liquification due to the dense, granular subsurface soils and lack of groundwater encountered at the site, which is not anticipated to be located within a depth of 50 feet below site grades. Groundwater depths are not anticipated to be within 50 feet below the site, since a nearby well approximately 2.4 miles northeast from the Project Site had groundwater depths about 60 feet below the ground surface.</p> <p>The Project Site is located within the northern portion of the Perris Block, within Peninsular Geomorphic Providence, which are largely related to granite bedrock. Soil mapping indicated that the Project site soils consist of recent alluvium consisting of unconsolidated sands, silt, and clays which are derived from erosion of local mountain ranges. The subsurface conditions were explored during drilling of 19 8.5-inch diameter borings, ranging from 10- to 50-foot-depths (See Figure 11: Boring Locations). Shallow borings drilled at the Project Site, indicated that the soil conditions consist of medium dense to dense silty sand. One bulk soil sample for R-Value testing was taken in accordance with State of California Materials Manual Test Designation 301. The results from the R-Value test indicated that there are good subgrade support characteristics under dynamic traffic loads. Infiltration testing was conducted in the southwestern corner of the Project Site, where the Water Retention Basin will be constructed. The results from the infiltration tests indicated infiltration rates of approximately 0.46, 0.53, 0.58, and 0.74 inches per hour, respectively, which is adequate for infiltration at this location.</p> <p>Based on the various tests conducted by the geotechnical engineer, the site is within Seismic Site Classification D, which is classified as stiff soil pursuant Section 1613 of the 2019 CBC and ASCE 7-16, Chapter 20 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>Research, sampling, and testing of subsurface conditions, conclude that silty sand soils have a low expansion potential to undergo volume change, or shrinkage and swelling with changes in soil moisture. The near surface soils encountered at the Project Site were found to be medium dense to dense, while the underlying native soils were dense to very dense. Sandy soil conditions were also present at the Project Site. The cohesionless soils tend to cave in trench wall excavations. For this reason, shoring or sloping back trench sidewalls may be required within these sandy soils. Movement of the soils is not expected to exceed one inch and post-construction settlement may occur if the foundation soils are flooded or saturated, 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.</p> <p>With the incorporation of the recommendations from the geotechnical engineer into Plans, Specification, and Estimates as well as Mitigation Measure MM GEO-02 through MM GEO-17 and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact with seismic-related ground failure including liquefaction.</p> <p>MM GEO-02- Compaction: Fill soils that have not been properly compacted and certified shall be excavated and recompacted during grading, the Project Geologist should observe the bottom of excavation prior to backfilling to verify no additional removal is required. Proper fill criteria include:</p> <ol style="list-style-type: none"> 9. Demolition activities involving buried structures or loosely backfilled excavations should be backfilled with Engineered Fill. 10. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill. 11. Fill soils should be placed in lifts approximately 6 inches thick, moisture-conditioned to a minimum of 2 percent above optimum moisture content and compacted to achieve at least 95 percent maximum density based on ASTM Test Method D1557. Additional lifts should not be placed if the previous lift did not meet the required density or soil conditions are not stable. 				

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<p>12. All fills required to bring the building pads to grade should be Engineered Fills.</p> <p>13. Deeper stripping of the Project Site may be required in localized areas; however, these materials will not be suitable for use as Engineered Fill. Site stripping should extend to a minimum depth of 2 to 4 inches, or until all organics in excess of 3 percent by volume are removed.</p> <p>14. Imported Fill should consist of well-graded, slightly cohesive, fine silty sand or sandy silt, with relatively impervious characteristics when compacted. The material should be approved by the soils Engineer prior to use and should typically possess the following characteristics (shown in the Geotechnical Report in Appendix E, on Page 11):</p> <ul style="list-style-type: none"> a. Percent Passing No. 200 Sieve: 20 to 50 b. Plasticity Index: 10 Maximum c. UBC Standard 29-2 Expansion Index : 15 Maximum <p>15. Utility trench backfill placed in or adjacent to buildings and exterior slabs, and pavement areas should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. Pipe bedding should be in accordance with pipe manufacturer’s recommendations.</p> <p>16. The soils engineer has the option of rejecting any compacted material regardless of the degree of compaction if that material is considered to be unstable or if future instability is suspected.</p>				
<p>MM GEO-03- Clearing and Grading Operations: During site clearing and grading operations, a Project Geotechnical Engineer should be present to test and observe earthwork construction. In addition, during demolition activities, proper removal of any buried structures or loosely backfilled excavations encountered should occur. After demolition activities, disturbed soils should be removed and/or recompacted to stabilize the upper soils and located any unstainable or pliant areas not found during field investigations.</p>				
<p>MM GEO-04- Minimize Post-construction Soil Movement: To reduce soil movement post-construction the following is recommended:</p> <ul style="list-style-type: none"> D. Provide uniform support for the buildings and other foundations, overexcavation and recompaction within the proposed building footprint areas should perform a minimum depth of at least five feet below existing grades or two (2) feet below the bottom of the proposed foundation bearing grades. The over excavation and re compaction should extended laterally five feet (5’) beyond edges of the proposed footings or building limits. E. Provide uniform support for the proposed parking and drive area, overexcavation and recompaction of the near surface soil in the proposed parking area should be performed to a minimum depth of at least twelve (12) feet below exiting grades or proposed subgrade, whichever is deeper. The over excavation and re compaction should also extend laterally three feet (3’) beyond edges of the proposed paving limits or the property boundary. F. The proposed structures may be supported on a shallow foundation system bearing a minimum of three (3) feet of Engineering Fill and footings should be a minimum depth of 18 inches below subgrade (soil grade) or adjacent exterior grade, whichever is lower. 				
<p>MM GEO-05- Concrete Slabs on Grade: Concrete slabs-on-grade should have a minimum of five (5) inches thickness, unless otherwise stated by the Project Structural Engineer, and slabs should be reinforced to reduce crack separation and possible vertical offset at the cracks. It is recommended that using at least No. 3 reinforcing pads placed on 18-inch centers are ideal. In addition, structures should be underlain by water vapor retarder and installed in accordance with accepted engineering practices. Specification for installment can be found in Appendix E. Additional measures to prevent moisture vapor intrusion include:</p> <ul style="list-style-type: none"> 5. Ponding of water should not be allowed adjacent to structures. 6. Over-irrigation within landscaped areas adjacent to the structures should not be performed. 7. Ventilation of the structures (i.e., ventilation fans) is recommended to reduce the accumulation of interior moisture. 8. During Project Site winterization, placement of aggregate base and protecting exposed soils during construction phase should be performed. 				
<p>MM GEO-06- Exterior Floors: Exterior floors should be poured separately in order to act independently of the walls and foundation system. Additionally, exterior finish grades should be sloped a minimum of 2 percent away from all interior slab areas to preclude ponding of water adjacent to the structure.</p>				

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Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

MM GEO-07- Utility Trenches: Utility trenches should be excavated according to accepted engineering practice following OSHA (Occupational Safety and Health Administration) standards by a contractor experience in such work. Traffic and vibration adjacent to trench walls should be reduced; cyclic wetting and drying of excavation side slopes should be avoided. Shoring or sloping trench sidewalks may be required within these sandy soils, for they tend to cave in trench wall excavations due to their cohesionless nature. The Contactor is responsible for removing all water-sensitive soils from the trench regardless of the backfill location and compaction requirements.

MM GEO-08- Discovery of Groundwater: If groundwater is encountered, the Project Geotechnical Engineer should be notified upon its discovery and consulted prior to dewatering the site. In addition, if earthwork is performed during or soon after periods of precipitation, the subgrade soils may become saturated or may not respond to densification techniques. The Project Geotechnical Engineers, Krazan & Associates, must be consulted prior to implementing remedial measures to observe the unstable subgrade conditions and provide appropriate recommendations.

MM GEO-09- Surface Drainage: The ground surface should slope away from the building pad and pavement areas toward appropriate drop inlets or other surface drainage devices and be in accordance with Section 1804.4 of the 2019 California Building Code to follow the recommended ground surface adjacent to foundations, outlined in detail in **Appendix E**. These grades should be maintained for the life of the Project.

Slots or weep holes should be placed in drop inlets or other surface drainage devices in pavement areas to allow free drainage of adjoining base course materials. Cutoff walls should be installed at pavement edges adjacent to vehicular traffic areas; these walls should extend to a minimum depth of 12 inches below pavement subgrades to limit the amount of seepage water that can infiltrate the pavements. Where cutoff walls are undesirable subgrade drains can be constructed to transport excess water away from planters to drainage interceptors. If cutoff walls can be successfully used at the site, construction of subgrade drains is considered unnecessary.

MM GEO-10- Lateral Distances: During grading and backfilling operations adjacent to any walls, heavy equipment should not be allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessive lateral pressures. Within this zone, only hand-operated equipment (“whackers,” vibratory plates, or pneumatic compactors) should be used to compact the backfill soils.

MM GEO-11- Perforated Pipe: Retaining and/or below grade walls should be drained with either perforated pipe encased in free-draining gravel or a prefabricated system. If a prefabricated drainage system is proposed, a Geotechnical Engineering Firm should review the system for final acceptance prior to installation. Drainage pipes should be placed with perforations down and should discharge in non-erosive manner away from foundations and other improvements (outlined in **Appendix E**). Patches of geotextile fabric for edge drains, should conform to CalTrans Standard Specifications and should be affixed to the rear wall opening of each weep hole to retard soil piping.

MM GEO-12- Traffic Indices: Recommendations for light-duty and heavy-duty Portland Cement Concrete Pavement to support dynamic traffic loads are as follows:

Portland Cement Pavement

Light Duty

Traffic Index	Portland Cement Concrete	Class II Aggregate Base*	Compacted Subgrade**
4.5	5.0"	--	12.0"

Heavy Duty

Traffic Index	Portland Cement Concrete	Class II Aggregate Base*	Compacted Subgrade**
7.0	6.5"	--	12.0"

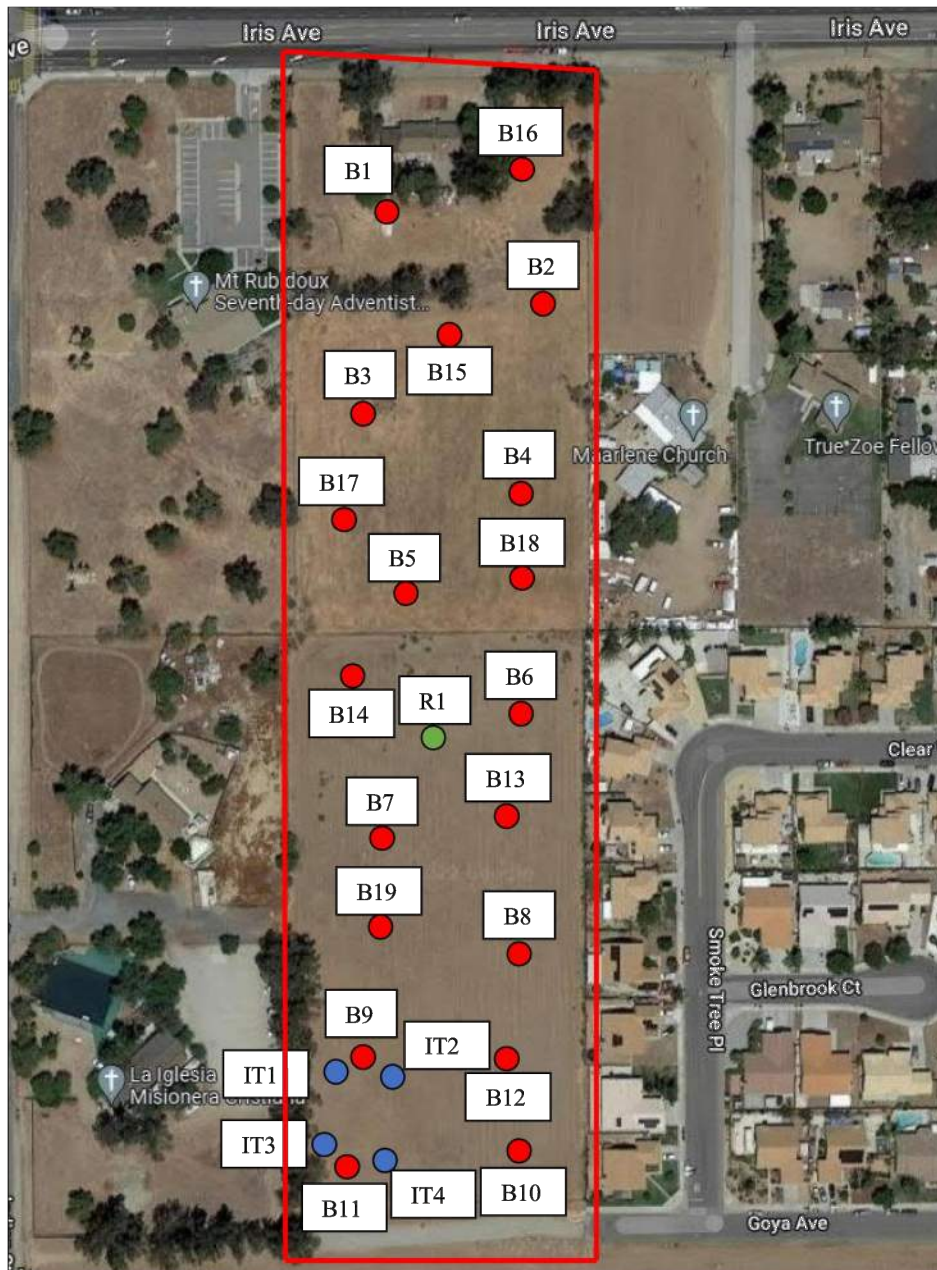
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<p>*95% compaction based on ASTM Test Method D1557 or CAL 216 **95% compaction based on ASTM Test Method D1557 or CAL 216 ***Minimum compressive strength of 3000 psi</p> <p>MM GEO-13- CBC Parameters: For appropriate seismic design of the structures based on the seismic provisions of the 2019 California Building Code (CBC), various parameters are recommended. See Appendix E, page 16 for the table of CBC parameters.</p> <p>MM GEO-14- Infiltration Systems: The location of the infiltration systems should not be closer than ten (10) feet as measured laterally from the edge of the adjacent property line, ten (10) feet from the outside edge of any foundation and five (5) feet from the edge of any right-of way to the outside edges of the infiltration system.</p> <p>If the infiltration location is within ten feet (10') of the proposed foundation, it is recommended that this infiltration system should be impervious from the finished ground surface to a depth that will achieve a diagonal distance of a minimum of ten feet (10') below the bottom of the closest footing in the project.</p> <p>MM GEO-15- Sulfate Exposure: : Since the soil sample gathered from the Project Site indicated moderate sulfate exposure value, established by HUD/FHA and CBC, Concrete in contact with soil utilize Type II Cement and should have a comprehensive strength of 4,000 psi and a water to cement ration of 0.50.</p> <p>MM GEO-16- Electrical resistivity: Electrical resistivity testing of the soil indicates that the onsite soils may have a moderate potential for metal loss from electrochemical corrosion process. A qualified corrosion engineer should be consulted regarding the corrosion effects of the onsite soils on underground metal utilities.</p> <p>MM GEO-17- Geotechnical Engineering Monitor: A representative of the Project's Geotechnical Engineering Firm should be present at the site during the earthwork activities to confirm that actual subsurface conditions are consistent with the exploratory fieldwork. Acceptance of earthwork construction is dependent upon compaction testing and stability of the material. This representative can also verify that the intent of these recommendations is incorporated into the project design and construction and that grades or staking, have been provided by the Prime Contractor.</p>				
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact with Mitigation Incorporated. According to Moreno Valley's Safety Element within 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) in accordance with the California Geological Survey. The Project Site is relatively flat and level and based on site plans no significant slopes are proposed as part of the development. With the incorporation of mitigation measures into the design and construction of the anticipated development, landslides, rockfalls, slope instability, and debris flows are not anticipated to pose a hazard to the subject site.</p> <p>With the implementation of recommendations from the geotechnical engineer into Plans, Specification, and Estimates as well as mitigation measures MM GEO-01 through MM GEO-17, Project impacts would have a less than significant impact with landslides.</p>				
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact with Mitigation Incorporated. See Response VII, a) i) through iii). Topsoil will be disrupted during grading and will temporarily become susceptible to erosion during earthwork, especially during high winds and rains. Best management practices from the Fugitive Dust Emissions</p>				

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<p>Control Plan and Water Quality Management Plan for the Project will be implemented during earthwork and construction to reduce erosion.</p> <p>Therefore, with the implementation of recommendations from the geotechnical engineer into Plans, Specification, and Estimates as well as mitigation measures MM GEO-01 through MM GEO-17, Project impacts would have a less than significant impact with a substantial soil erosion or loss of topsoil.</p>				
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact with Mitigation Incorporated. See Response VII, a) through b). The geologic composition of the Project Site includes granite bedrock overlain by alluvium. As mentioned in Response a) iii) of this Section, the site and surrounding areas are flat and level, therefore, susceptibility to landslides is not present. The City categorizes the Project area as having “No Risk”. During boring and soil tests conducted by the Project Geotechnical Engineer, samples indicated the site is comprised of medium dense to dense silty sand. Shoring or sloping back trench sidewalls may be required within these sandy soils. The proposed structures may be supported by a shallow foundation system bearing on a minimum of three (3) feet of Engineered Fill. Earthwork below twelve (12) feet is not anticipated. The identification of previously placed fill soils was not discernable from native soils and fill soils are likely present near existing structures.</p> <p>Therefore, with the implementation of recommendations from the geotechnical engineer into Plans, Specification, and Estimates as well as mitigation measures MM GEO-01 through MM GEO-17, Project impacts would have a less than significant impact related to geologic, soil instability, lateral spreading, subsidence, liquefaction or collapse, off-site landslide.</p>				
<p>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?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant with Mitigation Incorporated. See Response IV, a) through c). Soil sample tests indicate that silty sand soils, like the ones found at the site and were identified in a laboratory, have low expansive potential. Expansive soils undergo volume changes like shrinking or swelling with changes in moisture. As expansive soils dry, the soils shrink; when the moisture is reintroduced, the soils swell up. Due to the low expansive potential of the soil on the Project Site, significant impacts are not anticipated. In order to maintain low expansive potential at the Project Site, it is recommended that fill material with low shrink-swell properties are introduced and verified through testing during construction with the implementation of mitigation measures MM GEO-01 through MM GEO-17.</p> <p>The incorporation of mitigation measures for the Project into construction will result in implementation of the geotechnical engineer’s recommendations. The standard application of the City’s plan check and inspection processes for grading and 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.</p> <p>Therefore, with the implementation of recommendations from the geotechnical engineer into Plans, Specification, and Estimates as well as mitigation measures MM GEO-01 through MM GEO-17, Project impacts would have a less than significant impact expansive soils and the Project would not increase exposure to expansive soil hazards.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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- Approximate Boring Location
- Approximate R-Value Location
- Approximate Infiltration Test Location

Source: Geotechnical Investigation Krazan & Associates, 2022



ARDURRA
9 Acres South of Iris

Figure 11: Boring Locations

Response:

No Impact. Septic tanks or alternative wastewater disposal systems are not proposed with the Project. There are no existing septic tanks or alternative wastewater disposal systems at the Project Site. Therefore, no impacts are anticipated. No mitigation is required.

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"/>
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Response:

This response is based on the Paleontological Resources Technical Report prepared by Paleo Services, San Diego Natural History Museum dated April 11, 2022. This report is attached as **Appendix D**.

Less than Significant Impact with Mitigation Incorporated. The majority of the Project site is primarily underlain by early to middle Pleistocene- age (approximately 2.58 million- to 774,000-year-old) very old alluvial-fan deposits (Qvof). The implementation of the Project has the potential to impact Paleontological resources during earthwork in areas mapped as Qvof deposits. During a records search within the San Diego Natural History Museum (SDNHM), fossil collection localities were not found within a one-mile radius of the Project Site. However, remains of large-bodied fauna that lived during the Pleistocene have been previously discovered in these deposits. Records indicate discoveries occurred within Moreno Valley, approximately 5 miles northeast of the proposed Project Site and elsewhere in Riverside County. As a result of such discoveries, the City of Moreno Valley General Plan EIR 2040 assigned Pleistocene-age very old alluvial-fan deposits (Qvof) underlying a majority of the Project Site a high paleontological sensitivity.

Based on Project plans, grading existing parcels to maintain a gentle slope with finished grades located within 2 feet of original grade, involves overexcavation and recompaction of the underlying sediment and trenching for subgrade utilities estimated to extend approximately 5 feet below ground surface (bgs). The basin is anticipated to require somewhat deeper, unspecified excavations, extending approximately 6 feet bgs. Based on the likelihood of the discovery of a paleontological resource and potential impact during earthworks, the following mitigation measures are recommended by the Project Paleontologist to ensure less than significant impacts will occur directly or indirectly that will destroy a unique paleontological resource or site or unique geologic feature.

With the incorporation of Mitigation Measures for paleontological monitoring by a professional paleontologist and requirements for handling, collection, disposition and reporting of fossils found during construction outlined in **MM PALEO-01 (Paleontological Monitoring Program)**, **MM PALEO-02 (Paleontological Monitoring)**, **MM PALEO-03 (Discovery of Fossils)**, **MM PALEO-04 (Fossil Remains)**, **MM PALEO-05 (Written Repository Agreement)**, and **MM PALEO-06 (Paleontological Resources Report)**, and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with directly or indirectly destroying a unique paleontological resource or site or unique geologic feature .

MM PALEO-01- Paleontological Monitoring Program: Prior to the start of earthwork, a qualified Project Paleontologist shall be retained by the Project applicant to oversee the paleontological monitoring program and shall attend the pre-construction meeting to consult with Project contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified Project 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. In addition, a professional repository shall be designated to receive and curate any discovered fossils. A professional repository is defined as a recognized paleontological specimen repository (e.g., an AAM-accredited museum or university) with a permanent curator and should be capable of storing fossils in a facility with adequate security against theft, loss, damage, fire, pests, and adverse climate conditions (e.g., Western Science Center, San Diego Natural History Museum).

MM PALEO-02- Paleontological Monitoring: A paleontological monitor shall be on-site during earthwork in areas mapped as early to middle Pleistocene-age very old alluvial-fan deposits (Qvof; See **Appendix D**, Figure 3, areas symbolized in red). A paleontological monitor is defined as an individual with a college degree in paleontology or geology who has experience in the recognition and salvage of fossil materials. The paleontological monitor shall work under the direction of the Project Paleontologist. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain small fossil invertebrates and vertebrates. Monitors shall be empowered to

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temporarily halt or divert equipment to allow removal of abundant or large specimens. Paleontological monitoring may be reduced (e.g., part-time monitoring or spot-checking) or eliminated, at the discretion of the Project Paleontologist and in consultation with appropriate agencies (e.g., Project proponent, City of Moreno Valley representatives). Changes to the paleontological monitoring schedule shall be based on the results of the mitigation program as it unfolds during site development, and current and anticipated conditions in the field.

MM PALEO-03- Discovery of Fossils: If fossils are discovered when the paleontological monitor is or is not on the site at the time of discovery, the Project Paleontologist (or paleontological monitor) shall make an initial assessment to determine their significance. identifiable vertebrate fossils (large or small) and uncommon invertebrate, plant, and trace fossils are considered to be significant and shall be recovered (SVP, 2010). Representative samples of common invertebrate, plant, and trace fossils shall also be recovered. Although fossil salvage can often be completed in a relatively short period of time, the Project Paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt earthwork at his or her discretion during the initial assessment phase if additional time is required to salvage fossils. If it is determined by the Project Paleontologist that the fossil(s) should be recovered, the recovery shall be completed in a timely manner. Some fossil specimens (e.g., a large mammal skeleton) may require an extended salvage period. Because of the potential for the recovery of small fossil remains (e.g., isolated teeth of small vertebrates), it may be necessary to collect bulk-matrix samples for screen washing.

MM PALEO-04- Fossil Remains: Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, taxonomically identified, and cataloged as part of the mitigation program. Fossil preparation may also include screen-washing of bulk matrix samples for microfossils or other laboratory analyses (e.g., radiometric carbon dating), if warranted in the discretion of the Project Paleontologist. Fossil preparation and curation activities may be conducted at the laboratory of the contracted Project Paleontologist, at an appropriate outside agency, and/or at the designated repository, and shall follow the standards of the designated repository.

MM PALEO-05- Written Repository Agreement: Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be curated at a professional repository. The Project Paleontologist shall have a written repository agreement with the professional repository prior to the initiation of mitigation activities.

MM PALEO- 06- Paleontological Resources Report: A final summary report shall be completed at the conclusion of the monitoring and curation phases of work and shall summarize the results of the mitigation program. A copy of the paleontological monitoring report shall be submitted to the City of Moreno Valley and to the designated museum repository. The report and specimen inventory, when submitted to the City of Moreno Valley with confirmation of the curation of recovered specimens into an established, accredited repository, shall signify completion of the program to mitigate impacts to palaeontologic resources.

Sources:

1. **Appendix E** - Geotechnical Engineering Report, Terracon Consultants, Incorporated, November 29, 2021
2. **Appendix D** - 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
 - 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
7. Moreno Valley General Plan, adopted June 2021

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	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. Greenhouse Gas Emissions are often produced from anthropogenic activities and include Carbon Dioxide (CO₂), Methane (CH₄), Ozone, water vapor, Nitrous Oxide (N₂O), and Chlorofluorocarbons (CFCs). GHG that exceed the natural ambient concentrations are responsible for the enhancement of the Greenhouse Gas Effect, which traps heat in Earth’s atmosphere leading to the continual warming of the Earth’s climate. Sources of anthropogenic Greenhouse Gases are attributed to activities ranging from industrial/ manufacturing, agriculture, utilities, transportation, and residential land uses. However, emissions related to transportation surpasses other human activities. Within the State of California, 41 percent of the State’s GHG emissions are produced solely by transportation activities. Then, followed by energy generation.

In order to determine the significance of GHG produced by the Project, analysis was conducted in accordance with the City CAP GHG thresholds of 6.0 metric tons of carbon dioxide equivalent (MTCO₂e) per capita per year in 2030. CalEEMod Version 2020.4.0 was used to calculate GHG emission from anticipated sources that include areas sources, energy usage, mobile sources, waste, water, and construction equipment. The projected population value (223 people) was utilized during the CalEEMod calculation. The results from the model run for the proposed Project show that 1,210.87 MTCO₂e are the anticipated yearly emissions, which results in 5.43 MTCO₂e per capita per year. Since the project will be operational in 2025 and does not exceed the Scoping Plan’s 6.0 MTCO₂e per year 2030 threshold, the Project will not create a significant cumulative impact to global climate change. See *Table 12: Project Related Greenhouse Gas Emissions* below.

Table 12: Project Related Greenhouse Gas Emissions

Category	Greenhouse Gas Emissions (Metric Tons/ Year)					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Source ¹	0.00	18.17	18.17	0.00	0.00	18.30
Energy Usage ²	0.00	251.22	251.22	0.01	0.00	252.51
Mobile Sources ³	0.00	818.71	818.71	0.04	0.04	831.50
Waste ⁴	18.56	0.00	18.56	1.10	0.00	45.98
Water ⁵	1.61	20.92	22.53	0.17	0.00	27.93
Construction ⁶	0.00	34.23	34.23	0.01	0.00	34.64
Total Emissions:	20.17	1,143.25	1,163.42	1.32	0.05	1,210.87
<i>Exceeds Thresholds?</i>						No
<i>Total Emissions per capita (service population) per year⁷</i>						5.43
<i>Exceeds CAP 2030 Per Capita Emissions Target of 6.0 MTCO₂e per year?</i>						No

Notes:

Source: CalEEMod Version 2020.4.0 for Opening Year 2025.

- (1) Area sources consist of GHG emissions from landscape equipment.
- (2) Energy usage consist of GHG emissions from electricity and natural gas usage.
- (3) Mobile sources consist of GHG emissions from vehicles.
- (4) Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.
- (5) Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
- (6) Construction GHG emissions CO₂e based on a 30-year amortization rate. Includes off-site improvements.
- (7) Population based on the population provided in the CalEEMod output of 223 residents for the proposed project.

The City of Moreno Valley Climate Action Plan (CAP) was adopted on June 15th, 2021. The intent of this document was to reinforce the City’s commitment to reducing GHG emissions and demonstrate compliance with State of California’s GHG emission reduction standards set in 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 MTCO₂e per capita per year is determined using a linear trajectory in emissions reduction between 2030 and 2050. The CAP involved “ambitious but achievable” reduction in California’s greenhouse gas emissions cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 10 percent from today’s levels, to close the “gap” between emission targets and forecasted emissions from 2040. Measures are

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designed to reduce GHG emissions from the highest source pollutants including transportation, industrial, residential, commercial, off-road equipment, public services and public lighting, and natural resources. Below *Table 13: Project Consistency with City of Moreno Valley CAP Reduction Measures*, shows Project consistency with efforts outlined in Moreno Valley’s CAP. Since the Project is consistent with applicable measures and forecasted emissions are below pre-established City thresholds, the Project will generate GHG that will result in less than significant impact. The standard application of the City’s plan check and inspection processes will ensure that applicable CAP reduction measures are implemented with the Project. The Project does not require mitigation for GHG.

Table 13: Project Consistency with City of Moreno Valley CAP Reduction Measures

Applicable CAP Reduction Measures	Project Compliance with Measure
Transportation	
TR-5: Implement trip reduction programs in new residential, commercial, and mixed-use developments.	No Conflict. The proposed project is a single-family residential development in close proximity to existing commercial, residential, and school uses. The project site is also within 0.41 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 0.41 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 project is a single-family residential project which includes 43 guest parking spaces and 156 garage/assigned parking spaces. There is not an existing public or private parking lot.
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 single-family residential use; however, it does include a tot lot and dog park. The project is also in close proximity to existing commercial and school uses.
Residential	
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. The project is a single-family residential project. However, 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.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Off-Road Equipment				
<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. - Partner with the SCAQMD to establish a voluntary exchange program for residential electric lawnmowers and backpack style leaf blowers. -Require new buildings to provide electrical outlets in an accessible location to facilitate use of electric-powered lawn and garden equipment. -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.</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>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>			
Natural Resources				
<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>			
Source: City of Moreno Valley Climate Action Plane, June 2021.				
<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 type="checkbox"/>	<input checked="" type="checkbox"/>
Response:				
<p>No Impact. See Response VIII a). As shown in <i>Table 13: Project Consistency with City of Moreno Valley CAP Reduction Measures</i>, the Project will implement CAP reduction measures applicable to multi-family residential development by participating in Moreno Valley's Utility direct install program and maintaining compliance with mandatory standards set forth by California Building Standards Code. No mitigation is needed.</p>				
Sources:				
<ol style="list-style-type: none"> 1. South of Iris Air Quality, Global Climate Change, and Energy Impact Analysis, City of Moreno Valley, May 13th, 2022, Ganddini Associates. See Appendix A. 2. Moreno Valley General Plan, adopted July 11, 2006 3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 4. Moreno Valley General Plan, adopted June 2021 5. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 6. 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, accessed April 24, 2019 7. City of Moreno Valley Climate Action Plan, June 2021 				

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5.0 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:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Less Than Significant Impact. Moreno Valley’s natural conditions due to geographic location pose as risks to the individuals and infrastructure within the community. Notable risks to the public, include: “hazardous materials, flooding, fires, and air crash potential near the joint civilian and military use March Air Reserve Base” (MovVal GP EIR 2006). Risk at the Project and Project Site is anticipated to be similar with the surrounding properties. Due to Project Site’s location in relation to March Air Reserve Base (approximately two miles west of the Project Site), accidents related to the transport and disposal of hazardous materials used for military purposes can potentially impact roadways close to the Project Site. However, since the Project proposes a housing development with a collector road from south of Iris Avenue to Goya Avenue, away from the City’s highways and arterials, accidents related to hazardous materials handling and transport due to the reserve base will not directly affect the Project Site.

Since hazardous materials pose as a risk to the public, regulating agencies are readily available to provide the City with proper preventative, remediation, and management measures. At the federal level, agencies regulating various types of hazardous materials with chemicals that pose as a risk to the environment and public health, include the Environmental Protection Agency (EPA) and California Department of Toxic Substances Control (DTSC). The regulations imposed by these agencies are intended to minimize exposure and production of hazardous materials. Additionally, agencies oversee remediation measures regarding air, water, and soil pollution in accordance with 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 the use, handling, and storage of hazardous materials within the state. The regulations from this law are enforced by local fire departments via the Hazardous Materials Response Team.

At the local-level, regulation for 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. Documentation of hazardous materials pollution and remediation efforts are found in GeoTracker, a website maintained by the State Water Quality Control Board and the EnviroStor website maintained by DTSC. Additionally, the City Fire Department and County provide hazardous materials response within the City Limits. The City Fire Department participates in the plan check and inspection process which include hazardous materials management pursuant to California Hazardous Waste Control Law as discussed in this section. The closest fire stations Fire stations near the Project Site will alleviate crisis and impact during emergencies where hazards pose as a risk to the public. Both stations respond to not only fires, but medical emergencies, motor vehicle accidents, rescue calls, and incidents involving hazardous materials. Additionally, abiding by the enforcement from regulating agencies and laws pertaining to hazardous materials on federal, state, and local levels will reduce risks of hazards to public health. The City’s standard plan check process includes review by the City planning, building, fire, and police departments for design consistency with their emergency response programs. Therefore, the permanent conversion of the Project Site to residences at 8.3 dwelling units per acre (DU/AC) would be consistent with established safety regulations. Also, the building and grading inspection process will ensure proper implementation of safety, contingency, and emergency response during construction.

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. Badlands Landfill offers Permanent Household Hazard Waste Collection Facilities throughout the County.

During site visits, no staining, odors or emissions were eminent. According to published records for the Project Site or for adjoining properties available on the State Water Board’s GeoTracker or EnviStor, there are no past or current significant environmental hazards. The closest active Clean Up Site is a Leaking Underground Storage

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Tank (LUST) at the Shell Station on the Perris Boulevard- Iris Avenue intersection, approximately 0.4 miles east of the Project Site. Information available on the GeoTracker website indicates site cleanup for soil and groundwater contamination, initially recorded in 2003 and compliance monitoring is still occurring. Active cleanup sites related to March Air Reserve Base are located southwest, west, and northwest of the Project Site. 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.

A number of Military Clean Up Sites, primarily west of the Project near March Air Reserve Base, however, they 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 sites are no longer a risk to public health.

At the Project Site, potential sources of contamination are related to past agriculture and residential land uses according to historical aeriels. Prior to 1980, typical pollutants related to past farming and building construction consisted of pesticides, petroleum products, polychlorinated biphenyls (pcbs), radon, asbestos, lead, chromated copper arsenate, and creosote. In the past, these hazardous materials would have been applied to crops and integrated into the existing structures as part of the standard farming and construction processes. Buildings that would have contained hazardous materials have since been removed and the Project Site is now vacant of development. Therefore, hazardous building materials utilized prior to 1980 are not anticipated to be found on the Project Site. However, levels of arsenic, chromium, and pesticides could plausibly remain in soils from past farming practices up until 2002, reference Section II, Response a).

Developments of all kinds will generate hazardous materials to some degree. Anticipating and abating such materials from posing as a risk to the public is of the utmost importance, therefore, realistically anticipating their presence during construction or continued use allows for the proper monitoring to take place. Residential construction proposed on the Project Site involves utilizing materials considered to be hazardous. Some of the materials include asbestos, 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 level of risk associated with the Project does not differ substantively from what would occur under the existing General Plan and Zoning.

Best management practices for environmental protection and worker safety need to take place during construction, which falls within the contractors' responsibilities. Review and approval of all construction activities under the City's plan check, inspection, and permit processes will help to ensure that regulations alleviate adverse impacts from past and current use of hazardous materials at the Project Site. Compliance verification occurs with the standard application of the plan check and inspection process for building and grading permits. 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. During construction, examples of best practices for managing any hazardous materials 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.

Since the Project proposes to develop vacant, underutilized land to 78-single-family residential units, long-term the Project Site will accumulate small qualities of hazardous household items such as, herbicides, pesticides, cleaning fluids, paints, and batteries that will need to be handled, transported, and disposed of regularly. While the housing developments will increase level of activity and material quantities at the Project Site, the Project impact is considered less than significant because the sale of each individual lot will transfer education materials and implementation responsibility to the new landowner as well as participation in a community homeowners' association. The HOA is responsible for implementing rules which include proper handling, use and disposal of typical household hazardous materials in compliance with the approved water quality management plan.

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. Therefore, no mitigation is required.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	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). Since the handling, use, and disposal of hazardous materials during construction is regulated through the standard application and compliance with the City’s Municipal Code via plan check and inspection process, impacts during construction of the Project are considered less than significant.

However, in the long-term, increasing residential units at the Project Site will increase the use and transport of hazardous materials. Therefore, remaining compliant with the handling, disposal, and storage of potentially hazardous chemicals becomes increasingly important. To address the management of hazardous materials within the proposed community, the property owner will comply with Water Quality Management Plan (WQMP) requirements for proper handling, storage, and disposal of typical household materials. The responsibility for WQMP compliance runs with ownership of the property and upon purchase from the builder, the homeowner will be required to review the WQMP and sign a statement of compliance. Likewise, the Homeowners Association (HOA) and the City or County have the responsibility to enforce WQMP requirements in perpetuity if for some reasons these are not being adhered to by the resident owner.

According to the City of Moreno Valley’s General Plan and Local Hazard Mitigation Plan, the Project Site is not located within a high-risk area for wildland fire, flooding, or earthquakes. Higher risk areas are located near City Limits, bordering the Box Spring Mountains over two miles north, east, and southeast near Lake Perris State Recreation Area. No special study areas or conditions like Alquist- Priolo Earthquake Fault Zones, FEMA Flood Zone, dam inundation area, or High-risk Fire Zone applies to the Project Site. Therefore, preexisting environmental conditions do not indicate special features that make the public or the environment more or less susceptible to risk. The Project will incorporate local agency emergency response planning. Emergency response plans provided by the City’s Emergency Operations Plan consist of individualized planning scenarios to enhance preparedness for fifteen hazards that pose a threat to federal, state, and local homeland security. Preparation measures range from public awareness and education to the development of disaster assistance programs, where response activities are logged into the City’s After-Action/Corrective Action. In the event that hazardous materials emergency is required, the first responder is from Moreno Valley Fire Department. Stations close to the Project Site include Riverside County Fire/ Moreno Valley Station 65, approximately 1.3 miles north, and Riverside County Fire Department Station 91, approximately 1.8 miles east. At Station 65, also known as Kennedy Park Fire Station, two trucks are available in case of emergency, a fire engine company and an aerial ladder truck company. However, according to the Strategic Plan adopted by Moreno Valley’s Fire Department, plans to relocate this station slightly northwest to service future development. Relocation of Station 65 will allow newly proposed stations, the Redlands Boulevard Fire Station and Industrial Station, to serve the east and southeastern portions of the City, which includes the Project Site. Industrial Station will be 2 miles south of the Project Site but, as of 2021 the Project is on hold subject to availability of funds. Existing Station 91, referred to as College Park Fire Station, east of the Project Site was opened in 2003 and is a three-bay fire station. Since the Project is generally consistent with approved plans and programs for future build out of the City, it is anticipated that the nearest fire stations are equipped to provide adequate emergency response to the Project when required.

For the reasons above, less than significant impacts are anticipated. Therefore, no mitigation is required.

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"/>
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Response:

Less Than Significant with Mitigation Incorporated. See Responses IX, Response a) through b). Rainbow Ridge Elementary School (15950 Indian St, Moreno Valley, CA 92551) and March Middle School (15800 Indian St, Moreno Valley, CA 92551) are existing schools located directly north of Iris Avenue and the Project Site. The schools are located on Indian Street within one-quarter mile of the Project Site, approximately 50 feet west, where both schools are highly accessible. Combined enrollment for both schools, averages 1,552 students per year. To

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protect the health and safety of students during construction from hazardous risks, the contractor will coordinate with the school district, Val Verde Unified, and comply with Mitigation Measures **MM HAZ-01 (Coordination with Val Verdes School District)** and **MM HAZ-02 (Hazardous Materials Manifest and Plan)**. In addition to the mitigation measures, the standard application of the City’s Municipal Code through the plan check, permit and inspection processes will verify proper transport, 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. For this reason, integrating Mitigation Measures and complying with the standard application of the City’s plan check and inspection process of the Project will sufficiently reduce impacts on nearby schools from potentially hazardous materials. In addition, a traffic control plan will be implemented during construction as described in Section XVII, Transportation to maintain access for emergency response and evacuation at all times. As a result, impacts are considered less than significant with mitigation for the reasons stated above.

With the implementation of Mitigation Measures **MM HAZ-01 (Coordination with Val Verdes School District)** and **MM HAZ-02 (Hazardous Materials Manifest and Plan)** and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact with a significant emission of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

MM HAZ-01- Coordination with Val Verdes School District: 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- Hazardous Materials Manifest and Plan: Prior to issuance of permits, the contractor shall provide a manifest of construction materials and a plan for proper handling, disposal, contingency, 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.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response:

No Impact. Government Code section 65962.5 is an updated list of Hazardous Waste and Substances, 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=CSITES_OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SIT E+LIST

Upon conducting a Site/ Facility Search on the EnviroStor Website using the City name, Zip Code, and County, three results were found, however, none of which were located on the Project Site or adjacent land use addresses. Since the Project Site is not included on the Cortese List of sites that have known or potential contamination and is not located where facilities permitted to treat, store, or dispose of hazardous waste, no impacts are anticipated with the Project in regard to Government Code section 65962.5. For this reason, mitigation measures are not required.

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<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>No Impact. See Response IX, a) through d). The closest airport to the Project Site is March Air Reserve Base, approximately 0.6 miles west. According to Moreno Valley's 2006 General Plan EIR Figure 5.5-3: City Areas Affected by Aircraft Hazards, the Project is not within Accident Potential Zones (APZ) I or II, or Clear Zones (CZ). In addition, according to the City's 2040 GP EIR, the Project Site is located within an Airport Compatibility Zone E- Other Airport Environs. Zone E has moderate-low noise impact; mostly within 55-CNL contour, more concern with respect to individual loud events than with cumulative noise contours. Although the Project will increase the population by approximately 127 and level of activity at the Project Site beyond existing zoning due to increased density resulting in 31 additional dwellings under the proposed PUD, the risk level within this zone is low based on the location of the Project Site relative to the airport; the Project Site is within outer, occasionally used portions of flight corridors.</p> <p>The Project is consistent with height requirements set by the City's Municipal Code development standards. The proposed 78 single-family-residential units will not exceed 35 feet tall, which has been authorized via current, existing R5 Zoning requirements. While the Project proposes to increase density to 8.3 DU/AC, height requirements proposed with the Project are consistent for developments with densities under existing zoning for R5 and the proposed RS10 zoning. Furthermore, Zone E does not have a limit on density standards, therefore, proposing to change zoning from R5 to RS10 will not impact airport policies and compatibility maps. Compatibility with these development standards, alleviate risk associated with the establishment of tall structures around airports that have the potential to increase risk to the public and property.</p> <p>For the reasons above, no impacts from the Project are anticipated and no mitigation measures are needed.</p>				
<p>f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less Than Significant Impact. See Response IX, Responses a) through e). In order for the City to manage natural disasters such as earthquakes, floods, and other emergencies affecting the City, Moreno Valley has adopted a Local Hazard Mitigation Plan and Emergency Response Plan. Within the Hazard Mitigation Plan, revised in May 2017, Part 3-Chapter 20 notes mitigation strategies derived from regulatory tools available to reduce losses from potential hazards identified within City Limits. Goal and objectives outlined in the City's General Plan assist with mitigation efforts. Project consistency with applicable Safety Element policies and goals within Local Hazard Mitigation Plan, 2006 General Plan, and 2040 General Plan Amendment are as follows in <i>Table 14: Project Consistency with the General Plan Safety Element</i>.</p>				

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Table 14: Project Consistency with the General Plan Safety Element

Safety Element:		
2006 General Plan	2021 General Plan	Project Consistency
	Policy S.1-1: Continue to restrict the development of habitable structures within Alquist-Priolo Earthquake Fault Zones consistent with State law.	As noted in Section IX, response b), the Project is not located within Alquist- Priolo Earthquake Fault Zones. The nearest fault zone is a portion of the San Jacinto Fault Zone, located 6.5 miles from the Project Site
Policy 6.1.1 Reduce fault rupture and liquefaction hazards through the identification and recognition of potentially hazardous conditions and areas as they relate to the San Jacinto fault zone and the high and very high liquefaction hazard zones. During the review of future development projects, the City shall require geologic studies and mitigation for fault rupture hazards in accordance with the Alquist-Priolo Special Study Zones Act. Additionally, future geotechnical studies shall contain calculations for seismic settlement on all alluvial sites identified as having high or very high liquefaction potential. Should the calculations show a potential for liquefaction, appropriate mitigation shall be identified and implemented.		Reference Section VII, Responses a) through f), which contains information from the geotechnical study conducted by Krazan and Associates, Inc. dated April 25 th , 2022. Within the report, the Project Site has been identified as having Low Liquefaction Potential in accordance with the County of Riverside Liquefaction Susceptibility Map.
	S.1-15 Avoid, where feasible, locating new development in areas subject to high wildfire risk. If avoidance is not feasible, condition such new development on implementation of measures to reduce risks associated with that development.	The Project Site is not located in a high wildfire risk area. Refer to Section XX, Response a) and Figure 4.18-1 of the 2021 General Plan EIR. The CALFIRE Fire Threat Areas are along the north, northeast, and southeast edge of City Limits.
Sources: 1) City of Moreno Valley General Plan 2006 (superseded), adopted July 11 th 2006. a. Chapter 9: Goals, Objectives, Policies, and Programs 2) City of Moreno Valley General Plan 2040, adopted June 15, 2021 a. Safety Element 3) City of Moreno Valley 2017 Local Hazard Mitigation Plan 4) City of Moreno Valley Emergency Operation Plan 2019		

Within the City’s General Plan, Map S-6 outlines the Emergency Evacuation Risk Assessment. The map indicates the Project Site is approximately 2.2 miles from the evacuation gateway leading away from the City via Perris Boulevard. In addition, transportation routes and methods of transportation, communication, and emergency services 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. In an effort to manage traffic generated by a new project, the City utilizes their standard development review and plan check processes and requires a traffic study of long-term generation from the Project. Refer to Section XVII, Response a) through d) for Project’s impact on local roadways.

During the construction phase of the Project, larger, slower moving construction vehicles will interfere with the City’s circulation system. However, in order to mitigate the impacts of potential partial lane closures and traffic interference, the City’s Municipal Code requires approval of a traffic control plan prior to construction from the City of Moreno Valley Land Development Division. 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. Moreover, Project construction will be temporary and intermittent and primarily related to vehicle trips

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from the construction crew, monitors, and inspectors, as well as truck trips for demolition, grading and materials added to Iris Avenue, Goya Avenue, and construction traffic utilizing arterials in the Local Vicinity leading to freeways. While construction will have effects on traffic flow, due to the size of the Project, significant impacts are not anticipated.

Long-term, Project implementation will permanently increase traffic along adjacent corridors. However, according to the Transportation Screening Assessment prepared by Ganddini Associates, projected daily trips generated from the Project total 736. A total of 54 trips will occur during the AM peak hour and 73 trips during the PM peak hour. Daily trip generation from the project is less than the threshold of significance, which is 100 trips during either the AM or PM Peak Hours. Therefore, the Project is considered to have less than significant impacts to vehicular congestion within the City. Reference Section XVII, responses a) through d) for the full discussion on potential traffic impacts from long-term operations. As a result of anticipated less than significant impacts to traffic flow, mitigation measures to calm traffic are not required.

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.

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"/>
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Response:

No Impact. See Response IX, Responses a) through f). The Project Site is located within an urbanized area of Moreno Valley, but existing site conditions remain vacant and underutilized. Adjacent land uses are populated by residential, institutional, and industrial developments. Areas at “Very High” risk for wildland fires according to Moreno Valley’s General Plan, Map S-5: Fire Hazard Severity Zones, include Lake Perris State Recreation Area, approximately 2.2 miles east and outline City Limits from the Box Spring mountains in the north to the Badlands in the east. However, these designated high-risk areas for wildland fires are all over two miles away from the Project and do not pose as an immediate risk to the site or contribute to the spread of a fire when Santa Ana winds blow the fire to surrounding infrastructure. As a result of Project location within City Limits and relative to fire-prone areas, direct exposure to wildland fires is not anticipated to significantly impact people or structures and result in loss, injury, or death.

While the Project Site is not directly impacted by fire-prone areas, preventative measures implemented by CALFIRE are required by homeowners within the region. Measures will be enforced by the homeowner’s association (HOA) and include “clearing vegetation between 30 to 100 feet around their homes” (MV EOP, Threat Assessment- 3).

For the reasons above, Project impacts related to wildland fire hazard are less than significant. Therefore, no mitigation is required.

Sources:

1. 9 Acres South of Iris Traffic Impact Analysis, City of Moreno Valley, Prepared by Ganddini Associates Incorporated, April 8th, 2022.
2. 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
3. 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
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
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
 - a. GP 2040- Map S-5: Fire Hazard Severity Zones
 - b. GP 2040- Map S-6: Emergency Evacuation Risk Assessment
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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<p>7. 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</p> <ul style="list-style-type: none"> • Chapter 5 – Wildland and Urban Fires <ul style="list-style-type: none"> - Figure 5-2 – Moreno Valley High Fire Area Map 2016 • Chapter 12 – Dam Failure/Inundation <ul style="list-style-type: none"> - Figure 12-2 Moreno Valley Evacuation Routes Map 2015 • Chapter 13 – Pipeline <ul style="list-style-type: none"> - Figure 13-1 – Moreno Valley Pipeline Map 2016 • Chapter 14 – Transportation <ul style="list-style-type: none"> - Figure 14-1.1 – Moreno Valley Air Crash Hazard Area Map 2016 • Chapter 16 – Hazardous Materials Accident <ul style="list-style-type: none"> - Moreno Valley Hazardous Materials Site Locations Map 2016 <p>8. Emergency Operations Plan (EOP), City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf</p> <ul style="list-style-type: none"> • Hazard Mitigation and Hazard Analysis • Threat Assessment 2 – Hazardous Materials • Threat Assessment 3 – Wildfire • Threat Assessment 6 – Transportation Emergencies • Figure 17 – Air Crash Hazards 				

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The responses in this section are based on the Grading Plan (**Figure 12**) and the Project Specific Water Quality Management Plan and Preliminary Hydrology Report (**Appendix F**) prepared by Greenberg Farrow (2022).

Response:

Less than Significant with Mitigation Incorporated. The Project Site and Local Vicinity are located within the San Jacinto Valley Watershed and the West San Jacinto Ground Water Basin. The agency responsible for the surface water quality in the Project Area and Local Vicinity falls on the Santa Ana Regional Water Quality Control Board (RWQCB). Under the Porter Cologne Water Act, the RWQCB enforces the Clean Water Act (CWA) by adopting water quality control plans and standards, to adequately protect beneficial uses in receiving waters by regulating water discharges affecting water quality in surface waters. The 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, to ensure groundwater sustainability and overdraft prevention.

The CWA authorized the regulation of water quality for health, safety, and protection of beneficial uses in receiving waters including lakes, creeks, rivers, streams, in addition to groundwater recharge basins. Within Sections 303 (d) of the CWA, water quality standards are defined and consist of both surface water uses (beneficial uses) and criteria for water quality to protect these uses (water quality objectives (GPU 2021)). To maintain compliance with CWA, the regulation of discharges into municipal storm water at the Project Site will occur under the jurisdiction of the EPA and State Water Resources Control Board (SWRCB). Enforcement of the CWA primarily falls on the County and City of Moreno Valley; however, enforcement can escalate to state and federal agencies like the EPA if necessary. SARWQCB is a local agency with jurisdiction over water resources in Riverside County and the City of Moreno Valley. The SARWQCB issues water quality permits that regulate the municipal discharges into surface waters. For water quality management at the Project Site, 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, is required. RCFCWCD is a primary permittee with responsibilities to control pollution in urban runoff with Riverside County pursuant to the NPDES MS4 Permit. The permit was issued in association with a Water Quality Control Plan (WQCP) to manage municipal discharges in Riverside County. Co-permittees under the NPDES MS4 permit that implement water quality management programs for both industrial discharges and non-point source pollution consist of unincorporated Riverside County and incorporated cities within the Riverside County. Non-point source pollution is runoff from urbanized areas. These program’s objectives are to reduce the type and quantity of pollutants flowing into the municipal storm drain system to protect water quality in receiving waters. Since Moreno Valley institutes the County’s WQCP, the Project requires the preparation of a Water Quality Management Plan (WQMP) in order to remain compliant in the long-term with CWA and Storm Water Pollution Prevention Plan (SWPPP) during construction.

At the Project Site, natural storm water flows occur from northeast to south southwest. The north portion of the offsite runoff flows west along Goya Avenue towards Indian Avenue. The municipal storm drain system then flows down south to the San Jacinto River into Canyon Lake, which eventually discharges into Lake Elsinore and the Santa Ana River. However, the discharges from Canyon Lake and Elsinore are rare. Therefore, the San Jacinto River is an important flood control facility and beneficial recharge for West San Jacinto Ground Water Basin. Another beneficial use of the San Jacinto River is that it is an 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

Pollution due to upstream sources of urban runoff, contribute heavily to the accumulation of pollutant within these receiving waters that degrade water quality. Lake Elsinore is evaporating at a much higher rate than natural precipitation can recharge it, therefore, it is required that 85% of runoff be infiltrated. Existing water quality

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conditions at the Project Site in areas which are tributary to the Project Site are affected by the existing residential agricultural, and vacant land conditions currently present. The Project Site does not have an existing filtration system and surface flows from the Project Site discharge directly into the storm drains. Therefore, the Project Site contributes to pollution levels associated with soil, debris, and residential waste found in receiving waters including San Jacinto River, Canyon Lake, and Lake Elsinore. However, upon Project implementation infiltration of surface water will occur to prevent pollutants from flowing into receiving waters.

Through the City’s and County’s NPDES MS4 permit, reduction in pollutants entering the municipal storm drain system is the primary focus. 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. Implementation of BMPs will occur during construction via the contractor and verified by the City’s Standard Engineering plans found in Section 3: Flood and Erosion Control for storm water pollution prevention. Within these plans, temporary BMPs are outlined that include containment areas for potentially hazardous materials, silt fencing and sandbags, reduction by watering disturbed soils, and the application of soil stabilizers for erosion control during grading and construction to protect water quality. Moreno Valley’s Municipal Code recognizes these BMPs as Standard Plans and Notes for uniform design and erosion control during construction. These standards are meant to reduce construction-phase pollution in urban runoff.

Impervious surfaces due the proposed Project are expected to amount to 231,768 square feet (SF), a 50 percent increase from existing site conditions where impervious surfaces count for less than one percent of the Project Site. Increased impervious surfaces post-development are from residential units and adjacent street improvements along Iris Avenue and Goya Avenue due to Project implementation. While impervious surfaces increase the volume and rate of urban runoff, site drainage will flow into designed inlets, landscaped areas, the open space dog park, and the onsite detention/desiltation basin, shown in **Figure 12:Grading Plan**. Examples of structural BMPs to prevent pollutants from entering storm drains are outlined in the Project’s WQMP. As mentioned above, the site will be graded according to its natural contours. Therefore, minimizing changes to topography and quantity of imported soil needed for development. Redirecting surface flow into inlets designed to flow into the detention/ desalination basin for the Project, will involve grading and surface drainage modifications during construction. The curb inlets along Goya Avenue will be directed west towards a preexisting drop inlet along Indian Street. Drainage along Iris Avenue will flow west towards the existing curb inlet at the intersection of Iris Avenue and Indian Street. The basin and parkway bordering Goya Avenue will be adequately sized for a 100-year stormwater volume, pursuant to City Engineering Standards, and the increase in impervious surfaces installed due to the Project, which will not exceed existing site conditions. The basin located in the southwestern corner of the Project Site will provide hybrid services which will detain and infiltrate for onsite flows which will filter pollutants in runoff prior to discharging to the municipal storm drain system. This structural BMP system will be implemented in addition to signs posted to prevent dumping into storm drains is prohibited: “No Dumping, Drains to Lake”.

The Project proposes to develop 78 units, which increase the level of activity at the Project Site; therefore, the Project has the potential to degrade surface water quality with increased pollution generated on site. The WQMP identifies pollutants of concern typically generated by residential land uses, which include bacteria, metals, nutrients, pesticides, toxic organic compounds, sediments, trash and debris, and oil and grease. Best Management Practices were identified in conjunction with the identification of source pollutants to achieve improved water quality management in accordance with the City’s and County’s objectives. BMPs applicable to the Project include periodic repaint or replacement of inlet markets, minimum or no pesticides to landscaping maintenance, regular sweeping of impervious surfaces, and proper stormwater pollution prevention information to new site owners, lessees, or operators. The following non-structural BMPs are intended to reduce the accumulation of dust, debris, litter, loose soil, pet waste, pesticides, cleaning fluids, etc. which have the potential to affect water quality and are typically associated with residential land uses. CC&Rs and the HOA will include a program of regular maintenance of structural BMPs and systematic implementation of non-structural BMPs which will be enforced in perpetuity through the standard application of the City’s water quality management process, conditions of approval for discretionary permits issued by the City, and the CC&Rs and HOA pursuant to **MM HYDRO-01: Water Quality Best Management Practices**. All potential water quality contaminates have been identified within the Project’s WQMP and the proceeding 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. Records kept by the owner of long-term operations, maintenance, and inspection of structural and non-structural BMPs will be subject to inspection by the City and RWQCB. Furthermore, the Project will comply with the County’s WQCP and

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NPDES MS4 permit to minimize long-term water quality impacts from the Project on receiving waters from 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 substantially degrade surface or ground water quality with the implementation of Mitigation Measure **MM HYDRO-01- Water Quality Best Management Practices**.

MM HYDRO-01- Water Quality Best Management Practices: Upon Project implementation, the maintenance of water quality is the responsibility of the property owner, which was disclosed within a statement of compliance prior to the purchase from the builder. The Homeowners Association (HOA) and City or County are responsible for enforcing the Water Quality Management Plan if the resident is not adhering to the following WQMP best management practices and requirements:

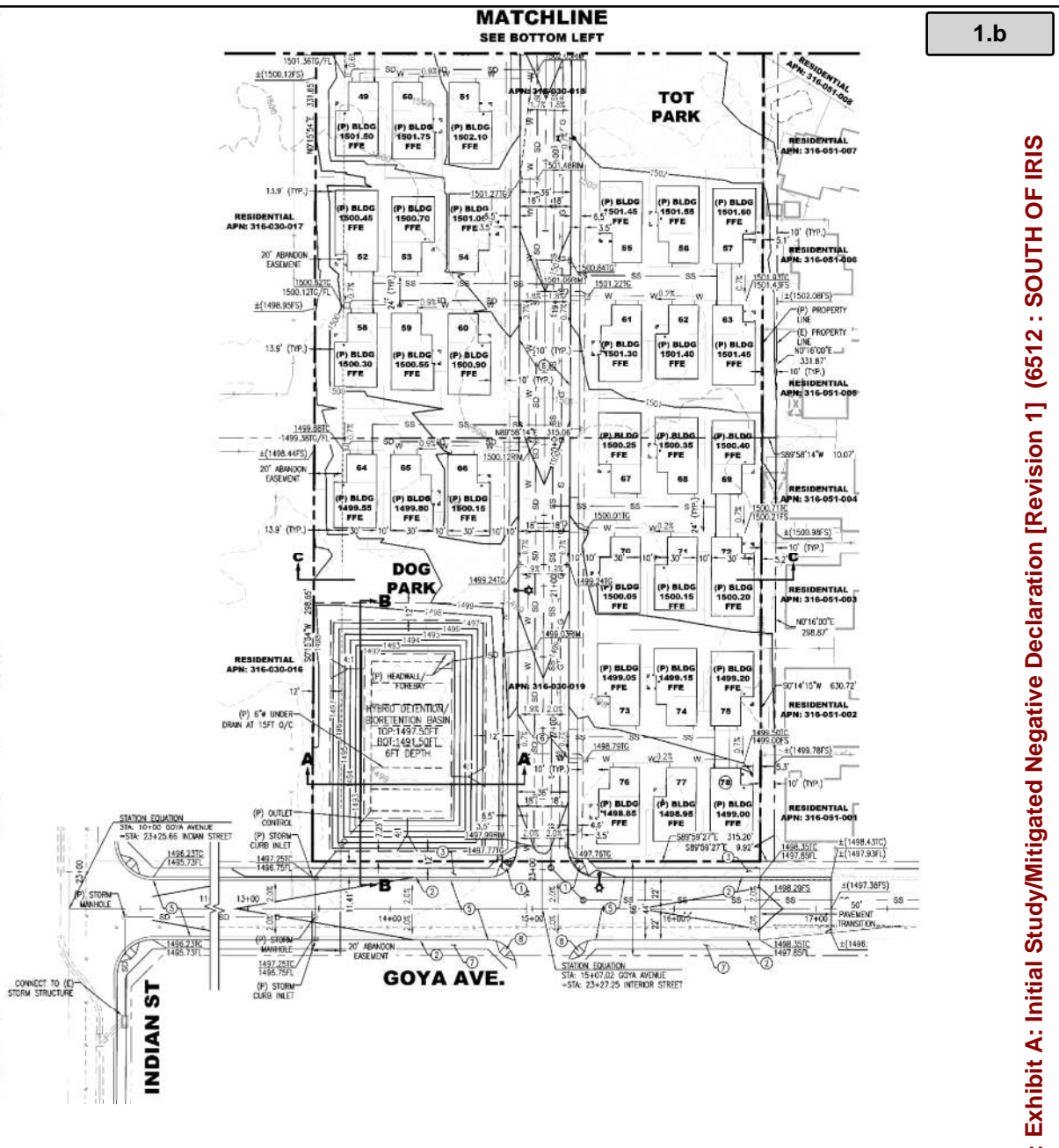
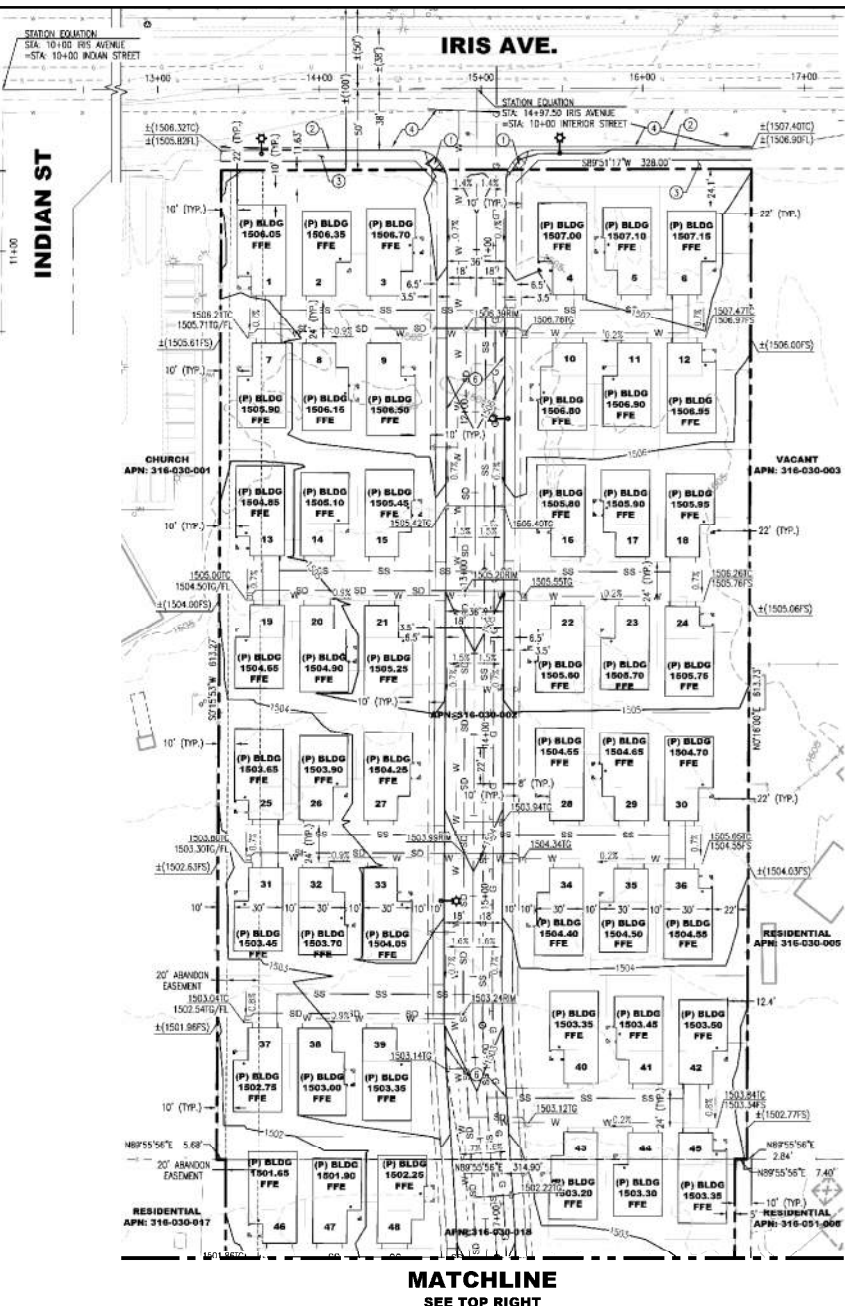
Permanent Structural Source Control BMPs:

11. At the location of drainage inlets, install storm drain markers "Only Rain Down the Drain/ Drains to Lake".
12. Implement a landscaping plan that will achieve the following:
 - a. Preserve existing native trees, shrubs, and groundcover to the maximum extent possible.
 - b. Design landscaping to minimize irrigation and runoff, to promote surface infiltration and runoff where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
 - c. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.
 - d. Consider using pest-resistant plants, especially adjacent to hardscape.
 - e. To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.
13. HOA CC&Rs shall outline where site refuse and recycled materials will be handled and stored for pickup. If dumpsters or other receptacles are outdoors, state how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. Signs will be posted on or near dumpsters stating "Do not dump hazardous materials here" or similar.
14. Cover outdoor storage areas; grade and berm outdoor storage areas to prevent run-on or run-off from area.
15. Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults.
16. Storage of hazardous materials and waste must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.
17. A detailed description of materials stored within storage area and structural features shall be provide by the Property owner to prevent pollutants from entering storm drains.
18. Provide a means to drain fire sprinkler test water to the sanitary sewer.
19. Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment.
20. Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.

Operational Source Control BMPs:

6. Maintain and periodically repaint or replace inlet markings.
7. Provide stormwater pollutant prevention information to new site owners, lessees, or operators.
8. Maintain landscaping using minimum or no pesticides.
9. Provide an adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered.
10. Prohibit/ Prevent dumping of liquid of hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site.

Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.



Source: Greenberg Farrow 2023

Legend

(P) PROPERTY LINE	(P) GRADE BREAK/RIDGE LINE	(P) RETENTION BASIN
(E) PROPERTY LINE	(P) SETBACK	(P) LIGHT POLE
(P) BUILDING	(P) STORM DRAIN	(E) MONITORING WELLS
(P) CURB & GUTTER	(P) FIRE/DOMESTIC WATER	
(P) VALLEY GUTTER	(P) SANITARY SEWER	
(P) PARKING STALL	(P) STORM DRAIN MANHOLE	
(P) EARTHEN SWALE	(P) STORM DRAIN GRATE	
(P) FENCE LINE	(P) STORM DRAIN INLET STRUCTURES	
(P) TIE		



Figure 12: Grading Plan

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS



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"/>
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Response:

Less than Significant Impact. The Project Site is located on vacant, flat parcels, which could be a potential source of ground water recharge. Project Plans indicate that native surfaces are changing to asphalt, concrete, and other mixed surface types. The Project follows the natural drainage patterns, towards the southwestern corner of the Project Site, and runoff from an impervious site will be redirected to storm drains flowing to an onsite basin for infiltration. The basin is designed with natural infiltration capabilities which exceeds preexisting development conditions. As a result, the water quality basin's detention and desiltation capabilities allow groundwater recharge to occur upon the Project's completion. No substantial inference is suspected to impact groundwater management from Project implementation. Additionally, since the Project is connected to an existing potable water delivery system, it will not directly rely on the groundwater extraction. Proposed landscaping to include drought resistant plants and water conservation components within the building design required in the Green Building Code in compliance with sustainable groundwater management for the basin will be implemented.

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. Therefore, no mitigation is required.

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"/>
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Response:

Less than Significant Impact. See Response X, a). The Project Site generally slopes from northeast to southwest at a gradient of approximately 0.8%. The existing site is vacant with grasses, weeds, and some barren areas with unconsolidated soils. The Project Site does not have streams or rivers surrounding the Project Site; therefore, will not experience impacts from streams, rivers, or other bodies of water. Due to the City's standard application of the Municipal Code and Ordinances related to storm water pollution prevention and the Project's WQMP, compliant with NPDES MS4 permit issued to the County and City for CWA compliance, structural and nonstructural best management practices will be implemented to reduce pollution and filter runoff prior to discharge into the municipal storm drain system. Resulting in no indirect impacts on streams or rivers due to erosion or siltation occurring onsite.

The drainage pattern proposed for the Project will follow the existing drainage patterns to minimize adverse effects on the current topography and minimize the use of import soil. Currently, no underground storm drain facility exists near the site that are tributary to the Project, therefore the runoff is directly flowing to Goya Avenue, a dirt road along the southern perimeter of the Project Site. Project implementation involves site improvements such as the instillation of an underground storm drain system leading to the proposed retention basin in the southwestern corner of the Project Site, for runoff within the onsite area. Additionally, curb inlets directed to the proposed underground storm drain system that will carry the north portion of the offsite runoff from Goya Avenue that connects to an existing drop inlet on Indian Street. Drainage along Iris Avenue will drain to the proposed curb and gutter, traveling west into an existing curb inlet towards the Iris Avenue and Indian Street intersection.

While the project will increase impervious surfaces and the volume and velocity of surface flows permanently, the water retention basin will detain and infiltrate onsite flows in addition to acting as an infiltration basin to treat the Project's runoff and store runoff in excess of this in order to attenuate runoff to pre-development conditions. The Project will implement structural and nonstructural BMPs and remove runoff to comply with City of Moreno Valley's ordinances pertaining to public street design for portions of Iris Avenue and Goya Avenue.

During Project construction, the site will be cleared and graded, and the City's temporary erosion control will be implemented to minimize siltation during soil disturbance. The City's erosion control standards

are implemented during the standard application of the plan check and inspection processes for grading and construction permits to protect water quality. To stabilize surface soils permanently, post-construction, the Project will install landscaping and build structures. Since the Project proposes to follow natural drainage patterns, northeast to southwest, substantial alternations to existing drainage patterns are not proposed. Therefore, the proposed development will implement drainage appropriate for site conditions and follow short-term erosion control standards that will not result in unanticipated significant or permanent impacts from siltation due to grading.

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. Therefore, no mitigation is required.

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"/>
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Response:

Less than Significant Impact. See Response X, a) through c) i. Proposed grades show that grading is similar to existing conditions with surface flows directed toward onsite inlets and to the desiltation/detention basin, which has been designed to accommodate 100-year stormwater volumes that exceed pre-development conditions. For the first 2.8 feet, the basin will act as an infiltration system and any excess will be stored in the basin to reduce runoff from the Project in a consistent manner with existing conditions. Offsite runoff from Goya Avenue will be treated by proposed curb inlets that connect to existing storm drain inlets to the west along Indian Street. In addition to curb inlets, parkways drains will be utilized to restrict flow volumes to predevelopment conditions and convey flows from the basin to Goya Avenue. In the event of an emergency overflow, a weir structure will allow the excess runoff to flow over the parkway drain and past the sidewalk of Goya Avenue. Drainage features designed on- and offsite will adequately manage runoff from the increased impervious surfaces proposed by the Project.

For the reasons below, less than significant impacts are anticipated related to the amount of surface runoff and flooding either on- or off-site. Therefore, no mitigation is required.

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"/>
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Response:

Less than Significant Impact. See Response X, a) and c) ii. The Project will increase the volume and rate of runoff; however, the Project will include on-site and off-site drainage systems to collect runoff via parkway, basin, and overflow weir structure. The water quality basin includes a natural infiltration capacity that acts as a pollutant treatment measure, which has been adequately designed for 100-year stormwater events in compliance with City standards to improve existing stormwater management at the Project Site. Therefore, the runoff volume and velocity from the Project during storms will be the same as pre-project conditions after the Project is completed. Any excess water will flow to the parkway along Goya Avenue, then to an emergency weir structure, in the event of emergency overflow.

Upon Project implementation, post-development pollutants from trash, recycling, pesticides, oil, debris and fertilizers can be introduced into the Project runoff. However, source control BMPs in the approved WQMP will be utilized to reduce impacts to less than significance by filtering runoff prior to discharge into the City's storm water system to protect receiving waters from being polluted. Landscape design will minimize irrigation runoff and promote surface infiltration that contributes to stormwater pollution. As mentioned in Response X) a), new site owners, lessees, or operators will give stormwater pollution prevention information and lease agreements 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 addition sources of polluted runoff. Therefore, no mitigation is required.

iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant Impact. See Responses X, a) through c) iii above. Project development indicates general consistency with the proposed Project and native drainage patterns existing at the site and surrounding the Project Site currently. The proposed Water Retention Basin located in the southwestern corner of the Project Site will ensure 100-year storm water volume exceeding the pre-developed condition is detained, while restricting outflow up to 100-year pre-developed flow rate for the proposed onsite development. In an emergency when excess runoff exceeds the capacity of the parkway drain from the basin to Goya Avenue, an emergency weir structure will provide runoff to flow over the parkway drain and sidewalk to Goya Avenue (See **Appendix F**).

For the reasons above, the Project will not impede, or redirect flood flows and impacts are considered less than significant. Therefore, no mitigation is required.

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"/>
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Response:

No Impact. Due to the Project location in relation to large bodies of water such as oceans and lakes, the result of a tsunami or seiche impacting the Project Site is not likely to occur. The California Department of Conservation has not noted the Project Site to be in a zone at risk of a tsunami (See [California Tsunami Maps and Data](#)). The Project Area is mostly urbanized land within an inland region and not close to oceans or other large bodies of water. According to the Emergency Management Agency shown in General Plan EIR Figure 4.10-3, the Project Site is not in an area at risk for flooding. However, in order to mitigate water quality concerns and flood damage, the Project is compliant with the standards and recommendations listed in Section 8.12 of the City's Municipal code for construction and post construction conditions. Additionally, the Project will implement Best Management Practices to mitigate the release of pollutants in surface flows. Once the Project is complete, post construction policies will be in place to minimize pollutants on site as outlined in Response X, c) iii.

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. Therefore, no mitigation is required.

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"/>
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Response:

Less than Significant Impact. See Response X, a) through d) above. The Project will follow current requirements for pollution source control and flood control or sustainable ground water management plan. In addition, a WQMP will be submitted and followed upon approval as well as abide by the storm water pollution prevention standards to comply with City of Moreno Valley, Ordinance 827 and minimize potential for the release of waterborne pollutants. In addition, the Project will comply with the SAR Basin Water Quality Control Program, which will require a submission of a SWPP for construction related activities.

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. Therefore, no mitigation is required.

Sources:

1. Preliminary Hydrology Study South of Iris, Greenburg Farrow, 2022 – **Appendix F**
2. Project Specific Water Quality Management Plan, Green Farrow, 2021 – **Appendix F**
3. Moreno Valley General Plan, adopted July 11, 2006
 - Chapter 6 – Safety Element – Section 6.7 – Water Quality
 - Figure 6-4 – Flood Hazards
 - Chapter 7 – Conservation Element – Section 7.5 – Water Resources
 - Figure 7-1 Water Purveyor Service Area Map
4. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006

Attachment: Exhibit A : Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

- Section 5.5 – Hazards and Hazardous Materials
 - 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
- 5. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
 - Section 9.10.080 – Liquid and Solid Waste
- 6. Moreno Valley Municipal Code Chapter 8.12 – Flood Damage Prevention
- 7. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations
- 8. Eastern Municipal Water District (EMWD) Groundwater Reliability Plus, <http://gwrplus.org/>
- 9. Eastern Municipal Water District (EMWD) 2015 Urban Water Management Plan

5.0 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 does not include or require development of large infrastructure that would cause physical divides to an established community and will extend existing infrastructure to serve the Project as well as a road extension to enhance local access per the City’s Circulation Element. The Project will construct residential land use within areas designated for residential development. Project implementation involves subdivision of land, the extension of a collector road between Iris Avenue and Goya Avenue and the extension of utilities which are currently located near the northern property line in Iris Avenue. In this regard, the Project will construct roadway and infrastructure that are consistent with approved City plans and the General Plan. The Project will implement medium density residential development at 8.3 DU/AC that is generally compatible with the existing and planned land use within the Local Vicinity and reflects a combination of constructed R5 and R10 residential developments already found in this area. Additionally, the Project will support city plans to add variety to the City’s housing stock and will provide unique residential units to the City’s available housing stock. The higher density of the Project is consistent with the intent of SCAGs sustainability plans, implementing higher density development near transportation corridors and within walking distance to schools, churches, and businesses which promote multi-modal transportation and less reliance on cars.

Since City objectives are to provide sustainable compact development, diverse housing types, fulfill the demand for new housing, accommodate SCAG RHNA, and balance growth and quality of life within the City. Therefore, projects including Heritage Park at Goya and South of Iris, proposed increased density within proximity to the Perris Boulevard Mixed Use Corridor, and create cumulatively beneficial impacts to Moreno Valley.

The Project Site is currently zoned for R5 and allows for single-family residential developments up to five dwelling units per acre under City Ordinance 865. Residential, R5 designated land surrounds the Project Site on the eastern, northern, and southern perimeters. The Project proposes to increase residential density from 5 DU/AC to 8.3 DU/AC, changing the zoning from R5 to RS10. Since a PUD is proposed to be implemented under a Conditional Use Permit with the Project, the Project will implement development standards to enhance the Project and conditions of approval under the PUD which the City Planning Commission deems necessary to tailor the Project to the existing surrounding neighborhood land use. In addition to applying enhanced development standards the Project is intended to complement the existing land use patterns and provides a transition between existing industrial land use to the west, lower density residential to the south and commercial to the east along Perris Boulevard. Therefore, less than significant impacts.

The Project will change the current zoning and General Plan designation on the Project Site to align better with approved regional plans and housing programs which are applicable to the Project Site and City. In this regard, the Project shows consistency with goals and policies of Moreno Valley’s General Plan, Housing Element, and Southern California Association of Government’s (SCAG) regional plans. See *Tables 15: SCAG Consistency and Table 16: 2006 General Plan and 2021 General Plan Update: Land Use, Circulation, and Housing Elements*. According to SCAG’s growth forecast found within the City’s General Plan EIR, Moreno Valley’s population is projected to increase approximately 23% by 2040, as a result increasing households, approximately 40%, and employment, approximately 88%, by 2040 (SCAG). In order to keep up with the encroaching demand for housing within City limits due to population growth, City Planners must consider making zone changes to accommodate housing future residents anticipated under the City’s assigned Regional Housing Needs Allocation numbers established by the California Department of Housing and Urban Development.

Since “Moreno Valley is the second largest city in Riverside County and one of the fastest growing cities in the region”, the City is categorized as a priority growth area. According to SCAG, “74 percent of new jobs will occur in priority growth areas” (SCAG Summary Connect SoCal). The Project will contribute to General Plan development goals by increasing the overall quantity of available housing, broaden the type and variety of housing available, cut commute times and provide a better balance of jobs to housing

Attachment: Exhibit A : Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

within the City. By 2040, the City anticipates that development potential and job-housing balance could bring an average of 1.08 jobs per household (MoVal GPU 2021). The Project meets the following 2021 GPU Land Use Community Character (LLC) and Housing Elements, policy, goals and actions. Reference *Table 16: 2006 General Plan and 2021 General Plan Update: Land Use, Circulation, and Housing Elements* for Project consistency with Moreno Valley's LLC Element.

Table 15: SCAG Consistency

SCAG Regional Transportation Plan/ Sustainable Communities Strategies (RTP/SCS) 2016-2040	SCAG Regional Transportation Plan/ Sustainable Communities Strategies (RTP/SCS) 2020-2045
Major Initiatives	
Promoting Walking, Biking and Other Forms of Active Transportation	
Focusing New Growth around transit	
Improve Air Quality and Reduce Greenhouse Gases	Reduce Greenhouse Gas Emissions and improve air quality
	Encourage development of diverse housing types in areas that are supported by multiple transportation options
Sources: 1. SCAG Regional Transportation Plan/Sustainable Communities Strategies (RTP/SCS) 2016-40 2. SCAG Regional Transportation Plan/Sustainable Communities Strategies (RTP/SCS) 2020-45	

Table 16: 2006 General Plan and 2021 General Plan Update: Land Use, Circulation, and Housing Elements

Moreno Valley General Plan 2006 (superseded)	Moreno Valley General Plan 2040 (update)	Project Consistency
Land Use (Community Character) Plan:		
<i>Goal 2.1: A pattern of land uses, which organizes future growth, minimizes conflicts between land uses, and which promotes the rational utilization of presently underdeveloped and undeveloped parcels.</i>	<i>Goal LCC-1: Establish an identifiable city structure and a flexible land use framework that accommodates growth and development over the planning horizon.</i>	Since population growth is projected to increase by approximately 23% in the next 18 years, allowing for higher density housing to accommodate the growing housing demands is essential for not only the City of Moreno Valley, but also on a county level. Site plans convey that the initially R5 zoned parcels, can adequately occupy 8.3 dwelling units per acre and factor in desired amenities like 0.39 acres of open space areas (0.27 acres of open space for a community tot lot; 0.12 acre dog park), water retention basin, and a 36-foot collector street. The Project accommodates RHNA growth projections in a single-family residential area by proposing to increase density within the R5 established region, while maintaining the same residential housing types.
	<i>Policy LCC-1-1: Foster a balanced mix of employment, housing, educational, entertainment, and recreational uses throughout the city to support a complete community.</i>	Light-industrial and industrial buildings are 500 feet west of the Project Site and west of Indian Street, have the potential to be employment centers, promoting walkability to jobs for residence. In addition, a Rainbow Ridge Elementary School is directly north of Iris Avenue and the northern border of the Project Site, providing educational facilities nearby to potential students. Along Perris Boulevard, 0.4 miles to the east of the Project Site, sources of entertainment and shopping facilities line the corridor. Recreational space is proposed in the form of a 0.27-acre open access tot lot and 0.12-acre open access dog park. Combined, open space areas proposed within the Project total 0.39 acres. All of these elements make up a complete community for the future residence of the proposed Project.
	<i>Policy LCC. 1-6 Promote infill development along Alessandro, Sunnymead, and Perris to create mixed use corridors with a range of housing types at mid-to-</i>	The Project Site is along Iris Avenue and intersects with Perris Boulevard 0.4 miles to the east. For future residence living within the community, this translates to a nine-minute walk to nearby businesses ranging from retail (The Home Depot, Walgreens, Westgate Shopping Center) to restaurants (KFC, IHOP, Carl's Jr, etc.). The Project

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	<i>high densities along their lengths and activity nodes at key intersections with retail/commercial uses to serve the daily needs of residents.</i>	promotes the Iris Avenue and Perris cross-section as a key activity node to serve the daily needs to local residence.		
<i>Policy 2.2 Provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups.</i>	<i>Policy LCC.1-7: Support the continued buildout of residential areas as needed to meet the community's housing needs.</i>	Refer to Project Consistency with Housing Element 2006-2021 Policy 1.5 and Housing Element 2021-2029 Policy 1.1.		
	<i>Policy LCC.1-12: Balance levels of employment and housing within the community to provide more opportunities for Moreno Valley residents to work locally, cut commute times, and improve air quality.</i>	Industrial complexes located 500 feet in the west on Indian Street house distribution centers for companies like P&G, Keeco LLC, Medline, Floor and Décor, etc. In addition, north of Iris Avenue, directly across from the Project Site, lies Rainbow Ridge Elementary School with high walkability and accessibility for future residents within the proposed housing development. A local transit station, Moreno Valley/ March Field, is approximately five miles west of the Project Site. Limited day parking, a total of 316 parking spaces, are available for free to passengers utilizing the Metrolink. However, being in close proximity allows residence within the Project Vicinity to easily access this transportation hub to larger employment centers (e.g., Downtown Los Angeles, Riverside). The Project Site is near work, educational facilities, and transportation hubs, resulting in cut commute times and improved air quality to increase Moreno Valley's visibility of surrounding scenic vistas.		
	<i>Goal LCC-2: Foster vibrant gathering places for Moreno Valley residents and visitors.</i>	The Project proposes a 0.27-acre tot lot and 0.12-acre dog park. In addition, the Project Site is 0.4 miles west of Perris Boulevard, a major corridor within the City. The residential community will act as a feeder into the recreational developments lining the corridor.		
	<i>Policy LCC.2-25: Encourage the development of bicycle, pedestrian, and transit access that reduces the need for on-site parking. Improve the pedestrian experience within these corridors through street trees and landscaping.</i>	The proposed 36-foot-wide collector road connecting south of Iris Avenue and Goya Avenue will accommodate bicycle, pedestrian, and vehicular travel. Refer to Project Consistency with General Plan Update 2021 Circulation Element Goals and Policies.		
<i>Policy 2.10.4: Landscaping and open spaces should be provided as an integral part of project design to enhance building design, public views, and interior spaces; provide buffers and transitions as needed; and facilitate energy and resource conservation.</i>	<i>Policy 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.</i>	In accordance with City requirements and the General Plan goals, 0.27 acres along the eastern perimeter of the Project Site is designated open space as well as 0.12-acres designated to a community dog park. The designated open space is in compliance with the RS10 development guidelines set by the City and is an amenity not generally found in suburban subdivisions.		
<i>Goal 2.3 Achieves an overall design statement that will establish a visually unique image throughout the City. Policy 2.3.2 Encourage building placement variations, roofline variations, architectural projections, and other embellishments to enhance the visual interest along residential streets.</i>	<i>Goal LCC-3 Build a distinctive sense of place and pride in Moreno Valley.</i>	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.		

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Policy 2.10.9: New and retrofitted fences and walls should incorporate landscape elements and changes in materials or texture to deter graffiti and add visual interest.</i>	Same Policy. Referred to as Policy LCC.3-13 in the General Plan Update.	Project elevations suggest, a six-foot wooden fence will surround the perimeter of the property development. Vegetation on either side of the fence will provide a perfect complement to the wooden structure, providing visual appealing elements from street-level views and blending into the adjacent parcels.			
<i>Policy 2.10.3 Require exterior elevations of buildings to have architectural treatments that enhance their appearance.</i>	Policy LCC.3-14: Within individual residential projects, a variety of floor plans and elevations should be offered.	In accordance with the City's Municipal Code Section 9.16.130.B.15, the Project proposed has four distinct floor plans for residential homes. The floor plans vary in square feet (2,221 sq. ft., 2,5412 sq. ft., 2,547 sq. ft., 2,709 sq. ft.) and exterior façade. Refer to Section I Response a) for more detail on the architectural treatments that will enhance appearance of the development.			
<i>Policy 2.3.4 Design large-scale small lot single family and multiple family residential projects to group dwellings around individual open space and/or recreational features.</i>	Same Policy. Referred to as Policy LCC. 3-16 in the General Plan Update.	The Project includes single-family developments with landscape setbacks, communal open space, shared driveways, a meandering collector street 36-foot-wide connecting Iris Avenue and Goya Avenue, and a water quality basin compliant with City of Moreno Valley Ordinance No. 827. The following development features contribute to a distinctive sense of place at the Project Site.			
<i>Goal 2.4: A supply of housing in sufficient numbers suitable to meet the diverse needs of future residents and to support healthy economic development without creating an oversupply of any housing.</i>	Policy LCC.4-1: Promote a range of residential densities throughout the community to encourage a mix of housing types in varying price ranges and rental rates.	Surrounding land uses in the northeast, south, and east are R5 residential densities. The Project proposed has a RS10 residential density. In accordance with the following goal extracted from Moreno Valley's General Plan, the Project will promote a range of residential densities within the Project Vicinity. Project plans also indicate four distinct floor plans, displaying innovation and encouraging a mix of housing types.			
	Comply with the development requirements for the Zoning Code and landscaping requirements specified by Municipal Code Chapter 9.17.	Plans indicate compliance with landscape setbacks, building height, and recreation requirements.			
Housing Element:					
<i>Goal #1: Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.</i>	Same policy.	The proposed Project will contribute towards the accomplishment of Moreno Valley's Housing Element Goal #1 because the Project is consistent with policies created in order to fulfill the desired outcome.			
<i>Policy 1-2 Promote development that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate services and recognition of environmental constraints.</i>	Same policy. Referenced as Policy 1-2 in Moreno Valley Housing Element 2021-2029.	The zone change from R5 to RS10, will allow for variety within the Project surroundings because adjacent parcels are within R5 zones. The Project will provide more variegated infrastructure within the Local Vicinity. Therefore, achieving the desired outcome of the proposed policy above.			

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><i>Policy 1-3 Promote mixed use developments with a residential component and locate higher density residential development in proximity to employment, shopping, transit, recreations, and other services.</i></p>		<p>The Project Site is 500 feet east from distribution centers, anticipated employment hubs, and approximately five miles east of Moreno Valley/March Metro Station, a transit center. Proximity to both employment and transit centers allow for cut commute times for an increased number of residences. Cutting commute times is a top priority for Moreno Valley since the average resident spends 36.6 minutes commuting to work every day, approximately 20% higher than the state average (US Census 2020). According to Moreno Valley's Climate Action Plan, closely integrating land use and transportation routes will "foster a more sustainable community" through the reduction of Greenhouse Gas Emissions from mostly transportation and residential sectors.</p> <p>In addition, the proposed development accommodates the need for higher density residential developments. Housing market research conducted by the City, indicated a "need for denser housing at all levels of affordability". The Project provides future housing needs in accordance with RHNA projections.</p>			
<p><i>Policy 1.5: Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).</i></p>	<p><i>Policy 1-1 Maintain sufficient land designated and appropriately zoned for housing to achieve a complimentary mix of single-family and multi-family development to accommodate Moreno Valley's Regional Housing Needs Assessment (RHNA) growth needs throughout the planning period.</i></p>	<p>The City of Moreno Valley anticipates growth of housing in the City based-off of the forecasted population growth. While the Regional Housing Needs Assessment (RHNA) does not encourage growth, it anticipates growth to accommodate increased needs and quality of life standards. In Moreno Valley between 2000 and 2006, population increased 36%, making Moreno Valley the sixth fastest growing City in the Inland Empire. In addition, the RHNA identified Moreno Valley as a "city of families with children", while 84% of Moreno Valley's households categorized as family households. The proposed developments can house more of Moreno Valley's family households and prevent potential overcrowding due to a lack of available housing units. In addition, the Project pursuant accommodates the needs outlined in 2006 RHNA because it proposes RS10 single-family residential developments that lie on portions of land designated as "Above Moderate Income", according to the 2021-2019 Moreno Valley Housing Sites Inventory. The City requires 5,620 newly constructed homes categorized under Above Moderate-income households, the Project will contribute to this need and accommodates households within "Above Moderate Income" levels, which are households over 121 percent of the Area Median Income (AMI). Meeting the need of this income bracket, allows the City of Moreno Valley to meet its "fair share" of future housing needs for all income groups. Providing necessary housing for Above Moderate-Income groups so that housing then becomes available for lower income groups.</p> <p>In addition, the Project will remain appropriately zoned for single-family residential, however, with a proposed density of 8.3 dwelling units per acre (DU/AC). The Project will still be designated to the same housing type, but the higher density will allow for a complimentary mix of developments within this heavily R5 zoned region of the City. Planning this development for higher density also accommodates Regional Housing Needs Assessment (RHNA) growth projections and needs.</p>			
<p><i>Goal #5: Enhance the quality of existing residential neighborhoods in Moreno Valley through maintenance and preservation, while minimizing displacement impacts.</i></p>	<p><i>Same Goal. Referenced as Goal #5 in Housing Element 2021-2029.</i></p>	<p>Currently, the Project Site is on vacant, undeveloped land, and set aside for development by the City because it has been determined an "adequate site" under State law. Land is suitable for residential development if it meets the following criteria:</p> <ul style="list-style-type: none"> • Vacant residentially zoned sites; • Vacant non-residentially zoned sites which allow residential uses (such as mixed-use); • Underutilized residentially zoned sites that are capable of being developed at a higher density or with greater intensity; and • Non-residential zoned sites that can be redeveloped for, and/or rezoned for residential use (for example 			

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		<p>Office (O) and Office Commercial (OC) for Senior Housing)</p> <p>The Project Site is adequate and will enhance the quality of residential neighborhoods. Residential property east of the Project Site, directly back the vacant lots. Building residential units near existing property, will enhance the quality of adjacent neighborhoods, potentially increasing their property values. As a result, utility for residents in surrounding neighborhoods will increase and Moreno Valley will become a more desirable place to reside. In addition, design guidelines will be implemented in perpetuity by an HOA to maintain aesthetics and enhance quality of the proposed development, which includes landscaped setbacks planted with flowering trees and four distinct architectural styles.</p>		
<p><i>Policy 5-2: Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.</i></p>	<p><i>Same Policy. Referenced as Policy 5-2 in Housing Element 2021-2029.</i></p>	<p>The design guidelines for the Project will be enforced via CC&Rs and an HOA to maintain neighborhood appearance, structural exteriors, common area open space, infrastructure, and landscaping.</p>		
<p><i>Policy 5.3: Encourage compatible design of new residential units to minimize the impact of intensified reuse of residential land on existing residential development.</i></p>		<p>The City recognizes the Project Site is underutilized. Developing residential units on the vacant parcels, will incorporate design elements compatible with existing developments within the Project Vicinity to minimize the impact of intensified reuse of the land. The design elements consist of the following:</p> <ul style="list-style-type: none"> • 0.27 acres designated open space for a tot lot • 0.12 acres designated open space for a dog park. • 17,835 sq. ft. Water Retention Basin in the southwestern corner of the Project Site • 36-foot-wide collector road connecting south of Iris Avenue and Goya Avenue • 13 24-foot-wide shared driveways coming off 6 DU that connect to the proposed collector road. • 12-foot access road surrounding the perimeter of the Water Retention Basin <p>The elements above limit intensification of the proposed developments by accommodating pockets of open space made available to future residents.</p>		
<p><i>Housing Goal #6: Encourage conservation activities in all neighborhoods.</i></p>		<p>Refer to Section XVII Response a) and Section VI Response a). Section XVII Response a), identifies the Project as being in a low vehicle miles traveled area, where the potential to limit energy related to transportation and automobile travel is great due to its location in proximity to employment, educational, and recreational centers. Section VII Response a) indicates Project compliance with State and local jurisdiction with mandatory energy consumption requirements that lead to decreased consumption and enact conservation efforts for a greener environment. Refer to Section IV: Energy, Response a), the Project incorporates design features for long-term energy efficiency which includes:</p> <ol style="list-style-type: none"> 1. Passive Solar Design: Properly designed window location, glazing type and shading, thermal mass location and type to optimize energy efficiency. 2. Optimized Building Energy Performance Features: Thermal envelope, low U-value windows, high Solar Reflectance Index (SRI) roofs, efficient heating, cooling, and lighting devices and systems. 3. Renewable Energy Sources: Photovoltaics and solar water heating systems. 4. Water-efficient Fixtures and Appliances. 5. Electric Vehicle Charging: An electric vehicle charging station in the garage of each home. 6. Sustainable Materials: Recycled, rapidly renewable, regionally or locally manufactured materials. 7. Construction Waste Management. 		

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		To remain consistent with Housing Goal #6, the proposed Project will comply with California's Building Energy Efficiency Standards and CALGreen Building Standards when applicable, to promote sustainability, reduce energy costs, consumption, and enhance quality of life.		
<p>Policy 6-3 Encourage the use of building placement, design, and construction techniques that promote energy conservation, including green building practices, the use of recycled materials, and the recycling of construction and demolition debris.</p>		<p>Refer to Section VI Response a). The following section details Project consistency with mandatory Green Building Standards set by CALGreen and CARB In-Use Off-Road Diesel-Fueled Fleets Regulation. Consistency with the following standards and regulations will be enforced during the construction phase of the Project.</p> <p>Reference Project consistency with Housing Goal #6: Encourage conservation activities in all neighborhoods.</p> <p>In addition to key sustainability features which will be incorporated into the Project design, the buildings will be oriented to maximize buildings' solar access where feasible and reasonable. Building orientation will promote energy conservation and use of renewable energy sources.</p> <p>As a result of the above, the Project is consistent with Moreno Valley's General Plan Policy 6-3.</p>		
<p>Sources:</p> <ol style="list-style-type: none"> 1) Moreno Valley Housing Element 2006-2021 2) Moreno Valley Housing Element 2021-2029 3) City of Moreno Valley General Plan 2006 (superseded), adopted July 11th 2006. <ol style="list-style-type: none"> a. Chapter 2: Community Development Element b. Chapter 9: Goals, Objectives, Policies, and Programs 4) City of Moreno Valley General Plan 2040, adopted June 15, 2021 <ol style="list-style-type: none"> a. Map LLC-4 General Plan Land Use b. Chapter 2: Land Use and Community Character c. Chapter 4: Circulation 				

The Project Site is vacant land, contributing the 32 percent total vacant land within the City of Moreno Valley's Sphere of Influence (MoVal 2040 GP EIR). Since this Project focuses on the development of vacant parcels and underutilized land, additional opportunities for housing, employment, and recreation are created, which contributes to future demands being met. Transforming underutilized land contributes to regional and local needs and provides increased opportunity for surrounding communities to establish social connections. The Project displays such potential through proposed site plans and the location of the Project Site within the Local Vicinity.

Site plans indicate the Project will complete access within the local area, and residential homes will be developed with a total of 78 proposed units, which is 31 units more than what could be developed under the existing zoning and General Plan designations. Project implementation will occur according to development standards established under a PUD approved with a Conditional Use Permit by the Planning Commission. Since the Local Vicinity is developed with a combination of R5 and R10 developments and includes industrial development to the west and commercial to the east, it is anticipated that the Project will compliment the surrounding development patterns in the Local Vicinity.

Each household living within the Project community will have access to a shared recreational space, collector road, and driveways. The shared amenities will allow for community members to establish social connections within their living environments and alleviate any potential social or physical divides. The Project is located 0.4 miles west of Perris Boulevard, where shopping centers and plazas line the divided arterial. Project location, situated between constructed industrial and commercial land use is similar with existing residential densities found in this area, and allows for high walkability these shopping and potential retail as well ad industrial employment centers. In addition, within the Project Vicinity, Rainbow Ridge Elementary School, north of Iris Avenue, and religious centers, east, west, and southwest, enable residence to engage in community-oriented activities.

For the reasons above the Project is expected to result in a less than significant impact and will not physically divide the current community. Therefore, no mitigation is required beyond implementation of the approved development standards in perpetuity.

5.0 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"/>
<p>Response:</p> <p>Less Than Significant Impact. See Response XI. a). Since the Project is intended to enhance the community, complete city infrastructure, and will make new housing available to meet housing demands based on the SCAG population growth forecast and Regional Housing Needs Allocation (RHNA) goals, the Project implementation will not cause a significant environmental impact due to any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Project is meant to accommodate population and jobs growth that is expected to occur both regionally and City-wide. It will not result in significant impacts beyond those already considered and approved in SCAG regional plans.</p> <p>Project implementation will result in 31 additional single-family residences on small lots, which will not result in substantive increase in demand on infrastructure, public services, and utilities. The Project includes shared public open space for a dog park and tot lot that will be maintained in perpetuity by the HOA. Differences between R5 and RS10 zoning include smaller minimum lot sizes (net area, width, and depth), which do not conflict with the intended function or purpose of any aspect of residential land use. The development requirements that remain the same between R5 and RS10 structures including minimum front yard setbacks, maximum building heights, minimum distance between buildings, and parking requirements. As indicated by the Project Elevations, the homes will have two-car garages and 43 guest parking spaces along the eastern border of the proposed collector road. Since the dwelling units provide two spaces covered by a garage within the unit, the housing development is compliant with the City's Municipal Code requirements. Details regarding compliance with development requirements for the RS10 Zone are listed in <i>Table 17: Existing Zoning 2040- R5 Single-Family Residential Zone</i> and indicate upon the approval of a Zone Change and PUD, less than significant impacts are expected. <i>Table 17: Existing Zoning 2040- R5 Single-Family Residential Zone</i> compares development standards between R5, RS10, and the proposed Project, according to the City of Moreno Valley's Municipal Code Section 9.03.040.</p> <p>Additionally, Section 9.03.060 of the City's Municipal Code allows establishment of PUDs to encourage innovation in housing development by allowing Projects to deviate from the strict application of site development regulations. The Project pursuant achieves "greater innovation" through proposed amenities like higher utilization of lots, shared driveway access, a retention basin to improve water quality and a shared community dog park. These efforts towards greater innovation will make the Project a unique neighborhood and will address the of challenges designing for a deep lot while simultaneously allocating open space for recreation and a water quality basin to meet code requirements. In combination, these attributes required greater innovation to incite City approval and maintain attraction from the public and buyers. If the Project is void of curb appeal and persuading design elements, disapproval will detract from the intended goal to sell each housing unit. Therefore, the housing development must be aesthetically appealing to reach intended outcomes. Additionally, these features make the Project compliant with the City's Municipal Code in regard to storm water management, community recreation, sense of place and community, walkability, and additional variety in available housing types within City Limits.</p> <p>For the reasons above, the project will 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. Therefore, no mitigation is required.</p>				

Table 17: Existing Zoning 2040- R5 Single-Family Residential Zone

1.b

Development Requirement:	R5	RS10	Project PUD Standard
Maximum density (dwelling units per net acre)	5 DU/AC	10 DU/AC	8.3 DU/AC
Minimum lot size (sq. ft. net area)	7,200 SF	4,500 SF	2,788 SF
Minimum lot width, in feet. Cul-de-sac/knuckle lot frontage	70 LF 35 LF	45 LF 45 LF	41 LF
Minimum lot depth, in feet.	100 LF	85 LF	68 LF
Minimum front yard setback a. Front-facing garages b. Buildings other than front-facing garages	20 LF n/a n/a	20 LF 10 LF 10 LF	20 LF 0 to 16 LF 20 to 36 LF
Minimum side yard setbacks, ft. a. Interior side yard b. Street side yard	15 LF 15 LF	** 10	5 LF 10 LF
Minimum rear yard setbacks, in feet.	15 LF	10 LF	10.7 LF
Maximum lot coverage	40%	50%	50%
Maximum building and structure height, in feet.	Two-stories not to exceed 35 ft.		
Minimum dwelling size (sq. ft.)	1,250 SF	1,000 SF	2,531 SF
Minimum distance between buildings, in feet (including main dwelling units and accessory structures)	10 LF	10 LF	10 LF
Floor area ratio (multi-story home)	0.70	0.75	.91
Off-Street Parking Requirements (Single-Family Residential Uses)	2/unit, within an enclosed garage		2/unit, within an enclosed garage
<p>**Combined interior side yard setbacks of fifteen feet shall be provided with a minimum of five feet on one side. ***Interior side yard setback of five feet, except with zero lot line developments, then other minimum side yard setback is ten feet. Source: Moreno Valley Municipal Code, Chapter 9.03.040 Residential site development standards.</p>			

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
<p>Response:</p> <p>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. In addition, 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, and mitigation is not needed..</p>				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>No Impact. See Response XII. a). No locally important mineral resource recovery sites delineated on the City's General Plan or Zoning Maps. 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, and mitigation is not needed.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 7 – Conservation Element – Section 7.9 – Mineral Resources 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.14 – Mineral Resources 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • 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 				

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
The responses in this section are based on the noise study prepared by Ganddini Associates (GAI, 2022) which can be found in Appendix H .				
Response:				
<p>Less than Significant Impact. Dominate noise sources at the Project Site are derived from vehicle traffic from Iris Avenue, Indian Avenue, Smoke Tree Place, and New Light Way, as well as residential ambiance and bird song. The Project is not impacted by existing noise sources from March Reserve Airforce Base or I-215, the closest freeway to the Project Site. Both noise sources are over 2 miles from the Project and the Project is located outside of the 60 Community Noise Equivalent Level (CNEL) noise contour for these sources. The Project will be required to comply with current building code, which implements appropriate additional level of noise attenuation to achieve acceptable interior and exterior noise levels. Therefore, cumulative noise levels are not anticipated to impact the interior of the Project Site.</p>				
<p>Substantial increases in ambient noise levels are usually associated with Project construction noise (temporary) and Project operational noise (permanent). CNEL is a time-weighted 24-hour noise average in decibels (dBA) that has city-established thresholds of significance. The proposed Project exceeds to originally designated density by 3.5 DU/AC and therefore will produce more long-term operational noise from traffic and residential ambiance; however, noise associated with the proposed residential land use is expected to be compatible with the existing residential neighborhoods and other existing land use that are adjacent to the Project. The Project will construct perimeter walls and there is nothing unique about the proposed residential land use that would contribute to permanently elevated noise exceeding the applicable noise standards. The City of Moreno Valley’s Noise Element within the General Plan identifies the land use compatibility standard for noise-sensitive schools, multi-family, and single-family residential land uses as a CNEL of 65 CNEL for residential land use and a noise level of 70 CNEL, generally acceptable for schools. The land use proposed with the Project is not expected to exceed these levels.</p>				
<p>During Project construction, noise sources will be regulated in accordance the City of Moreno Valley Municipal Code Sections 8.14.040 and 11.80.030(D)(7) to maintain construction noise levels. Section 8.14.040 prohibits construction other than between the hours of 7:00AM to 7:00PM Monday through Friday, excluding holidays and from 8:00AM to 4:00PM on Saturday. Additionally, Section 11.80.030(D)(7) prohibits the operation of any tools or equipment uses in construction, drilling, repair, alteration, or demolition work between the hours of 8:00PM and 7:00AM the following day, since the noise creates a disturbance to the surroundings. Project construction is anticipated to begin no sooner than the beginning of January 2023 and last approximately 2.5 years until completion, which is estimated to be no earlier than July 2025. Therefore, increases in noise levels will occur during the anticipated Project construction period and are dependent on the construction process, type of equipment involved, location of the construction site with respect to receptors, the scheduled proposed to carry out each task (e.g., house and days of the week) and duration of the construction work. Unmitigated construction noise levels range between 46 and 79 dBA L_{eq} (shown in <i>Table 18: Construction Noise Levels (dBA L_{eq})</i>). According to the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (2018), found in the City’s 2021 General Plan Update, daytime construction noise levels should not exceed 80 dBA L_{eq} for an 8-hour period at residential uses and 85 dBA L_{eq} for an 8-hour period at commercial uses. Since Project construction is not anticipated to exceed FTA thresholds for either residential or commercial uses and Project construction will not occur outside of “exempt” hours outlined in the City’s Municipal Code Section 8.14.040 and 11.80.030(D)(7), the Project impacts on substantial temporary or permanent increase in ambient noise levels in the Project Vicinity are not anticipated.</p>				

Attachment: Exhibit A : Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Table 18: Construction Noise Levels (dBA L_{eq})

Phase	Receptor Location	Existing Ambient Noise Levels (dBA L _{eq}) ²	Construction Noise Levels (dBA L _{eq})
Grading/ Off-Site Improvements ³	Residential to East	54.4	79.1
	Residential to West	45.1	79.1
	Church to West	49.1	79.1
	School use to North	68.7	65.9
	Residential to South	45.1	60.8
Building Construction	Residential to East	54.4	75.9
	Residential to West	45.1	75.9
	Church to West	49.1	75.9
	School use to North	68.7	62.7
	Residential to South	45.1	57.6
Paving	Residential to East	54.4	71.4
	Residential to West	45.1	71.4
	Church to West	49.1	71.4
	School use to North	68.7	58.2
	Residential to South	45.1	53.1
Architectural Coating	Residential to East	54.4	63.9
	Residential to West	45.1	63.9
	Church to West	49.1	63.9
	School use to North	68.7	50.7
	Residential to South	45.1	45.6

Notes:

- (1) Construction noise worksheets are provided in **Appendix H**, Noise Analysis conducted by Ganddini Associates
- (2) Per measured existing ambient noise levels. STNM1 was used for residential receptors to the east, STNM5 for residential receptors to the west, STNM4 for church receptors to the west, STNM3 for school receptors to the north, and STNM5 for residential receptors to the south.
- (3) The Air Quality, Global Climate Change, and Energy Impact Analysis prepared for the proposed project (Ganddini Group, Inc. May 13, 2022) assumed the off-site roadway improvements along Goya Ave and Iris Ave would overlap with the grading phase of the proposed project. Therefore, to be conservative and consistent, the loudest equipment phase (grading) of the off-site improvements was combined with the equipment anticipated during grading of the proposed project to produce a worst-case construction noise level during grading

For the reasons above, Project implementation will not generate substantial temporary or permanent increases in ambient noise levels in the vicinity of the Project in exceed of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

With the implementation of Best Management Practices **BMP NOI-01 (Construction Noise)** and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with 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.

Best management practices during Project construction to minimize construction noise are outlined below:

BMP NOI-01- Construction Noise: Best management practices to alleviate construction noise sources include the following:

- All construction equipment whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards.
- All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
- As applicable, all equipment shall be shut off when not in use.
- Equipment staging in areas shall be located to create the greatest distance between construction-related noise/vibration sources and existing sensitive receptors.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> Jackhammers, pneumatic equipment, and all other portable stationary noise sources will be directed away and shielded from existing residences in the vicinity of the project site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and existing residences. The shielding should be without holes and cracks. No amplified music and/or voice will be allowed on the project site. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per Sections 8.14.040 and 11.80.030(D)(7) of the City of Moreno Valley's Municipal Code. 				

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

Less Than Significant Impact . Multiple pieces of equipment during Project construction have the potential to generate vibration levels high enough to cause architectural damage and/or annoyance to persons in the vicinity. Shown in *Table 19: Construction Equipment Vibration Source Levels* below, a vibratory roller could generate up to 0.21 PPV at a distance of 25 feet; and operation of a large bulldozer (0.089 PPV) at a distance of 25 feet (two of the most vibratory pieces of construction equipment).

Guidelines from the Federal Transit Administration (FTA) are utilized to assess impacts due to groundborne vibration and have adopted standards associated with human annoyance for groundborne vibration impacts.

Vibration levels emitted from the use of a vibratory rollers within 26 feet of existing residential structures, or a large bulldozer used within 15 feet of an existing structure will have the potential to result in architectural damage. Existing structures surrounding the Project Site consist of residential homes as close as 5 feet to the east and 110 feet to the west and church buildings as close as approximately 35 feet to the west of the project property lines.

With the implementation of Best Management Practices **BMP NOI-02 (Minimize Groundborne Vibration)** and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with generation of excessive groundborne vibration or groundborne noise levels.

BMP NOI-02 (Minimize Groundborne Vibration): In order to minimize the impacts of groundborne vibration related to architectural damage on adjacent properties, the following best management practices have been suggested by the Project's Noise Specialist:

- Limit the use of vibratory roller within 26 feet or a large bulldozer within 15 feet of the existing residential structures to the east of the Project Site to avoid significant impacts

Table 19: Construction Equipment Vibration Source Levels

Equipment	PPV at 25 ft, in/sec	Approximate Lv* at 25 ft
Pile Driver (impact)	Upper range	1.518
	Typical	112
Pile Drive (sonic)	Upper range	0.644
	Typical	104
Clam shovel drop (slurry wall)		0.734
Hydromill (slurry wall)	Upper range	0.170
	Typical	93
Clam shovel drop (slurry wall)		0.202
Hydromill (slurry wall)	In soil	0.202
	In rock	94
Vibratory Roller		0.008
Hoe Ram		0.017
Large Bulldozer		0.210
Caisson Drilling		0.089
Loaded Trucks		0.089
Jackhammer		0.089
Small Bulldozer		0.076
		0.035
		0.003
		58

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Federal Transit Administration: Transit Noise and Vibration Impact Assessment Manual, 2018. *RMS velocity in decibels, VdB re 1 micro-in/sec				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less Than Significant Impact. The closest airport to the Project Site is the March Air Reserve Base/Inland Port Airport located approximately 0.67 miles to the west of the Project Site. This airport is not a public airport or public use airport, it is utilized for military purposes. According to the City of Moreno Valley 2040 General Plan Map S-7, Airport Land Use Compatibility Zones, shows that the Project Site is in Zone E. The Riverside County Airport Land Use Commission March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan (ALUCP 2014) states that Zone E is beyond the 55 dBA CNEL noise contour for the airport; however, occasional overflights may be intrusive to some outdoor activities in this zone. Since the Project is a residential use located within an airport land use compatibility zone, information regarding airport proximity and the existence of aircraft overflights must be disclosed to future residents. As a result, the Project will not expose people residing or working in the Project Area to excessive noise levels. Therefore, less than significant impacts are anticipated, and no mitigation is required.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Noise Impact Analysis, South of Iris, City of Moreno Valley, Ganddini Associates, May 19th, 2022 – Appendix H 2. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 6 – Safety Element – Section 6.4 – Noise <ul style="list-style-type: none"> - Figure 6-2 – Buildout Noise Contours 3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.4 – Noise <ul style="list-style-type: none"> - 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 <ul style="list-style-type: none"> • 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) 				

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact. According to SCAG’s 2016 Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS) population is projected to increase within the subregion of Western Riverside Council of Governments (WRCOG) to 22.1 million by the year 2040 (2006 GP EIR). The City’s Housing Element states that the City’s population growth rate was measured at 1.9 percent annually between the years 2000 and 2020. According to the City of Moreno Valley Housing Element (Table 3-1 Population Growth Between 2010 and 2040) population in the City of Moreno Valley is expected to increase 35 percent between 2000 and 2040 in WRCOG. In order to accommodate growth projections and Regional Housing Needs Allocation (RHNA) established by the State, in the 2006 and 2021 General Plan Updates as well as the City’s Housing Element, City of Moreno Valley has established General Plan policies and goals and Moreno Valley’s Housing Element policies and programs which stress the importance of increasing housing production to accommodate the growing region and avoid housing shortages. The Project proposes to increase density from R5 to RS10, which will result in 78 single-family homes on small lots and a total of approximately 300 new residents. This increase is consistent with the City’s goals and polices to increase diversity and abundance of housing developments and construct housing on underutilized land for the growing population.</p> <p>Project implementation will result in 31 additional units beyond what is expected under full buildout of the existing General Plan and Zoning at the Project Site under R5 land use designations. According to the City of Moreno Valley Housing Element and California Department of Finance, the average household size in 2020 in Moreno Valley was 3.85 persons. Based on this, the Project will accommodate 127 more residents than what would be expected under the existing zoning and general plan designations for the Project Site. Since the Project Site is planned for development of single-family homes on small lots and the Project is consistent with General Plan Goals, it will not induce substantial unplanned population growth by either implementing new homes or business or indirectly extending infrastructure. Impacts are therefore considered less than significant. No mitigation is required.</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>Response:</p> <p>Less than Significant Impact. The Project Site is vacant and Project implementation will not result in displacement of substantial numbers of existing people or housing. Project implementation is limited to the Project Site itself and the Project will transform underutilized, vacant land into a designated 78-unit single-family housing community for Moreno Valley residents. The Project is intended to broaden densities, enhance Moreno Valley’s designated residential communities, and provide increased housing choices in the City. For these reasons less than significant impacts from the Project will occur regarding displaced people or housing necessitating the construction of replacement housing elsewhere. No mitigation is required.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 2 – Community Development Element – Section 2.1 – Land Use <ul style="list-style-type: none"> - Figure 2-1 – Neighboring Lands Uses - Figure 2-2 – Land Use Map • Chapter 8 – 2014 – 2021 Housing Element 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.12 – Population and Housing <ul style="list-style-type: none"> - Attachments #1 - #10 – Housing Sites Inventory - Exhibits A1 – A11, C, D, and E – Maps of Housing Sites 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 				

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES – Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response:				
<p>Less Than Significant Impact. Moreno Valley Fire Department (MVFD) operates in cooperation with Moreno Valley Volunteer Reserve Fire Fighters and contracts with the Riverside County Fire Department (RCFD) and California Department of Forestry and Fire Protection (CAL FIRE). MVFD will be primarily responsible for fire protection and medical service at the Project. MVFD indicates that the Project area currently experiences adequate levels of service. An additional fire station will be needed with General Plan buildout. This station will be called the Industrial Station and is located south of the Project. While plans for this station are on hold due to timing of demand and funding, resources will be allocated from the City’s Capital Improvement Plan when needed to construct the Industrial Station.</p> <p>The Project Site is located approximately 1.3 miles south of Station 65 on Indian Street and approximately 1.8 miles west of Station 91. Throughout and succeeding Project construction, the City’s Standards and California Fire Code for Fire Protection will be implemented at the Project Site, being the City’s water supply standards, Fire Access Standards, Building Signage and Regulation Standards, and Vegetation and Clearance Standards. In addition, incorporated into the Project design, emergency responders will have access to the community through the proposed collector road and 12-foot access road around the water retention basin in the southwestern corner of the Project Site. Along with the design elements, proper signage, clearance, and vegetation on site will be included. The Water Supply is subject to review by Eastern Municipal Water District and City of Moreno Valley. During preapplication submittal of the Project, the fire department has asked that the developer provide documentation to show that the existing water system can deliver to the required Fire Flow for the California Fire Code standard. Prior to issuance of building permits, the fire flow at the Project Site will be tested and verified as compliant with the recommended standards.</p> <p>Plan review for the Project has identified adequate water pressure for fire flow for the Project at the Project Site; therefore significant impacts are not anticipated. The Project is consistent with the City’s long-range plans and SCAG regional sustainability plans and will not create substantial additional need for services since development at the Project Location will remain dedicated to residential development. 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.</p>				
For these reasons, impacts are considered less than significant. No mitigation is required.				
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response:				
<p>Less Than Significant. Moreno Valley Police Department (MVPD) maintains a contract with Riverside County Sheriff’s Department to coordinate police protection within the City. The Moreno Valley Police Traffic Team has been recognized within the state and nationally for its innovative traffic programs. In addition to the traffic program, MVPD sustains other programs include School Zone Enforcement, Radar Trailer/ Speed Program, Saturation Patrol, and School Presentations on the Use of Bicycle Helmets, Pedestrian Safety, etc. (MoVal 2021). MVPD will provide police protection for the Project. The closest police department to the Project Site is approximately 3.8 miles northwest (22850 Calle San Jun De Los Lagos, Moreno Valley, CA 92553). Due to the City’s planned buildout outline in the 2021 General Plan Update, future police stations are planned for development since population and activity is anticipated to increase. However, future facilities will comply with 2021 GPU goals and polices intended to protect the public and the environment.</p>				

Attachment: Exhibit A : Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cumulatively considerable impacts are anticipated to be less than significant due to input from the City’s police department on preliminary designs, which helped to create safer environments for the City’s future residents. Proposed projects are anticipated to increase population, which will require increased staffing to maintain an acceptable police presence within City Limits. However, the police department’s needs are considered and mitigated since the Project is subject to a DIF, which will be paid to the City and contribute to police department needs, in addition to plan check and inspections for compliance with police department standards for proactive safety, such as adequate lighting, and emergency response, such as clearly visible signage and addresses.

Therefore, the Project will not result in substantial increase in population beyond what has already been identified and anticipated throughout the Project’s pre-application. The standard application of the City’s discretionary review, plan check and inspection process will verify the implementation of police protection performance objectives for the Project.

For these reasons, impacts are considered less than significant. No mitigation is required.

iii) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response:

Less Than Significant with Mitigation Incorporated. Rainbow Ridge Elementary School and March Middle School are located directly north of the Project Site and north of Iris Avenue. Both schools are located within the Val Verde Unified School District. Increased enrollment due to the Project is likely to occur, therefore impacts to average enrollment rates are anticipated, but not considered significant since developments consist of a maximum of 78 single-family residential units, and the Project will result in 31 dwellings above what is expected to occur under buildout of the existing General Plan and zoning for the Project Site. Project implementation will result in the following additional students based on the student generation rates established by the School District. See *Table 20: Val Verde Unified School District Student Generation Rates* below.

Table 20: Val Verde Unified School District Student Generation Rates

Dwelling Units	School Type	Generation Rate	Students Generated by Project (78 DU)	Students per Density Increase (31 DU)
78	Elementary	0.03314	2.58492	1.09362
78	Middle	0.1702	13.2756	5.6166
78	High	0.7297	56.9166	24.0801

The increase in enrollments generated from this Project are not anticipated to be significant, since enrollment is anticipated to increase by approximately 31 students beyond what has already been considered and approved within the General Plan buildout and the net increase is not likely to exceed the school districts capacity. According to the most recent available school facilities analysis for Val Verde School District (Cooperative Strategies, 2018) the District has available capacity for additional students. Therefore, the Project will mitigate increases in density and new students by paying a school fee pursuant to **MM PUB-01: School Fee**. The fee will provide funds for school use accommodating public school resources and reduce potentially significant Project and cumulative impacts. The fee will provide funds for school use accommodating public school resources and reduce potentially significant Project and cumulative impacts. In addition, during construction, traffic delays have the potential to impact both schools during peak hours when drop-offs and pickups occur. Therefore, 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.

With the incorporation of Mitigation Measures for signing/stripping and traffic control improvements, sight distance standards and a traffic control plan indicated in **MM TRAF-01 through MM TRAF-03**, and Mitigation Measure **MM PUB-01: School Fee**. In addition, discretionary approval and the standard measures and procedures of the City’s plan check and inspection process, the Project would have less than significant impact to schools.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>MM PUB-01- School Fees: Prior to the issuance of the final tract map and permits, City Building Official shall verify that the Developer/Builder has paid required school fees to the City based on square footage of new structures for mitigation of impacts from increased enrollment. Payment of the Development Impact Fee.</p>				
<p>iv) Parks?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less Than Significant Impact. Based on established growth rates and park service standard of 3.0 acres of parkland per 1,000 residents, the total of 300 Project occupants anticipated with the Project will generate a need for approximately 0.9 acres of parkland. The Site plans indicate access to a common area and private recreation space on the Project Site to comply with the City's Municipal Code. Under the City's Parkland dedication ordinance, a combination of dedicated land and park in-lieu fees may be required from the developer to contribute to the cost of acquisition and construction of new parks to maintain the 3.0 AC/1000 residents ratio in the City. The City's General Plan indicates that additional parkland is needed to accommodate the future population anticipated with the General Plan buildout and the City has identified additional park locations for new facilities to serve future needs. The General Plan identified a potential park site southwest of the Project Site, at the site of Goya at Heritage Park.</p> <p>Therefore, to remain consistent with the General Plan and City Municipal Code, the common areas proposed with the Project is a 0.27-acre (1,1761.2 sq. ft.) tot lot located along the eastern border and adjacent to the meander in the collector road, which is at the mid-point between Iris Avenue and Goya Avenue, containing a turf play area, approximately 24 trees, and a children's play structure; and a 0.12-acre dog park, which abuts the northern perimeter of the retention basin and will be adorned with approximately five (5) trees. Project plans indicate the development will provide 0.39 acres of dedicated open space for recreational opportunities and will be available to residents pursuant to the City's Municipal Code requirements. The Project is located 1.1 miles south of John F. Kennedy Veteran's Memorial Park, the closest existing park to the Project Site. This park consists of 7.69 acres and provides a lit baseball/softball field, playground, walking paths, picnic tables, lit tennis courts and restrooms. During construction, traffic and nearby park access may be impacted, as such a traffic control plan will be in place to mitigate the construction-phase impact. Due to the proposed open space, size of the proposed development, and potential payment of in-lieu fees, the Project is not anticipated to create significant impacts on parks. The Project has been anticipated in the planned growth of the City and less than significant impacts are anticipated. No mitigation is required.</p>				
<p>v) Other public facilities?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less Than Significant with Mitigation Incorporated. The Moreno Valley Library-Iris Plaza Branch is approximately 0.6 miles from the Project Site. Impacts to this facility or other public libraries, such as alternation of existing facilities or the need for new libraries, is identified in the general plan based on the projected population growth in the City. The City collects developer fees, which are used for maintaining adequate library service and will monitor use and plan new and modified libraries on an ongoing basis. Based on the scope of the Project and the proposed construction of 31 additional units above what is planned under the existing zoning and general plan for the Project Site, impacts on the library system are not considered significant. The increase in density is anticipated to result in 127 additional residents and is not anticipated to result significant new demand on the existing library system, see Section XIV, response a). 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 will be implemented to mitigate Project impacts to less than significant levels. See Section XVII.</p> <p>With the incorporation of Mitigation Measure for signing/stripping and traffic control improvements, sight distance standards and a traffic control plan indicated in MM TRAF-01 through MM TRAF-03, and as a result of discretionary approval and the standard measures and procedures of the City's plan check and inspection process, the Project would have less than significant impact to other public facilities.</p>				

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 2 – Community Development Element – Section 2.5 – Schools <ul style="list-style-type: none"> - 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 <ul style="list-style-type: none"> - 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 <ul style="list-style-type: none"> - Figure 6-1 – Fire Stations 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.13 – Public Services <ul style="list-style-type: none"> - Figure 5.13-1 – Location of Public Facilities 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 				

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

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

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 and housing density; however, City Plans indicate the proposed Project will comply with SCAG regional plans and Moreno Valley’s Housing Element. As indicated in response XV iv) above, the site plan for the Project indicates available onsite recreation for residents. This includes the dedicated open space in conformance with municipal code requirements. The dedicated space will provide recreation opportunities for resident; however, the Project will increase the use of existing city and regional parks. Project plans indicate the development will provide 0.39 acres of dedicate open space for recreational opportunities and will be available to residents pursuant to the City’s Municipal Code requirements. Proposed community recreational areas consist of 0.12 acres for a dog park and 0.27 acres for a tot lot (See *Table 21: Project Open Space Areas* below).

Table 21: Project Open Space Areas

Item No.	Project Open Space Element	Size (Acres)
1	1. Location: Within the Southwestern corner of the proposed; north of the water retention basin, abutting the northern perimeter of the retention basin and access road. 2. Intended Use: Dog park/ Open space recreational facility 3. Features: <ul style="list-style-type: none"> • Tubular Steel Fence & Interior Vinyl Fence • Large and Small Dog Park • Gated Entrance • Two (2) resting benches 4. Proposed Landscape: <ul style="list-style-type: none"> • Five (5) Jacaranda • Turf Area 	0.12
2	1. Location: Along the eastern perimeter of the PUD, adjacent to the meander within the proposed collector street which connects Iris Avenue and Goya Avenue 2. Intended Use: Open space recreational facility dedicated for public use; PUD amenity, which will enhance quality of life for residences. 3. Features: <ul style="list-style-type: none"> • Children’s play structure; tot lot • Turf play area • Tubular Steel Fence • Walking paths • Six (6) resting benches • Eight (8) entrances 5. Proposed Landscape: <ul style="list-style-type: none"> • Five (5) Crape Myrtle “Tuscarora” • Two (2) Swan Hill Olive • One (1) Chinese Pistache “Keith Davey” • Sixteen (16) Crape Myrtle “Natchez” • Planting Areas 	
<i>Total Acreage of Project Open Spaces:</i>		0.39

Source: (T&B Consulting, 2023)
 (Wood Architecture, 2023)

Notes: Reference **Figure 7: Site Plan, Figure 8: Landscape Plan**

Attachment: Exhibit A : Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Moreno Valley requires 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 buildout of the General Plan. Due to the scale of the Project, Project consistency with General Plan Goals and Policies in *Table 22: Project Consistency with General Plan Park Requirements* 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. Therefore, no mitigation is required.

Table 22: Project Consistency with General Plan Park Requirements

Parks		
<p><i>Objective 4.2 Provide safe, affordable and accessible recreation facilities and programs to meet the current and future needs of Moreno Valley's various age and interest groups and promote the provision of private recreational facilities.</i></p>	<p><i>Policy PPS.1-2: Require that proponents of new development projects contribute to the acquisition and development of adequate parks and recreational facilities within the community, either through the dedication of park land and construction of facilities, or the payment of in-lieu fees.</i></p>	<p>The Project proposes to provide a safe, affordable, and accessible recreation facility within the housing development that will meet the needs of current and future residents. The open space is 0.27 acres for multipurpose uses. It is available to the community for various recreational uses.</p>
	<p><i>Policy PPS.1-5: Use site design, landscaping, lighting, and traffic calming measures to create safe parks and open spaces integrated with adjacent developments.</i></p>	<p>Along the collector road, adjacent to the proposed open space, there is a meander in the road meant to calm traffic and ultimately create safer open spaces within the housing community.</p>

Sources:

- 1) City of Moreno Valley General Plan 2006 (superseded), adopted July 11th 2006
 - a. Chapter 9: Goals, Objectives, Policies, and Programs
- 2) City of Moreno Valley General Plan 2040, adopted June 15, 2021
 - a. Chapter 2: Land Use and Community Character

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?

Response:

Less Than Significant Impact. See Response XVI. a). The Project includes a dog park within the tract for the neighborhood, which has been analyzed for environmental effects herein. The Project will pay Park in-lieu fees to contribute to the acquisition and design of new parks which may be reviewed for environmental compliance during future design. This process will include assessment of environmental impacts of park development and mitigation. Therefore, the will not require construction or expansion of recreational facilities having additional adverse physical impacts on the environment. Therefore, no mitigation is required.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 4 – Parks, Recreation and Open Space Element – Section 4.3 – Parks and Recreation <ul style="list-style-type: none"> - 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 <ul style="list-style-type: none"> • Section 5.13 – Public Services <ul style="list-style-type: none"> - Figure 5.13-1 – Location of Public Facilities 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 				

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The information and responses in Section XVII are based on the Transportation Screening Assessment prepared by Ganddini Associates, dated April 8, 2022, found in **Appendix G**.

Response:

Less than Significant Impact. As mentioned in Section I, the City of Moreno Valley is connected to the region by State Route 60 (SR-60), running east-west and located approximately five miles north of the Project Site, and Interstate 215 (I-215), running north-south approximately three miles to the west of the Project Site. Vehicular access between the Project and these freeways is provided by many existing city streets including Iris Avenue, Perris Boulevard, and Indian Street, which are nearest to the Project Site. The City’s Circulation Element indicates that portions of these arterials will be improved with widening to ultimate ROW width and new intersection controls in the future, which are intended to accommodate additional traffic from planned General Plan buildout according to City standards. Improvements anticipated with the Project, include street ROW dedication and improvements along Goya Avenue and Iris Avenue, which include paving and construction of curb, gutter and sidewalk, constructed to ultimate right-of-way widths and city standards, with the Project along approximately 328 linear feet adjacent to the north and south boundaries of the Project Site. These improvements are expected to contribute toward City’s improved circulation system to accommodate General Plan buildout. It is anticipated that implementation of Project plans, either short-term during construction or long-term will not significantly impact the adjacent arterial streets with increased traffic or affect regional transportation plans to reduce congestion surrounding and within the City based on the proposed scale and location of the Project. Likewise, the Project will not directly impact SR-60 and I-215 due to distance between these freeways and the Project Site.

The closest regionally significant planned improvement, the widening of Alessandro Boulevard, is 2 miles North of the Project Site, an improvement critical for the City’s success, with related changes supporting higher density and intensity of land use and the installation of medians, traffic signals, channelization, left-turn pockets, sidewalks, bike lanes, and widening from two to four lanes between Nason Street and Gilman Springs Road to improve vehicular circulation and reduce future VMT in the City. The Project proposes a unique residential neighborhood with similar attributes including proposed street improvements south of Iris Avenue and homes within proximity to existing businesses and services, providing enhancements contributing to reduce VMT and traffic congestion which are just as critical for the City’s success. Iris Avenue improvements include widening the street 18 feet, installation of streetlights every 100 feet along south of Iris Avenue, extension of pedestrian sidewalks, lane striping, constructed curb and gutter, and landscaped parkways. Goya Avenue is currently a dirt road and will be improved with paving, curb, gutter and sidewalk.

The Riverside Transit Agency Route for buses passes by the Project Site along Iris Avenue, however, the closest bus stop is northwest of the site at the Iris Avenue and Indian Street intersection, located approximately 500 feet northwest of the Project. Due to proximity, direct impacts from the Project on the nearest bus stop are not anticipated. During construction, traffic along Iris Avenue may be delayed by slower moving construction trucks and equipment, which can have temporary and intermittent impacts on traffic in the Local Vicinity. Project improvements to Iris Avenue will require temporary lane closure, which will be mitigated by implementing an approved traffic control plan during construction. Project implementation is not anticipated to result in significantly increased traffic and no permanent impacts on the bus route are anticipated.

Moreno Valley places importance on circulation throughout the city and notes that circulation “has great influence on the quality of our daily lives and the strength of the local economy” (MoVal GP 2040). To maintain circulation throughout the City, Moreno Valley utilizes Intelligent Transportation System’s to

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

differentiate between vehicles, pedestrians, or bicyclists. This tool allows for the improvement of circulation with proposed Projects and General Plan buildout to help plan for and alleviate potential impacts. The City has also approved a Circulation Element within the General Plan to help balance multimodal transportation and maintain proper circulation within City Limits. The Circulation Element plans for more efficient circulation by maintaining higher Levels of Service (LOS) (e.g., LOS A, B, C), as described in *Table 23: Level of Service (LOS)*, prioritizing automobiles as the anticipated main mode of transportation.

Table 23: Level of Service (LOS)

Level of Service A	Free-flow travel with freedom to maneuver.
Level of Service B	Stable operating conditions, but the presence of other road users causes a noticeable, though slight, reduction in convenience, and maneuvering freedom.
Level of Service C	Stable operating conditions, but the operation of individual users is substantially affected by the interaction with others in the traffic stream.
Level of Service D	High-density, but stable flow. Users may experience restriction in speed and freedom to maneuver, with poor levels of convenience.
Level of Service E	Operating conditions at or near capacity. Speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor convenience. Unstable operation is frequent, and minor disturbances in traffic flow can cause breakdown conditions.
Level of Service F	Forced or breakdown conditions. This condition exists wherever the volume of traffic exceeds the capacity of the roadway. Long queues can form behind these bottleneck points with queued traffic traveling in a stop-and-go fashion.

Notes: Extracted from the City of Moreno Valley’s General Plan Circulation Element. Table C-1: Level of Service Definitions.

The 2021 General Plan Update proposes a “layered network” approach, which plans for different modes of transportation and is designed to accommodate and better meet the needs of bicyclists, motorists, and pedestrians. In accordance with the City of Moreno Valley’s General Plan Update and Circulation Element, the Project pursuant displays consistency with the “layered network” approach and the following proposed goals and policies of both the 2006 General Plan and the 2021 General Plan as listed in *Table 24: Project Consistency with Circulation Element* below:

Table 24: Project Consistency with Circulation Element

2006 General Plan	2021 General Plan	Project Consistency
	Goal C.1: Strengthen connections to the regional transportation network.	Street improvements to Iris Avenue and Goya Avenue Arterials will facilitate access to regional transportation routes (Moreno Valley/ March Field Station, I-215, SR-60) to the west and north of the Project Site. Improvements along Iris Avenue consist of installation of streetlights and widening to its ultimate half-width plus 18’, necessary improvements east and west of the Project. Bicycle lanes
	Goal C-2: Plan, design, construct, and maintain a local transportation network that provides safe and efficient access throughout the City and optimizes travel by all modes.	The collector road follows Moreno Valley’s Circulation Diagram (Figure C-3: Illustrative Neighborhood Collector Cross Section). Sidewalks 6.5-foot wide are on either side of the collector street for pedestrian movement and walkability. The 36-foot-wide collector street proposes a parking lane on the eastern boarder of the collector road with 43 guest spaces and a “layered network” approach consistent with Moreno Valley’s circulation Diagram for bicyclists and vehicles throughout the community.
Policy 5.2.3 Encourage the incorporation of traffic calming design into local and collector streets to promote safe vehicle speeds.	Policy C.2-11 in the General Plan Update 2021.	Collector connects Iris to Goya Avenue, meanders to discourage speeding and enhance safety. In addition, there are two points of entry and exit from the collector road to prevent congestion at either side of the housing development.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Policy 5.1.2 Plan the circulation system to reduce conflicts between vehicular, pedestrian and bicycle traffic.</i>	<i>Policy C.2-10 Ensure that complete streets applications integrate the neighborhood and community identity into the street design and retrofits. This can include special provisions for pedestrians and bicycles that complement the context of each community.</i>				
<i>Policy 5.5.8 Whenever possible, require private and public land developments to provide on-site and off-site improvements necessary to mitigate any development-generated circulation impacts. A review of each proposed land development project shall be undertaken to identify project impacts to the circulation system. The City may require developers to provide traffic impact studies prepared by qualified professionals to identify the impacts of a development.</i>	<i>Policy C.3-4: Require development projects to complete traffic impact studies that conduct vehicle miles traveled analysis and level of service assessment as appropriate per traffic impact study guidelines.</i>				
<i>Goal 5.10: Encourage bicycling as an alternative to single occupant vehicle travel for the purpose of reducing fuel consumption, traffic congestion, and air pollution.</i>	<i>Policy C.5-3 in the General Plan Update 2021.</i>				
Sources: <ol style="list-style-type: none"> 1. City of Moreno Valley General Plan 2006 (superseded), adopted July 11th, 2006 <ol style="list-style-type: none"> a. Chapter 9: Goals, Objectives, Policies, and Programs 2. City of Moreno Valley General Plan 2040, adopted June 15, 2021 <ol style="list-style-type: none"> a. Chapter 4: Circulation 					

Analogous with Moreno Valley’s Policy C.3-4 from the General Plan Update, a Transportation Screening Assessment was conducted by Ganddini Associates, see **Appendix G** (GAI,2022). According to the City of Moreno Valley’s guidelines contained in the “Transportation Impact Analysis Preparation Guide of Vehicle Miles Traveled and Level of Service Assessment” (June 2020), the Project does not require preparation of a traffic impact analysis which includes Level of Service (LOS) analysis or Vehicle Miles Traveled (VMT) analysis.

Since the Project proposes less than 100 single family residential lots (78 DU are proposed) and demonstrates trips generated of less than 100 during peak hours (54 trips during the AM peak hour, 73 trips during the PM peak hour, and approximately 736 total daily trips) in accordance with Trip Generation Manual published by the Institute of Transportation Engineers (ITE), the Project does not require Level of Service (LOS) analysis. Refer to *Table 25: Project Trip Generation* for a comprehensive outline of Project Trip Generation. The daily trips from the Project are anticipated to result in less than significant impacts to vehicular congestion within the City and is consistent with Moreno Valley’s General plan initiative to “[ensure] smooth vehicular circulation will continue [as] an important effort for the foreseeable future” (MoVal GP 2040). No mitigation is required.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 25: Project Trip Generation

Trip Generation Rates									
Land Use	Source ¹	Land Use Variables ²	AM Peak Hour			PM Peak Hour			Daily Rate
			% In	% Out	Rate	% In	% Out	Rate	
Single-Family Detached Housing	ITE 210	DU	26%	74%	0.7	63%	37%	0.94	9.43

Trip Generations									
Land Use	Source	Quality	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single-Family Detached Housing	ITE 210	78 DU	14	40	54	46	27	73	736

Notes:
 1 ITE= Institute of Transportation Engineers Trip Generation Manual (11th Edition, 2021); 210 = Land Use Code. All rates based on General Urban/ Suburban setting.
 2 DU= Dwelling Units

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"/>
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Response:

Less Than Significant Impact. Refer to Section XVII Response a). Vehicle Miles Traveled (VMT) is the metric utilized to evaluate the transportation impacts under CEQA. VMT, in general terms, quantifies the amount and distance of automobile travel attributable to a project or land use for a region. According to the City’s guidelines, screening criteria categorizes this Project type as typically reducing VMT and anticipates impacts as less than significant. Since the Project is located within a Transit Priority Area (TPA), which is defined as a Project within one-half mile of major transit stop of high-quality transit corridor, the screening criteria is met and therefore results in a less than significant VMT impact absent of substantial evidence to the contrary. In addition, residential and office projects located within a low VMT generating area may be presumed to have less than significant impact. Based on the City’s thresholds, a project will satisfy low VMT screening criteria if it is in a traffic analysis zone (TAZ) that does not exceed four percent below the existing County of San Bernardino baseline VMT per service population.

In order to appropriately conclude the Project is in a low VMT area, the Western Riverside Council of Governments (WRCOG) VMT Screening Tool developed from the San Bernardino Transportation Analysis Model (SBTAM) was used. The WRCOG VMT tool aids in forecasting VMT specific to Riverside County with Senate Bill (SB) 743 implementation, which looks to balance congestion management, infill development, public health, etc. This tool measures VMT performance for individual jurisdictions and TAZ. Since the proposed Project is located within TAZ 1,202, the WRCOG VMT Screening Tool computed that in 2022 (the baseline year) VMT per service population for the Project TAZ is equal to 13.5. The following forecasted VMT per capita is under the City-established threshold of 16.2, found during the WRCOG VMT results analysis. Results from the WRCOG VMT Screening Tool is shown in **Appendix G**, Exhibit A. Additionally, according to the California Air Pollution Control Officers Association (CAPCOA) *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities and Advancing Health and Equity Designed for Local Governments, Communities and Project Developers* (December 2021) [“CAPOCA Handbook”], an industry standard document, an applicable VMT reduction measure includes increasing residential density. The handbook states that “increasing residential density results in shorter and fewer trips by single-family occupancy vehicles and thus reduction in GHG emissions” (CAPOCA Handbook, 2021). As a result, the Project is anticipated to have less than significant impact.

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Therefore, the Project satisfies the City's VMT screening for Low VMT Area Location and does not require implementation of any Project design features or mitigation measures beyond street widening, installation of streetlights, and geometrics which will be implemented with the Project as conditions of approval on the General Plan Amendment, Zone Change and Tentative Tract Map for consistency with the City's Engineering Manual for Streets and the General Plan. No mitigation is required.				
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>Response:</p> <p>Less than Significant With Mitigation Incorporated. See Section XVII response a) through b). Land use and activities associated with the Project are anticipated to be consistent with the long-range development patterns for the area and will be compatible with the Local Vicinity. The Project will install sidewalks, streetlights, and increase street widths on public-right-of-way adjacent to the Project Site on Iris Avenue and Goya Avenue. Off-site improvements will comply with City design standards outlined in the City's Standard Engineering Plans, posted on the City's website and available to developers. Additionally, street improvements will promote pedestrian circulation to educational centers, North of Iris, and potential employment centers west of the Project Site, retail businesses and services to the east, and other City facilities, such as parks and the library which are within walking distance to the north and south of the Project. Two points of entry and exit are proposed for this housing development. One is located on the northern border of the Project Site leading to Iris Avenue and the other on the southern border leading to Goya Avenue. Both access points allow better evacuation or access in the event of an emergency. The layout of the internal circulation system is on a grid and does not include sharp curves. In fact, Project plans indicate that the proposed circulation system conforms to the City's Municipal Code and provides amenities including the proposed 10-foot parkway, along South of Iris, that enhances the pedestrian experience.</p> <p>The proposed roadway improvements are subject to review and approval by the City's standard application process. In addition to review and approval by the City Engineer pursuant to the City's Standard Engineering Plans. Review of the Project plans and design elements will result in less than significant impacts due to hazards associated with geometric design features due to plan check review implementation of standard conditions of approval. Project review and approval by the City Engineer pursuant to the City's Engineering Design Manual will verify less than significant Project impacts due to hazards associated with geometric design features.</p> <p>Plans indicate three residences proposed with direct driveway access onto Goya Avenue, which is a non-classified street on the City circulation network; therefore, placement of residential driveways is appropriate. The City of Moreno Valley does specify spacing between intersections on standard MVSI-160C-1, which restricts direct residential access on roadways classified Minor Arterial and higher. Goya Avenue does not have direct residential access restriction per MVSI-160C-1 and spacing between residential driveways is not specified on Moreno Valley standard plans. The project shall comply with the following conditions as part of the City of Moreno Valley standard development review process:</p> <p>MM TRAF-01- Signing/ striping and Traffic Control Improvements: All construction plans for roadway design, signing/stripping, and traffic control improvements relating to the proposed project shall be submitted to City of Moreno Valley Public Works Department for approval and constructed in accordance with applicable engineering standards prior to issuance of permits for the Project.</p> <p>MM TRAF-02- Sight Distance Standards: The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable City of Moreno Valley, national or state sight distance standards prior to issuance of permits. It is recommended that the landscape plan for the site should utilize the sight distance principals to avoid placing obstructions (such as dense trees or monument signs) within the limited use area on either side of proposed project access driveways.</p>				

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>MM TRAF-03- Traffic Control Plan: A construction work site traffic control plan shall be submitted to the City for review and approval prior to the issuance of a grading permit or start of any construction work. If applicable, the plan shall identify any roadway closures, shoulder closures, detours or flagging operation as well as hours of operation. All construction related trips shall be restricted to off-peak hours to the extent possible.</p>				
<p>d) Result in inadequate emergency access?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less Than Significant Impact with Mitigation Incorporated. See Responses XVII. a) through c). During the duration of Project construction, access to the Project Site and Project Vicinity may delay emergency access due to slower moving trucks and equipment onsite or in the surrounding area. Traffic control is required per the City’s Municipal Code and mitigation measure MM TRAF-03 (Traffic Control Plan) to ensure adequate emergency access is maintained onsite and in the Project Vicinity during construction.</p> <p>Therefore, with the incorporation of Mitigation Measure MM TRAF-03 (Traffic Control Plan) and as a result of discretionary approval and the standard measures and procedures of the City’s plan check and inspection process, the Project would have less than significant impact with inadequate emergency access.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Transportation Screening Assessment for South of Iris Project, Moreno Valley, California, Ganddini Associates, April 2022 – Appendix G 2. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 5 Circulation Element <ul style="list-style-type: none"> - Figure 9-1 – Circulation Plan - Figure 9-2 – LOS Standards - Figure 9-3 – Roadway Cross-Sections - Figure 9-4 – Bikeway Plan 3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.2 – Traffic/Circulation <ul style="list-style-type: none"> - Figure 5.2-1 – Circulation Plan - Figure 5.2-2 – General Plan Roadway Cross-Sections - Figure 5.2-3 – Year 2000 Number of Through Lanes - Figure 5.2-4 – Year 2000 Daily Volume/Capacity (V/C) Ratios - Figure 5.2-5 – Year 2000 Average Daily Traffic Volumes - Figure 5.2-6 – Proposed Circulation Plan - Figure 5.2-7 – LOS Standards • Appendix B – Traffic Analysis, City of Moreno Valley General Plan Traffic Study, Urban Crossroads, June 2004. 4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 5. Moreno Valley Municipal Code Chapter 3.18 Special Gas Tax Street Improvement Fund 6. Moreno Valley Master Bike Plan, adopted January 2015 7. Riverside County Transportation Commission, Congestion Management Program, December 14, 2011 				

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k) , or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact with Mitigation Incorporated. According to Public Resources Code Section 5020.1 (k), “Substantial adverse change” is defined as “demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired”. The changes include indirect and direct changes that have the potential to impact historical resources listed or eligible for listing on the State and/or National Register of Historic Places as well as historical structures deemed locally significant by the Lead Agency. The cultural records search indicated that no cultural resources have been found or recorded on the current Project Site and the Project Site is vacant. Therefore, it is not anticipated that the Project will not have impacts on resources that are listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources.</p> <p>“Tribal cultural resources” are defined by Public Resources Code 21074 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 Search was conducted at the California Native American Heritage Commission (NAHC). A response from the NAHC was received on April 25, 2022, indicating the results were negative, meaning no resources have previously been identified in the immediate Project Area. Scoping letters were submitted to the Native American contacts provided by the NAHC (see Appendix C). A letter from the Pechanga Band of Indians was received requesting tribal consultation based on the location of the Project Site being in the heart of the tribe’s ancestral territory. The tribe indicates that the Project is within approximately 600 feet of a Traditional Cultural Landscape and two additional Traditional Cultural Places according to tribal records. In addition, there have been multiple know Ancestral remains documented in the Local Vicinity of the Project. For these reasons, the Tribe believes that the potential for discovery of tribal resources is high.</p> <p>On August 19, 2022, Moreno Valley received a response from the Agua Caliente Band of Cahuilla Indians (ACBCI). The representative from the tribe indicated that the Project Site does not fall within the boundaries of their reservation. As a result, they have deferred consultation to Pechanga Band of Luiseño Indians and have requested a copy of mitigation measures that will be utilized for the proposed Project. The City of Moreno Valley received an additional response from Morongo Band of Mission Indians (Tribe/ MBMI) Tribal Historic Preservation Office, after the deadline for consultation on October 4, 2022. However, the representative indicated that they would like to initiate government- to-government consultation under Assembly Bill (AB) 52, since the Project Site could contain potentially sensitive cultural resources regardless of the presence or absence of remaining surface artifacts and features. To ensure meaningful consultation, Morongo Band of Mission Indians have requested Project designs, the grading plan, a records search conducted by the appropriate California Historical Resources Information System (CHRIS), copies of cultural resource assessments, shapefiles of Project</p>				

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>area of effect (APE), and a copy of the Geotechnical Report.</p> <p>As a result of the cultural resources survey, impacts to resources eligible for the California Register of Historic Resources and significant under CEQA may occur. Alluvial soils have the potential for buried cultural resources, therefore, cultural resources could be unveiled 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 levels of previous disturbance from past land use.</p> <p>With the implementation of Mitigation Measures MM CUL-02 (Native American Monitoring), MM CUL-03 (Cultural Resource Monitoring Plan), and MM CUL-04 (Cultural Resources Disposition) and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact with listed or eligible for listing in the California Register of Historical Resources, or in local register of historical resources.</p>				
<p>ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant with Mitigation Incorporated. See Section XVII, response a) i). Public Resources Code section 5024.1 subdivision (c) provides criteria following National Register of Historic Places for historical resources in the California Register. The legislature finds and declares the 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, in accordance with advise from NAHC, letters were sent out to tribes requesting additional information on cultural significance of the Project Site and surrounding areas. The tribes that received letters include 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 Luiseno 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. The Pechanga Band of Luiseño Mission Indians has requested consultation with the City on this Project.</p> <p>Since the Project will require grading and other earthworks beyond depths of previous disturbance from past agricultural activities, the Project could result in a substantial adverse change in the significance of a tribal resource, which results in a significant impact pursuant to Public Resource Code 5024.1, subdivision (c).</p> <p>With the implementation of Mitigation Measures MM CUL-05 (Grading Plan) and MM CUL-06 (Inadvertent Finds) and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact with significant resources to a California Native American tribe.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Cultural Resources Survey Report for the South of Iris Project, Moreno Valley, California, Laguna Mountain Environmental, April 2022 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 				

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • Section 5.10 – Cultural Resources <ul style="list-style-type: none"> - 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 (<i>This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.</i>) 				

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant with Mitigation Incorporated. The Project Site will be served by utilities and services systems including Riverside County Flood Control and Water Conservation District, which provides flood control within the City, the Eastern Municipal Water District (EWMD), which will provide Water and Wastewater services for the Project, and electrical services will be provided by Moreno Valley Electrical Utility. In addition, natural gas to the Project will be provided by SoCalGas and Waste Management provides trash collection and recycling within City Limits. Soil waste within the City is primarily taken to the Badlands Landfill (3115 Ironwood Avenue, Moreno Valley, California) located north of SR-60. Project implementation will require that telecommunication lines, approximately three telephone poles located south of Iris Avenue, will be placed underground during street improvements. In addition, according to site plan, a water retention basin is to be constructed in the southwestern corner of the Project Site. The water retention basin will filter and control the rate of stormwater runoff discharged off-site, in compliance with 2006 and 2021 General Plan Update goals and polices. The developer is required to implement a Water Quality Management Plan (WQMP) for long-term water quality and a Stormwater Pollution Prevention Plan (SWPPP) during construction pursuant to the City's Municipal Code. The WQMP as well as detention basin maintenance will be implemented in perpetuity by homeowners and the HOA.</p> <p>The Project is within existing service areas for, SoCal Gas (natural gas services), Waste Management of Inland Valley (refuse collection and recycling and disposal), and Frontier, Spectrum and AT&T (Cable Communications/Internet). The majority of the solid waste produced at the Project Site will be disposed of at Badlands Sanitary Landfill, northeast of the Project Site at 3115 Ironwood Avenue, Moreno Valley, California.</p> <p>Utilities required by the Project are currently located in Iris Avenue, therefore, the Project will not require significant relocation of existing water, electric, and natural gas lines on the Project Site. There will be construction of new utility systems for the Project on site and these will be connected to the existing utilities located near the Project Site within adjacent streets. New construction will construct utilities in compliance with the City's codes and ordinances. The addition of 31 units to the buildout of the Project Site would not result in substantive changes in the impacts related to expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, since the Project has been planned in substantial consistency with SCAG regional sustainability plans and the City's approved land use plan, which has been coordinated with utility purveyors to ensure connections can be established and long-term operations can be sustained. Likewise, the Project will be implemented with an HOA and CC&Rs for long-term management of the Project including utilities.</p> <p>For the reasons above, the Project will not require construction of new expanded water, wastewater treatment or storm water drainage beyond extensions to serve the proposed land use; the new construction will not result in a significant impact since the Project will implement strategies to reduce energy and water consumption, such as compliance with the Green Building Code, accommodation for solar energy, and drought tolerant landscaping. In addition, the Project will accommodate population growth that has been considered and approved in regional plans and the City's approved Housing Element.</p> <p>With the implementation of Mitigation Measure UTL-01: Utility Purveyor Approval, the Project is anticipated to result in less than significant impacts.</p>				

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>MM UTL-01- Utility Purveyor Approval: Prior to issuance of final tract map approval and permits, the City Building Official shall verify that improvement plans for utility extensions and connections and service to the structures are approved by each utility purveyor.</p>				
<p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant with Mitigation Incorporated. The Eastern Municipal Water District (EMWD) will provide water services for the Project. The scope of the Project is considering 31 additional units above what is already permitted under the existing General Plan and Zoning. EMWD’s Urban Water Management Plan indicates overall water demand within its jurisdiction is declining due to implementation of water conservation measures, such as efficient appliances and fixtures as well as drought tolerant landscaping and that the plan strives to achieve a 20 percent reduction in use with water conservation strategies (UWMP, 2020). Average annual per capita demand for water is documented at 125 gallons per day. The Project contributes to established regional housing needs and maintains goals consistent with the City’s Housing Element and Climate Action Plan, providing a unique neighborhood in a location where increased housing is encouraged and anticipated. Due to the size of the Project it would not exceed forecasted water demand projections for EMWD. Improvements to the pipelines as well as continued implementation of water conservation through the application of an HOA and CC&Rs with the Project will assist in better serving the Project area and future growth within Moreno Valley. The Project will implement measures to conserve water, such as drought tolerant landscaping and compliance with the Green Building Code, that will be maintained in perpetuity under the CC&Rs.</p> <p>Specifically, the proposed Project will enforce water conservation policies by including them within CC&Rs enforceable by the PUD’s HOA during long-term use. Each homeowner and tenant will be required to comply with HOA requirements, or they may be subject to fines. New landscaping proposed with the Project consists of 17,835 sq. ft. of low-water demand trees and plants with a plant factor of 0.03, resulting in an irrigation efficiency of 0.75 overhead. According to the landscaping plan, estimated annual water use will be approximately 651,896 gallons, which is approximately 8 percent below the allowable allowance of 708,674 gallons due to the application of water-efficient features.</p> <p>According to an EMWD special report published May 2019, water efficient households utilize approximately 55 gallons per person per day. Since the proposed Project anticipates a total population increase of approximately 300 residences, approximately 6,022,500 gallons of water will be used annually for Project’s long-term needs. In combination with the proposed Project’s irrigation needs, the Project anticipated a total of 6,674,396 gallons of water use annually. Due to the zone change from R5 to RS10, the proposed Project requires EMWD to supply an additional 2,544,506 gallons of water annually.</p> <p>The Project will implement water conservation features which will be managed in perpetuity through the application of CC&Rs and the HOA. Therefore, the Project contributes to regional housing needs and maintains goals that are consistent with desired outcomes from city-established policies and objectives contained within the Housing Element and Climate Action Plan as well as the regional plans for water supply in EMWD’s Urban Water Management Plan. The Project provides a unique neighborhood that contributes to the local character, City circulation (internal connectivity), and increases housing in a designated residential land use.</p> <p>The Eastern Municipal Water District (EMWD) planning documents indicate water supplies are available to provide water services to the Project. Due to the size of the Project, it will not exceed forecasted water demand for EMWD. Improvements to the pipelines as well as implementing new storage tanks outlined in EMWD’s Updated Water Management Plan (UWMP) will assist in better serving the Project and future growth in the Local Vicinity within Moreno Valley. The Project will implement mitigation measure MM UTL-02: EMWD Water Conservation Policies to conserve water, such as drought tolerant landscaping and compliance with the Green Building Code.</p>				

Attachment: Exhibit A : Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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For these reasons, the proposed Mitigation Measure **MM UTL-02: EMWD Water Conservation Policies** will reduce impacts to sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years to less than significant levels.

MM UTL-02: EMWD Water Conservation Policies: Prior to final tract map approval and issuance of permits the City Engineer and Planning Department shall verify that EMWD Water Conservation Policies are incorporated within the Project’s CC&R’s and construction plan set per the following:

- i. Irrigate landscape only between 9:00 p.m. and 6:00 a.m. except when:
 - o Manually watering.
 - o Establishing new landscape.
 - o Temperatures are predicted to fall below freezing; or
 - o It is very short period of time to adjust or repair an irrigation system.
- ii. Unattended irrigation systems using potable water are prohibited unless they are limited to no more than 15 minutes watering per day, per station. This limitation can be extended for:
 - o Very low flow drip irrigation systems when no emitter produces more than two gallons of water per hour.
 - o Weather based controllers or stream rotor sprinklers that meet 70 percent efficiency.
 - o Runoff or over watering is not permitted in any case.
- iii. Irrigation systems operate efficiently and avoid overwatering or watering of hardscape and the resulting runoff.
- iv. Excessive water flow or runoff is prohibited.
- v. Install new landscaping with low-water demand trees and plants. New turf shall only be installed for functional purposes.
- vi. Watering during rain is prohibited.

Long-term maintenance of items a) through f) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.

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. The Eastern Municipal Water District (EWMD) has two treatment plants, the Henry J. Mills in Riverside and Robert A. Skinner, in Winchester. The wastewater collection systems provided by EWMD are 1,534 miles of gravity sewer, 53 lift locations, and 4 operational regional water reclamation facilities, with interconnections between local collection systems serving each treatment plant. EWMD has increased the use of recycled water within their regional water reclamation facilities, helping with conservation and managing water demands and support an alternative to using potable water for alternative uses approved by the City. The UWMP for the service area indicates 100 percent of public landscaping is irrigated with recycled water from EWMD recycling facilities. The Project will also implement recycled water within community landscaping and is consistent with regional land use plans published by SCAG that have been used to develop EMWD’s water and wastewater master plans. The Project will implement water conservation strategies that will reduce the amount of wastewater; therefore, Project implementation is not anticipated to result in demand for wastewater service exceeding the provider’s commitments. Less than significant impacts are anticipated. No mitigation is required.

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. Through a contract with the Badlands sanitary landfill, El Sobrante Landfill, and Lamb Canyon Landfill, the City provides solid waste services. Due to the size of the Project

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>waste is not expected to exceed state or local capacity and an approved Waste Management and Recycling Plan will be submitted per the City Building Code to ensure compliance with state and local jurisdiction (See Section XIX, Response e). According to the Moreno Valley 2006 General Plan EIR, Table 5.13-17 Estimated Current and Future Solid Waste Generation Alternative 1, each single-family residential development generates approximately 10 pounds of solid waste per day. Since the Project proposes to implement 78 dwelling units within the PU, each day approximately 780 pounds of solid waste that is generated at the Project Site (approximately total pounds 5,460 weekly); resulting in 450 pounds of solid waste from the 33 additional dwelling units (additional 3,150 pounds weekly). No mitigation is required.</p>				
<p>e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact. Compliance with state and local management, reduction statutes and regulations to solid waste, will be carried out through an approved Waste Management and Recycling Plan which will be submitted to the City per the City Building Code. The Plan will follow the California Integrated Waste Management Act, Assembly Bill 1826, Senate Bill 1383, and the City Municipal Code. No mitigation is required.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> - Figure 7-1 – Water Purveyor Service Area Map 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.7 – Hydrology and Water Quality <ul style="list-style-type: none"> - Figure 5.7-1 – Storm Water Flows and Major Drainage Facilities - Figure 5.7-2 – Groundwater Basins • Section 5.13 – Public Services <ul style="list-style-type: none"> - 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 				

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
<p>Response: Less than Significant Impact. See Section IX, Response f). The Project location is not near a designated CALFIRE Fire Hazard Severity Zone and the closest lands that are categorized as such are near the north, northeast, and southeast City Limits. Refer to Figure 4.18-1 of the General Plan Update EIR (Moreno Valley 2021). The proposed Project is located in an urbanized area of the City. The closest fire stations to the Project Site include Riverside County Fire/ Moreno Valley Station 65, approximately 1.3 miles north, and Riverside County Fire Department Station 91, approximately 1.8 miles east. At Station 65, a 1,250 GPM first line engine, one second line engine, and one rescue squad is housed. Similarly, at Station 91, the equipment housed here is one 75-foot ladder truck, one second line engine, and a breathing support (Moreno Valley 2006 GP EIR). The Project will temporarily affect access to arterials due to proposed street improvements, meant to enhance goals and policies defined in the City's General Plan Circulation Element and Zoning Code. The Project will implement a Traffic Control Plan during construction to reduce temporary construction impacts on access. The street improvements will occur along south of Iris Avenue and extend Goya Avenue along the southern perimeter of the Project Site. 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. However, during the construction phase of the Project slow moving trucks will be temporarily deployed on the City's circulation system and on freeway access for I-215 and SR-60. Despite the utilization of slower moving trucks, the scale of the Project's construction traffic is not anticipated to substantially impair the circulation system or freeway operations with the implementation of a Traffic Control Plan. As a result, the Project will have less than significant impact on emergency response plans or emergency evacuation plans. In addition, due to proximity to very high fire hazard severity zones, Project implementation will involve less than significant impacts on evacuation routes and emergency response plans within vulnerable, fire-prone areas. No mitigation is required.</p>				
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"/>
<p>Response: Less than Significant Impact. See Section XX, Response a). The Project will increase activity with the existing urbanized area. The Project Site lies on flat land and is not located on a slope 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 the uncontrolled spread of a wildfire. The Project is consistent with 2006 General Plan, 2021 General Plan Update, and Housing Element policies and goals for land use. In addition, existing two-story structures south of the Project Site are similar to the proposed single-family residential units at the Project Site. The land use proposed with the Project is consistent with the existing land use patterns that are currently addressed in the City's Emergency Operations Plan.</p> <p>For these reasons, the impacts due to slope, prevailing winds and other factors of wildfire rises are less than significant. No mitigation is required.</p>				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: Less than Significant Impact. The Project plans indicate the installation and extension of a road and utilities to serve the 8.3 DU/AC residential Project on a site that has been planned for medium density</p>				

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residential development. City documents including Moreno Valley’s 2006 General Plan, 2021 General Plan Update, 2021-2029 Housing Policy, and SCAG Regional plans for growth within City Limits indicate a dire need for housing developments. The Project will provide additional housing to combat potential shortages in the future. The extension of utilities and services will be reviewed by the City’s Engineer to ensure compliance with the Municipal Code and California Building Code. Extensions will not obstruct the desired policies and goals of the City’s General Plan or SCAG’s regional plans for this location. Existing above ground infrastructure, like powerlines south of Iris Avenue, will be relocated underground consistent with policies and objectives in the City’s General Plan. Additionally, side yard setbacks will meet zoning requirements of 5-feet between the side lot and the house. As a result, safe second-story fire rescue will be conducted as long as the space is free and clear of debris. Therefore, Mitigation Measure **MM WILD-01: HOA Fire Safety** will ensure residents keep side yard setbacks free and clear of debris for fire safety and emergency response purposes.

For the reasons above, implementation of the Mitigation Measure will ensure the Project does not exceed what has already been considered and approved in existing local land use plans for the Project Site. Therefore, impacts will be less than significant upon implementation of the HOA CC&Rs.

MM WILD-01: HOA Fire Safety- To ensure fire safety and appropriate emergency response, the Homeowner’s Association shall incorporate requirements within the recorded CC&Rs that require property owners to keep the side yard setbacks free and clear of debris year-round.

Long-term maintenance of above requirement shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.

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"/>
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Response:

No Impact. 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. No mitigation is required.

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
 - Chapter 6 – Safety Element – Section 6.2- Fire and Emergency Services – 6.2.8—Wildland Urban Interface
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
 - Section 5.5 – Hazards and Hazardous Materials
 - Figure 5.5-2 – Floodplains and High Fire Hazard Areas
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
 - 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
 - Threat Assessment 3 – Wildfire

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response: Less Than Significant Impact with Mitigation Incorporated. The Project will implement mitigation measures (MM BIO-01: Preconstruction Nesting Bird Survey , MM BIO-02: Burrowing Owl) and standard conditions (SC BIO-03: Stephan King’s Kangaroo Rat) for biological resources to reduce potentially significant impact to less than significance.				
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"/>
Response: Less Than Significant Impact with Mitigation Incorporated. Mitigation measures have been proposed to reduce potentially significant project-related individual impacts from water quality (MM HYDRO-01: Water Quality Best Management Practices), aesthetics (MM AES-01: Perimeter Walls , MM AES-02: Landscaping and Irrigation , MM AES-03: Exterior Finishes), air quality (MM AQ-01- SCQMD Rule 1113 , MMAQ-02: Fugitive Dust Control Plan , MM AQ-03: Construction Idling), traffic (MM TRAF-01- Signing/ striping and Traffic Control); MM TRAF-02: Sight Distance Standards ; MM TRAF-03: Traffic Control Plan), cultural (MM CUL-1 through MM CUL-06), tribal cultural resources (MM CUL-02 through MM CUL-04), geology and soils (MM GEO-01 through MM GEO-17), hazardous materials (MM HAZ-01- Coordination with Val Verde School District ; MM HAZ-02: Hazardous Materials Manifest and Plan), public services and utilities (MM TRAF-01 through MM TRAF-03), public services and utilities (MM PUB-01: School Fees , MM UTL-01: EMWD Water Conservation Policies), and fire (MM WILD-01: HOA Fire Safety) as well as Best Management Practices for Noise (BMP NOI-01- Construction Best Management Practices ; BMP Groundborne Vibration Best Management Practices). The Project is consistent with long-range regional, and city plans and is not anticipated to significantly contribute to cumulative impacts.				
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"/>
Response: Less Than Significant Impact with Mitigation Incorporated. The Project will implement mitigation measures for geology and soils (MM GEO-01 through MM GEO-17). Hazardous materials (MM HAZ-01- Coordination with Val Verdes School District ; MM HAZ-02: Hazardous Materials Manifest Plan) and traffic (MM TRAF-01- Signing/ striping and Traffic Control); MM TRAF-02: Sight Distance Standards ; MM TRAF-03: Traffic Control Plan) as well as Mitigation Measures for Air Quality (MM AQ-01: SCAQMD Rule 113 ; MM AQ-02: Fugitive Dust Control Plan ; MM AQ-03: Construction Idling).				

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: Initial Study/Mitigated Negative Declaration [Revision 1] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

Exhibit B

MITIGATION MONITORING AND REPORTING PROGRAM



**DRAFT MITIGATION MONITORING AND REPORTING PROGRAM
 FOR SOUTH OF IRIS PROJECT**

PEN22-0159 (General Plan Amendment), PEN22-0158 (Change of Zone), PEN22-0156 (Tentative Tract Map 38458) and PEN22-0157 (Conditional Use Permit)

The following is a Mitigation Monitoring and Reporting Program (MMRP) for South of Iris Project (Neighborhood 1 of the Heritage Park Planned Unit Development) located in Moreno Valley, California. This MMRP has been prepared pursuant to Section 15097 of the CEQA Guidelines and Section 21081.6 of the Public Resources Code. This MMRP lists all applicable Project Mitigation Measures (MM), Standard Conditions (SC), and environmental commitments for executing Best Management Practices provided by the Project Applicant that are required to be implemented with the Project under existing Plans, Programs, and Policies for environmental resource protection. This MMRP includes implementation timing and responsible party to ensure proper enforcement of all MMs and SCs to reduce Project impacts. The City of Moreno Valley, as the Lead Agency, will utilize the MMRP to document the implementation of Project mitigation and BMP environmental commitments, which ensure all project impacts are reduced to less than significance pursuant to The California Environmental Quality Act (CEQA).

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a) Have a substantial adverse effect on a scenic vista? 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?	<p>MM AES-01- Perimeter Walls: Prior to final tract map approval and issuance of permits, the City of Moreno Valley shall verify that Project plans and the recorded CC&Rs for the Project include the following types of perimeter fencing and walls to be installed during construction and maintained in perpetuity throughout the Heritage Park Planned Unit Development:</p> <p>a) Perimeter Block Walls- Perimeter block walls generally located around the exterior of the neighborhood to provide homes with privacy and noise attenuation from abutting roads and off-site land uses. These Perimeter Block Walls consist of textured split-face concrete solid bricks, with no openings. The wall shall measure six (6) feet in height as measured from ground surface on the highest side of the fence including two (2) inch high caps. The wall shall include 16-inch block decorative concrete block pilasters with no openings, at each lot line and change of fence type.</p> <p>b) Interior Vinyl Fence: Interior Vinyl Fences are generally located between side yards and at the back of residential lots (excluding lots which rear on public streets, which are covered in item 1. above) to provide privacy and security for residents. Interior Vinyl Fences have a height</p>	Prior to the issuance of building permits.	City's Building Official, Planning Division, and the City Engineer.	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	<p>of six (6) feet as measured above ground surface and are constructed of tongue and groove panels, top and bottom rails, and vinyl posts with vinyl caps.</p> <p>c) Tubular Steel Fence: Tubular Steel Fences are generally located at the perimeters of retention basin areas and dog parks. These Tubular Steel Fences preserve scenic views while maintaining security for residents and visitors of the community. View fences have a maximum height of six (6) feet and are constructed of tubular steel 0.5-inch square 16-gauge palings and 1.5-inch square 14-gauge tubing top and bottom rails. The color finish of the tubular steel fence should complement the community design theme.</p> <p>The City’s Building Official, Planning Division, and the City Engineer shall verify construction plans show perimeter fencing and concrete block walls, according to items a through c above; as listed within the Heritage Park Planned Unit Development and that perimeter walls and fences will be constructed from materials, colors, and textures that are similar and harmonious with the architecture and earth tones, as indicated on Project Plans, Design Guidelines, and in Figures 7: Site Plan and Figure 9: Elevations of the Draft ISMND. Long-term maintenance of items a) through 3) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Division prior to issuance of the first final certificate of occupancy.</p> <p>City review of Site Plans, Design Guidelines, CC&Rs and Articles of Incorporation for the HOA shall verify that the CC&Rs provide guidelines for perpetual maintenance of all community perimeter fencing and walls for the Project shown on Figure 7: Site Plan of the ISMND. This verification will be done by the City Engineer, Building Official, and/or Planning Division prior to issuance of final approval of the Tract Map and prior to issuance of building and</p>			



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	grading permits for the Project and verified again within the recorded CC&Rs prior to issuance of the first certificate of occupancy. Implementation will be verified during Project inspections by the City Building Inspector. Inclusion of the fencing plan and maintenance program shall be included in the recorded CC&Rs by the City Inspector, City Engineer, and Building Official prior to issuance of the first certificate of occupancy.			
		<p>MM AES-02- Landscaping and Irrigation: The City Building Official, Planning Division, and the City Engineer shall verify prior to Final Tract Map approval and prior to issuance of permits, that Project plans show landscaping and irrigation along Iris Avenue and Goya Avenue providing effective screening and visual buffers between the adjacent public streets and the Project; this includes permanent maintenance through the CC&Rs and HOA. The second stories of the proposed residential structures that are visible from Iris Avenue and Goya Avenue shall be buffered. Pursuant to the Heritage Park PUD Design Guidelines, landscaping along Iris Avenue and Goya Avenue should consist of the following:</p> <p><u>Iris Avenue</u> Iris Avenue shall contain a 10-foot curb separated parkway maintained by the HOA and adorned with six (6) Bloodgood London Plane Trees (or a suitable alternative tree species with similar foliage and mature heights reaching 25- to 35-feet tall and canopies of up to 50-feet wide) that provide a visual buffer between the street and adjacent residential areas.</p> <p><u>Goya Avenue</u> Goya Avenue shall contain curb separated landscaped parkways maintained by the HOA and adorned with six (6) Chinese Pistache trees (or a suitable alternative tree species with similar foliage and mature heights reaching 25- to 35-feet tall and canopies of up to 50-feet wide) that provide a visual buffer between the street and adjacent residential areas. At the Goya Street vehicular entry, a curb-separated walkway lined with four (4) Koelreuteria Bipinnata trees shall be implemented or If an alternative species is selected</p>	Prior to Final Tract Map approval and prior to issuance of permits. Prior to issuance of the first certificate of occupancy	City Building Official, Planning Division, and the City Engineer.	Initials: _____ Date: _____



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Aesthetics	a), c) continued...	for implementation it shall provide similar foliage and reach mature heights up to 40- to 60-feet tall with a canopy of up to 30-feet to 40-feet wide.			
		<p>MM AES-03- Exterior Finishes: The City’s Building Official and/or Planning Division shall verify prior to final tract map approval and issuance of permits, that plans will show the following architectural details on the front and rear facades (exteriors of residential structures) facing Goya Avenue and Indian Street and from public open space. Plan check shall include verification by the City Engineer, Building Official and Planning Division that CC&Rs for the Project include guidelines for long term maintenance of these features on these specific lots as described below and shown in Figure 7: Site Plan and Figure 9: Elevation Plans in the Draft ISMND and the Design Guidelines for the Project:</p> <p><i>a) Building Form, Massing, and Articulation</i></p> <ol style="list-style-type: none"> 1. Front and rear building setbacks along Goya Avenue and Indian Street shall be varied 2. Elevation Plans shown in Figure 9: Elevations of the Draft ISMND provide four architectural styles (Spanish, Ranch, Prairie, and Craftsman). Architectural building styles shall alternate along the streets. 3. Street entry driveways from Goya Avenue and Indian Street shall include decorative pavement and large container trees and plants. 4. Plans shall show plane offsets for façade articulation and varied roof forms. 5. Plans shall show matching structure details, such as window trim and exterior doors, according to the architectural style of the structure. 6. Decorative architectural details will be added on building facades that are visible from adjacent streets and parks. These treatments could include varied and complimentary colors to accentuate building features, brackets or trellises for roof overhangs and projections, 	Prior to final tract map approval and issuance of permits.	City Engineer, City Building Official and Planning Division	Initials: _____ Date: _____

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Aesthetics	a), c) continued...	<p>stonework, window shutters and decorative trim among others. These details should be applied to enhance the elevations of buildings and create a dynamic and aesthetic in public areas.</p> <p><i>b) Windows:</i></p> <ol style="list-style-type: none"> 1. Coordinate each elevation’s window shape, size, and location to provide a logical, proportional, and attractive composition consistent with the architectural style. 2. Arrange and determine the dimensions of windows in accordance with the conditions of the site, taking into account privacy concerns to the extent possible. 3. Feature windows are encouraged to incorporate enhancements such as recess into the wall plane, enhanced sills with corresponding roof elements, shutters, projecting overhead trellis elements, or decorative grilles if appropriate to the architectural style. All other windows on the front elevation feature trim surrounds, headers and/or sills, or other enhancements consistent with the architectural style of the building. 4. When used, the shape and size of shutters should be proportionate to the window opening and appear as functioning elements. <p><i>c) Colors and Materials:</i></p> <ol style="list-style-type: none"> 1. Building materials and colors shown on architectural plans are in earthtones. Final color selection should be appropriate to the overall neighborhood design theme and relate to the selected architectural style. 2. Where color or material changes occur on the building, such changes should only occur at inside corners or wrapped to termination points of at least 24 inches that provide a finished appearance from the street. 			

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Aesthetics	a), c) continued...	<ol style="list-style-type: none"> 3. Columns and posts should be enveloped by the color and materials, which should come to an end at the point where the material changes. 4. Apply colors and materials to enhance changes in wall plane, reinforce articulation of elevations, and enhance special features such as entries, single-story elements, etc. 5. Select high-quality, low-maintenance, and durable materials to minimize the need for a replacement that would contribute to landfill waste. 6. Appropriate building materials include, but are not limited to: <ul style="list-style-type: none"> - Stucco - Simulated wood siding - Natural or manufactured stone veneer - Natural or manufactured brick veneer - Metal - Vinyl Windows <p>d) <i>Roofs</i></p> <ol style="list-style-type: none"> 1. Select roof forms, pitches and materials that are consistent with the architectural style of the building. Consider roof forms in relation to the building mass to improve massing relief along public streets and on other publicly visible elevations. 2. Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the street level views. 3. Keep roof forms simple and efficient based on the architectural style and plan shape. Avoid overly complicated roof design that detracts from the characteristics of the architectural style. 4. Consider the visual impact of the placement of photovoltaic panels and/or tiles, as well as any solar water heating panels, while designing roof plans. Minimize or group rooftop equipment to leave 			



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Aesthetics	a), c) continued...	<p>adequate, continuous space for rooftop photovoltaic systems where feasible.</p> <p>e) Gutters and Downspouts:</p> <ol style="list-style-type: none"> 1. Where it is feasible, thoughtful consideration should be given as to the location of the overall guttering system during the architectural design process so that the result is a cohesive building façade in which all elements, including gutters and downspouts, work together to create a pleasing building façade. 2. Whenever possible, downspouts should be located in the least conspicuous location, such as side and rear facades of the building. 3. Exposed gutters and downspouts may be painted to complement or match the colors of the surfaces to which they are attached. 4. Gutter and downspout locations shall be subject to CC&R guidelines and HOA approval. <p>Exterior finishes described above shall be constructed with the Project, enforced by the HOA according to recorded CC&Rs as shown on project plans, as verified by the City of Moreno Valley, prior to issuance of final tract map approval and issuance of permits. Incorporation of items a) through e) above shall be incorporated in the recorded CC&Rs as verified by the City Planning Division, Building Official and Inspector prior to issuance of the first certificate of occupancy to enhance street-level views from streets and public open spaces.</p> <p>SC AES-01: Visual Impacts- Prior to issuance of permits and final tract map approval, the City Engineer and Planning Division shall verify that Project plans and CC&Rs for the Project incorporate guidelines/regulations for the following:</p> <ol style="list-style-type: none"> a) Enforce the Municipal Code requirements and Design Guidelines to ensure that high quality development 			
		<p>SC AES-01: Visual Impacts- Prior to issuance of permits and final tract map approval, the City Engineer and Planning Division shall verify that Project plans and CC&Rs for the Project incorporate guidelines/regulations for the following:</p> <ol style="list-style-type: none"> a) Enforce the Municipal Code requirements and Design Guidelines to ensure that high quality development 	During Plan Check and Inspections and ongoing	City Engineer, Planning Division, and Developer/ Builder/ Contractor. HOA	Initials: _____ Date: _____



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Aesthetics	a), c) continued...	yielding a pleasant living environment for existing and future residents (GP Objective 2-10) b) New electrical and communication lines are to be placed underground (GP Policy 7.7.1) c) The size, number and design on signs shall be subject to city review and approval to minimize degradation of visual quality (GP Policy 7.7.2) Minimize the visibility of wireless communication facilities by the public. Encourage “stealth” designs and encourage new antennas to be located on existing poles, buildings and other structures. Antennas are to be mounted in a manner not exceeding the heights of these structures. (GP Policy 7.7.5)			
Air Quality	d) Conflict with or obstruct implementation of the applicable air quality plan? 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? e) Expose sensitive receptors to substantial pollutant concentrations?	<p>SC AQ-01: Compliance with SCAQMD Rules- Throughout Project construction, the Project contractor shall adhere to the following rules outlined within SCAQMD’s Air Quality Management Plan:</p> <p>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.</p> <p>SCAQMD Rule 403: Governs 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 application of 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.</p>	Throughout Project construction.	Project contractor, City of Moreno Valley Building Officials	Initials: _____ Date: _____



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Air Quality	a), b), c) Continued...	<p>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:</p> <ul style="list-style-type: none"> • 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 BMPs 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. 			



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Air Quality	a), b), c) Continued...	<ul style="list-style-type: none"> 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. <p>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.</p> <p>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:</p> <p>(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.</p> <p>(2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.</p> <p>(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.</p>			

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Air Quality	a), b), c) Continued...	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			



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Air Quality	a), b), c) Continued...	<p>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).</p> <p>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.</p>			
		<p>MM AQ-02- Fugitive Dust Control Plan: Due to the size of the Project Area, a Fugitive Dust Control Plan is not needed for the Project, However, in order to mitigate the effects of fugitive dust during Project construction and comply with SCAQMD rules, the Project must implement the established procedures in Rule 403 and follow the application of standard BMPs in construction and operation activities, such as the following:</p> <ul style="list-style-type: none"> • The application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites • Application of the best available dust control measures are used for grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. 	Throughout Project construction.	Project contractor	Initials: _____ Date: _____



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Air Quality	a), b), c) Continued...	<ul style="list-style-type: none"> Require the use of water trucks during all phases where earth moving operations would occur. 			
		<p>MM AQ-03: Construction Idling: During Project construction, the Project contractor must install clear signage around the Project Site reminding construction workers to limit idling of construction equipment pursuant to the California Air Resource Board’s In-use Off Road Diesel-Fueled Fleets Regulation.</p>	Throughout Project construction.	Project contractor	Initials: _____ Date: _____
Biological Resources	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?	<p>MM BIO-01- Pre-construction Nesting Bird Survey: If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be 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. Verification of a pre-construction clearance survey shall be conducted by the Planning Division and City Building and/or Grading Inspector. 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. If an active avian nest is discovered during pre-construction clearance survey the following best management practices should take place:</p> <ul style="list-style-type: none"> Construction should stay outside of a no-disturbance buffer. The size of the no disturbance buffer will be determined by a wildlife biologist, Limits of construction will occur to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active 	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____

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Biological Resources	a) continued...	nest to ensure that nesting behavior is not adversely affected by the construction activity.			
		MM BIO-02- Burrowing Owl: The Planning Division and City Building and/or Grading Inspector shall verify that a 30-day pre-construction burrowing owl clearance survey shall be conducted prior to issuance of grading permit and ground disturbing activities.	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector, Project Biologist	Initials: _____ Date: _____
		Standard Condition SC BIO-03- Stephan's Kangaroo Rat: Since the Project Site is located within the Mitigation Fee Area of the Stephan's' Kangaroo Rat Habitat Conservation Plan (SKR HCP), the developer will be required to pay fair share SKR HCP Mitigation Fees prior to issuance of building permits and development of the Project pursuant to Moreno Valley Municipal Code Chapter 8.06, Threatened and Endangered Species.	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____
Cultural Resources	b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 ?	MM CUL-01: Archaeological Monitoring. 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 Pechanga Band of Indians, Morongo Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), the contractor, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) as defined in MM CUL-03 . The Project Archaeologist shall attend the pre-grading meeting with the City, the construction manager and any contractors, and Consulting Tribal representatives; and will	Prior to the issuance of grading permit	Planning Division and Building Official, City's Archaeological and Paleontological Monitors, Developer, Contractor and Builder, Pechanga Band of Indians, Morongo Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Yuhaaviatam of San Manuel Nation	Initials: _____ Date: _____



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Cultural Resources	b) Continued...	conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance before any ground-disturbing activity takes place. The archaeological monitor, provided by the Project Archaeologist, 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.		(formerly known as the San Manuel Band of Mission Indians	
		MM CUL-02: Native American Monitoring. Prior to the issuance of a grading permit(s), the Developer shall secure agreements with the Pechanga Band of Indians, Morongo Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians) for tribal monitoring. The Developer 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 (Native American Monitor(s) 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 present the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.	Prior to the issuance of grading permit(s)	Project Builder/ Developer/Contractor, Pechanga Band of Indians, Morongo Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians, Project Archeologist, and construction manager	Initials: _____ Date: _____
		MM CUL-03: Cultural Resource Monitoring Plan (CRMP). 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 AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in	Prior to the issuance of building permits and Project initiation.	Project Archeologist in consultation with Consulting Tribe(s)	Initials: _____ Date: _____



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Cultural Resources	b) Continued...	Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: <ul style="list-style-type: none"> 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, human remains/cremations, sacred and ceremonial items, 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. 			
		<p>MM CUL-04: 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:</p> <p>A. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Division:</p> <ul style="list-style-type: none"> i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure MM CUL-03. This shall include measures and provisions to protect the future reburial area from any future impacts in 	In the event that Native American cultural resources are discovered during ground disturbing activities (inadvertent discoveries).	City of Moreno Valley Planning Division	Initials: _____ Date: _____



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Cultural Resources	b) Continued...	<p>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 CUL-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.</p>			
		<p>MM CUL-05: 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 and/or Native American Tribal Representative(s) are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the discovery and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find.</p>	<p>Prior to the issuances of grading permit</p>	<p>City of Moreno Valley Planning Division, Construction supervisor</p>	<p>Initials: _____ Date: _____</p>
		<p>MM CUL-06: Inadvertent Finds. If potential historic or cultural resources are uncovered during excavation or construction activities during the Project and which were not assessed within the archaeological report(s) and/or environmental assessment conducted prior to Project approval, all ground-disturbing activities in the affected area and 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 Representative(s), 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 a 100 foot-radius of the discovery. A physical barrier will be constructed, and all Project personnel will be excluded from this protected area. A Treatment Plan will be prepared by the Project Archaeologist and approved by all Consulting Parties. The Treatment Plan will be implemented. After treatment is</p>	<p>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</p>	<p>A qualified person meeting the Secretary of the Interior's standards</p>	<p>Initials: _____ Date: _____</p>



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Cultural Resources	b) Continued...	completed, work may resume within the protected area of the discovery.. Work shall be allowed to continue outside of the protective buffer area and will be monitored by an additional archaeologist and Tribal Monitors, if needed. Determinations and recommendations by the Project Archaeologist shall be immediately submitted to the Planning Division for consideration and implemented as deemed appropriate by the Community Development Department Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in MM CUL-03 , before any further work commences in the affected area. If the discovery is determined to be significant and avoidance cannot be achieved, a Phase III data recovery plan shall be prepared by the Project Archaeologist, in consultation with the Consulting Tribes, and shall be submitted to the City and Consulting Tribes for their review and approval prior to implementation of the said plan.			
	c) Disturb any human remains, including those interred outside of formally dedicated cemeteries?	<p>MM CUL-07: Human Remains. If human remains and/or cremations are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin.</p> <p>a. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot radius of the discovery. The area shall be protected by a physical barrier; project personnel/observers will be restricted from entering this area. The County Coroner is to be contacted within 24 hours of</p>	Upon the discovery of human remains and/or cremations	City of Moreno Valley Planning Division, Construction supervisor, County Coroner	Initials: _____ Date: _____



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Cultural Resources	c) Continued...	<p>discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.</p> <p>b. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.</p> <p>c. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98</p> <p>d. No photographs are to be taken except by the Coroner, with written approval by the Consulting Tribe[s].</p>			
		<p>MM CUL-08 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).</p>	In the event of the reburial of Native American human remains	County Coroner	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Cultural Resources	c) Continued...	MM CUL-09: Archaeological Report- Phases III and IV. Prior to final inspection by the City, the developer/permit holder shall prompt the Project Archaeologist to submit two (2) copies of the Archaeological Report, including the Phase III Data Recovery Report (if required for the Project) and the Cultural Resources Monitoring Report (Phase IV) that comply 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 that 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 (including all site record forms, if created during the Project) shall be submitted to each of the Consulting Tribe(s) Cultural Resources Department(s) or Tribal Historic Preservation Officer (THPO).	Prior to final inspection by the City	Project developer/permit holder, Project Archeologist	Initials: _____ Date: _____
Geology and Soils	a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: ii) Strong seismic ground shaking?	MM GEO-01- Grading Plan: Prior to issuance of the grading permit for the project, the City Engineer shall verify that the grading plan includes notes to the contractor which require removal and decompaction 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 the issuance of grading permit for the Project.	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer and Building Official and City Inspector	Initials: _____ Date: _____
	a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	MM GEO-02- Compaction: Fill soils that have not been properly compacted and certified shall be excavated and recompacted during grading, the Project Geologist should observe the bottom of excavation prior to backfilling to verify no additional removal is required. Proper fill criteria include:	During recompaction upon the competition of grading	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
<p>Geology and Soils</p>	<p>iii) seismic-related ground failure, including liquefaction?</p> <p>iv) Landslides?</p> <p>a) Result in substantial soil erosion or the loss of topsoil?</p> <p>b) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p> <p>c) Be located on an 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?</p>	<ol style="list-style-type: none"> 1. Demolition activities involving buried structures or loosely backfilled excavations should be backfilled with Engineered Fill. 2. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill. 3. Fill soils should be placed in lifts approximately 6 inches thick, moisture-conditioned to a minimum of 2 percent above optimum moisture content and compacted to achieve at least 95 percent maximum density based on ASTM Test Method D1557. Additional lifts should not be placed if the previous lift did not meet the required density or soil conditions are not stable. 4. All fills required to bring the building pads to grade should be Engineered Fills. 5. Deeper stripping of the Project Site may be required in localized areas; however, these materials will not be suitable for use as Engineered Fill. Site stripping should extend to a minimum depth of 2 to 4 inches, or until all organics in excess of 3 percent by volume are removed. 6. Imported Fill should consist of well-graded, slightly cohesive, fine silty sand or sandy silt, with relatively impervious characteristics when compacted. The material should be approved by the soils Engineer prior to use and should typically possess the following characteristics (shown in the Geotechnical Report in Appendix E, on Page 11): <ol style="list-style-type: none"> a. <i>Percent Passing No. 200 Sieve</i>: 20 to 50 b. <i>Plasticity Index</i>: 10 Maximum c. <i>UBC Standard 29-2 Expansion Index</i> : 15 Maximum 7. Utility trench backfill placed in or adjacent to buildings and exterior slabs, and pavement areas should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. Pipe 		<p>Engineer, Building Official, City Inspector</p>	



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), iv), b), c) d) Continued...	bedding should be in accordance with pipe manufacturer’s recommendations. 8. The soils engineer has the option of rejecting any compacted material regardless of the degree of compaction if that material is considered to be unstable or if future instability is suspected.			
		MM GEO-03- Clearing and Grading Operations: During site clearing and grading operations, a Project Geotechnical Engineer should be present to test and observe earthwork construction. In addition, during demolition activities, proper removal of any buried structures or loosely backfilled excavations encountered should occur. After demolition activities, disturbed soils should be removed and/or recompacted to stabilize the upper soils and located any unsustainable or pliant areas not found during field investigations.	During site clearing and grading operations	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____
		MM GEO-04- Minimize Post-construction Soil Movement: To reduce soil movement post-construction the following is recommended: A. Provide uniform support for the buildings and other foundations, overexcavation and recompaction within the proposed building footprint areas should perform a minimum depth of at least five feet below existing grades or two (2) feet below the bottom of the proposed foundation bearing grades. The over excavation and re compaction should extended laterally five feet (5’) beyond edges of the proposed footings or building limits. B. Provide uniform support for the proposed parking and drive area, overexcavation and recompaction of the near surface soil in the proposed parking area should be performed to a minimum depth of at least twelve (12) feet below exiting grades or proposed subgrade, whichever is deeper. The over excavation and re compaction should also extend laterally	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), iv), b), c) d) Continued...	three feet (3') beyond edges of the proposed paving limits or the property boundary. C. The proposed structures may be supported on a shallow foundation system bearing a minimum of three (3) feet of Engineering Fill and footings should be a minimum depth of 18 inches below subgrade (soil grade) or adjacent exterior grade, whichever is lower.			
		MM GEO-05- Concrete Slabs on Grade: Concrete slabs-on-grade should have a minimum of five (5) inches thickness, unless otherwise stated by the Project Structural Engineer, and slabs should be reinforced to reduce crack separation and possible vertical offset at the cracks. It is recommended that using at least No. 3 reinforcing pads placed on 18-inch centers are ideal. In addition, structures should be underlain by water vapor retarder and installed in accordance with accepted engineering practices. Specification for installment can be found in Appendix E . Additional measures to prevent moisture vapor intrusion include: <ol style="list-style-type: none"> 1. Ponding of water should not be allowed adjacent to structures 2. Over-irrigation within landscaped areas adjacent to the structures should not be performed 3. Ventilation of the structures (i.e., ventilation fans) is recommended to reduce the accumulation of interior moisture 4. During Project Site winterization, placement of aggregate base and protecting exposed soils during construction phase should be performed. 	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____
		MM GEO-06- Exterior Floors: Exterior floors should be poured separately in order to act independently of the walls and foundation system. Additionally, exterior finish grades should be sloped a minimum of 2 percent away from all interior slab areas to preclude ponding of water adjacent to the structure.	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
<p>Geology and Soils</p>	<p>a) ii), iv), b), c) d) Continued...</p>	<p>MM GEO-07- Utility Trenches: Utility trenches should be excavated according to accepted engineering practice following OSHA (Occupational Safety and Health Administration) standards by a contractor experience in such work. Traffic and vibration adjacent to trench walls should be reduced; cyclic wetting and drying of excavation side slopes should be avoided. Shoring or sloping trench sidewalks may be required within these sandy soils, for they tend to cave in trench wall excavations due to their cohesionless nature. The Contactor is responsible for removing all water-sensitive soils from the trench regardless of the backfill location and compaction requirements.</p>	<p>Throughout Project construction</p>	<p>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector</p>	<p>Initials: _____ Date: _____</p>
		<p>MM GEO-08- Discovery of Groundwater: If groundwater is encountered, the Project Geotechnical Engineer should be notified upon its discovery and consulted prior to dewatering the site. In addition, if earthwork is performed during or soon after periods of precipitation, the subgrade soils may become saturated or may not respond to densification techniques. The Project Geotechnical Engineers, Krazaan & Associates, must be consulted prior to implementing remedial measures to observe the unstable subgrade conditions and provide appropriate recommendations.</p>	<p>Upon the discovery of groundwater during Project construction.</p>	<p>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector</p>	<p>Initials: _____ Date: _____</p>
		<p>MM GEO-09- Surface Drainage: The ground surface should slope away from the building pad and pavement areas toward appropriate drop inlets or other surface drainage devices and be in accordance with Section 1804.4 of the 2019 California Building Code to follow the recommended ground surface adjacent to foundations, outlined in detail in Appendix E. These grades should be maintained for the life of the Project.</p> <p>Slots or weep holes should be placed in drop inlets or other surface drainage devices in pavement areas to allow free drainage of adjoining base course materials. Cutoff walls should be installed at pavement edges adjacent to vehicular traffic areas; these walls should extend to a minimum depth of 12 inches below pavement subgrades to limit the amount of seepage water that can infiltrate</p>	<p>Throughout Project construction</p>	<p>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector</p>	<p>Initials: _____ Date: _____</p>



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials						
Geology and Soils	a) ii), iv), b), c) d) Continued...	the pavements. Where cutoff walls are undesirable subgrade drains can be constructed to transport excess water away from planters to drainage interceptors. If cutoff walls can be successfully used at the site, construction of subgrade drains is considered unnecessary.									
		MM GEO-10- Lateral Distances: During grading and backfilling operations adjacent to any walls, heavy equipment should not be allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessive lateral pressures. Within this zone, only hand-operated equipment (“whackers,” vibratory plates, or pneumatic compactors) should be used to compact the backfill soils.	During grading and backfilling operations adjacent to any walls.	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____						
		MM GEO-11- Perforated Pipe: Retaining and/or below grade walls should be drained with either perforated pipe encased in free-draining gravel or a prefabricated system. If a prefabricated drainage system is proposed, a Geotechnical Engineering Firm should review the system for final acceptance prior to installation. Drainage pipes should be placed with perforations down and should discharge in non-erosive manner away from foundations and other improvements (outlined in Appendix E). Patches of geotextile fabric for edge drains, should conform to CalTrans Standard Specifications and should be affixed to the rear wall opening of each weep hole to retard soil piping.	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____						
		MM GEO-12- Traffic Indices: Recommendations for light-duty and heavy-duty Portland Cement Concrete Pavement to support dynamic traffic loads are as follows: <div style="text-align: center;"> Portland Cement Pavement <i>Light Duty</i> <table border="1" style="margin: 0 auto;"> <thead> <tr> <th>Traffic Index</th> <th>Portland Cement Concrete</th> <th>Class II Aggregate Base*</th> <th>Compacted Subgrade**</th> </tr> </thead> <tbody> <tr> <td>4.5</td> <td>5.0"</td> <td>--</td> <td>12.0"</td> </tr> </tbody> </table> </div>	Traffic Index	Portland Cement Concrete	Class II Aggregate Base*	Compacted Subgrade**	4.5	5.0"	--	12.0"	Throughout Project construction
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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials								
Geology and Soils	a) ii), iv), b), c) d) Continued...	<p style="text-align: center;"><i>Heavy Duty</i></p> <table border="1" data-bbox="682 396 1310 516"> <thead> <tr> <th>Traffic Index</th> <th>Portland Cement Concrete</th> <th>Class II Aggregate Base*</th> <th>Compacted Subgrade**</th> </tr> </thead> <tbody> <tr> <td>7.0</td> <td>6.5"</td> <td>--</td> <td>12.0"</td> </tr> </tbody> </table> <p>*95% compaction based on ASTM Test Method D1557 or CAL 216 **95% compaction based on ASTM Test Method D1557 or CAL 216 ***Minimum compressive strength of 3000 psi</p>	Traffic Index	Portland Cement Concrete	Class II Aggregate Base*	Compacted Subgrade**	7.0	6.5"	--	12.0"			
		Traffic Index	Portland Cement Concrete	Class II Aggregate Base*	Compacted Subgrade**								
		7.0	6.5"	--	12.0"								
		<p>MM GEO-13- CBC Parameters: For appropriate seismic design of the structures based on the seismic provisions of the 2019 California Building Code (CBC), various parameters are recommended. See Appendix E, page 16 for the table of CBC parameters.</p>	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____								
<p>MM GEO-14- Infiltration Systems: The location of the infiltration systems should not be closer than ten (10) feet as measured laterally from the edge of the adjacent property line, ten (10) feet from the outside edge of any foundation and five (5) feet from the edge of any right-of way to the outside edges of the infiltration system.</p> <p>If the infiltration location is within ten feet (10') of the proposed foundation, it is recommended that this infiltration system should be impervious from the finished ground surface to a depth that will achieve a diagonal distance of a minimum of ten feet (10') below the bottom of the closest footing in the project.</p>	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____										
<p>MM GEO-15- Sulfate Exposure: : Since the soil sample gathered from the Project Site indicated moderate sulfate exposure value, established by HUD/FHA and CBC, Concrete in contact with soil</p>	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City	Initials: _____ Date: _____										



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), iv), b), c) d) Continued...	utilize Type II Cement and should have a comprehensive strength of 4,000 psi and a water to cement ration of 0.50.		Engineer, Building Official, City Inspector	
		MM GEO-16- Electrical resistivity: Electrical resistivity testing of the soil indicates that the onsite soils may have a moderate potential for metal loss from electrochemical corrosion process. A qualified corrosion engineer should be consulted regarding the corrosion effects of the onsite soils on underground metal utilities.	Throughout Project construction	Project Developer/ Builder/Contractor, Qualified Corrosion Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____
		MM GEO-17- Geotechnical Engineering Monitor: A representative of the Project's Geotechnical Engineering Firm should be present at the site during the earthwork activities to confirm that actual subsurface conditions are consistent with the exploratory fieldwork. Acceptance of earthwork construction is dependent upon compaction testing and stability of the material. This representative can also verify that the intent of these recommendations is incorporated into the project design and construction and that grades or staking, have been provided by the Prime Contractor.	Throughout Project construction	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector	Initials: _____ Date: _____
	f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	MM PALEO-01- Paleontological Monitoring Program: Prior to the start of earthwork, a qualified Project Paleontologist shall be retained by the Project applicant to oversee the paleontological monitoring program and shall attend the pre-construction meeting to consult with Project contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified Project 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. In addition, a professional repository shall be designated to receive and curate any discovered fossils. A professional repository is defined as a recognized paleontological specimen repository (e.g., an AAM-accredited museum or university) with a permanent curator and should be capable of	Prior to the start of Project construction and earthwork activities.	Project developer and Paleontological Monitor	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	f) Continued...	storing fossils in a facility with adequate security against theft, loss, damage, fire, pests, and adverse climate conditions (e.g., Western Science Center, San Diego Natural History Museum).			
		<p>MM PALEO-02- Paleontological Monitoring: A paleontological monitor shall be on-site during earthwork in areas mapped as early to middle Pleistocene-age very old alluvial-fan deposits (Qvof; See Appendix D, Figure 3, areas symbolized in red). A paleontological monitor is defined as an individual with a college degree in paleontology or geology who has experience in the recognition and salvage of fossil materials. The paleontological monitor shall work under the direction of the Project Paleontologist. The paleontological monitor shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Paleontological monitoring may be reduced (e.g., part-time monitoring or spot-checking) or eliminated, at the discretion of the Project Paleontologist and in consultation with appropriate agencies (e.g., Project proponent, City of Moreno Valley representatives). Changes to the paleontological monitoring schedule shall be based on the results of the mitigation program as it unfolds during site development, and current and anticipated conditions in the field.</p>	Throughout Project construction and earthwork activities.	Project developer and Paleontological Monitor	Initials: _____ Date: _____
		<p>MM PALEO-03- Discovery of Fossils: If fossils are discovered when the paleontological monitor is or is not on the site at the time of discovery, the Project Paleontologist (or paleontological monitor) shall make an initial assessment to determine their significance. identifiable vertebrate fossils (large or small) and uncommon invertebrate, plant, and trace fossils are considered to be significant and shall be recovered (SVP, 2010). Representative samples of common invertebrate, plant, and trace fossils shall also be recovered. Although fossil salvage can often be completed in a relatively short period of time, the Project Paleontologist (or</p>	Upon the discovery of fossils during Project construction.	Project developer and Paleontological Monitor	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
<p>Geology and Soils</p>	<p>f) Continued...</p>	<p>paleontological monitor) shall be allowed to temporarily direct, divert, or halt earthwork at his or her discretion during the initial assessment phase if additional time is required to salvage fossils. If it is determined by the Project Paleontologist that the fossil(s) should be recovered, the recovery shall be completed in a timely manner. Some fossil specimens (e.g., a large mammal skeleton) may require an extended salvage period. Because of the potential for the recovery of small fossil remains (e.g., isolated teeth of small vertebrates), it may be necessary to collect bulk-matrix samples for screen washing.</p>			
		<p>MM PALEO-04- Fossil Remains: Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, taxonomically identified, and cataloged as part of the mitigation program. Fossil preparation may also include screen-washing of bulk matrix samples for microfossils or other laboratory analyses (e.g., radiometric carbon dating), if warranted in the discretion of the Project Paleontologist. Fossil preparation and curation activities may be conducted at the laboratory of the contracted Project Paleontologist, at an appropriate outside agency, and/or at the designated repository, and shall follow the standards of the designated repository.</p>	<p>Throughout paleontological monitoring at the Project Site.</p>	<p>Project developer and Paleontological Monitor</p>	<p>Initials: _____ Date: _____</p>
		<p>MM PALEO-05- Written Repository Agreement: Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be curated at a professional repository. The Project Paleontologist shall have a written repository agreement with the professional repository prior to the initiation of mitigation activities.</p>	<p>Upon the completion of paleontological monitoring.</p>	<p>Project developer and Paleontological Monitor</p>	<p>Initials: _____ Date: _____</p>
		<p>MM PALEO- 06- Paleontological Resources Report: A final summary report shall be completed at the conclusion of the monitoring and curation phases of work and shall summarize the results of the mitigation program. A copy of the paleontological monitoring report shall be submitted to the City of Moreno Valley and to the designated museum repository. The report and</p>	<p>Upon the completion of paleontological monitoring.</p>	<p>Project developer and Paleontological Monitor</p>	<p>Initials: _____ Date: _____</p>



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	f) Continued...	specimen inventory, when submitted to the City of Moreno Valley with confirmation of the curation of recovered specimens into an established, accredited repository, shall signify completion of the program to mitigate impacts to palaeontologic resources.			
Hazards and Hazardous Materials	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	MM HAZ-01- Coordination with Val Verdes School District: 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.	During Project construction.	Project Builder/ Contractor and City Inspector.	Initials: _____ Date: _____
		MM HAZ-02- Hazardous Materials Manifest and Plan: Prior to issuance of permits, the contractor shall provide a manifest of construction materials and a plan for proper handling, disposal, contingency, 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 the issuance of permits and throughout construction.	Project Contractor and City Inspectors.	Initials: _____ Date: _____
Hydrology and Water Quality	a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	MM HYDRO-01- Water Quality Best Management Practices: Upon Project implementation, the maintenance of water quality is the responsibility of the property owner, which was disclosed within a statement of compliance prior to the purchase from the builder. The Homeowners Association (HOA) and City or County are responsible for enforcing the Water Quality Management Plan if the resident is not adhering to the following WQMP best management practices and requirements: Permanent Structural Source Control BMPs: <ol style="list-style-type: none"> At the location of drainage inlets, install storm drain markers "Only Rain Down the Drain/ Drains to Lake". 	Upon Project implementation.	Property Owners, Homeowner's Association	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Hydrology and Water Quality	a) continued...	2. Implement a landscaping plan that will achieve the following: <ul style="list-style-type: none"> a. Preserve existing native trees, shrubs, and groundcover to the maximum extent possible. b. Design landscaping to minimize irrigation and runoff, to promote surface infiltration and runoff where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. c. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. d. Consider using pest-resistant plants, especially adjacent to hardscape. e. To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. 3. HOA CC&Rs shall outline where site refuse and recycled materials will be handled and stored for pickup. If dumpsters or other receptacles are outdoors, state how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. Signs will be posted on or near dumpsters stating "Do not dump hazardous materials here" or similar. 4. Cover outdoor storage areas; grade and berm outdoor storage areas to prevent run-on or run-off from area. 5. Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. 6. Storage of hazardous materials and waste must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.			



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Hydrology and Water Quality	a) continued...	<p>7. A detailed description of materials stored within storage area and structural features shall be provide by the Property owner to prevent pollutants from entering storm drains.</p> <p>8. Provide a means to drain fire sprinkler test water to the sanitary sewer.</p> <p>9. Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment.</p> <p>10. Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.</p> <p>Operational Source Control BMPs:</p> <ol style="list-style-type: none"> Maintain and periodically repaint or replace inlet markings. Provide stormwater pollutant prevention information to new site owners, lessees, or operators. Maintain landscaping using minimum or no pesticides. Provide an adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/ Prevent dumping of liquid of hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. <p>Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.</p>			
Noise	a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established	<p>Best Management Practices</p> <p>BMP NOI-01- Construction Noise Best Management Practices: Best management practices to alleviate construction noise sources include the following:</p>	Prior to the issuance of building permits	City of Moreno Valley and Project contractor.	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Noise	<p>in the local general plan or noise ordinance, or applicable standards of other agencies?</p> <p>a) Continued...</p>	<ul style="list-style-type: none"> All construction equipment whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards. All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the project site. As applicable, all equipment shall be shut off when not in use. Equipment staging in areas shall be located to create the greatest distance between construction-related noise/vibration sources and existing sensitive receptors. Jackhammers, pneumatic equipment, and all other portable stationary noise sources will be directed away and shielded from existing residences in the vicinity of the project site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and existing residences. The shielding should be without holes and cracks. No amplified music and/or voice will be allowed on the project site. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per Sections 8.14.040 and 11.80.030(D)(7) of the City of Moreno Valley's Municipal Code. 	and grading permits.		
	b) Generation of excessive groundborne vibration or groundborne noise levels?	<p>BMP NOI-02- Groundborne Vibration Best Management Practices: In order to minimize the impacts of groundborne vibration related to architectural damage, the following best management practices have been suggested by the Project's Noise Specialist:</p>	Throughout Project construction	Project contractor	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Noise	b) Continued...	<ul style="list-style-type: none"> Limit the use of vibratory roller within 26 feet or a large bulldozer within 15 feet of the existing residential structures to the east of the Project Site to avoid significant impacts. 			
Public Services and Utilities	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: iii) Schools? iv) Other facilities?	Reference Mitigation Measure MM TRAF-01 through MM TRAF-03 .	Prior to the issuance of the final tract map and permits and Project construction.	City Building Official, Project Developer/Builder, Project Traffic Engineer	Initials: _____ Date: _____
		MM PUB-01- School Fees: Prior to the issuance of the final tract map and permits, City Building Official shall verify that the Developer/Builder has paid required school fees to the City based on square footage of new structures for mitigation of impacts from increased enrollment. Payment of the Development Impact Fee.	Prior to the issuance of the final tract map and permits and Project construction.	City Building Official, Project Developer/Builder.	Initials: _____ Date: _____
Transportation	c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	MM TRAF-01- Signing/ striping and Traffic Control Improvements: All construction plans for roadway design, signing/striping, and traffic control improvements relating to the proposed project shall be submitted to City of Moreno Valley Public Works Department for approval and constructed in accordance with applicable engineering standards prior to issuance of permits for the Project.	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____
		MM TRAF-02- Sight Distance Standards: The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable City of Moreno Valley, national or state sight distance standards prior to issuance of permits. It is recommended that the landscape plan for the site should utilize the sight distance principals to avoid placing obstructions (such as dense trees or monument signs) within the limited use area on either side of proposed project access driveways.	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Transportation	c) Continued...	MM TRAF-03- Traffic Control Plan: A construction work site traffic control plan shall be submitted to the City for review and approval prior to the issuance of a grading permit or start of any construction work. If applicable, the plan shall identify any roadway closures, shoulder closures, detours or flagging operation as well as hours of operation. All construction related trips shall be restricted to off-peak hours to the extent possible.	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____
	d) Result in inadequate emergency access?	Reference MM TRAF-03- Traffic Control Plan.	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____
Tribal Cultural Resources	a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k) , or	See MM CUL-02: Native American Monitoring.	Prior to the issuance of a grading permit	Project Developer/ Applicant, City Planning Division, Native American Monitor, Project contractor	Initials: _____ Date: _____
		See MM CUL-03: Cultural Resource Monitoring Plan (CRMP).	Prior to Project construction and the issuance of building permits.	Project Archaeologist, in consultation with the Consulting Tribe(s), the principal contractor, and the City	Initials: _____ Date: _____
		See MM CUL-04: Cultural Resources Disposition.	Upon the discovery of Native American cultural resources during ground disturbing activities at the Project Site.	Project archeologist, City Planning Division, Project Developer/ Applicant, Native American monitor	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Tribal Cultural Resources	a) ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 . In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1 , the lead agency shall consider the significance of the resource to a California Native American tribe.	See MM CUL-05 Grading Plan.	Prior to the issuance of a grading permit.	Project archeologist, City Planning Division, Project Developer/ Applicant	Initials: _____ Date: _____
		See MM CUL-06 Inadvertent Finds.	Upon the discovery of history or cultural resources during Project construction and earthwork activities.	Project archeologist, City Planning Division, Project Developer/ Applicant	Initials: _____ Date: _____
Utilities and Services	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?	MM UTL-01- Utility Purveyor Approval: Prior to issuance of final tract map approval and permits, the City Building Official shall verify that improvement plans for utility extensions and connections and service to the structures are approved by each utility purveyor.	Prior to the issuance of final tract map approval and permits.	City Building Official, Utility Purveyors	Initials: _____ Date: _____
		MM UTL-01: EMWD Water Conservation Policies: Prior to final tract map approval and issuance of permits the City Engineer and Planning Department shall verify that EMWD Water Conservation Policies are incorporated within the Project’s CC&R’s and construction plan set per the following: <ul style="list-style-type: none"> i) Irrigate landscape only between 9:00 p.m. and 6:00 a.m. except when: <ul style="list-style-type: none"> o Manually watering; o Establishing new landscape; o Temperatures are predicted to fall below freezing; or o It is very short period of time to adjust or repair an irrigation system. 	Prior to final tract map approval and issuance of permits from the City Engineer and Planning Department.	City Engineer, City Planning Division, Project Developer/ Applicant	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Utilities and Services	b) Continued...	ii) Unattended irrigation systems using potable water are prohibited unless they are limited to no more than 15 minutes watering per day, per station. This limitation can be extended for: <ul style="list-style-type: none"> o Very low flow drip irrigation systems when no emitter produces more than two gallons of water per hour. o Weather based controllers or stream rotor sprinklers that meet 70 percent efficiency. o Runoff or over watering is not permitted in any case. iii) Irrigation systems operate efficiently and avoid overwatering or watering of hardscape and the resulting runoff. iv) Excessive water flow or runoff is prohibited v) Install new landscaping with low-water demand trees and plants. New turf shall only be installed for functional purposes. vi) Watering during rain is prohibited. Long-term maintenance of items a) through f) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.			
Wildfire	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?	MM WILD-01: HOA Fire Safety- To ensure fire safety and appropriate emergency response, the Homeowner’s Association shall incorporate requirements within the recorded CC&Rs that require property owners to keep the side yard setbacks free and clear of debris year-round. Long-term maintenance of above requirement shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.	Prior to the finalization of HOA CC&Rs.	Property owner, HOA	Initials: _____ Date: _____

Exhibit C

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**CITY OF MORENO VALLEY
NOTICE OF INTENT TO ADOPT A
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: General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Tentative Tract Map 38458 (PEN22-0156) and Conditional Use Permit (PEN22-0157)

Applicant: David Patton

Owner: South of Iris, LLC

Representative: David Patton

APN: 316-030-002, 018, and 019

Location: South side of Iris Avenue, east of Indian Street

Proposal: A request to subdivide and develop a project site containing approximately 9.42 acres with a Planned Unit Development comprised of 78 detached single-family residences, 0.27-acre tot-lot, 0.12-acre dog park, 0.41-acre retention basin, and on-site and off-site improvements.

Council District: 4

This Notice of Intent 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 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 Proposed Project consists of a General Plan Amendment (PEN22-0159) to change the General Plan Land Use Designation of the project site from Residential 5 to Residential 10, Change of Zone (PEN22-0158) to change the Zoning District Classification of the project site from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District, Tentative Tract Map 38458 (PEN22-0156) and Conditional Use Permit (PEN22-0157) to allow the subdivision of a 9.42-acre project site into 78 single-family residential lots and a Planned Unit Development for 78 detached single-family residences. The Proposed Project design also includes landscaping, lighting, and on-site and off-site improvements.

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 30-day public review period for the Initial Study/Mitigated Negative Declaration, which begins on December 29, 2023, and ends January 29, 2024. Written comments on the Initial Study/Mitigated Negative Declaration must be received at the City of Moreno Valley Community Development Department by no later than the conclusion of the 30-day review period, 5:30 p.m. on January 29, 2024. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Oliver Mujica, Contract Planner
14177 Frederick Street
Post Office Box 88005
Moreno Valley, California 92552 Phone: (951) 413-3206
Email: planningnotices@moval.org

Sean Kelleher
Community Development Director
Community Development Department

Press-Enterprise
Newspaper

December 29, 2023
Date of Publication

RESOLUTION NUMBER 2024-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT (PEN22-0159) TO AMEND THE GENERAL PLAN LAND USE MAP CHANGING THE LAND USE DESIGNATION FROM R5 RESIDENTIAL TO R10 RESIDENTIAL FOR THE REAL PROPERTY LOCATED ON THE SOUTH SIDE OF IRIS AVENUE, EAST OF INDIAN STREET (APN: 316-030-002, 018, AND 019)

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

WHEREAS, South of Iris 2021, LLC (“Applicant”) has submitted applications for the approval of General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157) and Tentative Tract Map 38458 (PEN22-0156) for the development of a 78-unit detached single-family residential project with a tot lot, dog park, retention basin, and the required on-site and off-site improvements (“Proposed Project”) on 9.42 acres located on the south side of Iris Avenue, east of Indian Street (APN: 316-300-002, 018, and 019) (“Project Site”);

WHEREAS, General Plan Amendment (PEN22-0159) requests an amendment to the Moreno Valley General Plan from R5 Residential to R10 Residential for the Project Site; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Moreno Valley Municipal Code and Government Code section 65905, a public hearing for the Proposed Project was scheduled for February 8, 2024, and notice thereof was duly published and posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on February 8, 2024, the public hearing was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and to present evidence; and

WHEREAS, on February 8, 2024, in accordance with the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², the Planning Commission approved Resolution 2024-03, recommending that the City Council adopt the Initial Study and Mitigated Negative Declaration and 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:

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

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 General Plan Amendment, 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 General Plan Amendment (PEN22-0159) requesting changing the Land Use Designation of the Project Site from R5 Residential to R10 Residential and all relevant provisions contained therein as shown on Exhibit A, including all documents, records, and references contained therein;
- (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;
- (e) Testimony, and/or comments from Applicant and its representatives during the public hearing; and
- (f) 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:

- (a) The proposed General Plan Amendment is consistent with the existing goals, objectives, policies, and programs of the General Plan; and
- (b) The proposed General Plan Amendment will not adversely affect the public

health, safety, or general welfare.

Section 5. Approval

That based on the foregoing Recitals, Administrative Record and Findings, as set forth herein, the Planning Commission hereby recommends that the City Council approve General Plan Amendment (PEN22-0159) 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 8th DAY OF FEBRUARY, 2024.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette,
Chairperson

ATTEST:

Sean Kelleher,
Acting Assistant City Manager
Community Development Director

APPROVED AS TO FORM:

3
Resolution No. 2024-04
February 8, 2024

Steven B. Quintanilla,
City Attorney

Exhibit:
Exhibit A: General Plan Amendment

Attachment: Resolution No. 2024-04 General Plan Amendment [Revision 3] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

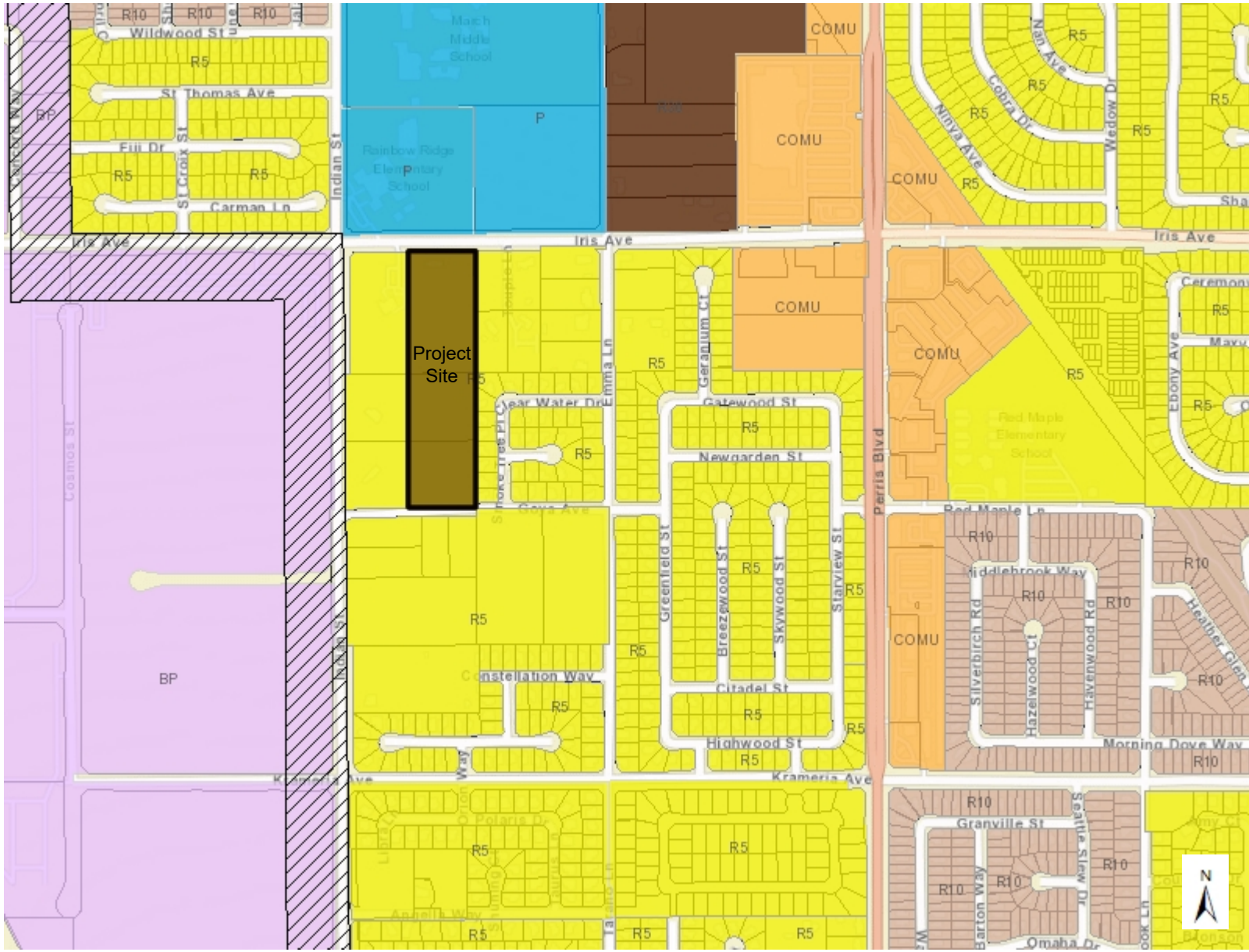
Exhibit A
GENERAL PLAN AMENDMENT

Attachment: Resolution No. 2024-04 General Plan Amendment [Revision 3] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

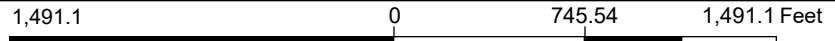


General Plan Amendment PEN22-0159

1.m



- Legend**
- Zoning Residential Buffer
 - Land Use**
 - R1 Residential
 - R2 Residential
 - Rural Residential
 - R3 Residential
 - R5 Residential
 - R10 Residential
 - R15 Residential
 - R20 Residential
 - R30 Residential
 - Hillside Residential
 - Downtown Center
 - Center Mixed Use
 - Corridor Mixed Use
 - Commercial
 - Residential/Office
 - Highway Office/Commercial
 - Office
 - Business Park/Light Industrial
 - Business Flex
 - Public
 - Project Site
- Existing Land Use:
Residential Max. 5 du/ac
- Proposed Land Use:
Residential Max 10 du/ac



WGS_1984_Web_Mercator_Auxiliary_Sphere

Print Date: 2/1/2024

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:

Attachment: Resolution No. 2024-04 General Plan Amendment [Revision 3] (6512 : SOUTH OF IRIS

RESOLUTION NUMBER 2024-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE CHANGE OF ZONE (PEN22-0158) TO AMEND THE CITY'S ZONING ATLAS FROM RESIDENTIAL 5 (R5) DISTRICT TO RESIDENTIAL SINGLE-FAMILY 10 (RS10) DISTRICT FOR THE REAL PROPERTY LOCATED ON THE SOUTH SIDE OF IRIS AVENUE, EAST OF INDIAN STREET (APN: 316-030-002, 018, AND 019)

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

WHEREAS, South of Iris 2021, LLC ("Applicant") has submitted applications for the approval of General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157) and Tentative Tract Map 38458 (PEN22-0156) for the development of a 78-unit detached single-family residential project with a tot lot, dog park, retention basin, and the required on-site and off-site improvements ("Proposed Project") on 9.42 acres located on the south side of Iris Avenue, east of Indian Street (APN: 316-300-002, 018, and 019) ("Project Site");

WHEREAS, Change of Zone (PEN22-0158) request an amendment to the City's Zoning Atlas from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District for the Project Site; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Moreno Valley Municipal Code and Government Code section 65905, a public hearing was scheduled for February 8, 2024, and notice thereof was duly published and posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on February 8, 2024, 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 to present evidence; and

WHEREAS, on February 8, 2024, in accordance with the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², the Planning Commission approved Resolution 2024-03, recommending that the City Council adopt the Initial Study and Mitigated Negative Declaration and 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:

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

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 Change of Zone, including, but not limited to, the following:

- (a) Moreno Valley General Plan and all relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all relevant provisions referenced therein;
- (c) General Plan Amendment (PEN22-0159);
- (d) Change of Zone (PEN22-0158) to amend the City's Zoning Atlas from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District and all relevant provisions contained therein as shown on Exhibit A, and all documents, records, and references contained therein;
- (e) Staff Report prepared for the Planning Commission's consideration and all documents, records and references related thereto, and Planning Division 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:

- (a) The proposed Change of Zone is consistent with the existing goals, objectives, policies, and programs of the General Plan;
- (b) The proposed Change of Zone will not adversely affect the public health, safety, or general welfare; and

(c) The proposed Change of Zone is consistent with the purposes and intent of Title 9.

Section 5. Approval

That based on the foregoing Recitals, Administrative Record and Findings, as set forth herein, the Planning Commission hereby recommends that the City Council approve Change of Zone (PEN22-0158) 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 8th DAY OF FEBRUARY, 2024.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette, Chairperson

ATTEST:

Sean Kelleher,
Acting Assistant City Manager
Community Development Director

APPROVED AS TO FORM:

Steven B. Quintanilla,

Attachment: Resolution No.2024-05 Change of Zone [Revision 4] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

City Attorney

Exhibit:

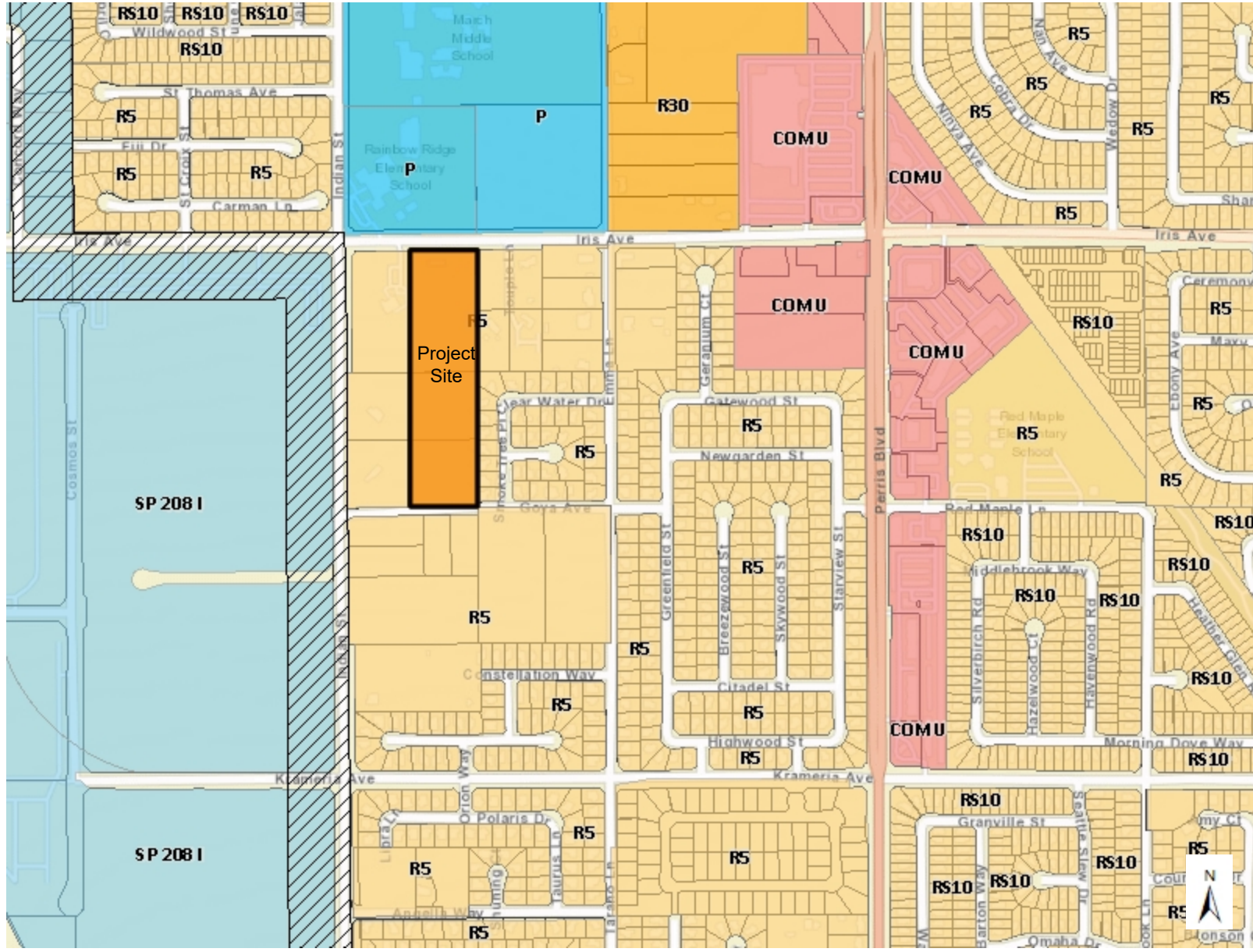
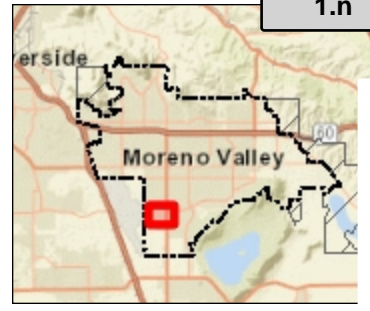
Exhibit A: General Plan Amendment

Attachment: Resolution No.2024-05 Change of Zone [Revision 4] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

Exhibit A
CHANGE OF ZONE

Attachment: Resolution No.2024-05 Change of Zone [Revision 4] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

Change of Zone PEN22-0158



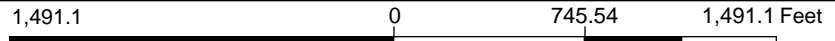
Legend

- Zoning Residential Buffer
- 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
- Project Site

Existing Zoning:
Residential 5 (R5)

Proposed Zoning:
Residential 10 (R10)

Notes:



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

RESOLUTION NUMBER 2024-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT (PEN22-0157) AND TENTATIVE TRACT MAP 38458 (PEN22-0156) FOR THE DEVELOPMENT OF A 78 UNIT DETACHED SINGLE-FAMILY RESIDENTIAL PROJECT LOCATED ON THE SOUTH SIDE OF IRIS AVENUE, EAST OF INDIAN STREET (APN: 316-030-002, 018, AND 019)

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

WHEREAS, South of Iris 2021, LLC (“Applicant”) has submitted applications for a General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157) and Tentative Tract Map 38458 (PEN22-0156) for the development of a 78-unit detached single-family residential project with a tot lot, dog park, retention basin, and the required on-site and off-site improvements (“Proposed Project”) on 9.42 acres located on the south side of Iris Avenue, east of Indian Street (APN: 316-300-002, 018, and 019) (“Project Site”); and

WHEREAS, Section 9.02.060 (Conditional Use Permits) of the Moreno Valley Municipal Code acknowledges that the purpose of a Conditional Use Permit is to allow the establishment of uses that may have special impacts or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location and that the Conditional Use Permit application process involves the review of the location, design, and configuration of improvements related to the Proposed Project, and the potential impact of the Proposed Project on the surrounding area based on fixed and established standards; 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, Conditional Use Permit (PEN22-0157) and Tentative Tract Map 38458 (PEN22-0156) have been evaluated in accordance with Section 9.02.060 (Conditional Use Permits) and Chapter 9.14 (Land Divisions) respectively, of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

WHEREAS, consistent with the requirements of Section 9.02.060 (Conditional Use Permits) and Chapter 9.14 (Land Division) of the Municipal Code, at the public hearing, the Planning Commission considered Conditions of Approval to be imposed upon both

Conditional Use Permit (PEN22-0157) and Tentative Tract Map 38458 (PEN22-0156), 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 Moreno Valley Municipal Code and Government Code section 65905, a public hearing was scheduled for February 8, 2024, and notice thereof was duly published and posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on February 8, 2024, 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 to present evidence; and

WHEREAS, on February 8, 2024, in accordance with the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², the Planning Commission approved Resolution 2024-03, recommending that the City Council adopt the Initial Study and Mitigated Negative Declaration and 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:

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Conditional Use Permit (PEN22-0157) and Tentative Tract Map 38458 (PEN22-0156), including Resolution No. 2024-03, and all documents, records, and references contained therein;
- (d) Conditions of Approval for Conditional Use Permit (PEN22-0157) attached as Exhibit A;
- (e) Conditions of Approval for Tentative Tract Map 38458 (PEN22-0156) attached as Exhibit B;
- (f) Staff Report prepared for the Planning Commission's consideration and all documents, records, and references related thereto, and Staff's presentation at the public hearing;
- (g) Testimony, and/or comments from Applicant and its representatives during the public hearing; and
- (h) 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 recommending approval of 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.
- (e) The design or improvement of the proposed subdivision is consistent with applicable general and specific plans;
- (f) The Project Site is physically suitable for the type of development;
- (g) The Project Site of the proposed land division is physically suitable for the proposed density of the development;
- (h) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- (i) The design of the subdivision or type of improvements is not likely to cause serious public health problems;
- (j) The design of the subdivision or the type of improvements will not conflict

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Resolution No. 2024-06
February 8, 2024

- with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision;
- (k) The requirements of CEQA have been satisfied;
 - (l) The proposed land division is not subject to the Williamson Act pursuant to the California Land Conservation Act of 1965;
 - (m) The proposed land division and the associated design and improvements are consistent with applicable ordinances of the City;
 - (n) The design of the land division provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision; and
 - (o) The effect of the Proposed Project 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.

Section 5. Recommendation

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings, as set forth herein, the Planning Commission hereby recommends that the City Council approve Conditional Use Permit (PEN22-0157) and Tentative Tract Map 38458 (PEN22-0156), subject to the Conditions of Approval for Conditional Use Permit (PEN22-0157) and Tentative Tract Map 38458 (PEN22-0156) attached hereto as Exhibits A and B, respectively.

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.

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PASSED AND ADOPTED THIS 8th DAY OF FEBRUARY 2024.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohette, Chairperson

ATTEST:

Sean Kelleher, Acting Assistant City Manager /
Community Development Director

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

Exhibits:

Exhibit A: Conditions of Approval for Conditional Use Permit (PEN22-0157)

Exhibit B: Conditions of Approval for Tentative Tract Map 38458 (PEN22-0156)

Attachment: Resolution No. 2024-06 CUP/Map [Revision 8] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

Exhibit A
**CONDITIONS OF APPROVAL
FOR
CONDITIONAL USE PERMIT (PEN22-0157)**

Attachment: Resolution No. 2024-06 CUP/Map [Revision 8] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0157)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN22-0157)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning 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. In accordance with the Developer's obligation to defend, indemnify and hold harmless the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.
3. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
4. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
5. 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

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Conditional Use Permit (PEN22-0157)

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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.

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 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. An Administrative Plot Plan shall be submitted to the Planning Division for a Model Conversion to Single Family Residences.
11. Temporary awnings/trellis features are approved for the front elevations of the model homes. All awnings shall be removed prior to release for occupancy.
12. Mechanical equipment shall be located outside any required setback area.
13. The parking lot surface and accessories (plants, irrigation, hardscape elements,

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0157)

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- etc.), secondary sidewalks between models, exterior restroom facilities, and trap fencing shall be removed and rear and side yard cross fencing installed prior to building final of the last unit in the tract(s) or when the models are closed, whichever comes first.
14. The sales areas within the living quarters shall be converted to residential use prior to release for occupancy.
 15. 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)
 16. The model home(s) shall conform to the approved plans on file in the Community Development Department consistent with the Approved Planned Unit Development Design Guidelines.
 17. The sales areas within garage areas shall be converted back to garages prior to release for occupancy. A minimum two-car garage shall remain in each model.
 18. This model home (s) shall be used only for the sale of homes in Tract 38458.
 19. The site has been approved for a Conditional Use Permit (PEN22-0157) for Tentative Tract Map 38458 (PEN22-0156) for a Planned Unit Development comprised of 78 detached single-family residences with a tot-lot, dog park, retention basin, and associated on-site and off-site improvements per the approved plans and the Planned Unit Development Design Guidelines. A change or modification shall require separate approval.
 20. The Conditional Use Permit (PEN22-0157) and Tentative Tract Map 38458 (PEN22-0156) for the approved Planned Unit Development are tied together and shall expire at the same time. Extensions of time must be filed individually for each project and future extensions cannot exceed the Subdivision Map Act.
 21. 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)
 22. Separate Administrative Plot Plans, including Design Review (product approval),

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Conditional Use Permit (PEN22-0157)

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Model Home(s), or custom home reviews are required for approval of the design of the future detached single-family residences per the Planned Unit Development Design Guidelines for Tentative Tract Map 38458.

23. Two non-illuminated signs are permitted not to exceed 25 square feet in copy area, 45 square feet in sign area and 6 feet in height at each major entrance to the complex. Signs shall be removed at the completion of home sales.
24. Structures in the front setback are not permitted.

Prior to Building Permit

25. Prior to issuance of any Prior to issuance of any building permit, all Conditions of Approval, and Mitigation Measures shall be printed on the building plans.
26. 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.
27. Prior to the issuance of building permits, landscape and irrigation plans for areas maintained by the Homeowner's Association shall be submitted to the Planning Division. All landscape plans shall be approved by the Planning Division prior to the release of any building permits for the site. The plans shall be prepared in accordance with the Planned Unit Development Design Guidelines and City's Landscape Development Guidelines. Landscaping is required for the sides and or slopes of all water quality basin and drainage areas, while a hydroseed mix with irrigation is acceptable for the bottom of the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative wall with tubular steel fence with pilasters is required to secure all water quality and detention basins.
28. 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 Planned Unit Development Design Guidelines and City's Landscape Requirements.
29. 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)
30. 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

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Conditional Use Permit (PEN22-0157)

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Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)

31. Prior to issuance of building permits, for projects that will be phased, a phasing plan shall be submitted to and approved by the Planning Division if occupancy is proposed to be phased.
32. At least thirty days prior to issuance of any grading permit, the developer shall retain a qualified archaeologist, provide a letter identifying the name and qualifications of the archaeologist to the Planning Division for approval, to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources and to evaluate and recommend appropriate actions for any archaeological deposits exposed by construction activity.

At least thirty days prior to issuance of a grading permit, the applicant shall provide evidence that contact has been established with the appropriate Native American Tribe(s), providing notification of grading, excavation and the proposed monitoring program and to coordinate with the City and Tribe(s) to develop a cultural resources treatment and monitoring agreement. The agreement shall address treatment of known cultural resources, the designation, responsibilities and participation of Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

A report documenting the proposed methodology for grading monitoring shall be submitted to and approved by the Planning Division prior to issuance of any grading permit. The monitoring archaeologist shall be empowered to stop and redirect grading in the vicinity of an exposed archaeological deposit until that deposit can be fully evaluated. The archaeologist shall consult with affected Tribe(s) to evaluate any archaeological resources discovered on the project site. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have authority to stop and redirect grading activities in consultation with the project archaeologist.

The property owner shall relinquish ownership to the Tribe(s) of all Native American cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project site for proper treatment and disposition. All sacred sites, should they be encountered with the project site, shall be avoided and preserved as the preferred mitigation.

If any inadvertent discoveries of subsurface archaeological or cultural resources occur during grading, the applicant, project archaeologist, and Tribe(s) shall assess the significance of such resources and shall meet and confer regarding mitigation of

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0157)

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such resources. Avoidance is the preferred method of preservation of archaeological resources. If the applicant, project archaeologist and Tribe(s) cannot agree on the significance or mitigation for such resources, the issue(s) will be presented to the Planning Official with adequate documentation. The Official shall make a determination based on the provisions of CEQA and consideration of the religious beliefs, customs and practices of the Tribe(s).

33. Prior to issuance of any grading permit, all Conditions of Approval, and Mitigation Measures shall be printed on the grading plans.
34. 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)
35. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
36. If potential historic, archaeological, Native American cultural resources or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be 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 affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered during grading and other construction excavation, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the "most likely descendant." The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

37. Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0157)

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established guidelines of Multiple Species Habitat Conservation Plan. The pre-construction survey shall be submitted to the Planning Division prior to any disturbance of the site and/or grading permit issuance.

38. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Building and Safety Division for review and approval by the Planning Division per the Planned Unit Development Design Guidelines and if silent, the City's Municipal Code.
39. 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.
40. Prior to approval of any grading permit, the tree plan shall be submitted to and approved by the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)

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 9.080.070).

Building Division

44. The appropriation from local tax from construction contracts to the local jurisdiction

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Conditional Use Permit (PEN22-0157)

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of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.

The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:

- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
- b) must be registered as a retailer, not consumer, of materials, and
- c) have an executed contract over \$5 million to install materials at the jobsite.

The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.

- 45. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Standards Code (California Code of Regulations, Title 24) including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.
- 46. Any construction within the city shall only be completed between the hours of seven a.m. to seven p.m. Monday through Friday, excluding holidays, and from eight a.m. to four p.m. on Saturday, unless written approval is first obtained from the Building Official or City Engineer per City of Moreno Valley Municipal Code (MC 8.14.040E).
- 47. The proposed development is subject to the payment of required development fees as required by the City's current Fee Ordinance at either 1) based on time of valid building application submittal, 2) prior to permit issuance, or 3) as determined by the City (via special ordinance, etc.).
- 48. The proposed residential project shall comply with the California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Stations (EVCS).
- 49. The proposed project is subject to approval by the Moreno Valley Unified School District and all applicable fees and charges shall be paid prior to permit issuance. Contact MVUSD at 951.571.7690 Ext. 17376 for specific details.
- 50. Prior to construction submittal, all new development, including residential accessory

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Conditional Use Permit (PEN22-0157)

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dwelling units (ADU's) are required to obtain a new property address. Address requests must be part of your initial application. The form can be obtained at http://www.moval.org/city_hall/forms/building-safety/AddressRequest.pdf.

51. 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.
52. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code. Electronic/Digital signature is acceptable as all plan submittals are electronic reviews.
53. Contact the Building Safety Division for permit application submittal requirements. The following link gives the minimum plan submittal requirements: http://www.moval.org/city_hall/forms/building-safety/SFD-ADU-RoomAdditionPlanGuidelines.pdf.
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).
55. The proposed project is subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact EMWD at 951.928.3777 for specific details.

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 concurrent with trenching operations and other improvements so long as said agreement incorporates the

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Conditional Use Permit (PEN22-0157)

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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.

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 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

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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 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. 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.
64. Local tax from construction contracts may be allocated to the local jurisdiction of the specific construction jobsite. This is accomplished by a contractor or subcontractor electing to obtain a construction site sub-permit for the jobsite. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are eligible for this election. This qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to be eligible for a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:

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- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
- b) must be registered as a retailer, not consumer, of materials, and
- c) have an executed contract over \$5 million to install materials at the jobsite.

The \$5 million threshold applies to individual contracts held by a contractor or subcontractor and not the total project value. The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor will require that the subcontractor or other contractors provide the City of Moreno Valley with either a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project. The Prime Contractor will provide the City with a list of subcontractors associated with the project.

- 65. 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)]
- 66. 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.
- 67. The proposed private storm drain system shall connect to the existing storm drain main line in Goya 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.
- 68. 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.
- 69. 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. Tract Map (recordation prior to building permit issuance);
 - b. Rough grading w/ erosion control plan (prior to grading permit issuance);

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- c. Precise grading w/ erosion control plan (prior to building permit issuance);
 - d. Street with Striping, Storm Drain, Sewer, Water (prior to encroachment permit issuance);
 - e. Final drainage study (prior to grading plan approval);
 - f. Final WQMP (prior to grading plan approval);
 - g. Lot Line Adjustment to adjust the south half of the easterly property line (prior to occupancy);
 - h. As-Built revision for all plans (prior to Occupancy release).
70. 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).
71. 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]

Prior to Grading Plan Approval

72. Resolution of all drainage issues shall be as approved by the City Engineer.
73. 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.
74. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity. This may include, but not be limited to, parkway drains.
75. 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

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minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;

b. Incorporates Source Control BMPs and provides a detailed description of their implementation;

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

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

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

76. 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.
77. 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.
78. 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.
79. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in conformance with the State's current Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.
80. For projects that will result in discharges of storm water associated with construction

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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

81. 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)]
82. 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.
83. 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)]
84. 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]
85. 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]

Prior to Map Approval

86. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]
87. 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.
88. If the project involves the subdivision of land, maps may be developed in phases

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with the approval of the City Engineer. Financial security shall be provided for all public improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. In either case, the City Engineer may require the dedication and construction of necessary utility, street or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California Bureau of Real Estate. [MC 9.14.080(B)(C), GC 66412 & 66462.5]

89. 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.
90. 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.
91. 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]
92. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).
93. All street dedications shall be free of all encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.

Prior to Improvement Plan Approval

94. 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.
95. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.

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96. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVS1-160 series, etc.) throughout this project.
97. 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]
98. 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.
99. Any missing or deficient existing improvements along the project frontage within Iris Avenue and Goya Street 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.
100. 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

101. 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.
102. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

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103. 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.
104. For all subdivision projects, the map shall be recorded (excluding model homes). [MC 9.14.190]
105. 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.
106. 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

107. 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.
108. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
109. 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, 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.

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- 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.
110. Prior to occupancy, the following improvements shall be completed:
Iris Avenue (100' R/W / 76' CC: Arterial, City Standard No. MVSI-104A-1) shall be constructed to achieve a full-width improvements along the entire project's north frontage. Improvements shall consist of, but not be limited to, pavement, base, (curb, gutter, and sidewalk), 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-104A-1. Any missing or deficient improvements along the project's north frontage shall be constructed prior to issuance of a certificate of occupancy.
111. 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 the covenants and agreements can be obtained by contacting the Land Development Division.
112. 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.
113. 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

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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.

114. Goya Street (66' R/W / 44' CC: Residential Collector Street, City Standard No. MVS1-106B-0) shall be constructed to achieve a full-width improvements 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. MVS1-106B-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

115. 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.
116. 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

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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. 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.

117. 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.

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

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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 SAdmin@moval.org to determine if this condition is applicable.

119. Bioretention Basin Maintenance. The ongoing maintenance of any bioretention basin, or other like water quality BMP constructed in the public right of way, shall be the responsibility of a property owner association or the property owner.
120. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
121. Damage. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.
122. CFD 7. This project is included within the future annexation boundaries for Community Facilities District No. 7 (CFD No. 7). The Local Component portion of the Area Drainage Plan (ADP) fee for Riverside County Flood Control and Water Conservation District (RCFCWCD) has been allocated toward the debt service

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payments on CFD No. 7 bonds and/or paid directly for acquisition of RCFCD facilities. In order for the Developer to meet its financial obligation, it must notify the Special Districts Administration at SDAdmin@moval.org when applying for a grading permit or if a grading permit is not required, when applying for building permit issuance and select one of the funding options outlined below. a) Participate in a special election to annex into CFD No. 7 and pay the equivalent to the Local Component portion of the ADP fee including interest as a special tax levied annually on the Riverside County property tax bill; or b) Pay the Local Component portion of the ADP fee directly to the City of Moreno Valley, Special Districts Administration which shall be used for any authorized purpose for CFD No. 7. If the funding option selected is to annex into the District, a minimum of 90-days is needed to complete the special election process. This allows adequate time to complete the special election process in compliance with the provisions of Article 13C of the California Constitution for conducting a special election. Annexation to CFD No. 7 shall be completed or proof of payment of the Local Component portion of the ADP fee shall be provided to the Special Districts Administration at SDAdmin@moval.org prior to issuance of the 1st Building Permit for this project.

123. 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

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SDAdmin@moval.org to satisfy this condition.

124. CFD 2014-01. Prior to City Council action authorizing the recordation of the final 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 b) 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 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 fundi

Prior to Grading Permit

125. CFD 7. This project is included within the future annexation boundaries for Community Facilities District No. 7 (CFD No. 7). The Local Component portion of the Area Drainage Plan (ADP) fee for Riverside County Flood Control and Water Conservation District (RCFCWCD) has been allocated toward the debt service payments on CFD No. 7 bonds and/or paid directly for acquisition of RCFCD facilities. In order for the Developer to meet its financial obligation, it must notify the Special Districts Administration at SDAdmin@moval.org when applying for a grading permit or if a grading permit is not required, when applying for building permit issuance and select one of the funding options outlined below. a) Participate in a special election to annex into CFD No. 7 and pay the equivalent to the Local Component portion of the ADP fee including interest as a special tax levied annually on the Riverside County property tax bill; or b) Pay the Local Component portion of

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the ADP fee directly to the City of Moreno Valley, Special Districts Administration which shall be used for any authorized purpose for CFD No. 7. If the funding option selected is to annex into the District, a minimum of 90-days is needed to complete the special election process. This allows adequate time to complete the special election process in compliance with the provisions of Article 13C of the California Constitution for conducting a special election. Annexation to CFD No. 7 shall be completed or proof of payment of the Local Component portion of the ADP fee shall be provided to the Special Districts Administration at SDAdmin@moval.org prior to issuance of the 1st Building Permit for this project.

126. Conditions of approval may be modified or added if a phasing plan is submitted for this development.
127. Project driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard Plans No. MVSI-111B-0 for residential driveway approaches.
128. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).
129. Iris Avenue is classified and shall be improved as an Arterial per City Standard Plan No. MVSI-104A-1. Any improvements, including transitions, undertaken by this project shall be consistent with the City's standards for this facility.
130. Goya Street is classified and shall be improved as a Collector Street per City Standard MVSI-106B-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility.
131. Communication conduit shall be installed per City Standard Plan No. MVSI-186-0 along Iris Avenue.
132. No gates are proposed. Any proposed gates shall be subject to city requirements.
133. Appropriate signing and striping shall be installed for any onsite fire lane(s), as approved by the Fire Department.
134. On-street parking shall be prohibited along the west side of the internal private street.
135. 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.
136. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for Iris

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Avenue and Goya Avenue. A Class II bike lane along Iris Avenue shall be provided.

137. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer shall be required for plan approval, as required by the City Traffic Engineer.
138. Prior to issuance of a Building Final or Certificate of Occupancy, all approved street improvements shall be installed to the satisfaction of the City Engineer.
139. Prior to issuance of a Building Final or Certificate of Occupancy, all approved signing and striping shall be installed per current City Standards

PARKS & COMMUNITY SERVICES DEPARTMENT

140. This project is subject to current Development Impact Fees.
141. This project is subject to current Quimby Fees.

Exhibit B
**CONDITIONS OF APPROVAL
FOR
TENTATIVE TRACT MAP 38458 (PEN22-0156)**

Attachment: Resolution No. 2024-06 CUP/Map [Revision 8] (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Tentative Tract Map (PEN22-0156)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning 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. In accordance with the Developer's obligation to defend, indemnify and hold harmless the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.
3. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
4. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
5. 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

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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.

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. Prior to building final, a basin maintained by an HOA or other private entity, landscape (trees, shrubs and groundcover) and irrigation shall be installed, and maintained by the HOA or other private entity with documentation provided to the Planning Division.
11. Prior to issuance of building permits, final front and street side yard landscape and irrigation plans, and slope landscape plans and basin landscape plans, shall be approved.

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Tentative Tract Map (PEN22-0156)

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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. A drought tolerant landscape palette shall be utilized throughout the tract in compliance with the Planned Unit Development Design Guidelines and City's Landscape Requirements. (9.17)
15. All landscaped areas in perpetuity shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
16. Prior to issuance of building permits, landscape and irrigation plans for areas maintained by the HOA shall be submitted to and approved by the Planning Division. The plans shall be prepared in accordance with the Planned Unit Development Design Guidelines and City's Landscape Development Guidelines. 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 wall with tubular steel fence with pilasters is required to secure all water quality and detention basins more than 18 inches in depth.
17. 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)
18. 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.
19. 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)
20. 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

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Tentative Tract Map (PEN22-0156)

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or designee and shall substantially conform to all intent and purpose of the subdivision approval. (MC 9.14.080)

21. 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.
22. 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)
23. Separate Administrative Plot Plans, including, Design Review (product approval), Model Home(s) or custom home reviews are required for approval of the design of the future single-family homes for Tentative Tract Map 38458.
24. Prior to recordation of the final subdivision map, the following documents shall be submitted to and approved by the Planning Division which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approval:
 - a. The document to convey title
 - b. Deed restrictions, easements, or Covenants, Conditions and Restrictions to be recorded

The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for general maintenance of the site, joint access to proposed parcels, 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

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- 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.
25. 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)
 26. An Administrative Plot Plan shall be submitted to the Planning Division for a Model Conversion to Single Family Residences.
 27. Temporary awnings/trellis features are approved for the front elevations of the model homes. All awnings shall be removed prior to release for occupancy.
 28. The approval of Model Home(s) does not supersede conditions of approval previously approved for Tract Map No. 38458.
 29. 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. (MC 9.02.230)
 30. Mechanical equipment shall be located outside any required setback area.
 31. Two non-illuminated signs are permitted not to exceed 25 square feet in copy area, 45 square feet in sign area and 6 feet in height at each major entrance to the complex. Signs shall be removed at the completion of home sales.
 32. The parking lot surface and accessories (plants, irrigation, hardscape elements, etc.), secondary sidewalks between models, exterior restroom facilities, and trap fencing shall be removed and rear and side yard cross fencing installed prior to building final of the last unit in the tract(s) or when the models are closed, whichever comes first.
 33. The sales areas within the living quarters shall be converted to residential use prior to release for occupancy.
 34. 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)

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35. The model home(s) shall conform to the approved plans on file in the Community Development Department consistent with the approved Planned Unit Development Design Guidelines.
36. The sales areas within garage areas shall be converted back to garages prior to release for occupancy. A minimum two-car garage shall remain in each model.
37. The model home(s) shall be used only for the sale of homes in Tract 38458.
38. The site has been approved for a Conditional Use Permit (PEN22-0157) for Tentative Tract Map 38458 (PEN22-0156) for a Planned Unit Development comprised of 78 detached single-family residences with a tot lot, dog park, retention basin, and associated on-site and off-site improvements per the approved plans and the Planned Unit Development Design Guidelines. A change or modification shall require separate approval.
39. The Conditional Use Permit (PEN22-0157) and Tentative Tract Map 38458 (PEN22-0156) for the approved Planned Unit Development are tied together and shall expire at the same time. Extensions of time must be filed individually for each project and future extensions cannot exceed the Subdivision Map Act.
40. 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 conditions herein 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.

Prior to Building Permit

41. Prior to issuance of any building permit, all Conditions of Approval, and Mitigation Measures shall be printed on the building plans.
42. 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.
43. 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 Planned Unit Development Design Guidelines and City's Landscape Requirements.

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44. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)
45. 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)
46. Prior to issuance of building permits, for projects that will be phased, a phasing plan shall be submitted to and approved by the Planning Division if occupancy is proposed to be phased.
47. At least thirty days prior to issuance of any grading permit, the developer shall retain a qualified archaeologist, provide a letter identifying the name and qualifications of the archaeologist to the Planning Division for approval, to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources and to evaluate and recommend appropriate actions for any archaeological deposits exposed by construction activity.

At least thirty days prior to issuance of a grading permit, the applicant shall provide evidence that contact has been established with the appropriate Native American Tribe(s), providing notification of grading, excavation and the proposed monitoring program and to coordinate with the City and Tribe(s) to develop a cultural resources treatment and monitoring agreement. The agreement shall address treatment of known cultural resources, the designation, responsibilities and participation of Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

A report documenting the proposed methodology for grading monitoring shall be submitted to and approved by the Planning Division prior to issuance of any grading permit. The monitoring archaeologist shall be empowered to stop and redirect grading in the vicinity of an exposed archaeological deposit until that deposit can be fully evaluated. The archaeologist shall consult with affected Tribe(s) to evaluate any archaeological resources discovered on the project site. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have authority to stop and redirect grading activities in consultation with the project archaeologist.

The property owner shall relinquish ownership to the Tribe(s) of all Native American

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cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project site for proper treatment and disposition. All sacred sites, should they be encountered with the project site, shall be avoided and preserved as the preferred mitigation.

If any inadvertent discoveries of subsurface archaeological or cultural resources occur during grading, the applicant, project archaeologist, and Tribe(s) shall assess the significance of such resources and shall meet and confer regarding mitigation of such resources. Avoidance is the preferred method of preservation of archaeological resources. If the applicant, project archaeologist and Tribe(s) cannot agree on the significance or mitigation for such resources, the issue(s) will be presented to the Planning Official with adequate documentation. The Official shall make a determination based on the provisions of CEQA and consideration of the religious beliefs, customs and practices of the Tribe(s).

48. 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)
49. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
50. If potential historic, archaeological, Native American cultural resources or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be 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 affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered during grading and other construction excavation, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the "most likely descendant." The "most likely descendant" shall then make recommendations, and engage in consultations concerning the

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treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

51. 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.
52. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Building and Safety Division for review and approval by the Planning Division per the Planned Unit Development Design Guidelines and if silent, the City's Municipal Code.
53. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the following:
 - a. The name (if applicable) and address of the development.
 - b. The developer's name, address, and a 24-hour emergency telephone number.
54. Prior to approval of any grading permit, the tree plan shall be submitted to and approved by the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)
55. Prior to issuance of any grading permit, all Conditions of Approval, and Mitigation Measures shall be printed on the grading plans.

Prior to Building Final or Occupancy

56. 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).
57. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.

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58. 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).

Building Division

59. 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.
60. Contact the Building Safety Division for permit application submittal requirements.
61. 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.
62. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
63. 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.
64. 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.
65. 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.
66. 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.
67. 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).

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68. 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)
69. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.
The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
- The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.
70. The proposed residential project shall comply with the California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Stations (EVCS).

FIRE DEPARTMENT**Fire Prevention Bureau**

71. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
72. 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)

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73. 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)
74. 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)
75. 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)
76. 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)
77. 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[1])
78. 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.
79. 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.
80. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
81. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
82. Fire lanes and fire apparatus access roads shall have an unobstructed width of not

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- 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])
83. 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])
 84. 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)
 85. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
 86. 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)
 87. 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)
 88. 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)
 89. 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)
 90. 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

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the project will be determined at time of submittal. (CFC 507.3, Appendix B)

91. 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[1])
92. 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).
93. 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.
94. 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)
95. 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**

96. 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

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meter reading.

97. 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.

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.

98. Existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer’s expense, for any and all costs associated with the relocation of any of Moreno Valley Utility’s underground electrical distribution facilities, as determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.

PUBLIC WORKS DEPARTMENT

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Land Development

99. 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.
100. 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]
101. 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.
102. 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.
103. Drainage facilities (e.g., catch basins, water quality basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows.

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Secondary emergency escape shall also be provided.

104. Local tax from construction contracts may be allocated to the local jurisdiction of the specific construction jobsite. This is accomplished by a contractor or subcontractor electing to obtain a construction site sub-permit for the jobsite. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are eligible for this election. This qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to be eligible for a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
- The \$5 million threshold applies to individual contracts held by a contractor or subcontractor and not the total project value. The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor will require that the subcontractor or other contractors provide the City of Moreno Valley with either a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project. The Prime Contractor will provide the City with a list of subcontractors associated with the project.
105. 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)]
106. 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.
107. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:

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- a. 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, Storm Drain, Sewer, Water (prior to encroachment permit issuance);
 - e. Final drainage study (prior to grading plan approval);
 - f. Final WQMP (prior to grading plan approval);
 - g. Lot Line Adjustment to adjust the south half of the easterly property line (prior to occupancy);
 - h. As-Built revision for all plans (prior to Occupancy release).
108. 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).
109. The proposed private storm drain system shall connect to the existing storm drain main line in Goya 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.
110. 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]
111. 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.

Prior to Grading Plan Approval

112. 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.

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113. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity. This may include, but not be limited to, under sidewalk drains.
114. 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.
115. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- 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.
 - Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
 - 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.
116. 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.
117. The developer shall select Low Impact Development (LID) Best Management Practices (BMPs) designed per the latest version of the Water Quality Management

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Plan (WQMP) - a guidance document for the Santa Ana region of Riverside County.

118. 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.
119. 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

120. 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)]
121. 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.
122. 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)]
123. 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]
124. 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]

Prior to Map Approval

125. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]

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126. 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.
127. Resolution of all drainage issues shall be as approved by the City Engineer.
128. If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all public improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. In either case, the City Engineer may require the dedication and construction of necessary utility, street or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California Bureau of Real Estate. [MC 9.14.080(B)(C), GC 66412 & 66462.5]
129. 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.
130. 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.
131. 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]
132. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).
133. 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.

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Prior to Improvement Plan Approval

134. 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.
135. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
136. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVS1-160 series, etc.) throughout this project.
137. 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]
138. 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.
139. Any missing or deficient existing improvements along the project frontage within Iris Avenue and Goya Street 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.
140. 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

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141. 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.
142. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

143. 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.
144. For all subdivision projects, the map shall be recorded (excluding model homes). [MC 9.14.190]
145. 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.
146. 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

147. 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.
148. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
149. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited

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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, pavement tapers/transitions and traffic control devices as appropriate.

b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, 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.

150. 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 the covenants and agreements can be obtained by contacting the Land Development Division.
151. 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.
152. The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
 - b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
 - c. Demonstrate that Developer is prepared to implement all non-structural BMPs described in the approved final project-specific WQMP; and
 - d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.

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e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.

f. Obtain approval and complete installation of the irrigation and landscaping.

153. Prior to occupancy, the following improvements shall be completed:

Iris Avenue (100' R/W / 76' CC: Arterial, City Standard No. MVSI-104A-1) shall be constructed to achieve a full-width improvements along the entire project's north frontage. Improvements shall consist of, but not be limited to, pavement, base, (curb, gutter, and sidewalk), 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-104A-1. Any missing or deficient improvements along the project's north frontage shall be constructed prior to issuance of a certificate of occupancy.

154. Goya Street (66' R/W / 44' CC: Residential Collector Street, City Standard No. MVSI-106B-0) shall be constructed to achieve a full-width improvements 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-106B-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

155. 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.

156. 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

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN22-0156)

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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.

157. 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

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Tentative Tract Map (PEN22-0156)

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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.

158. 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 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.

159. 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.

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Tentative Tract Map (PEN22-0156)

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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.

160. Bioretention Basin Maintenance. The ongoing maintenance of any bioretention basin, or other like water quality BMP constructed in the public right of way, shall be the responsibility of a property owner association or the property owner.
161. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
162. Damage. Any damage to existing landscape areas maintained by the City of Moreno Valley due to project construction shall be repaired/replaced by the Developer, or Developer's successors in interest, at no cost to the City of Moreno Valley.
163. CFD 7. This project is included within the future annexation boundaries for Community Facilities District No. 7 (CFD No. 7). The Local Component portion of the Area Drainage Plan (ADP) fee for Riverside County Flood Control and Water Conservation District (RCFCWCD) has been allocated toward the debt service payments on CFD No. 7 bonds and/or paid directly for acquisition of RCFCWCD facilities. In order for the Developer to meet its financial obligation, it must notify the Special Districts Administration at SDAdmin@moval.org when applying for a grading permit or if a grading permit is not required, when applying for building permit issuance and select one of the funding options outlined below. a) Participate in a special election to annex into CFD No. 7 and pay the equivalent to the Local

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Tentative Tract Map (PEN22-0156)

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Component portion of the ADP fee including interest as a special tax levied annually on the Riverside County property tax bill; or b) Pay the Local Component portion of the ADP fee directly to the City of Moreno Valley, Special Districts Administration which shall be used for any authorized purpose for CFD No. 7. If the funding option selected is to annex into the District, a minimum of 90-days is needed to complete the special election process. This allows adequate time to complete the special election process in compliance with the provisions of Article 13C of the California Constitution for conducting a special election. Annexation to CFD No. 7 shall be completed or proof of payment of the Local Component portion of the ADP fee shall be provided to the Special Districts Administration at SDAdmin@moval.org prior to issuance of the 1st Building Permit for this project.

164. CFD 2014-01. Prior to City Council action authorizing the recordation of the final 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 b) 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 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 fundi

Prior to Grading Permit

165. CFD 7. This project is included within the future annexation boundaries for Community Facilities District No. 7 (CFD No. 7). The Local Component portion of

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN22-0156)

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the Area Drainage Plan (ADP) fee for Riverside County Flood Control and Water Conservation District (RCFCWCD) has been allocated toward the debt service payments on CFD No. 7 bonds and/or paid directly for acquisition of RCFCWCD facilities. In order for the Developer to meet its financial obligation, it must notify the Special Districts Administration at SDAdmin@moval.org when applying for a grading permit or if a grading permit is not required, when applying for building permit issuance and select one of the funding options outlined below. a) Participate in a special election to annex into CFD No. 7 and pay the equivalent to the Local Component portion of the ADP fee including interest as a special tax levied annually on the Riverside County property tax bill; or b) Pay the Local Component portion of the ADP fee directly to the City of Moreno Valley, Special Districts Administration which shall be used for any authorized purpose for CFD No. 7. If the funding option selected is to annex into the District, a minimum of 90-days is needed to complete the special election process. This allows adequate time to complete the special election process in compliance with the provisions of Article 13C of the California Constitution for conducting a special election. Annexation to CFD No. 7 shall be completed or proof of payment of the Local Component portion of the ADP fee shall be provided to the Special Districts Administration at SDAdmin@moval.org prior to issuance of the 1st Building Permit for this project.

166. Conditions of approval may be modified or added if a phasing plan is submitted for this development.
167. Project driveways shall conform to Section 9.11.080, and Table 9.11.080-14 of the City's Development Code – Design Guidelines and City of Moreno Valley Standard Plans No. MVSI-111B-0 for residential driveway approaches.
168. Iris Avenue is classified and shall be improved as an Arterial per City Standard Plan No. MVSI-104A-1. Any improvements, including transitions, undertaken by this project shall be consistent with the City's standards for this facility.
169. Goya Street is classified and shall be improved as a Collector Street per City Standard MVSI-106B-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility.
170. Communication conduit shall be installed per City Standard Plan No. MVSI-186-0 along Iris Avenue.
171. No gates are proposed. Any proposed gates shall be subject to city requirements.
172. Prior to issuance of a certificate of occupancy, all approved street improvements shall be installed to the satisfaction of the City Engineer.
173. Prior to issuance of a certificate of occupancy, all approved signing and striping shall be installed per current City Standards.

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN22-0156)

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174. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer shall be required for plan approval, as required by the City Traffic Engineer.
175. Prior to final approval of any landscaping or monument sign plans, the project plans shall demonstrate that sight distance at the project driveways conforms to City Standard Plan No. MVS1-164A, B, C-0.
176. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for Iris Avenue and Goya Avenue. A Class II bike lane along Iris Avenue shall be provided.
177. Appropriate signing and striping shall be installed for any onsite fire lane(s), as approved by the Fire Department.
178. On-street parking shall be prohibited along the west side of the internal private street.
179. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).

PARKS & COMMUNITY SERVICES DEPARTMENT

180. This project is subject to current Quimby Fees.
181. This project is subject to current Development Impact Fees.



PLANNED UNIT DEVELOPMENT GUIDELINE

ARCHITECTURE + LANDSCAPE

Screencheck #1
April 2023

Prepared for:
City of Moreno Valley

Prepared by:
T&B Planning, Inc.

Attachment: PUD Design Guidelines (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

HERITAGE PARK MORENO VALLEY, CALIFORNIA

HERITAGE PARK DESIGN GUIDELINES

City of Moreno Valley
Screencheck #1
April 2023

Applicant:

South of Iris 2021, LLC
41 Corporate Park, Suite 250
Irvine, California 92606
949.836.1897
Contact: David Patton

Prepared by:

T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, California 92602
714. 505. 6360 ext 125
Contact: Xiaofan Li

In association with:

Kevin L. Crook Architect, Inc.
1360 Reynolds Ave., Suite 110
Irvine, California 92614
949. 660. 1568
Contact: Jeff Addison

Wood Architecture, Inc.
1512 W. Mineral King Ave.
Visalia, California 93291
805.468.5300
Contact: Kurt Koether



Attachment: PUD Design Guidelines (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

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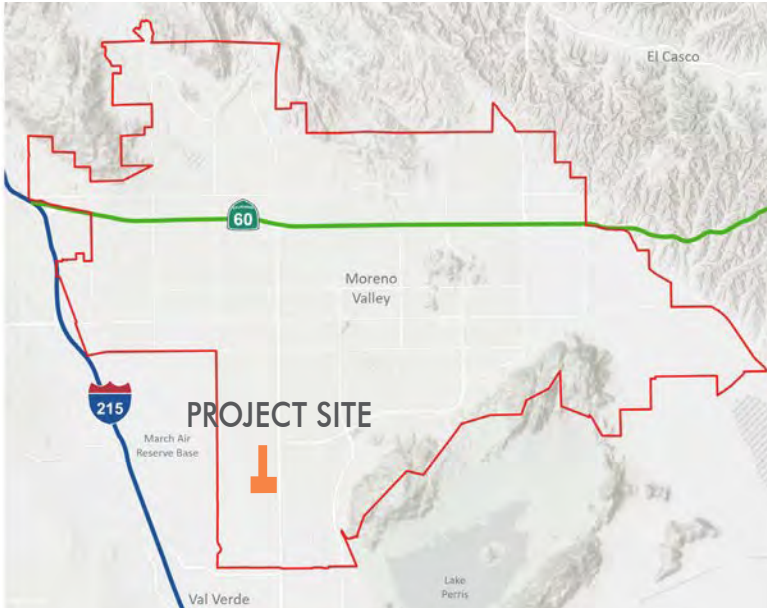
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1.0 INTRODUCTION

1.1 PURPOSE AND INTENT

The Heritage Park Planned Unit Development Guidelines establish the Heritage Park community’s development standards and design guidelines. These guidelines ensure that the site’s future architecture and design will meet high-quality standards, be reflective of and compatible with the surrounding area, and be sensitive to the needs of the project. As shown in Exhibit 1-1, Location Map, Heritage Park is located in the southern portion of Moreno Valley, California. It is bordered by Iris Avenue to the north, a mix of existing residential homes and vacant land to the south and east, and Indian Street and vacant land to the west.



- Legend**
- Moreno Valley City Limits
 - Heritage Park



Exhibit 1-1, Location Map

1.2 PROJECT OVERVIEW

Heritage Park transforms the vacant parcels into two neighborhoods totaling 165 detached, single-family homes. The design creates neighborhoods with comfortable human scale, visually charming architecture, and nurturing landscapes within well-proportioned spaces.

The 18.09-acre Heritage Park provides two distinct neighborhoods, each with its own housing product type. Exhibit 1-2, Neighborhood Map, shows the location of each neighborhood within the development.

Neighborhood 1 (Tentative Tract Map 38458) contains the following proposed land uses:

- 78 detached single-family homes in six pack clusters on a 9.42-acre site.
- 0.39-acre tot lot and dog park.
- A retention basin.

Neighborhood 2 (Tentative Tract Map 38702) contains the following proposed land uses:

- 131 detached single-family motor-court homes on a 13.7-acre site.
- 0.48-acre park and open space.
- A retention basin.

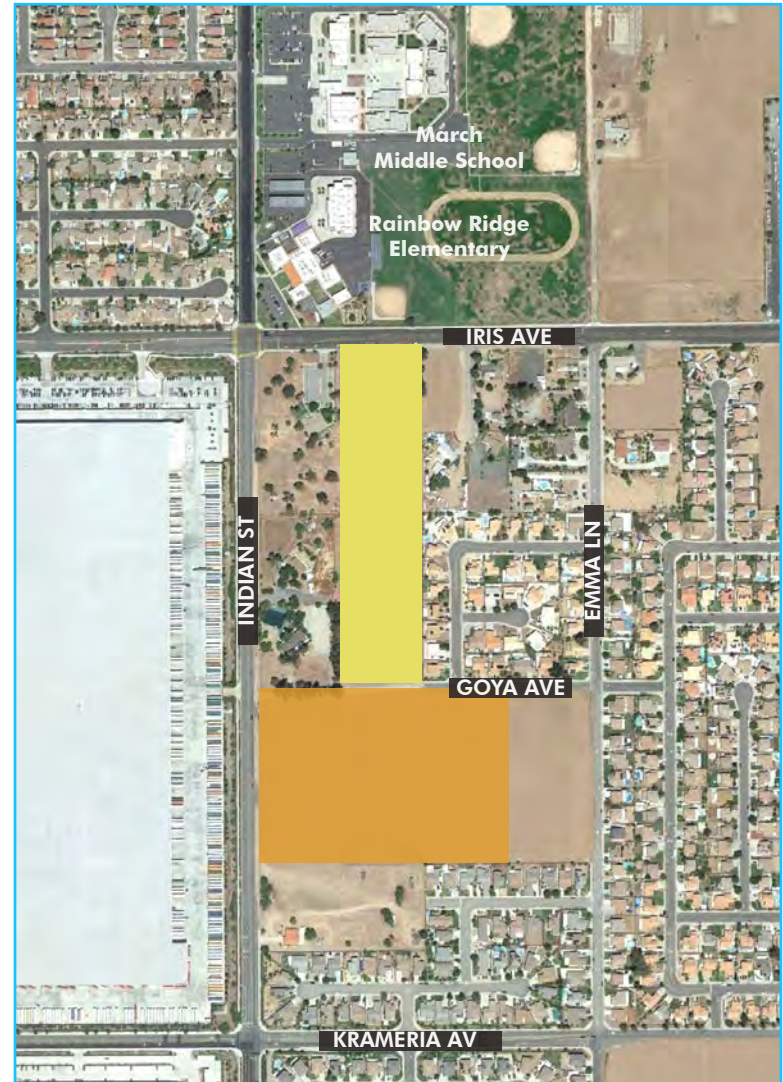
Key design focus of Heritage Park include:

Walkability A livable and desirable community is fostered by well-designed neighborhoods with pedestrian-friendly streetscapes and distinct high-quality homes with varying architectural styles.

Connectivity Rainbow Ridge Elementary School and March Middle School, located north of Iris Avenue, are easily accessible via internal sidewalks.

Amenity Parks with amenities serve as the focal points and gathering places for residents, linked together by internal sidewalks.

Diversity A distinct range of housing products is designed to cater to different buyer preferences and respond to current market conditions.



Legend

- Neighborhood 1**
TTM 38458
Six Pack Clusters
- Neighborhood 2**
TTM 38702
Motor Courts

Exhibit 1-2, Neighborhood Map

N.T.S.

2.0 SITE PLANNING

2.1 SITE PLAN

Heritage Park demonstrates pedestrian-oriented development by interconnecting the two neighborhoods with 6.5-foot-wide sidewalks along the internal roads which encourages physical activity by providing safe and convenient pedestrian access to strategically placing the parks within walking distance of homes. Exhibit 2.1, Site Plan, illustrates the relationship between the homes and the recreational spaces that promote healthy lifestyles and a sense of community. Additionally, these parks and sidewalks provide spaces for residents to gather and socialize, further contributing to the welcoming and inclusive environment that Heritage Park aims to create. Ultimately, this design encourages residents to explore their surroundings and engage with their neighbors, strengthening the sense of community within the area.

2.2 SITE DESIGN GUIDELINES

Exhibit 2-1 presents the preliminary site plan for Heritage Park, which connects the community to its surroundings, prioritizes walkability, provides adequate access and circulation, and offers outdoor activity areas. This site plan serves as a conceptual design for the anticipated site development, with the final site design subject to additional review. Through this thoughtful site planning, Heritage Park creates a community that integrates with its surroundings while prioritizing livability and the pedestrian experience.

2.2.1 STREETScape DIVERSITY

Achieving visual diversity and interest in the streetscape requires careful consideration and balance in planning floor plans, elevation styles, and color/material schemes. To this end, specific criteria have been established for the plotting of homes, as outlined below:

1. Each builder development area consists of a minimum of three floor plans.
2. Each builder development area consists of a minimum of four elevations.
3. No more than two buildings in a row may feature the same elevation style.
4. Adjacent or facing buildings may feature the same floor plan and have different elevation styles.

Adhering to these design criteria, creates a varied and interesting streetscape within Heritage Park that allows for the individuality and diversity of its residents while maintaining a cohesive overall aesthetic.

2.2.2 ENTRYWAY

1. Landscaping, public space, and/or “gateway” features should be used to define the entryways into the Heritage Park.
2. Entryway features shall reflect the overall architectural identity.

2.2.3 CIRCULATION AND ACCESS

1. Site circulation must allow for and facilitate emergency access to the site and all buildings.
2. Safe and comfortable pedestrian environments shall be created.
3. Encouraging the use of multiple modes of transportation among residents is an essential aspect of a well-connected community. In Heritage Park, pedestrian connectivity between residential neighborhoods and community amenities, such as schools and parks, is prioritized through the design of sidewalks.

2.3 DEVELOPMENT CRITERIA

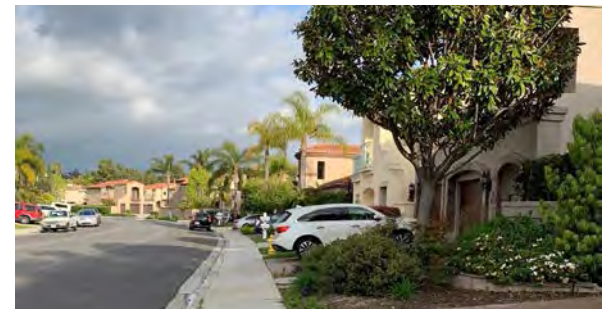
Heritage Park contains two options for home ownership: 6-pack single-family detached homes within Neighborhood 1 (TTM 38458) and single-family detached motor court homes within Neighborhood 2 (TTM 38702). The following pages provide the lot criteria, setback requirements, and other relevant development standards for each of the residential product types. These requirements ensure that each property adheres to the high-quality standards set forth by the development guidelines contained in this document and contribute to the community’s cohesive and visually appealing streetscape. Additionally, prototypical plotting diagrams are provided to illustrate the relationship between the buildings, property lines, and the street and/or open space. It is important to note that these diagrams depict a typical plotting concept for a particular product type and are not intended to represent all possible plotting plans for the product offerings.



Example of Varied Elevations to Create an Interesting Streetscene

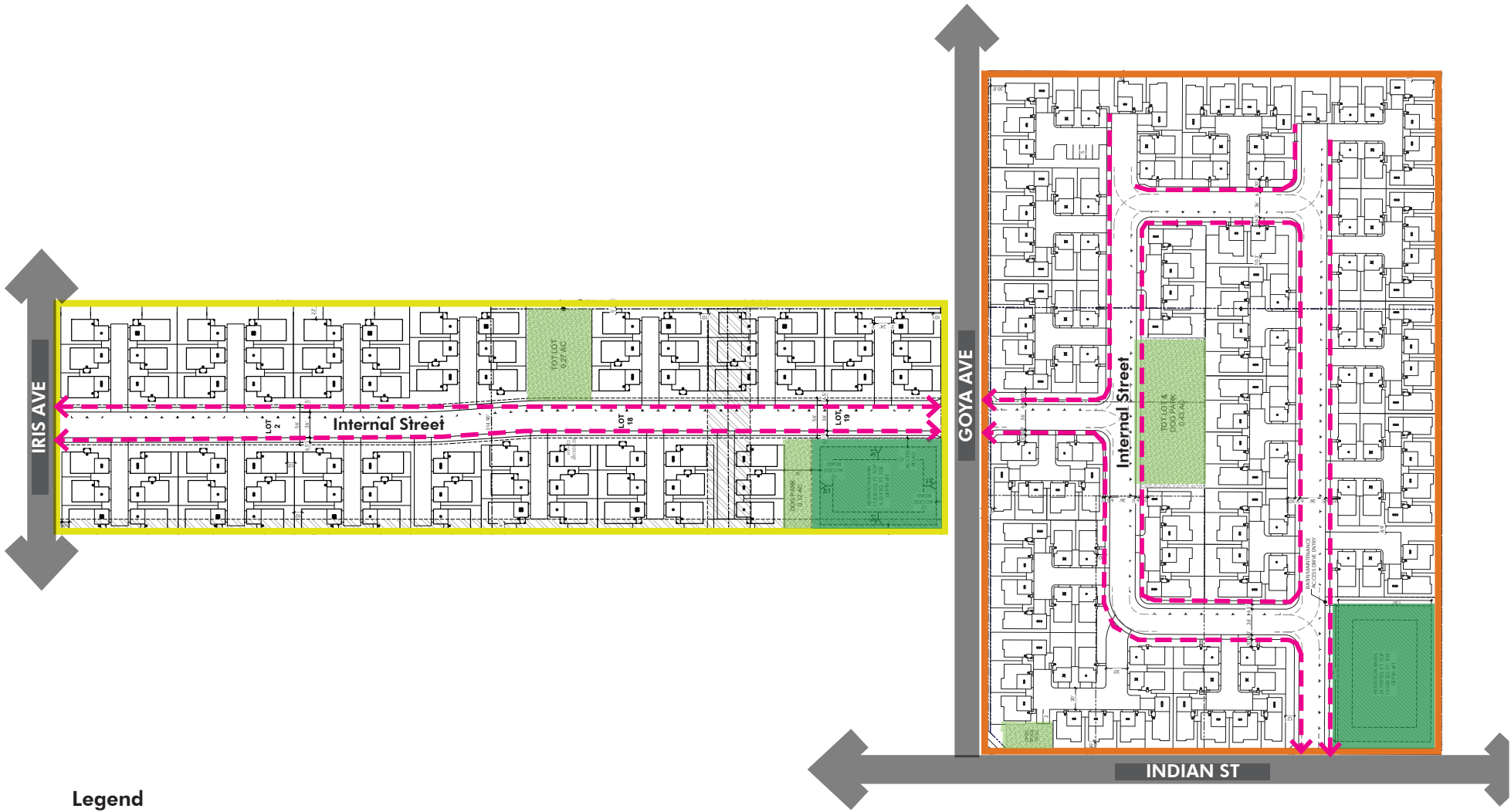


Example of Landscaped Entryway



Example of Neighborhood Sidewalk

Attachment: PUD Design Guidelines (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)



Legend

- Neighborhood 1 (TTM 38458)
- Neighborhood 2 (TTM 38702)
- Park & Open Space
- Retention Basin
-



Notes: The graphic is for illustrative purpose only; final design may vary.

Exhibit 2-1, Site Plan

Attachment: PUD Design Guidelines (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

NEIGHBORHOOD 1 (TTM 38458) - 6-PACK SINGLE-FAMILY DETACHED CLUSTER

DEVELOPMENT STANDARDS

Homes in Neighborhood 1 will include single-family detached homes oriented on a short stub street arranged in 6-pack clusters. Some homes located adjacent to the streets will have front doors facing these streets to create a more inviting street scene.

LOT CRITERIA

Total Gross Acres	9.42 ac
Density	8.3 du/ac
Number of Homes	78 du
Number of Plans	4
Number of Elevations	4

MINI. FRONT SETBACKS¹

Entry from Exterior Property Line	5'
Living Space from Exterior Property Line	10'
Living Space from Interior Property Line	5'
Living Space from Edge of Drive Aisle	3'

MINI. SIDE SETBACKS¹

Living Space from Internal Street /Back of Sidewalk	10'
Living Space from Exterior Property Line	10'
Living Space from Interior Property Line	5'
Living Space from Edge of Drive Aisle	3'

MINI. REAR SETBACKS¹

Living Space from Exterior Property Line	10'
Living Space from Interior Property Line	5'

BLDG. TO BLDG. DISTANCE

Garage to Garage	30'
Side to Side	10'

BUILDING HEIGHTS²

Maximum Building Height	2-story or 35'
-------------------------	----------------

PARKING³

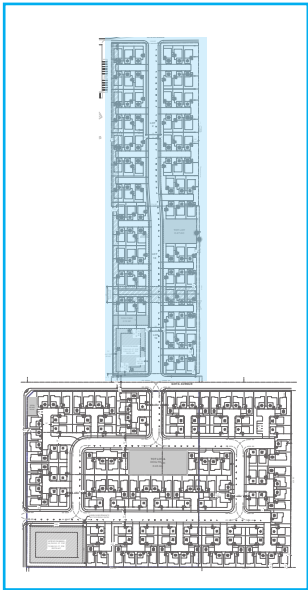
Parking Spaces per Unit	2 garage spaces
-------------------------	-----------------

Notes:

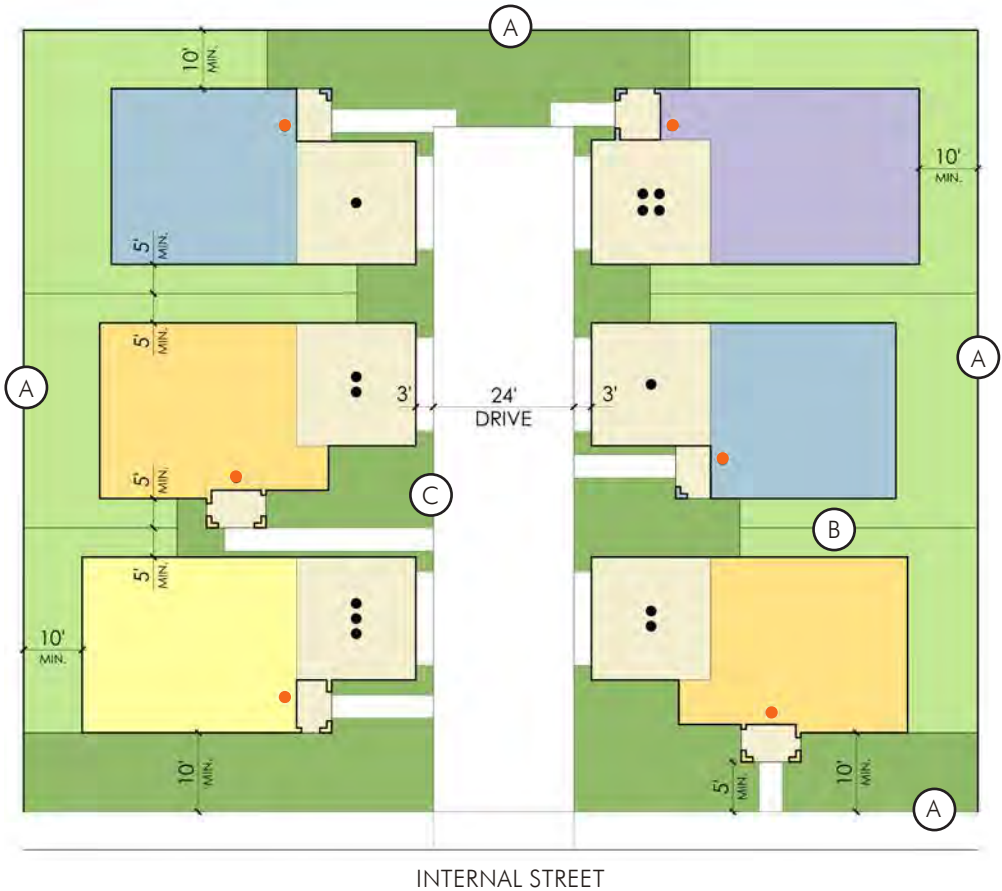
- ¹ Eaves, cornices, awnings, bay windows, and other similar architectural features may encroach up to 3' into the required setbacks, provided that such a feature shall be at least 3' from any property line.
- ² "Building height" means the vertical distance from the grade to the highest point of the coping of a flat roof or the deck line of a mansard roof, or the highest point of the highest gable of a pitch or hip roof, but exclusive of vents, air conditioners, chimneys or other such incidental appurtenances.
- ³ Guest parking is provided on the internal streets and designated areas.

NEIGHBORHOOD 1 (TTM 38458) - 6-PACK SINGLE-FAMILY DETACHED CLUSTER

TYPICAL PLOTTING DIAGRAM



Key Map



- FRONT ENTRY
- FLOOR PLANS
- Ⓐ EXTERIOR PROPERTY LINE
- Ⓑ INTERIOR PROPERTY LINE
- Ⓒ EDGE OF DRIVE AISLE
- FLOOR PLAN 1
- FLOOR PLAN 2
- FLOOR PLAN 3
- FLOOR PLAN 4
- HOA MAINTAINED OPEN SPACE
- HOMEOWNER MAINTAINED OPEN SPAC

Notes: Typical product examples are provided for reference purposes only; actual building layouts and footprints may vary.

Exhibit 2-2, 6-Pack Single-Family Detached Cluster Typical Plotting Diagram

Attachment: PUD Design Guidelines (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

NEIGHBORHOOD 2 (TTM 38702) - SINGLE-FAMILY DETACHED MOTORCOURT

DEVELOPMENT STANDARDS

Homes in Neighborhood 2 will include single-family detached homes clustered around a motor court. The product typically includes four to eight units. Primary entries and walks face either the motor court or the internal street.

LOT CRITERIA

Total Gross Acres	8.91 ac
Density	10.2 du/ac
Number of Homes	87 du
Number of Plans	3
Number of Elevations	4

MINI. FRONT SETBACKS¹

Living Space from Exterior Property Line	10'
Living Space from Interior Property Line	5'
Living Space from Edge of Drive Aisle	2.5'

MINI. SIDE SETBACKS¹

Living Space from Exterior Property Line ⁴	10'
Living Space from Interior Property Line	5'
Living Space from Edge of Drive Aisle	3'

MINI. REAR SETBACKS¹

Living Space from Interior Property Line	5'
Living Space from Exterior Property Line	10'

BLDG. TO BLDG. DISTANCE

Garage to Garage	30'
Side to Side	10'

BUILDING HEIGHTS²

Maximum Building Height	2-story or 35'
-------------------------	----------------

PARKING³

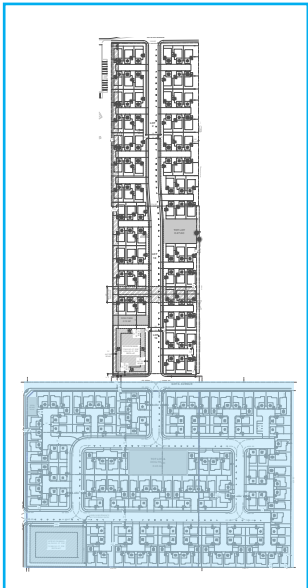
Parking Spaces per Unit	2 garage spaces
-------------------------	-----------------

Notes:

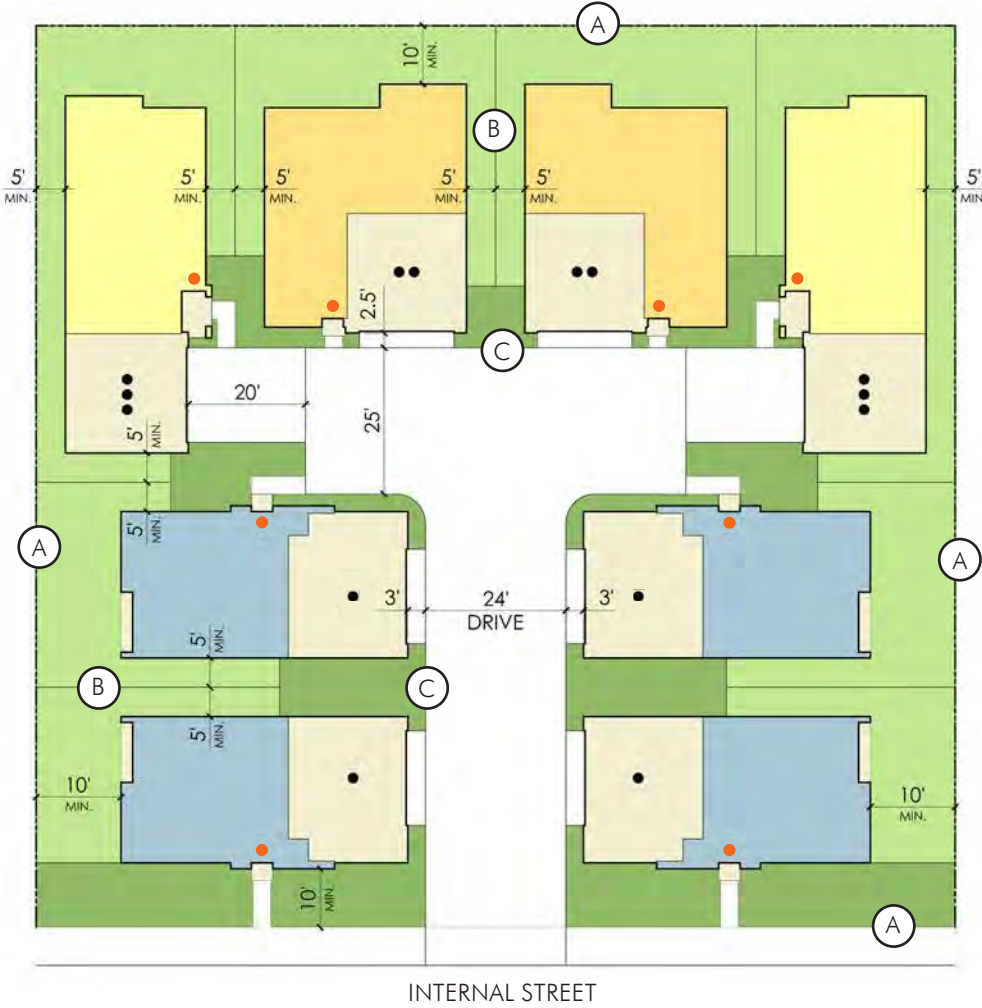
- ¹ Eaves, cornices, awnings, bay windows, and other similar architectural features may encroach up to 3' into the required setbacks, provided that such a feature shall be at least 3' from any property line.
- ² "Building height" means the vertical distance from the grade to the highest point of the coping of a flat roof or the deck line of a mansard roof, or the highest point of the highest gable of a pitch or hip roof, but exclusive of vents, air conditioners, chimneys or other such incidental appurtenances.
- ³ Guest parking is provided on the internal streets and designated areas.
- ⁴ Floor Plan 3 has a minimum of 5' side setback from the exterior property line.

NEIGHBORHOOD 2 (TTM 38702) - SINGLE-FAMILY DETACHED MOTORCOURT

TYPICAL PLOTTING DIAGRAM



Key Map



- FRONT ENTRY
- FLOOR PLANS
- (A) EXTERIOR PROPERTY LINE
- (B) INTERIOR PROPERTY LINE
- (C) EDGE OF DRIVE AISLE
- FLOOR PLAN 1
- FLOOR PLAN 2
- FLOOR PLAN 3
- HOA MAINTAINED OPEN SPACE
- HOMEOWNER MAINTAINED OPEN SPAC

Notes: Typical product examples are provided for reference purposes only; actual building layouts and footprints may vary.

Exhibit 2-3, Single-Family Detached Motorcourt Typical Plotting Diagram

Attachment: PUD Design Guidelines (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

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3.0 ARCHITECTURE

3.1 ARCHITECTURAL DESIGN PRINCIPLES

The Heritage Park architectural guidelines serve as a framework for achieving high-quality design within the community, expressing the desired character of future development and addressing the various architectural design aspects. In designing homes within Heritage Park, compatibility with the overall community's character is emphasized through the selection of the various architectural styles within the community. Careful attention is paid to floor plans, roof forms, building materials, and colors to ensure the highest quality neighborhood appeal and a positive contribution to the overall character of the surrounding community.

To establish a unified visual theme within Heritage Park, the architectural guidelines provide clear direction and design criteria while providing for innovative design and changes in residential architecture. The included sketches and graphic representations are intended for conceptual purposes only, serving as general visual aids in understanding the Design Guidelines' primary intent and potential implementation. By adhering to these guidelines, Heritage Park can maintain a cohesive and high-quality aesthetic that enhances the overall character of the community.

3.2 ARCHITECTURAL STYLES

Considering the existing character and building development history of Moreno Valley, has resulted in the architectural themes selected for Heritage Park. While these styles draw from historical references, it is essential to note that other themes may also be considered during the architectural review process. By remaining open to alternative architectural styles and designs, Heritage Park can continue to evolve and adapt to its community's changing needs and preferences while maintaining a cohesive and visually appealing environment.

The architectural styles for Heritage Park include:

- Ranch
- Spanish
- Prairie
- Craftsman

The distinguishing characteristics of each architectural style envisioned for Heritage Park are described below.

RANCH - DESIGN ELEMENTS

The Ranch style is a distinctly American architectural style that originated from large ranches in the late 19th century and evolved to suit the contemporary family lifestyle. The popularity of the Ranch style surged in the United States after World War II.

Characterized by a primary gable roof and a single-story design, the typical Ranch home is known for its long and close-to-the-ground profile, featuring minimal exterior decoration. However, contemporary Ranch style homes may incorporate two-story designs and details borrowed from Mediterranean or Colonial styles, adding unique accents and enhancing the overall aesthetic appeal.

Identifying Characteristics

- Informal, asymmetrical building form
- Low plate lines and low-pitched roof forms
- Siding and/or stone accents

Massing

- Predominant rectangular building form

Roofs

- Predominant gable and shed roofs
- 3:12 to 5:12 typical roof pitch
- 12" to 16" eave; 8" rake
- Flat concrete tiles; flat rustic shingle tiles

Exterior Walls

- Stucco
- Limited use of siding on front elevation encouraged

Windows

- Square or rectangular window shapes
- 1" minimum window recess

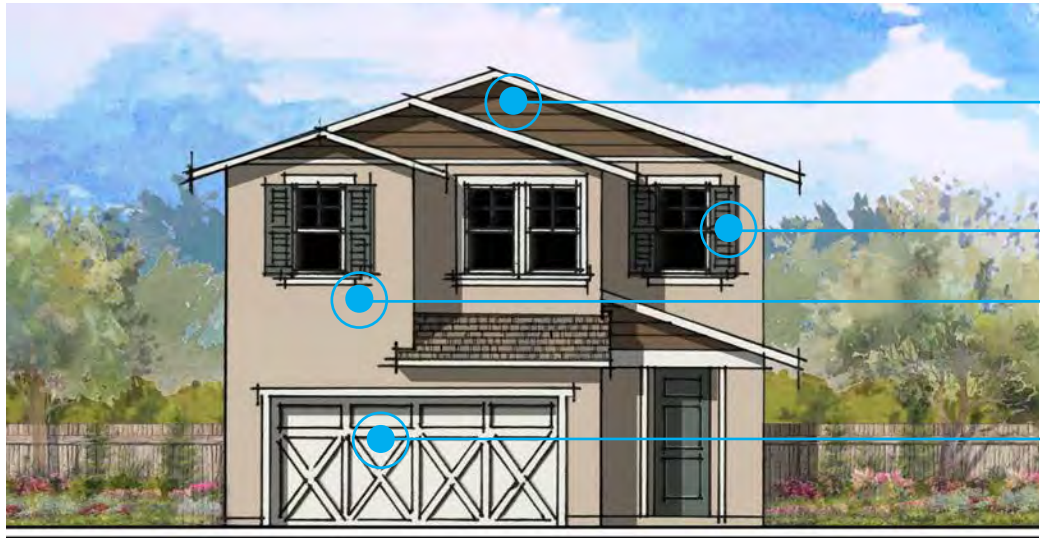
Details

- Window headers and sills
- Exposed truss tails or fascia boards

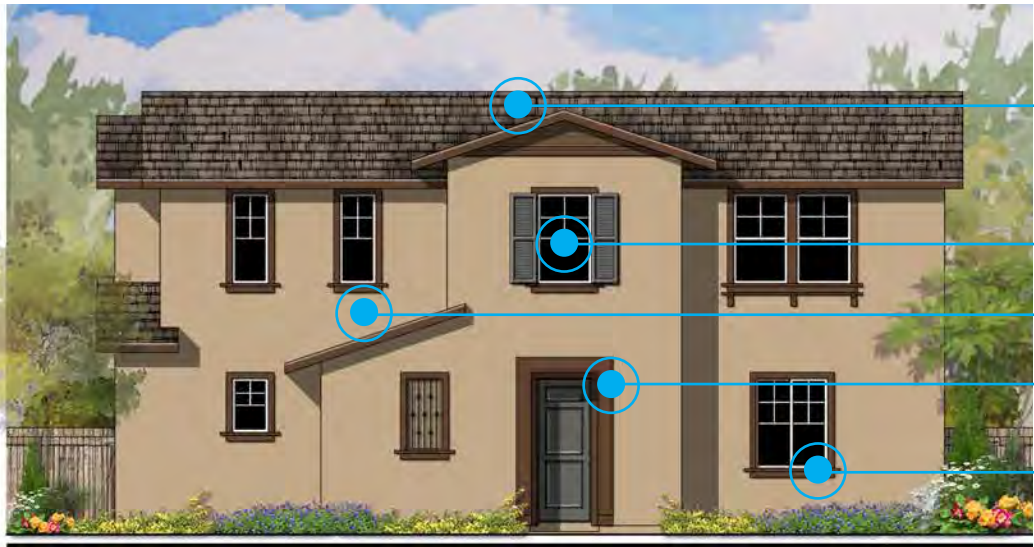
Colors

- Primary - Soft to light earthy colors as pale beiges, light khaki and green
- Fascia and trims - Contrasting colors in darker brown, green and weathered gray tones
- Accent - Contrasting colors in light or dark tones
- Roof - Grays and browns

RANCH - ELEVATION ILLUSTRATION



- Horizontal siding
- Shutter accent
- Stucco; Pale beiges
- Rustic appearance



- Gable roof; Dark brown
- Rectangular window; Shutter accent
- Stucco; Mild yellow
- Dark tone accent color
- Window sill

Attachment: PUD Design Guidelines (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

SPANISH - DESIGN ELEMENTS

The Spanish Colonial style was popular during the 1920s and early 1930s. This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. It is common in California, Arizona, Texas and Florida.

Notably, the Spanish Colonial style was adapted to suit the California lifestyle, featuring key aspects such as open courtyards, red tile roofs, and stucco exteriors. This unique blend of influences and adaptations has contributed to the enduring popularity and appeal of the Spanish Colonial style in various regions across the United States.

Identifying Characteristics

- Red "S" tile roofs
- Arch element, recessed entry, or feature window on the front elevation
- Decorative metal railing, gable roof end details

Massing

- Asymmetrical, one and two-story simple building masses

Roofs

- Gable or hip roofs; shed roof over porch
- Typical 4:12 to 5:12 roof pitch
- 0" to 12" overhang with tight rakes on gable roof ends
- Shallow sloped, concrete "S" tiles in variegated colors (predominantly red)

Exterior Walls

- Stucco

Windows and Entries

- Rectangular or square window shapes
- 1" minimum window recess
- Simple window trim; entry stucco or precast surround
- Recessed entry or feature window on front elevation

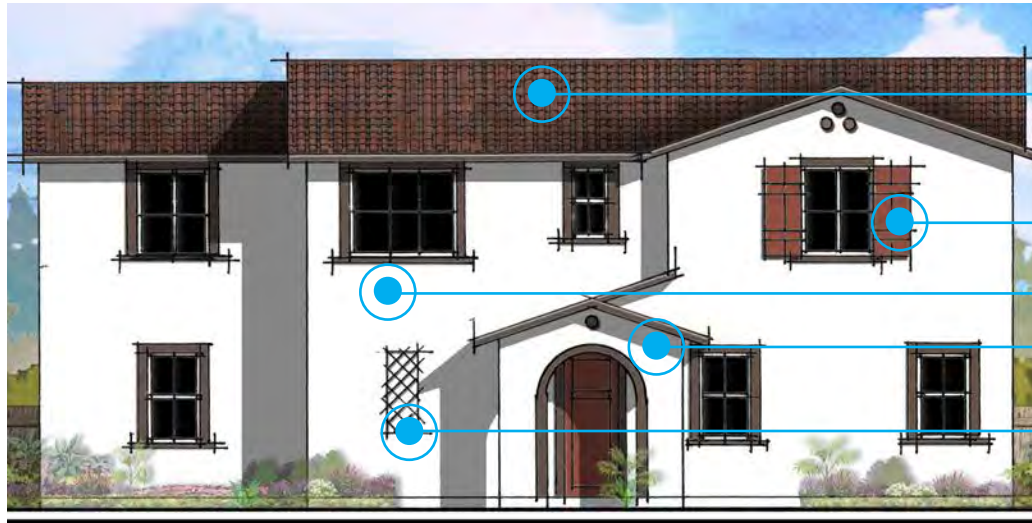
Details

- Ground-level arch elements on front elevation
- Stucco eave and trim details
- Exposed truss tails with simple decorative cut
- Gable roof end vents with concrete pipe details or recessed faux vents
- Decorative metal railings or grilles

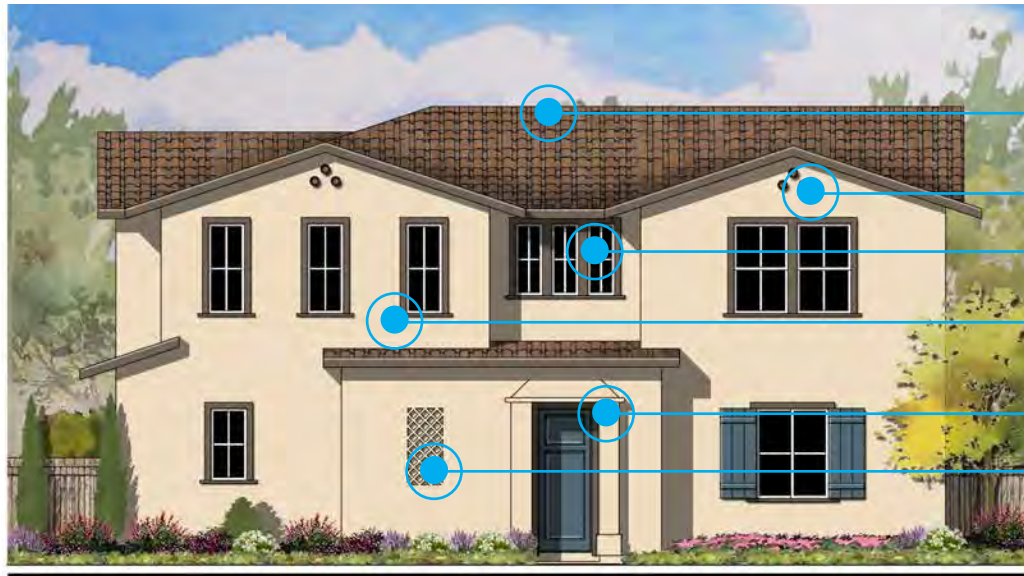
Colors

- Primary - White tones, pale to mid tones of mild yellows and light tans
- Fascia and trims - Dark brown earth and wood tones
- Accent - Rich tones of blues, reds and washed greens
- Roof - Darker browns and reds

SPANISH - ELEVATION ILLUSTRATION



- Gable roof; Dark brown
- Shutter accent
- Stucco; White tones
- Ground-level arch elements on front elevation
- Decorative metal grilles



- Gable roof; Dark brown
- Gable end detail
- Rectangular window
- Stucco; Mild yellow
- Recessed entry
- Decorative metal grilles

Attachment: PUD Design Guidelines (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

PRAIRIE - DESIGN ELEMENTS

The Prairie style, developed by Frank Lloyd Wright, gained significant popularity during the early 1900s. Wright's philosophy emphasized that a building should fulfill its primary function while reflecting character, life, spirit, and beauty. These principles became increasingly influential as the Prairie style spread throughout the country.

One of the key characteristics of Prairie design is its emphasis on horizontal massing, which complements the surrounding landscape and creates a sense of unity between the building and its environment. Clean lines are also a hallmark of the Prairie style, focusing on simplicity and functionality. These elements, combined with Wright's vision for harmonious and organic architecture, have contributed to the lasting influence and appeal of the Prairie style.

Identifying Characteristics

- Horizontal massing and clean lines
- Low-pitched hip roofs
- Details emphasizing horizontal lines

Massing

- Strong horizontal building form
- One and two-story massing

Roofs

- Low-pitched hip roofs or flat horizontal roofs
- Typical 3:12 to 4:12 roof pitch
- 12" to 24" overhangs
- Flat concrete tiles

Exterior Walls

- Stucco

Windows

- Square or rectangular window shapes
- Horizontal window grouping
- 1" minimum window recess
- Trim used to unify window bands

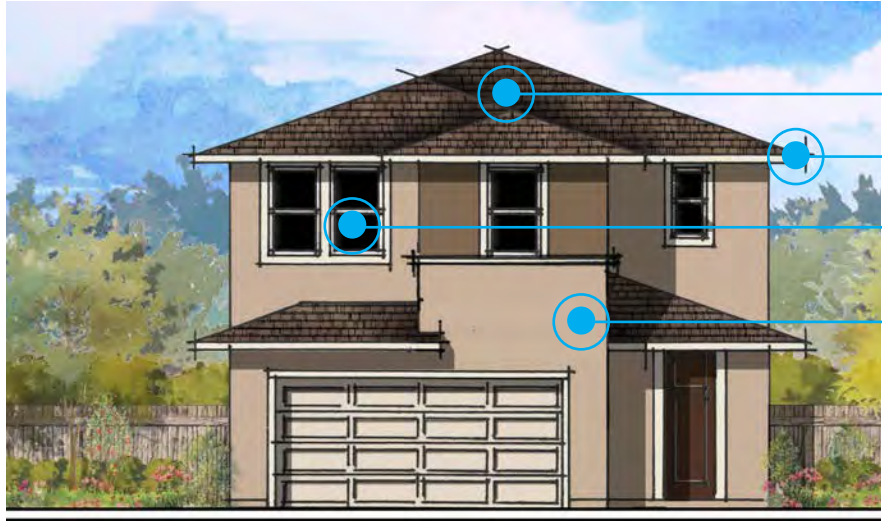
Details

- Stucco square porch columns
- Contrasting wall materials or trims emphasizing horizontally

Colors

- Primary - Neutral earthy tones and lighter and whiter tones
- Fascia and trims - Muted earthy colors such as browns, grays, greens and wheat tones with pops of rusts, reds and oranges
- Accent - Deep red, green and medium dark wood tones; blues used on occasion
- Roof - Dark in value of brown and gray tones

PRAIRIE - ELEVATION ILLUSTRATION

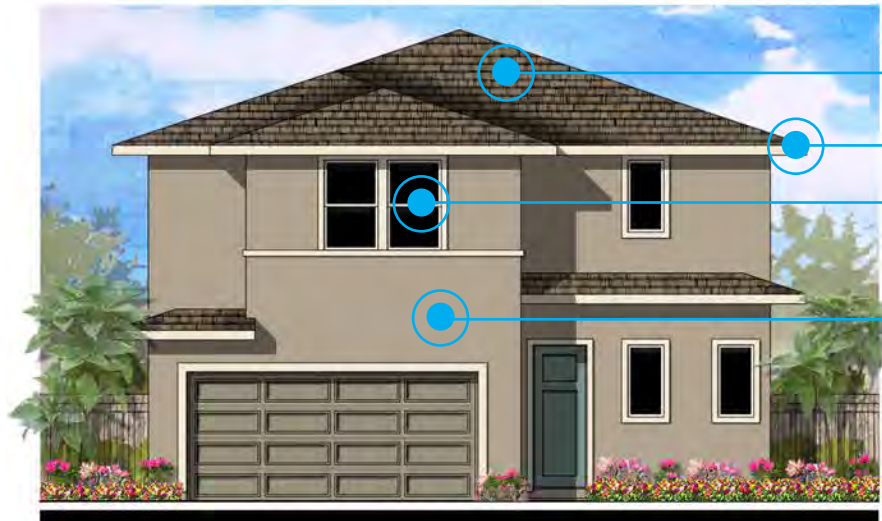


Low-pitched hip roof; Dark brown

Overhang without brackets

Grouped windows; Trimmed

Stucco; Neutral earthy tone color



Low-pitched hip roof; Dark brown

Overhang without brackets

Grouped windows; Trimmed

Stucco; Neutral earthy tone color

CRAFTSMAN - DESIGN ELEMENTS

Influenced by the English Arts and Crafts movement of the late 19th century and originating in California, the Craftsman style emerged as a distinctly American architectural style. Building on the principles of Bungalow architecture, the Craftsman style sought to eliminate excessive ornamentation and instead create beauty through the simplified lines and masses of the building itself.

During the 1920s and 1930s, the Craftsman style rapidly spread throughout the country, becoming known for its emphasis on handcrafted quality and creating natural, warm, and livable homes. This unique style often incorporates elements such as exposed rafters, handcrafted stonework, and natural materials, reflecting a commitment to craftsmanship and a desire for a closer connection to the natural world.

Identifying Characteristics

- Low-pitched gable roofs, occasionally hipped
- Wide projecting eaves with exposed rafter tails, and decorative beams or braces added under the gables
- Columns or column bases frequently continue to ground level

Massing

- Simple boxed massing with vertical and horizontal breaks

Roofs

- Basic side-to-side gable with cross gables
- Typical 3:12 to 4:12 roof pitch
- 18" to 30" overhang
- Flat concrete shingle

Exterior Walls

- Stucco

Windows

- Vertical multi-paned windows at front elevations
- Windows trim surrounds with headers and sills
- Built-up header trims at front windows

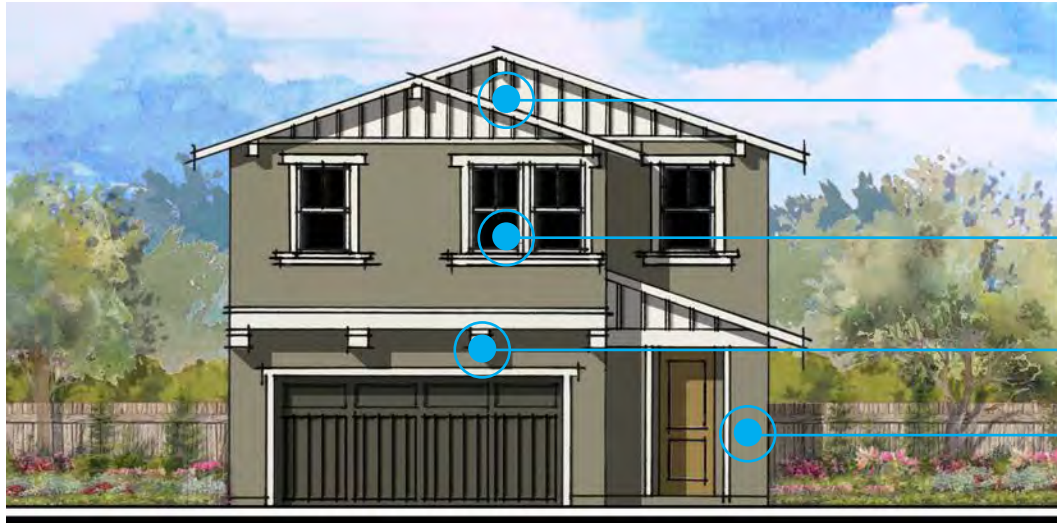
Details

- Decorative use of cross beams, braces, and rafter tails
- Porches often feature tapered columns and pilasters
- Brick or stone veneer elements visually anchor the building mass to the ground plane

Colors

- Primary - Light earth tone
- Accent - Playful or dark accent color

CRAFTSMAN - ELEVATION ILLUSTRATION

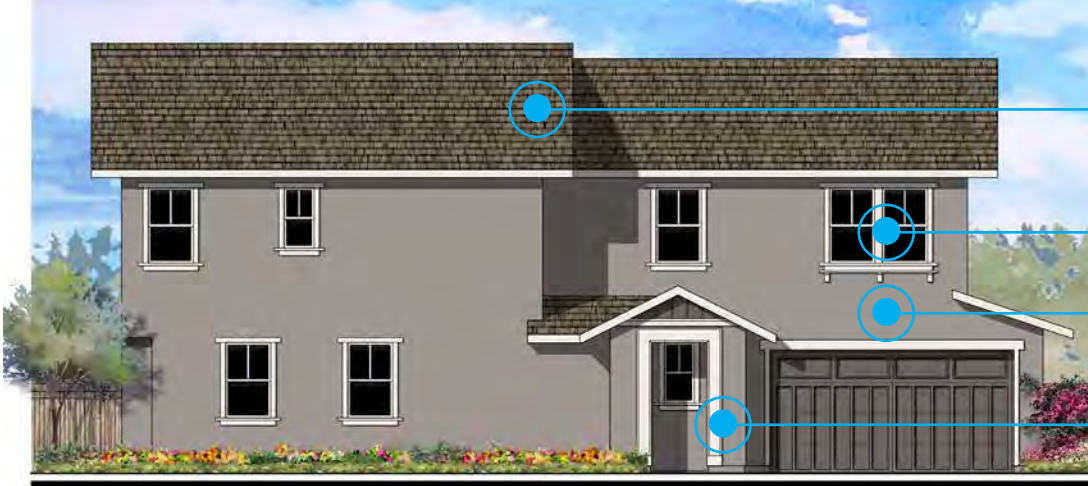


Gable end detail

Vertical double-paned windows

Rafter tails

Stucco



Flat concrete shingle

Vertical double-paned windows

Light earth tone stucco

Recessed entry porch

3.3 GENERAL ARCHITECTURE DESIGN GUIDELINES

The following are essential architectural design elements to be considered within Heritage Park. These guidelines aim to achieve a diverse yet unified standard of neighborhood design that reflects the surrounding area's ambiance while providing design flexibility.

3.3.1 ARCHITECTURE FORWARD DESIGN

1. Buildings fronting the internal street should be designed so that active and articulated architecture will visually dominate the street and allow for direct views of the street and outdoor living space to enhance the sense of security. This can be achieved by orienting rooms, doors, and windows toward streets and public areas or having residences "open up" to the street through frontage elements such as front stoops, porches, and courtyards.
2. Garages are encouraged to be set behind the front face of the building or be oriented to alleys or motorcourt drives to minimize the visual dominance of garages along the street, where it is feasible.

3.3.2 BUILDING ORIENTATION

1. In general, buildings should be located and oriented to define internal streets and primary open space areas as appropriate to the product type.
2. Careful consideration should be given to building orientation and building placement to protect privacy, views, and the neighborhood's visual quality and maximize the buildings' solar access where feasible and reasonable.
3. Entries or porches should be the strongest element on the front building facade.
4. Side entries are allowed to provide design flexibility and vary the curb appeal.

3.3.3 BUILDING FORM, MASSING AND ARTICULATION

1. Building massing along the street is encouraged to be varied to create a quality streetscene.
2. Plane offsets and varied roof forms are encouraged.
3. Provide visual harmony by applying a common family of details based on the architectural style for each neighborhood.
4. To create an engaging and visually appealing community streetscape, consider incorporating appropriate architectural treatments on buildings that are visible from the streets and parks. These treatments could include roof overhangs and projections, among others, and should be used to enhance the elevations of buildings and create a dynamic and aesthetic edge in public areas.



Example of Buildings fronting the Street



Example of Garage Oriented to Motorcourt Drive



Example of Recessed Entry

3.3.4 COLORS AND MATERIALS

1. Building materials and colors should be appropriate to the overall neighborhood design theme and relate to the selected architectural style.
2. Where color or material changes occur on the building, such changes should only occur at inside corners or wrapped to termination points of at least 24 inches that provide a finished appearance from the street.
3. Columns and posts should be enveloped by the color and materials, which should come to an end at the point where the material changes.
4. Apply colors and materials to enhance changes in wall plane, reinforce articulation of elevations, and enhance special features such as entries, single-story elements, etc.
5. Select high-quality, low-maintenance, and durable materials to minimize the need for a replacement that would contribute to landfill waste.
6. Appropriate building materials include, but are not limited to:
 - Stucco
 - Simulated wood siding
 - Natural or manufactured stone veneer
 - Natural or manufactured brick veneer
 - Metal
 - Vinyl Windows

3.3.5 ROOFS

1. Select roof forms, pitches and materials that are consistent with the architectural style of the building. Consider roof forms in relation to the building mass to improve massing relief along public streets and on other publicly visible elevations.
2. Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the streetscene.
3. Keep roof forms simple and efficient based on the architectural style and plan shape. Avoid overly complicated roof design that detracts from the characteristics of the architectural style.
4. Consider the visual impact of the placement of photovoltaic panels and/or tiles, as well as any solar water heating panels, while designing roof plans. Minimize or group rooftop equipment to leave adequate, continuous space for rooftop photovoltaic systems where feasible.



Example of Enhanced Rear Window Treatments



Example of Accent Color and Stucco Wall



Example of Rafter Tail



Example of Varied Roof Forms

3.3.6 GARAGES AND PARKING AREAS

1. Garages facing the internal street may incorporate treatments such as trellises, windows or other enhancement features appropriate to the architectural style to visually soften and minimize the appearance of the garages within the overall façade composition.
2. Garage doors are encouraged to have a minimum recess of 6" behind the garage wall planes.
3. For residential products without the ability to store trash and recyclable material bins in a side yard or rear yard, adequate space shall be provided in the garage interior to accommodate a minimum of two collection bins.
4. Provide landscape planting areas adjacent to buildings along the court drives to soften the building's appearance. Guest parking spaces may be located in designated spaces between the buildings, off the motor court or along the internal street.

3.3.7 WINDOWS

1. Coordinate each elevation's window shape, size, and location to provide a logical, proportional, and attractive composition consistent with the architectural style.
2. Arrange and determine the dimensions of windows in accordance with the conditions of the site, taking into account privacy concerns to the extent possible.
3. Feature windows are encouraged to incorporate enhancements such as recess into the wall plane, enhanced sills with corresponding roof elements, shutters, projecting overhead trellis elements, or decorative grilles if appropriate to the architectural style. All other windows on the front elevation feature trim surrounds, headers and/or sills, or other enhancements consistent with the architectural style of the building.
4. When used, the shape and size of shutters should be proportionate to the window opening and appear as functioning elements.

3.3.8 GUTTERS AND DOWNSPOUTS

1. Where it is feasible, thoughtful consideration should be given as to the location of the overall guttering system during the architectural design process so that the result is a cohesive building façade in which all elements, including gutters and downspouts, work together to create a pleasing building façade.
2. Whenever possible, downspouts should be located in the least conspicuous location, such as side and rear facades of the building.
3. Exposed gutters and downspouts may be painted to complement or match the colors of the surfaces to which they are attached.



Example of Garage Treatments



Example of Window Treatment



Example of Painted Downspouts Located at the Side of the Building

3.3.9 EXTERIOR LIGHTING

- 1. Exterior lighting angle and intensity should be planned for night-time mobility and safety.
- 2. Exterior lighting is encouraged to be shielded to minimize glare and light spill.
- 3. Light fixtures shall be designed to be consistent with the architectural style of the building.

3.3.10 SOLAR PANELS

- 1. On sloped roofs, install solar panels at locations that optimize functionality. The panels' size, shape, and placement must be carefully considered as part of the overall building design composition.
- 2. Solar panels should be mounted as close to the roof plane as practical.
- 3. Solar panel layout should complement the geometry and proportions of the roof.
- 4. Group solar panels together, so they are less visually distracting. Avoid single-panel arrays.
- 5. Use panels with non-reflective coatings to minimize glare. Exposed frames and components should have a non-reflective surface.

3.3.11 SUSTAINABILITY FEATURES

All new development in Heritage Park must comply with California's Building Energy Efficiency Standards and CALGreen Building Standards (California Code of Regulations Title 24, Parts 6 and 11) as applicable, to promote environmental sustainability, reduce energy costs, and enhance the quality of life. The CALGreen Code outlines mandatory and optional measures for site design, energy and water efficiency, material conservation, and environmental quality. Title 24 sets out requirements for energy, water efficiency, and air quality, but developers/builders have the flexibility to choose which measures to implement, either through the prescriptive or performance methods, provided that they meet the specified threshold. Key sustainable building features include:

- 1. Passive Solar Design: Properly designed window location, glazing type and shading, thermal mass location and type to optimize energy efficiency.
- 2. Optimized Building Energy Performance Features: Thermal envelope, low U-value windows, high Solar Reflectance Index (SRI) roofs, efficient heating, cooling, and lighting devices and systems.
- 3. Renewable Energy Sources: Photovoltaics and solar water heating systems.
- 4. Water-efficient Fixtures and Appliances.
- 5. Electric Vehicle Charging: An electric vehicle charging station in the garage of each home.
- 6. Sustainable Materials: Recycled, rapidly renewable, regionally or locally manufactured materials.
- 7. Construction Waste Management.



Effective in 2023

Attachment: PUD Design Guidelines (6512 : SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)

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4.0 LANDSCAPE

4.1 COMMUNITY LANDSCAPE PLAN

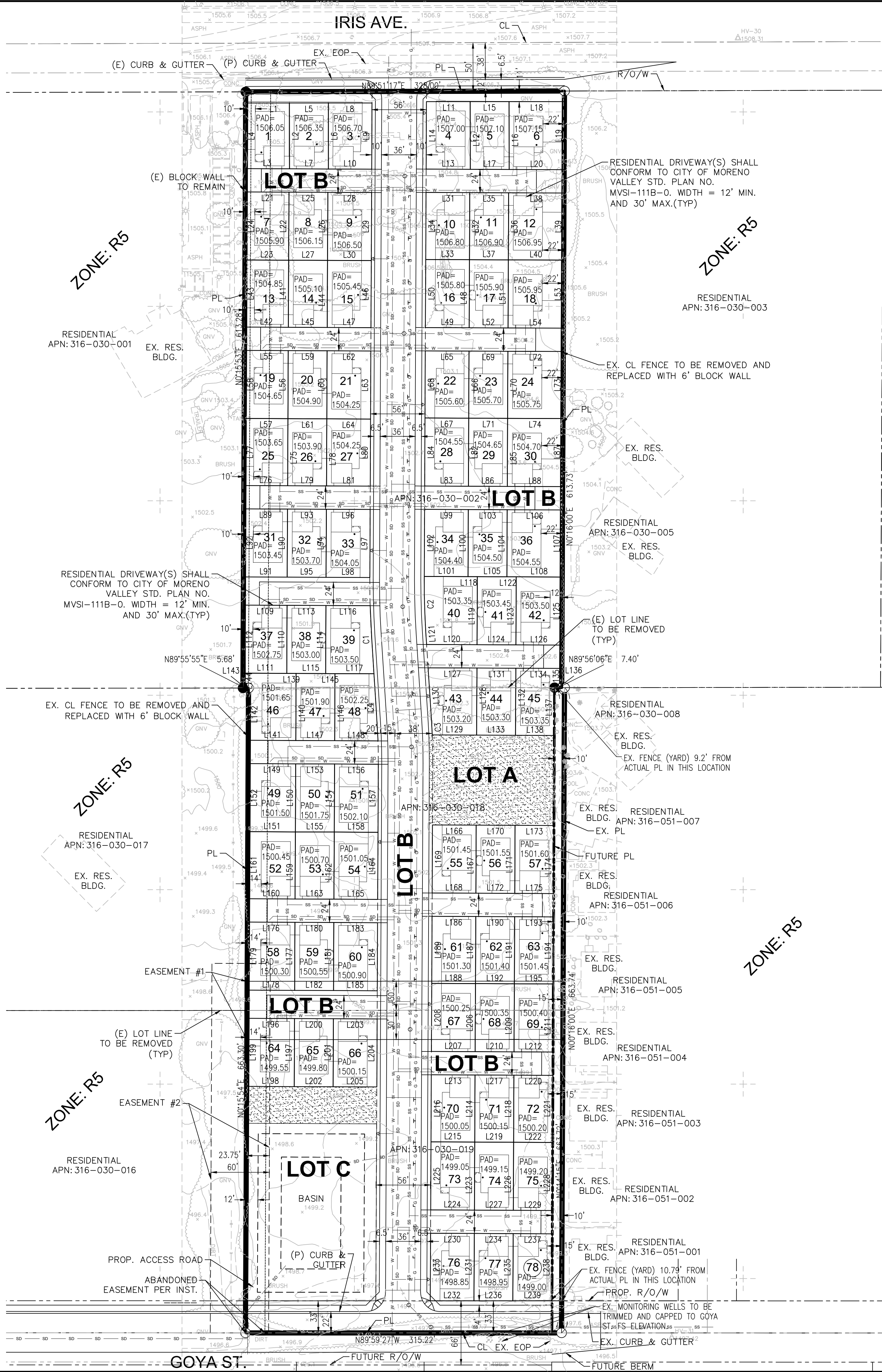
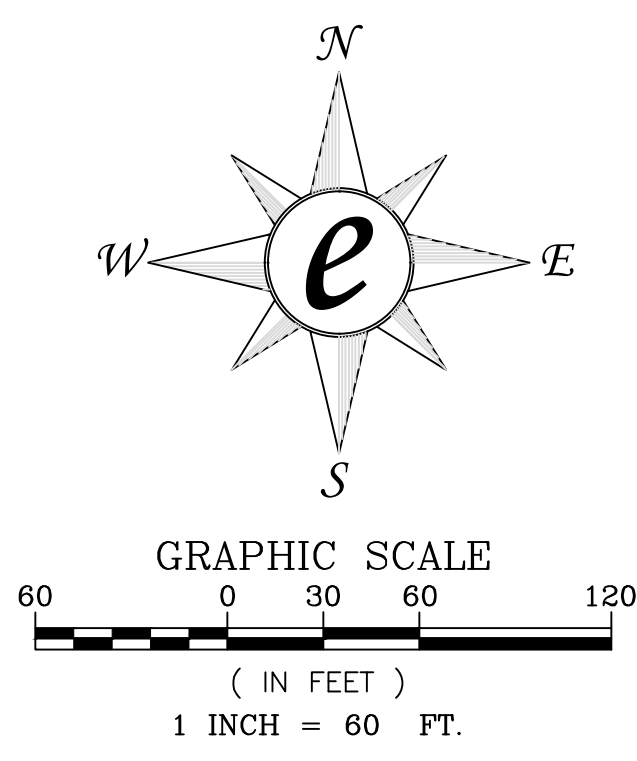
The landscape concept components create a sense of community identity that links the residential neighborhoods with the recreational components of Heritage Park. The community's thematic identity is reinforced by the landscape design of streetscapes, parks, walls, and fences. Furthermore, the recommended plant palette, community elements, and hardscape materials work in concert to reinforce and emphasize the community landscape theme at major community focal points and gathering places, such as the parks.

Exhibit 4.1, Conceptual Landscape Plan, illustrates the landscape concept components of Heritage Park. It identifies the recreational and open space areas and the streetscape landscaping that creates a pleasant environment for residents and visitors.

General landscape design guidelines are provided below.

1. The conceptual landscape and planting design shall comply with the City of Moreno Valley's Landscape and Irrigation Standards Section 9.17.030 of the Municipal Code.
2. The landscaping should primarily feature water-efficient, drought-tolerant, and/or indigenous plant materials and incorporate water-conserving equipment such as bubblers, drip systems, low-volume sprays, and/or smart irrigation controls, wherever suitable.
3. The landscape areas shall be designed to promote water retention and allow runoff from impervious surfaces into permeable areas.

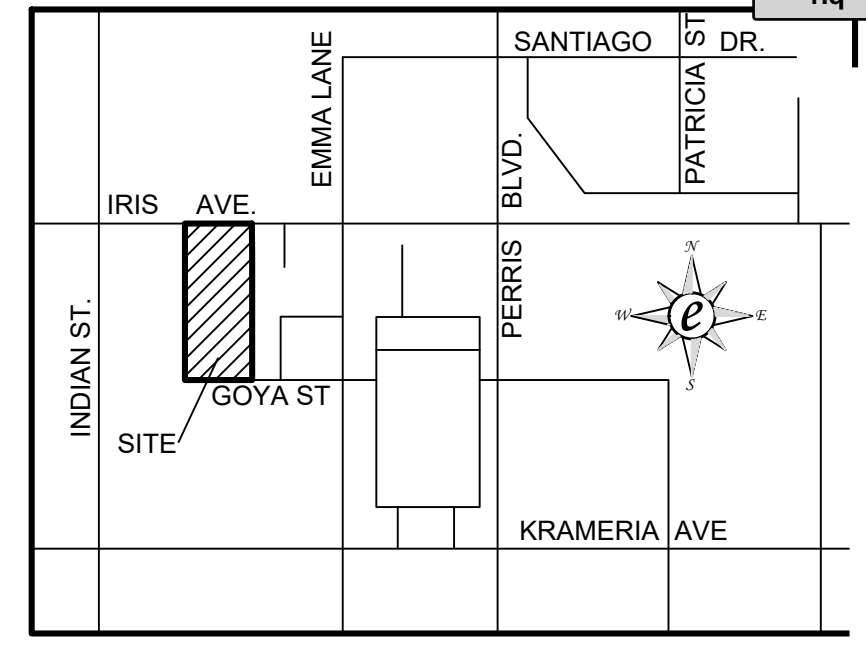
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LAND USE SUMMARY

USE	ACREAGE
RESIDENTIAL (LOTS 1-78)	8.30 AC
ADJUSTED EASEMENT & PUBLIC OPEN SPACE (LOT A)	0.88 AC
TOTAL GROSS ACREAGE:	9.42 AC
PUBLIC STREETS	0.24 AC
TOTAL NET ACREAGE:	9.18 AC

LEGAL DESCRIPTION
 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 A
PARCEL 1
 THE NORTHEAST QUARTER OF THE WEST HALF OF LOT 7 IN BLOCK 2 OF RIVERSIDE ALFALFA ACRES, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 21 OF MAPS, RECORDS OF RIVERSIDE, COUNTY, CALIFORNIA
PARCEL 2
 AN EASEMENT FOR INGRESS OVER THE NORTH 30 FEET OF THE SOUTH HALF OF THE WEST HALF AND THE SOUTH 30 FEET OF THE NORTHWEST QUARTER OF THE WEST HALF OF SAID LOT 7.
PARCEL B
PARCEL 1
 THE SOUTHEAST QUARTER OF THE WEST HALF OF LOT 7 IN BLOCK 2 OF RIVERSIDE ALFALFA ACRES, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 21 OF MAPS, RECORDS OF RIVERSIDE, COUNTY, CALIFORNIA
PARCEL 2
 AN EASEMENT FOR INGRESS OVER THE SOUTH 30 FEET OF THE NORTH HALF OF THE WEST HALF AND THE NORTH 30 FEET OF THE SOUTHWEST QUARTER OF THE WEST HALF OF SAID LOT 7.
PARCEL C
 LOT 2 OF PARCEL MAP 9044, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 35, PAGE 52 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 316-030-002, APN 316-030-018, APN 316-030-019



VICINITY MAP
 N.T.S.

OWNER/DEVELOPER: SOUTH OF IRIS 2021, LLC
 41 CORPORATE PARK SUITE #250
 IRVINE, CA 92606
 DAVID PATTON
 dpatton545@gmail.com

CIVIL ENGINEER/ MAP PREPARED BY: ENCOMPASS ASSOCIATES, INC.
 5699 COUSINS PLACE
 RANCHO CUCAMONGA, CA 91737
 AARON SKEERS
 909.684.0093

LAND SURVEYOR KELSÖE & ASSOCIATES, INC.
 1835 FIRST ST.
 NORCO CA 92860
 ROBERT KELSÖE
 951-736-2164

ASSESSOR'S PARCEL NO.
 APN 316-030-002, -018, -019

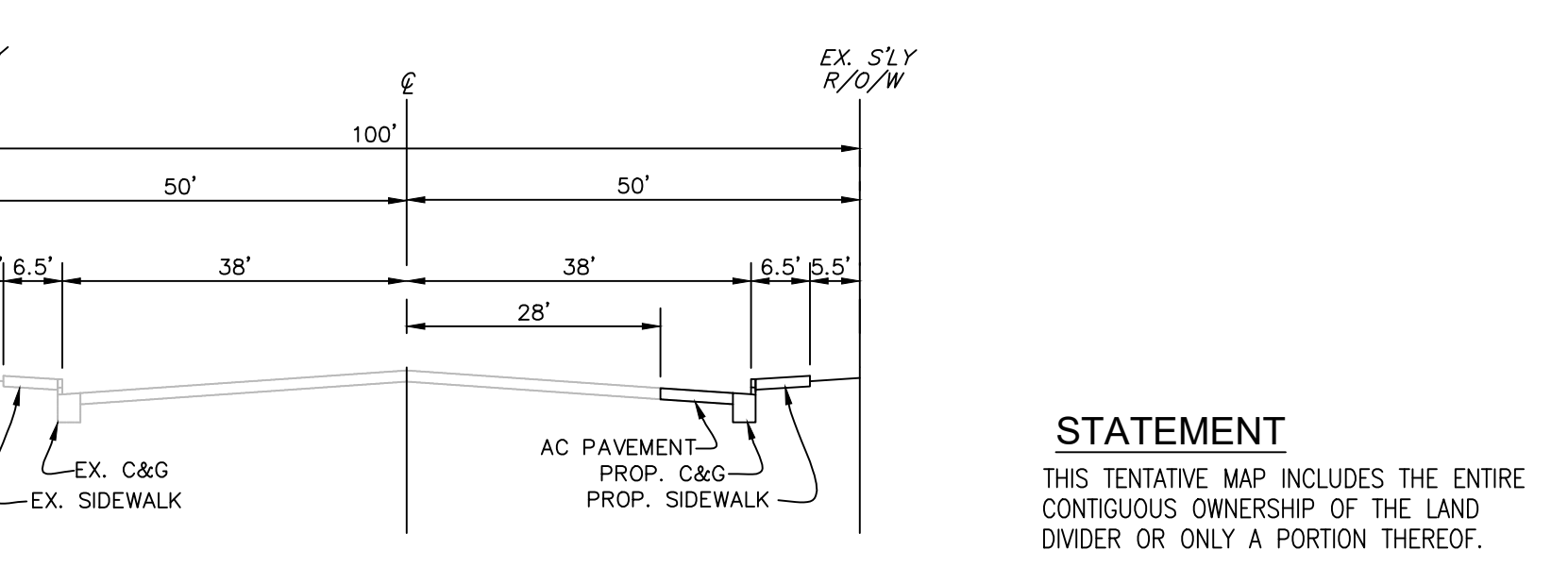
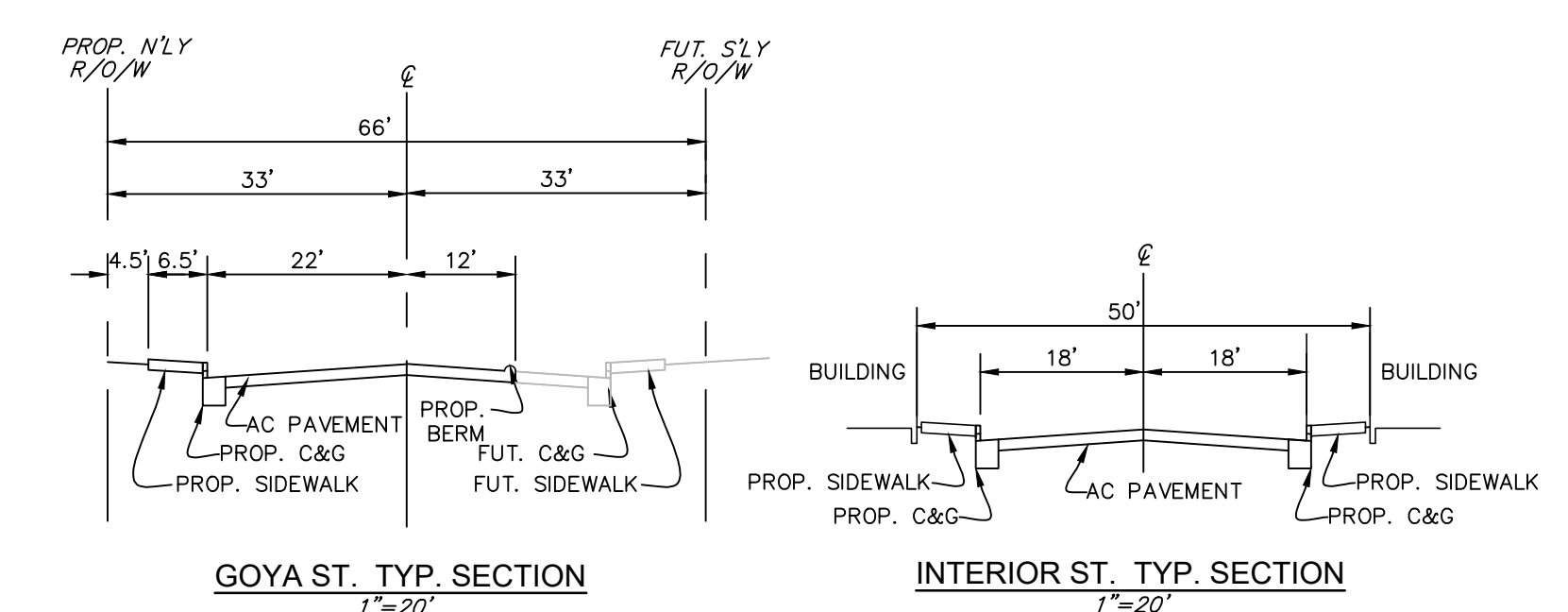
FLOOD HAZARD
 PER F.E.M.A. PANEL 0650740010 A AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

PROJECT DESCRIPTION
 PROPOSED 78 LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON 3 EXISTING LOTS AND WITH OPEN SPACE, LANDSCAPING, PARKING AND DRIVE ACCESS

EARTHWORK
 CUT: 12,915 CU. YD.
 FILL: 4,475 CU. YD.
 TOTAL: 8,440 CU. YD <CUT>

NOTES

- EASEMENTS OF RECORD:**
 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS RESERVED IN A DOCUMENT:
- EGMOND T. HOFMAN AND ROSE E. HOFMAN, HUSBAND AND WIFE
 PURPOSE: ROADWAY AND PUBLIC UTILITIES INCIDENTAL PURPOSES
 RECORDING DATE: APRIL 8, 1965
 RECORDING NO. 40505 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT
 - SOUTHERN CALIFORNIA EDISON CO.
 PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS
 RECORDING DATE: MAY 21, 1979
 RECORDING NO. 104166 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT



STATEMENT
 THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER OR ONLY A PORTION THEREOF.

- FIELD TOPOGRAPHY AND BOUNDARY SURVEY CONDUCTED BY KELSÖE AND ASSOCIATES, INC. BOUNDARY INFORMATION IS BASED ON FOUND MONUMENT AND PER RECORD DOCUMENTS.
- 78 SINGLE-FAMILY UNITS ARE PROPOSED.
- CURRENT ZONING: R5
- PROPOSED ZONING: RM AND RS RESIDENTIAL
- SUBDIVIDER RESERVES THE RIGHT TO RECORD MULTIPLE FINAL MAPS
- THIS TENTATIVE TRACT MAP INCLUDES ENTIRE CONTIGUOUS OWNERSHIP OF LAND DIVIDER.
- LOT A TO BE RESERVED AS OPEN SPACE
- LOT B FOR PRIVATE ACCESS, UTILITIES AND EMERGENCY ACCESS PURPOSES
- LOT C TO BE RESERVED FOR OPEN SPACE AND STORM WATER QUALITY MANAGEMENT
- ACCESS RAMP(S) SHALL COMPLY WITH CITY OF MORENO VALLEY STANDARDS - MVS1-114A-2 (ACCESS RAMP TYPE 1) AND/OR MVS1-114D-0
- RESIDENTIAL DRIVEWAY(S) SHALL CONFORM TO CITY OF MORENO VALLEY STD. PLAN NO. MVS1-111B-0. WIDTH = 12' MIN. AND 30' MAX. (TYP)

LEGEND

TB	-	TRACT BOUNDARY
PL	-	PROPERTY LINE
R/O/W	-	RIGHT OF WAY
CL	-	CENTERLINE
EP	-	EDGE OF PAVEMENT
TC	-	TOP OF CURB
FL	-	FLOWLINE
FS	-	FINISHED SURFACE
GB	-	GRADE BREAK
INV	-	PIPE INVERT
FG	-	FINISH GRADE
ES	-	EXISTING SURFACE
EG	-	EXISTING GROUND
PAD	-	PAD ELEVATION
FF	-	FINISH FLOOR ELEVATION
GF	-	GARAGE FLOOR ELEVATION
HP	-	HIGH POINT
TRW	-	TOP OF RETAINING WALL
TF	-	TOP OF FOOTING
97.61	-	INDICATES PROPOSED ELEVATION
(97.61)	-	INDICATES EXISTING ELEVATION
-SD-	-	PROPOSED STORM DRAIN
-SD-	-	EXISTING STORM DRAIN
-W-	-	PROPOSED WATER LINE
-W-	-	EXISTING WATER LINE
-F-	-	PROPOSED FIRE LINE
-F-	-	EXISTING FIRE LINE
-S-	-	PROPOSED SEWER LINE
-S-	-	EXISTING SEWER LINE
-	-	PROPOSED PROPERTY LINE
-	-	EXISTING PROPERTY LINE
-	-	RIGHT-OF-WAY
-	-	CENTERLINE
☆	-	STREET LIGHT

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

TENTATIVE TRACT MAP
TTM38458
 RIVCO20065
 PEN22-0156
 12/15/2022
 SHEET
1 OF 2
 Packet Pg. 410

Attachment: Project Plans 1 (6512) - SOUTH OF IRIS PLANNED UNIT DEVELOPMENT

Line Table with columns: Line #, Length, Direction. Rows L2 to L27.

Line Table with columns: Line #, Length, Direction. Rows L28 to L47.

Line Table with columns: Line #, Length, Direction. Rows L48 to L67.

Line Table with columns: Line #, Length, Direction. Rows L68 to L87.

Line Table with columns: Line #, Length, Direction. Rows L88 to L107.

Line Table with columns: Line #, Length, Direction. Rows L108 to L127.

Line Table with columns: Line #, Length, Direction. Rows L128 to L147.

Line Table with columns: Line #, Length, Direction. Rows L148 to L167.

Line Table with columns: Line #, Length, Direction. Rows L168 to L187.

Line Table with columns: Line #, Length, Direction. Rows L188 to L207.

Line Table with columns: Line #, Length, Direction. Rows L208 to L227.

Line Table with columns: Line #, Length, Direction. Rows L228 to L247.

Parcel Table with columns: Parcel #, Area SF. Rows 1 to 20.

Parcel Table with columns: Parcel #, Area SF. Rows 21 to 40.

Parcel Table with columns: Parcel #, Area SF. Rows 41 to 60.

Parcel Table with columns: Parcel #, Area SF. Rows 61 to 80.

CURVE DATA TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT. Rows C1 to C4.

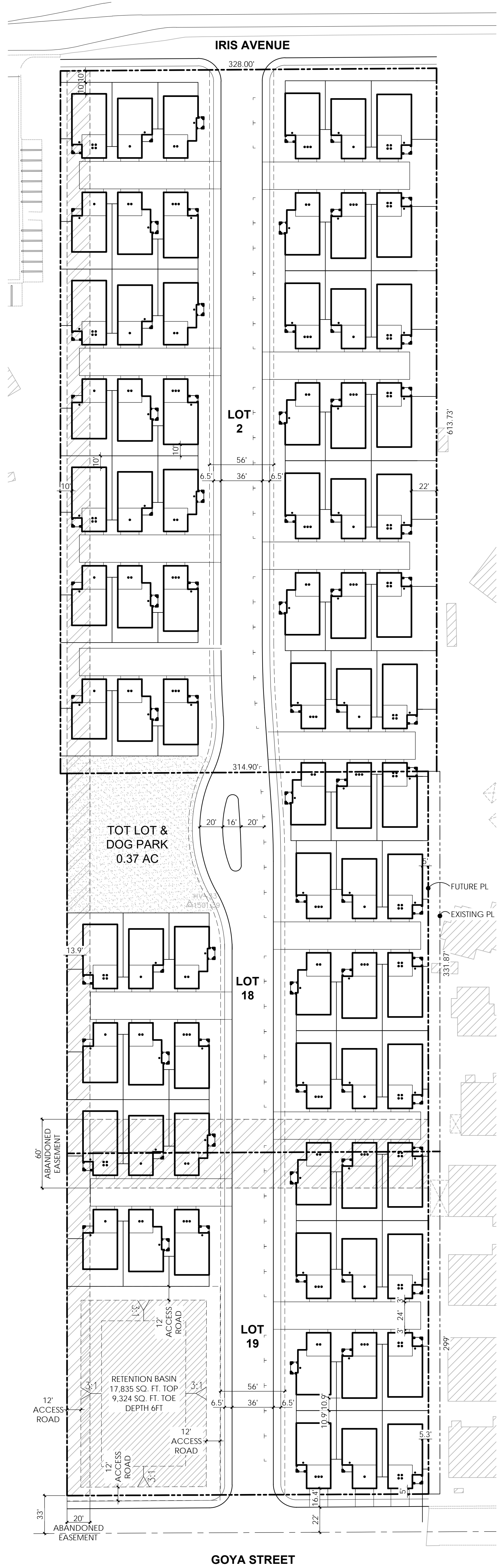


PREPARED BY: ENCOMPASS ASSOCIATES, INC. CONSULTING CIVIL ENGINEERS 5699 COUSINS PLACE RANCHO CUCAMONGA, CA 91737 (909) 684-0093

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA TENTATIVE TRACT MAP TTM38458 SHEET

PEN22-0156 12/15/2022

Attachment: Project Plans 1 (6512 - SOUTH OF IRIS PLANNED UNIT DEVELOPMENT)



Site Summary

Total Acres	9.18 Acres
Total Homes	78
Density	8.5 DU/AC
Provided Parking	199 (2.5:1 overall)
	Total Provided Assigned Parking: 156
	Total Provided Guest Parking: 43 (8'x22' Parallel)

- Notes:
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per parcel map.
 4. Civil engineer to verify all setbacks and grading information.
 5. Building Footprints may change due to the final design elevation style.
 6. Open space area is subject to change.
 7. Building setbacks are measured from property lines to building

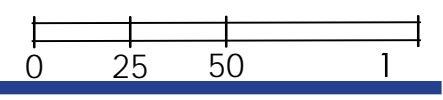
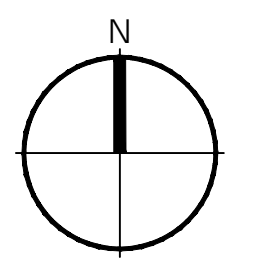
CONCEPTUAL SITE PLAN ALTERNATIVE

SOUTH OF IRIS 2021, LLC
 MORENO VALLEY, CA

DAVID PATTON / MICHAEL PATTON
 41 CORPORATE PARK, SUITE 250
 IRVINE, CA 92606
 (949) 836 - 1897

06/21/2022
 A-2

Kevin L. Crook
Architect
 Inc
 PLANNING + ARCHITECTURE
 JOB#: 20041



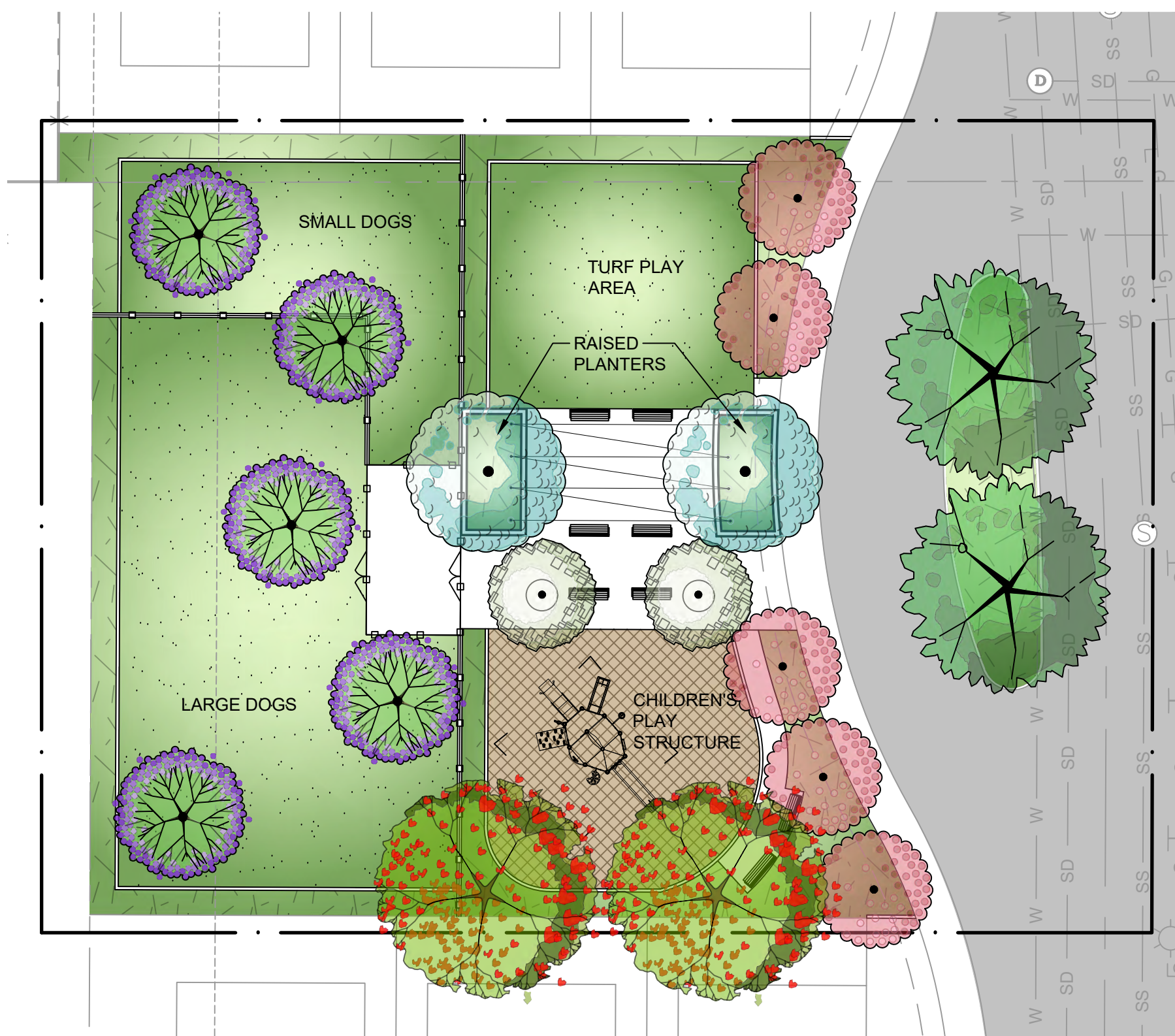
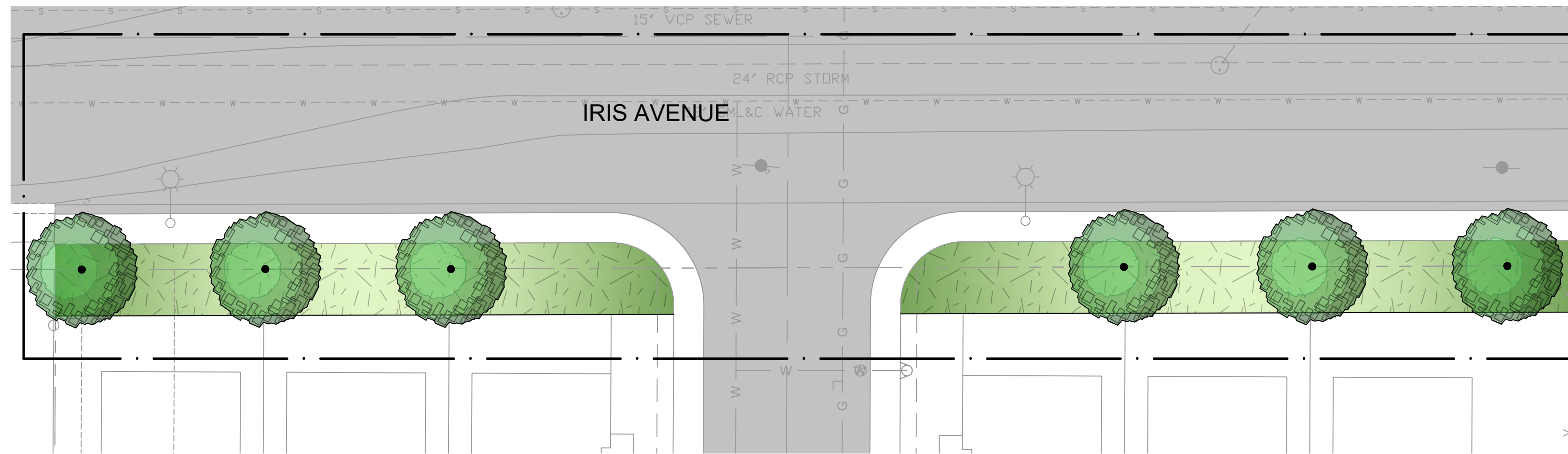
CONTACT INFO

DAVID PATTON
 SOUTH OF IRIS 2021, LLC
 OWNER / DEVELOPER
 41 CORPORATE PARK
 SUITE 250
 IRVINE, CA 92606
 949.852.0266
 dpatton545@gmail.com

KURT KOETHER
 WOOD ARCHITECTURE
 LANDSCAPE ARCHITECT
 1512 W MINERAL KING AVE
 VISALIA, CA 93291
 805.468.5300
 kurt@woodarchitecture.com

JASON PASCUAL
 GREENBERG FARROW
 CIVIL ENGINEER
 30 EXECUTIVE PARK
 SUITE 100
 IRVINE, CA 92614
 949.424.7455
 jpascual@greenbergfarrow.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

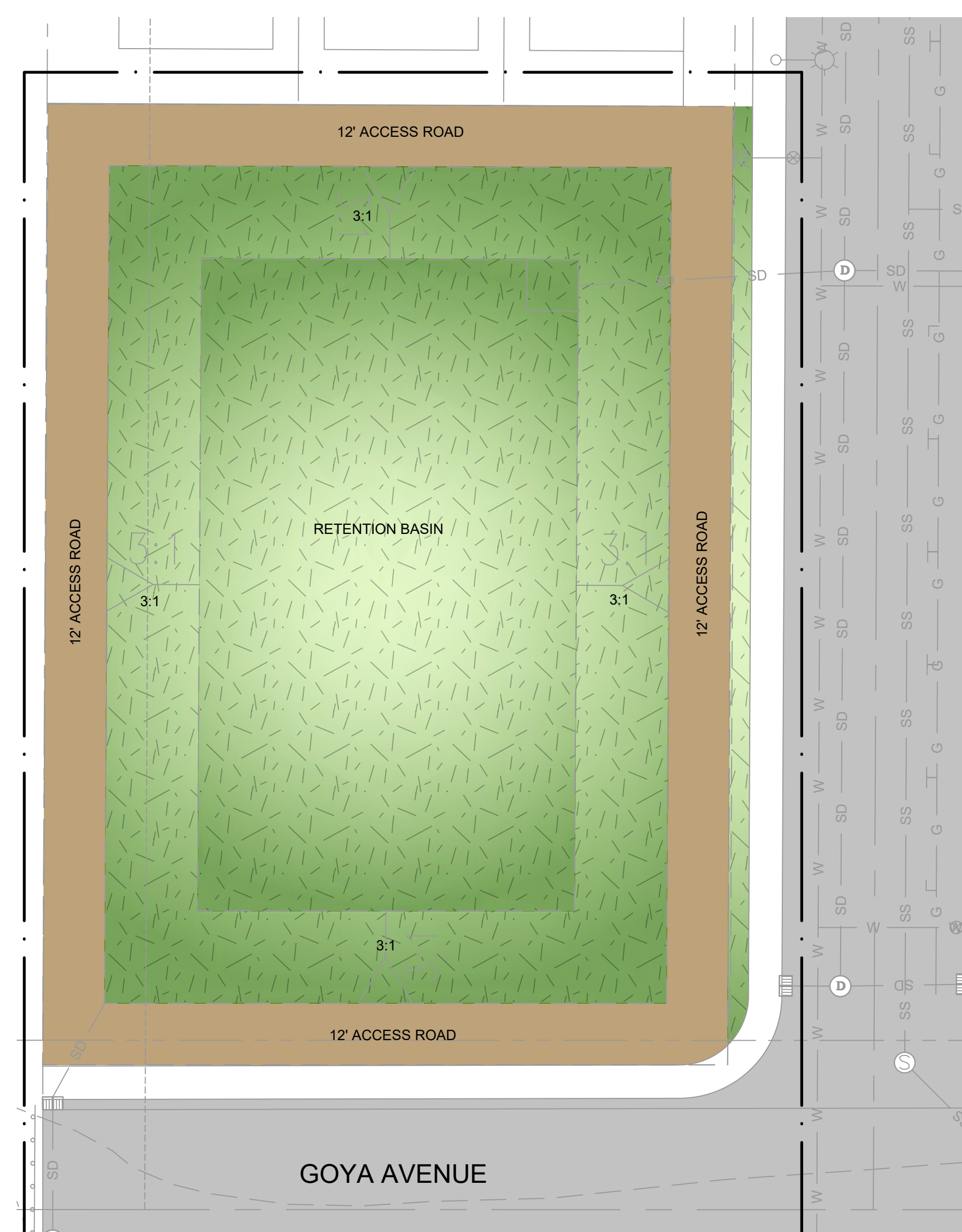
Total Landscape Area: 7,319 SF
 Average Plant Factor: 0.03 Low water use plants
 Irrigation Efficiency: 0.81 Drip Irrigation

Total Landscape Area: 17,835 SF
 Average Plant Factor: 0.03 Low water use plants
 Irrigation Efficiency: 0.75 Overhead

Total Special Landscape Area: 7,747 SF

Estimated Annual Water use: **617,329 gallons**

Maximum allowed water Allowance: 669,075 gallons

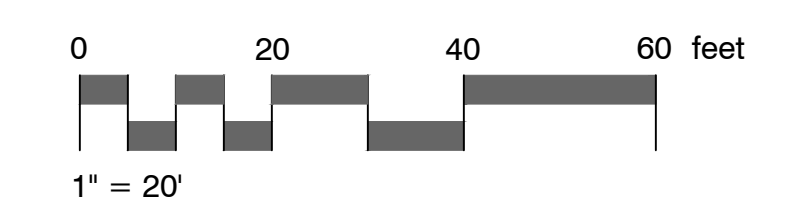


Concept Tree Legend

- LAGERSTROEMIA 'NATCHEZ'
Crape Myrtle 'Natchez'
- LAGERSTROEMIA 'TUSCARORA'
Crape Myrtle 'Tuscarora'
- PISTACHIA 'KEITH DAVEY'
Chinese Pistache 'Keith Davey'
- PLATANUS X ACERIFOLIA 'BLOODGOOD'
Bloodgood London Planetree
- OLEA 'SWAN HILL'
Swan Hill Olive
- QUERCUS WISLIZENII
Interior Live Oak
- JACARANDA MIMOSIFOLIA
Jacaranda
- PLANTING AREA
- TURF
- TOT LOT

CONCEPT SHRUB LEGEND

Botanical Name	Common Name
Acacia sp.	Acacia
Achillia 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
Dasylium sp.	Desert Spoon
Dianella sp.	Flax Lily
Eriogonum sp.	Wild Buckwheat
Euphorbia sp.	Euphorbia
Frangula (Rhamnus) sp.	Coffeeferry
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
Oleo '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
Xylosma congestum 'Compacta'	Compact xylosma
Yucca rostrata	Big Bend Yucca



LANDSCAPE CONCEPT PLAN
 SOUTH OF IRIS 2021, LLC
 MORENO VALLEY, CA

WOOD ARCHITECTURE
 Project: 22008_WA
 Date: 06.21.2022
 Scale: 1" = 20'
 www.iwoodarchitecture.com

Attachment: Project Plans 2 (0512) - SOUTH OF IRIS PLANNED UNIT DEVELOPMENT

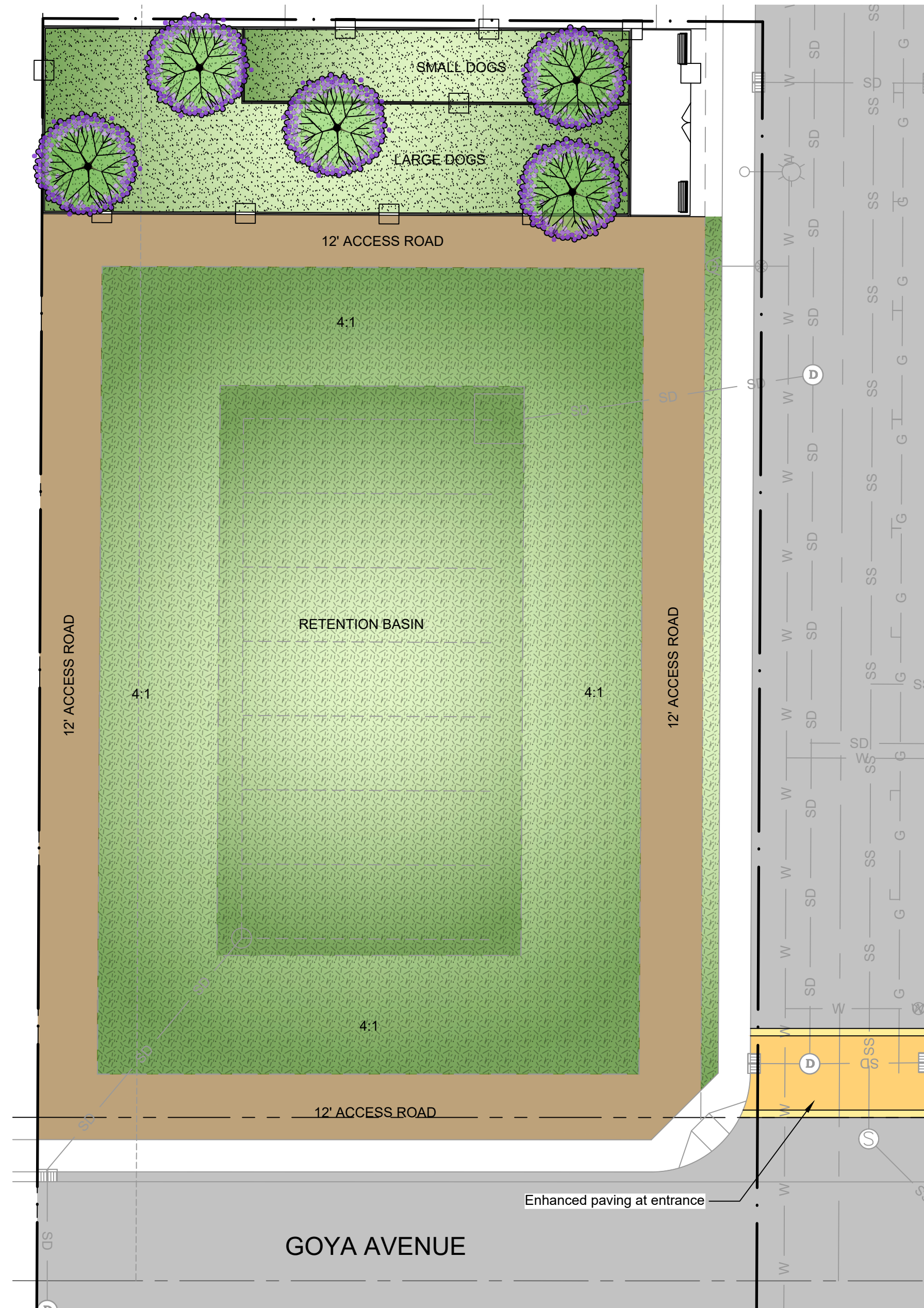
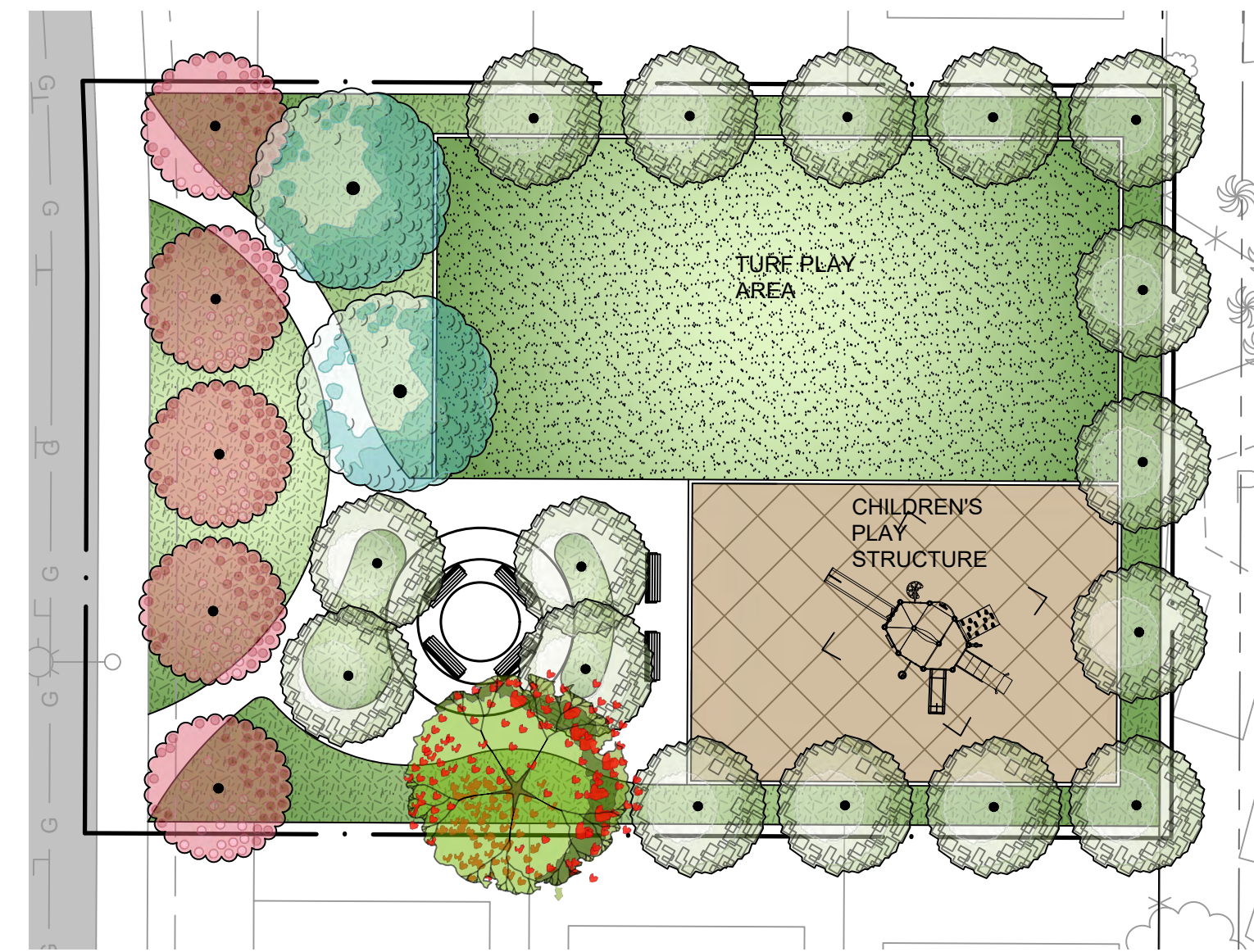
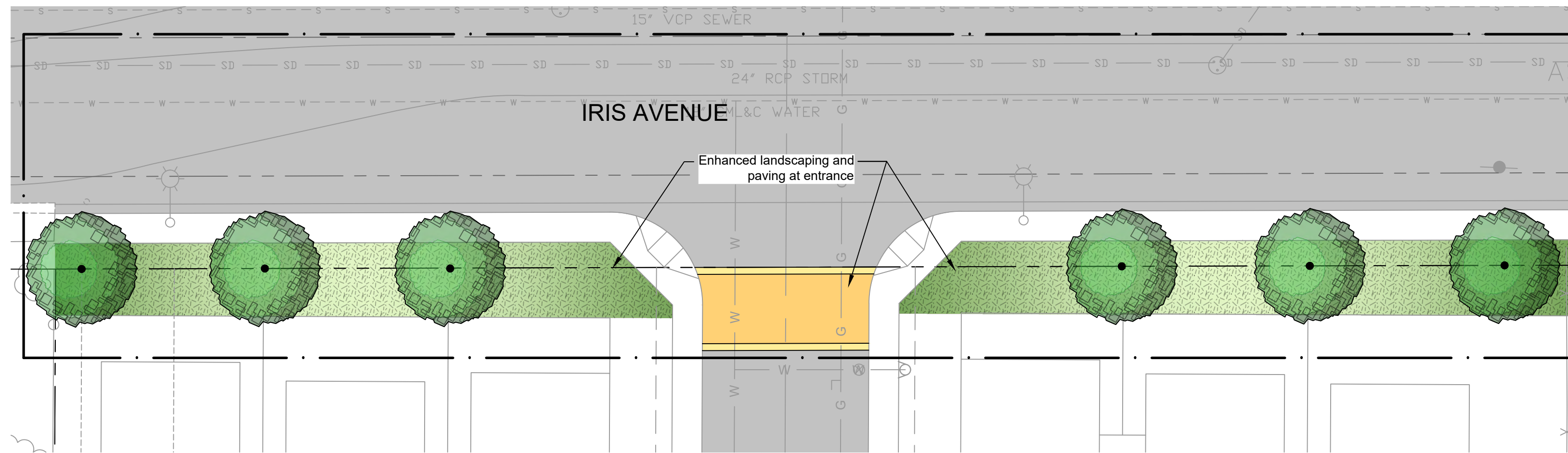
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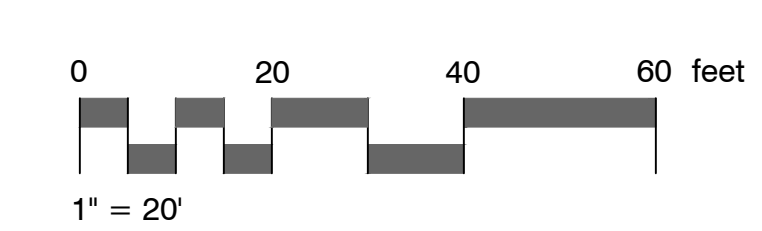
Total Special Landscape Area: 8,065 SF

Estimated Annual Water use: **651,896 gallons**

Maximum allowed water Allowance: 708,674 gallons

Moreno Valley Retention Basin approved plants list

Botanical Name	Common Name
SHRUBS / BUNCH GRASSES	
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 haysiana	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
GRASSES/ GROUNDCOVER	
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
SOUTH OF IRIS 2021, LLC
MORENO VALLEY, CA

Oliver Mujica

From: George Hague <gbhague@gmail.com>
Sent: Monday, January 29, 2024 1:36 PM
To: Planning Notices_DG
Cc: City Clerk; Oliver Mujica
Subject: Comments on South of Iris project

Warning: External Email – Watch for Email Red Flags!

<https://www.cpuc.ca.gov/news-and-updates/all-news/cpuc-starts-work-to-establish-customer-energization-timelines-2024>

January 25, 2024 CA Public Utilizes Commission (CPUC) on CA 2045 Carbon Neutrality

Good afternoon Mr Mujica,

Re: South of Iris Project General Plan Amendment and Zone Change and Initial Study/Mitigated Negative Declaration

In less than a month the California Attorney General (AG) will be in court against the City of Moreno Valley because of our City's inadequate Climate Action Plan (CAP) and General Plan Update (GPU). A large part of the litigation deals with our City requiring little to reduce our greenhouse gas (GHG) emissions which we increase with each project that allows the use of natural gas. If the City would just require electric water heaters and HVAC heat pumps it would help us reduce our share of GHG impacts.

All Planning Commissioners and City Council members need to ask the city for the AG's Brief they submitted on the GPU/CAP litigation and also their reply Brief. I am sure the city will provide you with their Brief. This would help you understand what we are doing to the environment and how we are part of the problem.

Moreno Valley is suppose be part of the solution to reduce greenhouse gas (GHG) emissions 40% below 1990 levels by 2030, but we keep adding to the GHG without doing enough to reduce impacts. In 2020 the state of California did meet the goal of reducing GHG to the 1990 levels, but now we have only seven years to be 40% below 1990 levels and the South Iris project adds to them — especially by approving a General Plan Amendment (GPA) from R-5 to R-10.

The city keeps recommending General Plan Amendments (GPA) and Zone Changes such as this project. While 5.43 MTCO₂e (Metric tons of carbon dioxide equivalent) per capita does not exceed the Scoping Plan's 6.0 MTCO₂e as mentioned on page 61 of the projects Air Quality report, it doesn't address the GPA which will significantly increase the population/pollution. This therefore increase the MTCO₂e beyond what our litigated GPU/CAP analyzed for these acres.

You told neighbors of the recently approved Village at Moreno Valley that they should know what their General Plan reads and yet you continue to change the General Plan and Zone Changes which impacts nearby neighbors

As you can read below my name the California Public Utilities Commission (CPUC) is eliminating subsidies for new buildings using natural gas and in the link found above they also wrote the following:

"California aims to achieve carbon neutrality by 2045, which will require electrifying the transportation and building sectors. California is actively advancing its decarbonization initiatives and establishing energization timelines to support these efforts by providing visibility and predictability to the process of connecting homes, electrical vehicle charging stations, and businesses to the grid." CA Public Utilities Commission (January 25, 2024)

Every building you approve with all appliances using natural gas is a step backwards and something we will have to overcome to meet our carbon Neutrality by 2045 — in only about 20 years.

It is unacceptable for the City to have a Planning Commission hearing on this project only 10 days after you close comments on these documents. It will be only FOUR days after the city receives these comments that you send the Planning Commissioners their Agenda Packet. It shows you do not treat the public review process seriously.

Please keep me informed of all meetings and documents related to this project — in a timely manner.

Sincerely,

George Hague

CPUC Eliminates Last Remaining Utility Subsidies for New Construction of Buildings Using Natural Gas

Decision continues CPUC policies aimed at reducing GHG emissions associated with natural gas use in buildings

December 14, 2023 -

The California Public Utilities Commission (CPUC) today eliminated electric line extension subsidies for new construction building projects that use natural gas and/or propane in addition to electricity. The changes will take effect on July 1, 2024, to give the builder community adequate time to prepare for the change and adjust their operations accordingly. This decision advances state goals to reduce greenhouse gas (GHG) emissions associated with energy use in buildings, while also furthering the state's goals of reducing overall GHG emissions to 40 percent below 1990 levels by 2030 and achieving carbon neutrality by 2045 or sooner.

Additionally, all natural gas and/or propane and electricity new construction projects (homes and businesses) must use actual cost billing of an electric line extension rather than estimated cost billing, effective January 2025. To track the progress of the rule changes, and to monitor savings from the elimination of electric line extension subsidies for mixed-fuel new construction, the CPUC established an annual reporting requirement for California's three largest electric investor-owned utilities beginning May 1, 2024.

Today's decision follows a [prior CPUC decision](#) that made California the first state in the nation to eliminate natural gas line extension subsidies for all newly constructed mixed-fuel buildings beginning on July 1, 2022. With the elimination of electric line extension subsidies for mixed-fuel new construction, the state is further disincentivizing the use of natural gas in new construction by removing all subsidies associated with the extension of new gas infrastructure.

CPUC Commissioner Darcie L. Houck, who is assigned to the proceeding, said, "Ending indirect incentives natural gas system expansion helps us align state climate goals with our subsidies and financial incentives. This is a critical step that provides an additional benefit of saving ratepayers money as we decarbonize our buildings."

Today's decision does not affect all-electric new construction, which will continue to receive electric line extension subsidies. Maintaining electric line extension subsidies for all-electric new construction is important for promoting zero-emission, all-electric designs in the state's building stock. And while today's decision does not end mixed-fuel new construction entirely, it is anticipated to help California make meaningful progress toward a decarbonized all-electric future.

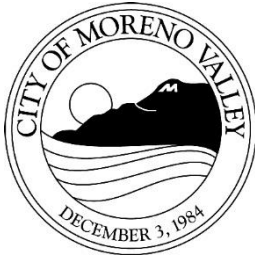
The proposal voted on is available on the CPUC's [website](#).

Documents related to the proceeding are available on the [Docket Card](#).

###

About the California Public Utilities Commission

The CPUC regulates services and utilities, protects consumers, safeguards the environment, and assures Californians access to safe and reliable utility infrastructure and services. Visit www.cpuc.ca.gov for more information.



PLANNING COMMISSION

STAFF REPORT

Meeting Date: February 8, 2024

GOYA AT HERITAGE PARK PLANNED UNIT DEVELOPMENT

Case: General Plan Amendment (PEN23-0072) Change of Zone (PEN23-0071) Conditional Use Permit (PEN23-0070) Tentative Tract Map 38702 (PEN23-0069)

Applicant: David Patton

Property Owner: David Patton, Mark Patton, Tracey Duesler, and Michael and Karen Patton

Location: Southeast corner of Goya Avenue and Indian Street

Case Planner: Oliver Mujica, Contract Planner

Council District: 4

Proposal: A General Plan Amendment, Change of Zone, Tentative Tract Map 38702, and Conditional Use Permit to subdivide approximately 13.73 acres for a Planned Unit Development comprised of 131 detached single-family residences.

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

SUMMARY

The Applicants, David Patton, Mark Patton, Tracey Duesler, and Michael and Karen Patton (“Applicants”) are requesting the approval of the Goya (Neighborhood II) at Heritage Park Project, a 131-unit single-family residential project on approximately 13.73 acres with a General Plan Amendment and Change of Zone, to change the land use and zoning, Tentative Tract Map for the 131 single family lots, and a Conditional Use Permit for a Planned Unit Development (PEN23-0070), with associated improvements.

PROJECT DESCRIPTION

Proposed Project

General Plan Amendment

The General Plan Amendment (PEN23-0072) is a request to change the General Plan Land Use Designation of the Project Site from R5 Residential to R10 Residential to provide for a variety of residential products and to encourage innovation in housing types. Developments within R10 Residential areas are typically expected to provide amenities not generally found in suburban subdivisions, such as common open space and recreational areas. The maximum allowable density for the R10 Residential Land Use Designation is 10.0 dwelling units per acre. The Proposed Project with 131 detached single-family residences on the subject 13.73-acre Project Site provides a density of 9.54 dwelling units per acre.

Change of Zone

The Change of Zone (PEN23-0071) is a request for approval to change the Zoning District classification of the Project Site from Residential 5 (R5) District to Residential Single-Family 10 (RS10). The intent of the Residential Single-Family 10 (RS10) District is to provide for residential development on small single-family lots, such as Planned Unit Developments, with amenities not generally found in suburban subdivisions. This RS10 District is intended for subdivisions at a maximum allowable density of 10.0 dwelling units per acre.

Tentative Tract Map

The proposed Tentative Tract Map No. 38702 (PEN23-0069) is a request for approval to subdivide the 13.73-acre Project Site into 131 single-family residential lots, ranging in size from approximately 2,173 square feet to approximately 4,500 square feet. The average lot size is 2,674 square feet. The subdivision also includes a .43 acre privately maintained and publicly accessible tot lot and dog park.

Conditional Use Permit for Planned Unit Development

The Conditional Use Permit (PEN23-0070) is a request to allow a Planned Unit Development (PUD) comprised of 131 detached single-family residences, a 0.43-acre publicly accessible tot-lot and dog park, a 0.57-acre retention basin, and the required on-site and off-site improvements. The Planned Unit Development allows for flexible development standards to address the unique characteristics of the Project Site. As required for Planned Unit Developments, Design Guidelines have been prepared for the Proposed Project that establishes the land use regulations, development standards, architectural design standards, and landscaping design guidelines, and includes the dedication and maintenance of the permanent open spaces. The Design Guidelines also provide architectural themes for single-family residences and guidance for the neighborhood entrances and perimeter fencing around the community.

Site and Surrounding Area

The Project Site is currently vacant and unimproved. The properties directly to the north, across Goya Avenue, are within the Residential 5 (R5) District, and these properties are a combination of single-family residences and vacant and unimproved parcels. It should be noted that the property directly to the north of the Project Site is vacant and

unimproved and is the subject of Neighborhood I of the proposed Heritage Park Project. The property directly to the east is within the Residential 5 (R5) District and is also vacant and unimproved. The properties directly to the south are within the Residential (R5) District, and these properties are a combination of single-family residences and vacant and unimproved parcels. Property to the west is within the Industrial District of the Moreno Valley Industrial Plan (Specific Plan 208), and developed with an industrial warehouse.

Access/Parking

The primary entrance into the Proposed Project is located on Goya Avenue, and the secondary entrance is located on Indian Street. The Proposed Project demonstrates a pedestrian-oriented development by interconnecting the neighborhoods with 6.5-foot-wide sidewalks along both sides of the internal streets to encourage physical activity by providing safe and convenient pedestrian access to strategically placed parks within walking distance of the residences.

Each single-family residence has a two-car garage, as required by the Municipal Code. Additionally, the proposed private streets are designed to accommodate parking on both sides.

Design/Landscaping

The PUD incorporates architectural guidelines for the proposed development. The applicant is proposing three (3) two-story floor plans and four (4) exterior elevation designs, Ranch, Spanish, Prairie, and Craftsman with various color combinations and architectural design elements using stucco, varied siding finishes, stone, various trim fixtures, and varied rooflines.

The PUD includes typical plot plan configurations for the homes with typical front yard landscaping.

The Homeowner's Association will perform all common area maintenance to ensure a well-maintained appearance of the streetscapes, common areas, including the .43-acre publicly accessible tot lot and dog park, and the retention basin.

REVIEW PROCESS

As part of the standard review process, all appropriate outside agencies have considered the Proposed Project. The Proposed Project was reviewed by the City's Development Review Team as required by the Municipal Code. Following subsequent revisions and staff review, the project was deemed complete.

ENVIRONMENTAL

An Initial Study was prepared by Ardurra Group, and accepted by the Planning Division Staff in compliance with the requirements of 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, Greenhouse Gas and Energy Impact Analysis; Habitat Assessment and Habitat Conservation Plan; Cultural Resources Assessment; Geotechnical Engineering Investigation; Preliminary Hydrology Study; Water Quality Management Plan; Noise Impact Study; Traffic Impact Analysis; Vehicle Miles Traveled Impact Analysis; and Planned Unit Development Design Guidelines. 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, and online on the City's website.

Mitigation measures are recommended for the Proposed Project in the following areas: Air Quality, Biological Resources, and Tribal and Cultural Resources, all of which are incorporated into the Mitigation Monitoring and Report Program (MMRP). The cultural resources 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 with the implementation of the proposed mitigation measures, the Proposed Project will not cause any significant impacts to the environment.

The public comment period for the Notice of Intent to Adopt the Initial Study/Mitigated Negative Declaration (State Clearinghouse Schedule Number 2023120766) began on December 29, 2023, and ended on January 29, 2024, which satisfies the required 30-day public review period required for this Proposed Project. As of the preparation of this staff report, no comments have been received. Written comments related to the Proposed Project received after the preparation of this staff report will be provided at the public hearing.

NOTIFICATION

Consistent with the Municipal Code provisions and applicable law, public notice was sent to all property owners of record within 600' of the Project Site, posted on the Project Site, and published in the Press Enterprise Newspaper.

REVIEW AGENCY COMMENTS

Staff 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. **ADOPT** Resolution No. 2024-07, attached hereto, recommending that the City Council:

1. **ADOPT** the Initial Study/Mitigated Negative Declaration prepared for General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070) 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. **ADOPT** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070) pursuant to CEQA and the CEQA Guidelines.
- B. **ADOPT** Resolution No. 2024-08, attached hereto, recommending that the City Council:
1. **APPROVE** General Plan Amendment (PEN23-0072) based on the recitals, evidence contained in the administrative records, and findings as set forth in Resolution No. 2024-08.
- C. **ADOPT** Resolution No. 2024-09, attached hereto, recommending that the City Council:
1. **APPROVE** Change of Zone (PEN23-0071) based on the recitals, evidence contained in the administrative records, and findings as set forth in Resolution No. 2024-09.
- D. **ADOPT** Resolution No. 2024-10, attached hereto, recommending that the City Council:
1. **APPROVE** Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2024-10.

Prepared by:
Oliver Mujica
Consultant

Approved by:
Sean P. Kelleher
Acting Assistant City Manager / C.D. Director

ATTACHMENTS

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

1. Resolution No. 2024-07 IS/MND

2. Exhibit A: Initial Study/Mitigated Negative Declaration
3. Appendix A - Air Quality, GHG & Energy Impact Analysis
4. Appendix B - Habitat Assessment & Habitat Conservation Plan
5. Appendix C - Cultural Resources Assessment
6. Appendix D - Geotechnical Engineering Investigation
7. Appendix E - Water Quality Management Plan
8. Appendix F - Preliminary Hydrology Study
9. Appendix G - Traffic Impact Study & VMT Impact Analysis
10. Appendix H - Noise Impact
11. Exhibit B: Mitigation Monitoring and Reporting Program
12. Exhibit C: Notice of Intent to Adopt a Mitigated Negative Declaration
13. Resolution No. 2024-08 General Plan Amendment
14. Resolution No. 2024-09 Change of Zone
15. Resolution No. 2024-10 Conditional Use Permit & Tentative Tract Map 38702
16. PUD Design Guidelines
17. Project Plans 1
18. Project Plans 2
19. Project Plans 3
20. Public Comments

RESOLUTION NUMBER 2024-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROPOSED PROJECT CONSISTING OF A GENERAL PLAN AMENDMENT (PEN23-0072), CHANGE OF ZONE (PEN23-0071), CONDITIONAL USE PERMIT (PEN23-0070), AND TENTATIVE TRACT MAP 38702 (PEN23-0069) FOR THE DEVELOPMENT OF A 131 UNIT DETACHED SINGLE-FAMILY RESIDENTIAL PROJECT LOCATED ON THE SOUTHEAST CORNER OF GOYA AVENUE AND INDIAN STREET (APN: 316-020-020, 021, 022, 023, 024, AND 025)

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

WHEREAS, David Patton, Mark Patton, Tracey Duesler, and Michael and Karen Patton (“Applicants”) have submitted applications for a General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Conditional Use Permit (PEN23-0070), and Tentative Tract Map 38702 (PEN23-0069), for the development of a 131 unit detached single-family residential project with associated amenities and public improvements (“Proposed Project”) on 13.72 acres located on the southeast corner of Goya Avenue and Indian Street (APN: 316-020-020, 021, 022, 023, 024 and 025) (“Project Site”); and

WHEREAS, Planning Division Staff completed an Initial Study (environmental assessment) (“IS”) 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 thirty (30) days commencing on December 29, 2023, through January 29, 2024; and

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

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 IS/MND; and

WHEREAS, on February 8, 2024, a duly noticed public hearing was conducted by the Planning Commission to consider a recommendation to the City Council that the IS/MND and the MMRP be adopted, and that the Proposed Project be approved, at which time the Planning Commission considered the IS/MND and MMRP, together with any comments received during the public review process and the responses prepared; and

WHEREAS, at the conclusion of the public hearing, in the exercise of its own independent judgment, the Planning Commission determined that the IS/MND and the MMRP prepared for the Proposed Project has reduced the potential impacts 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 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) Applications for the Proposed Project, consisting of General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Conditional Use Permit (PEN23-0070), and Tentative Tract Map 38702 (PEN23-0069);
- (b) Initial Study/Mitigated Negative Declaration and prepared for the Proposed Project, attached hereto as Exhibit A;
- (c) Mitigation Monitoring and Reporting Program prepared for the Proposed Project, attached hereto as Exhibit B;
- (c) Notice of Intent to Adopt a Mitigated Negative Declaration/Newspaper Notice, 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

2
Resolution No. 2024-07
February 8, 2024

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 Initial Study/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 Initial Study/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 Initial Study/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. Approval

That based on the foregoing Recitals, Administrative Record and Findings, the Planning Commission hereby recommends that the City Council hereby adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program attached hereto as Exhibits A and B, respectively.

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

3
Resolution No. 2024-07
February 8, 2024

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

PASSED AND ADOPTED THIS 8th DAY OF FEBRUARY, 2024.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette,
Chairperson

ATTEST:

Sean Kelleher,
Acting Assistant City Manager
Community Development Director

APPROVED AS TO FORM:

Steven B. Quintanilla,
City Attorney

Exhibits:

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

Attachment: Resolution No. 2024-07 IS/MND [Revision 2] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT DEVELOPMENT)

Exhibit A

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Attachment: Resolution No. 2024-07 IS/MND [Revision 2] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT DEVELOPMENT)

Exhibit B

MITIGATION MONITORING AND REPORTING PROGRAM

Attachment: Resolution No. 2024-07 IS/MND [Revision 2] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT DEVELOPMENT)

Exhibit C

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Attachment: Resolution No. 2024-07 IS/MND [Revision 2] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT DEVELOPMENT)

Exhibit A

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT



CITY OF MORENO VALLEY

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) FOR GOYA AT HERITAGE PARK

PEN23-0073



General Plan Amendment (PEN22-0159), Change of Zone (PEN22-0158), Tentative Tract Map 38458 (PEN22-0156), Conditional Use Permit (PEN22-0157)

December 2023

Lead Agency
CITY OF MORENO VALLEY
14177 Frederick Street
Moreno Valley, CA 92553

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

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MITIGATION MONITORING AND REPORTING PROGRAM

APPENDICES (Separate Documents)

- Appendix A** - Air Quality and Greenhouse Gas Impact Study/Energy Report (Ganddini 2023)
- Appendix B**- Habitat Assessment and Western Riverside County MSHCP Consistency Analysis (ELMT Consulting 2023)
- Appendix C** - Cultural/Archaeological/Tribal/Paleontology (BCR Consulting 2023)
- Appendix D** - Soils and Geotechnical (Krazen & Associates 2023)
- Appendix E** - Preliminary Project Specific Water Quality Management and Preliminary Drainage Report (Greenberg Farrow 2023)
- Appendix F** - Preliminary Drainage and Hydrology Report (Greenberg Farrow 2023)
- Appendix G** - Transportation Study Screening Assessment & VMT Impact Analysis; Traffic Impact Analysis; Trip Forecasts for Goya Avenue (Ganddini 2023)
- Appendix H** - Noise Study (Ganddini 2023)
- Appendix I** - Planned Unit Development Guidelines: Heritage Park (T&B Planning 2023)

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT



DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND) FOR GOYA AT HERITAGE PARK

(PEN23-0073)

1.0 BACKGROUND INFORMATION AND PROJECT DESCRIPTION

1. **Project Case Number(s):** Tentative Tract Map: PEN23-0069
Planned Unit Development: PEN23-0070
Change of Zone: PEN23-0071
General Plan Amendment: PEN23-0072
2. **Project Title:** Goya at Heritage Park
3. **Public Comment Period:** Pursuant to Section 15105(a) of the CEQA Guidelines, the City has established a 30-day public view period, beginning on December 29, 2023, and ending January 29, 2024. Written comments on the Initial Study/ Mitigated Negative Declaration must be received by the City of Moreno Valley Community Development Department no later than the conclusion of the 30-day review period, 5:30 p.m. on January 29, 2024.
4. **Lead Agency:** City of Moreno Valley
Community Development Department
Oliver Mujica, Planning Division
14177 Frederick Street, Moreno Valley, CA 92553
(951) 413-3206
planningnotices@moval.org
5. **Documents Posted At:** <https://www.moval.org/cdd/documents/about-projects.html>
6. **Prepared By:** Lori Duca Trottier, AICP CEP
Riley Christie, ENV SP, LEED AP ND

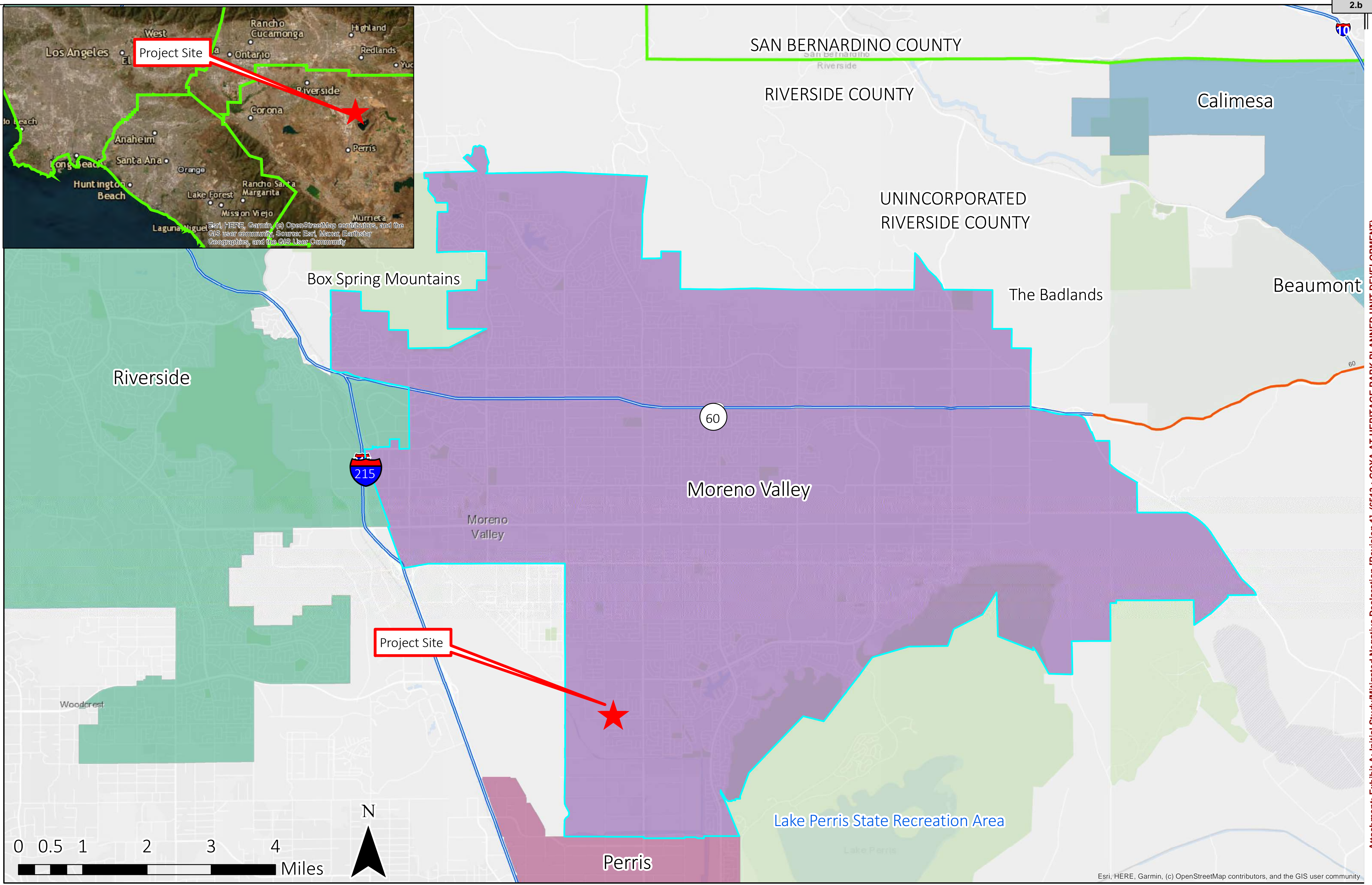
ARDURRA GROUP
3737 Birch Suite 250
949-235-3094
ltrottier@ardurra.com
7. **Project Sponsor:**

Applicant/Developer David Patton South of Goya LLC 41 Corporate Park Suite 250 Irvine, CA 92606 (949) 852-0266 dpatton545@gmail.com	Property Owner David Patton South of Goya LLC 41 Corporate Park Suite 250 Irvine, CA 92606 (949) 852-0266 dpatton545@gmail.com
--	---
8. **Project Location:** The Project Site is comprised of six parcels: Accessor's Parcel Numbers (APNs) 316-020-020, -021, -022, -023, -024, and -025 totaling 13.73 gross acres. The western perimeter of the Project Site borders Indian Street and is approximately 1,584 feet south of the southeast corner of the Iris Avenue/Indian Street intersection. From the easterly terminus of Goya Avenue, the Project Site is approximately 2,112 feet from Krameria Avenue, a minor arterial that

leads to Perris Boulevard, a major arterial in the east. The Project Site is located within the western portion of the City of Moreno Valley, northwestern Riverside County, California. Major highways within the Project's Vicinity include Interstate 215 (I-215), approximately 4.2 miles northwest of the Project Site, State Route 60 (SR-60), approximately 4.3 miles north of the Project Site, and State Route 74 (SR-74), approximately 13.5 miles southeast of the Project Site (See **Figure 1: Regional Location Map**).

The Project Site is located at Latitude 33.884021°N/Longitude -117.233334°W within primarily an urbanized area and is approximately 1,497 feet above mean sea level (AMSL) (See **Figure 2: Local Vicinity Map**).

9. **General Plan Designation:** The Project Site is designated R5, Residential: Maximum density of 5 dwelling units per acre (5 DU/AC). (Reference **Figure 3: General Plan Land Use Map**)
10. **Specific Plan Name and Designation:** The Project is not in a Specific Plan Area.



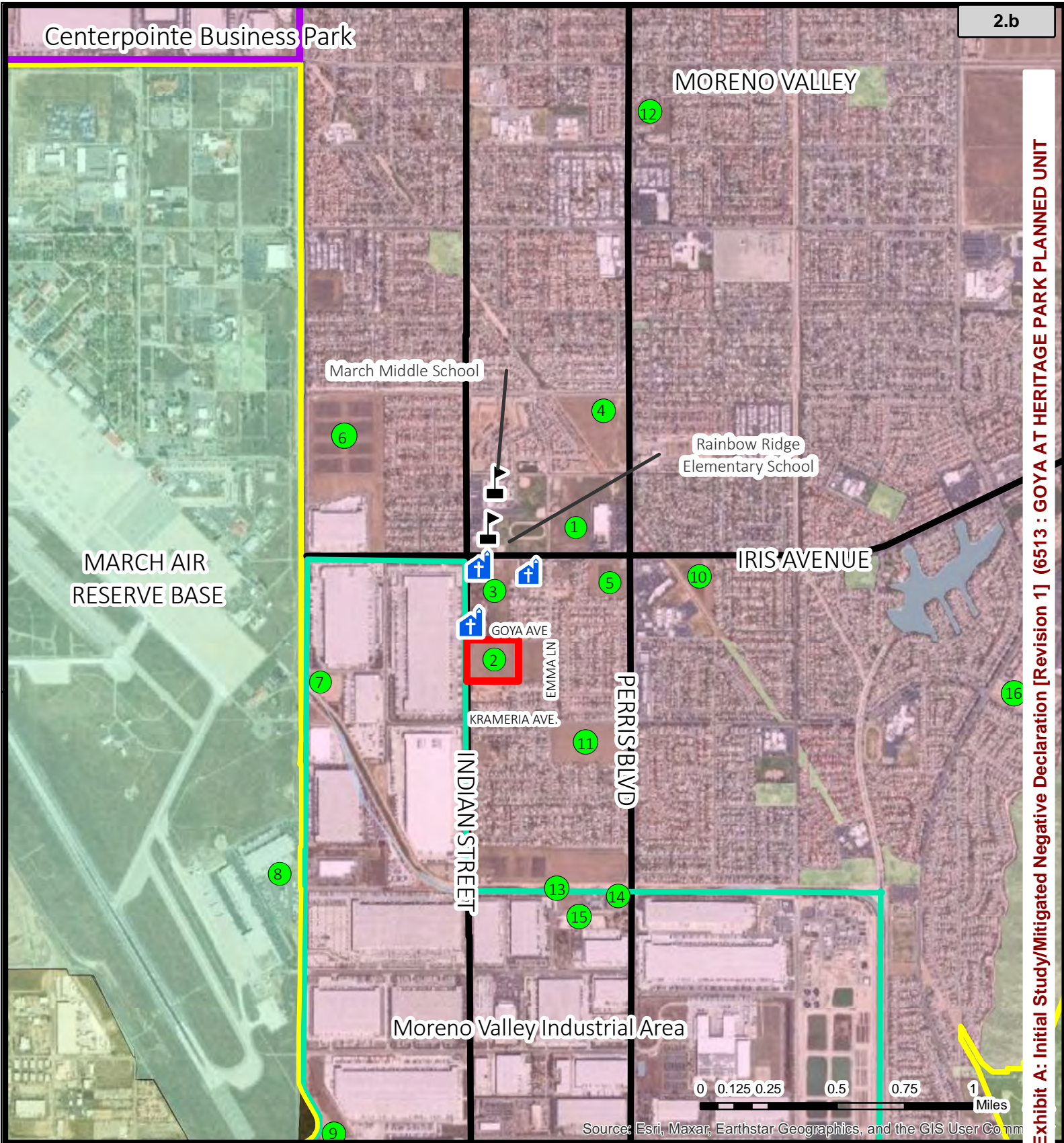
Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 - GOYA AT HERITAGE PARK PLANNED UNIT DEVELOPMENT)

- Legend**
- Limited Access
 - Highway
 - County Line
 - Project Site
 - Name**
 - Moreno Valley City Limits
 - Calimesa
 - Moreno Valley
 - Perris
 - Riverside
 - Hydrography Area
 - Parks

*City of Moreno Valley
Goya at Heritage Park*

Figure 1. Regional Location Map





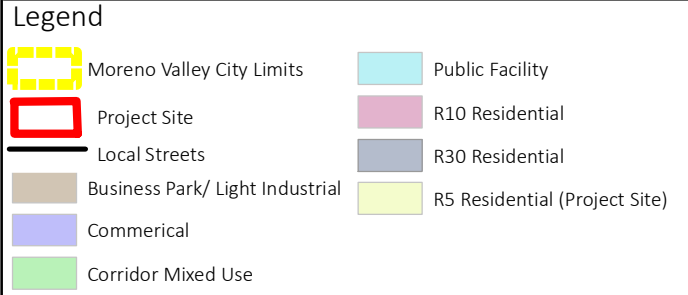
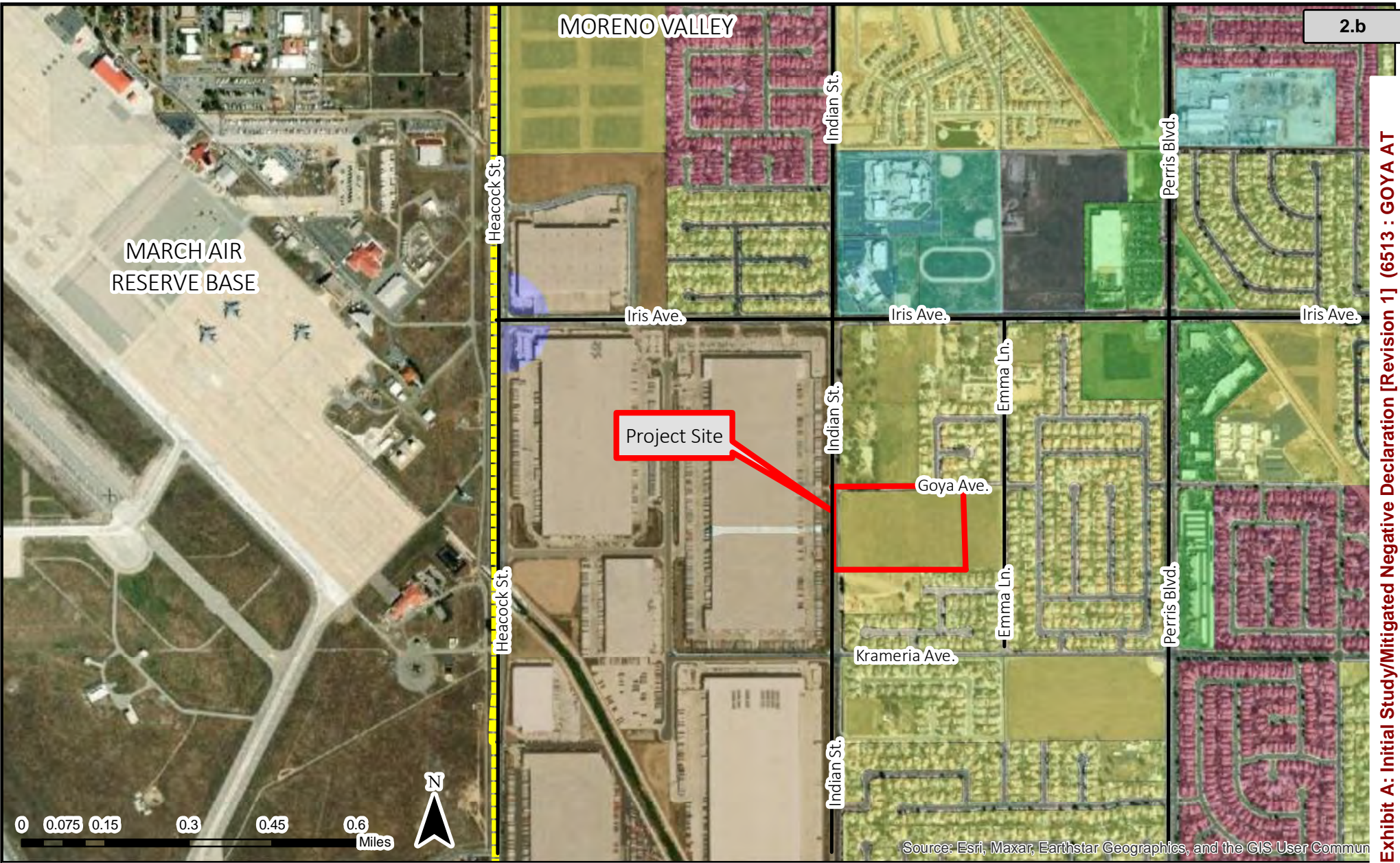
- Legend**
- Moreno Valley City Limits
 - Centerpointe Business Park
 - Interstate
 - Project Site
 - Parks
 - Moreno Valley
 - Hydrography Area
 - Perris
 - Industrial Development
 - City Boundary
 - ✚ Church
 - City of Moreno Valley Cumulative Development Projects

*City of Moreno Valley
Goya at Heritage Park*

Figure 2. Local Vicinity Map



Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

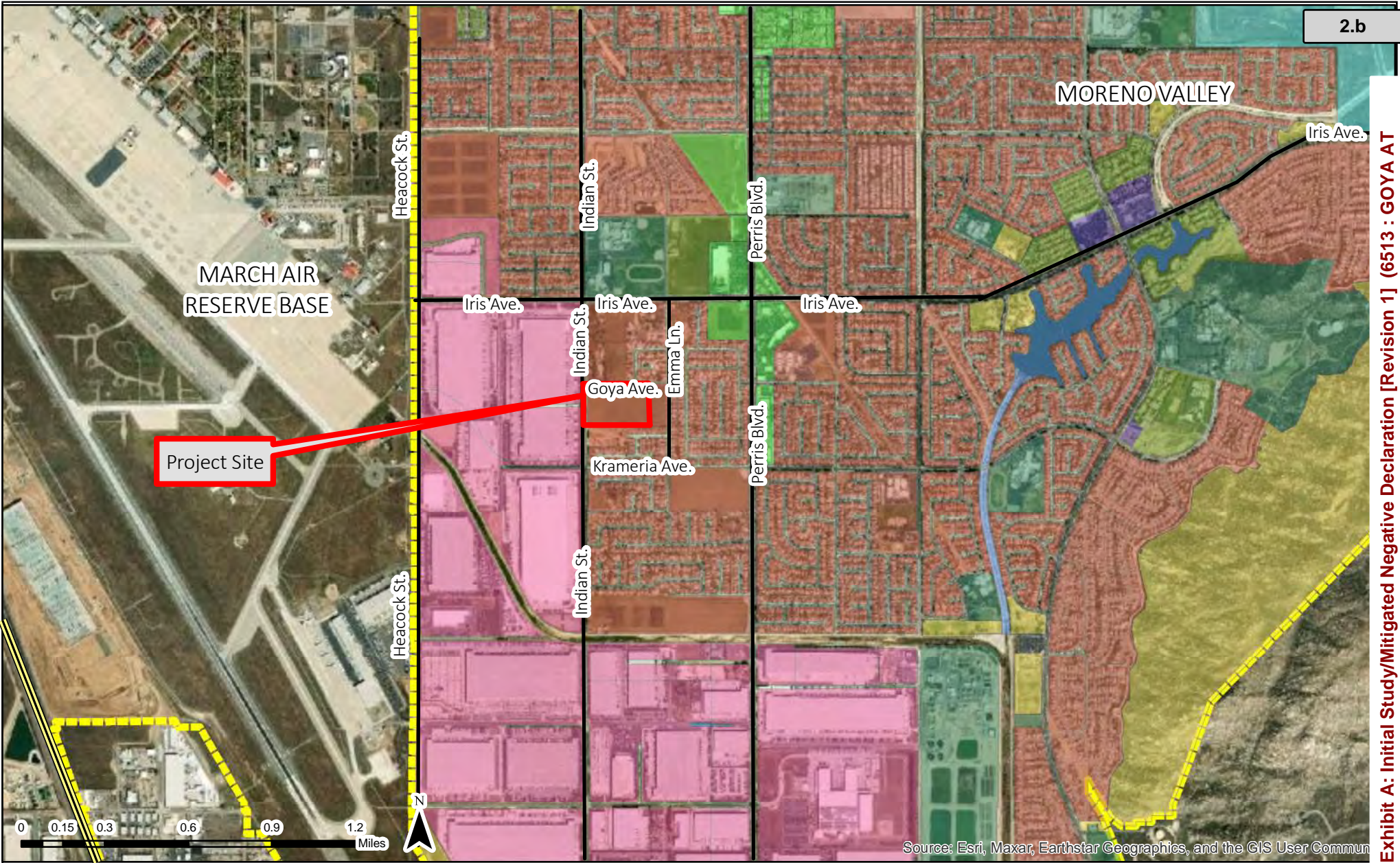


*City of Moreno Valley
Goya at Heritage Park*

Figure 3. General Plan Land Use Map



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Communit



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

- Legend**
- Project Site
 - Local Streets
 - Business Flex
 - Center Mixed Use
 - Commercial
 - Corridor Mixed Use
 - Downtown Center
 - Highway Office/Commercial
 - Industrial/Business Park
 - Large Lot Residential
 - Multi-family
 - Office
 - Open Space/Park
 - Public Facilities
 - Residential 2 Dwellings/Acre
 - Residential Agriculture 2 Dwellings/Acre
 - Suburban Residential (Project Site)
 - Moreno Valley City Limits

City of Moreno Valley
Goya at Heritage Park

Figure 4. Zoning Map

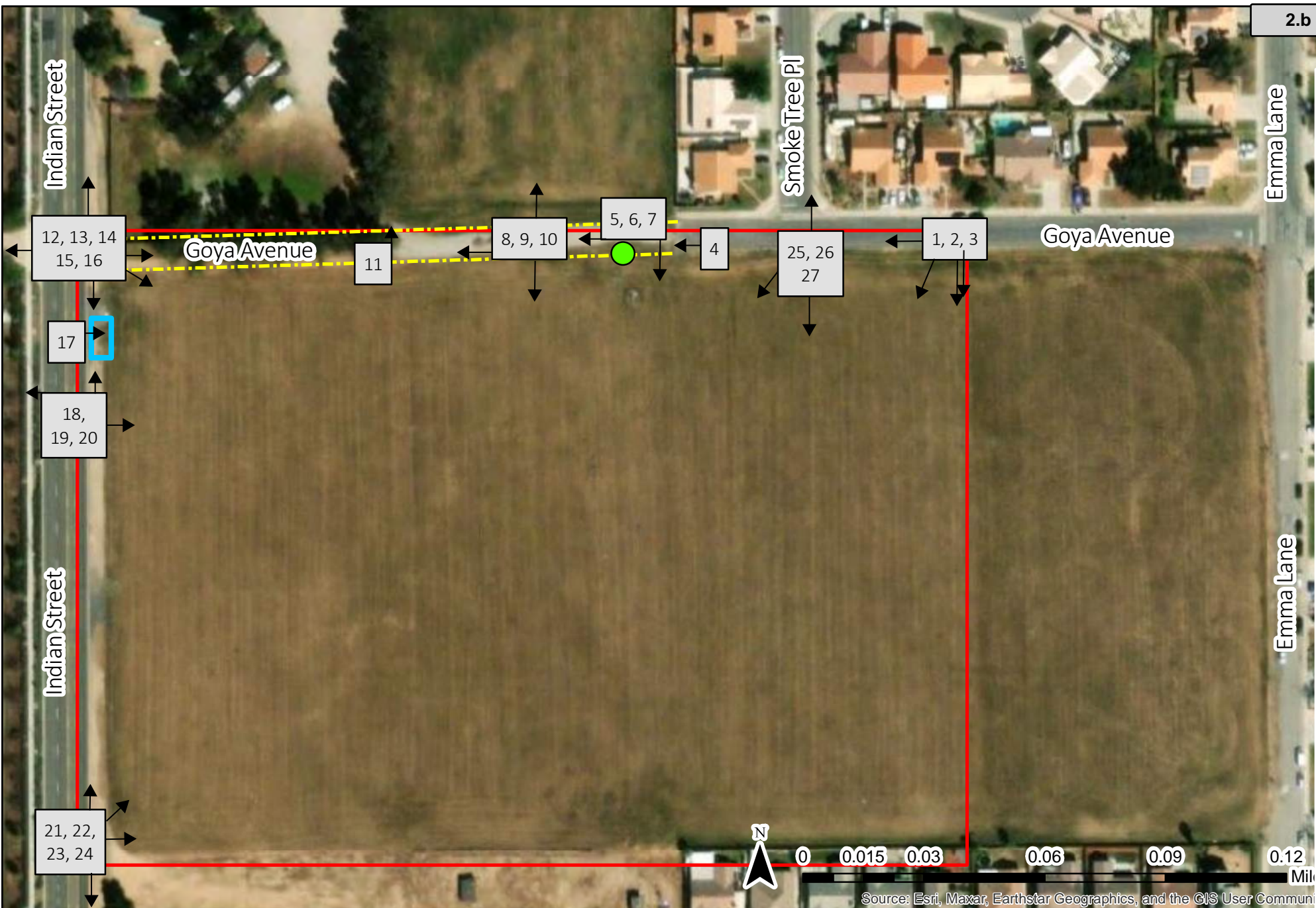


Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT

11. **Existing Zoning:** The Project Site is zoned for single-family residential (R5) land use, which allows up to five (5) residential dwelling units per acre. (See **Figure 4: Zoning Map**).
12. **Surrounding Land Uses and Setting:** As shown in Site Photos (See **Figure 5: Photo Location Map** and **Figure 6A through 6D: Site Photos**), parcels adjacent to the east and north of the Project Site are currently undeveloped. However, parcels in all other directions are urbanized with a variety of land uses. *Table 1: Surrounding Adjacent Land Uses* summarizes the surrounding adjacent land uses and development within the Local Vicinity. Directly south, north and east, the Project Site is bordered by single-family residences and undeveloped land planned for residential development. The Project Site's southeastern corner borders an established residential community with approximately 56 single-family detached homes which are accessible via Emma Lane and Krameria Avenue. Property to the west of Indian Street is developed with industrial and commercial buildings with light industrial and commercial businesses operating there. East of the Project Site, approximately 3,168 feet east from the Project Site, is Perris Boulevard, a major arterial and planned Mixed Use Corridor within the City. Numerous commercial retail and service businesses line this arterial and are within walking distance of the Project.

TABLE 1: SURROUNDING ADJACENT LAND USES

Project Site	Land Use	General Plan	Zoning
	Vacant and single-family residential	R5	Residential (R5) District
North (Across Goya Avenue)	Planned single-family residential developments;	R5/10 (Planned Development)	R5 Residential
Northwest		R5	R5 Residential
Northeast	La Iglesia Misionera Cristiana (Church)	R5	R5 Residential
	Single-Family Homes		
South	Single-family residential	R5	R5 Residential
East	Vacant, undeveloped	R5	R5 Residential
West (Across Indian Street)	Warehouses (P&G Distribution, Keeco, etc.)	BP- Specific Plan Area 208 I	BP Business Park/ Light Industrial



- Legend
- Monitoring Wells
 - Drainage Inlet
 - Project Site
 - Unpaved Goya Avenue ROW
 - Picture Direction

City of Moreno Valley
Goya at Heritage Park

Figure 5. Photo Location Map

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Photo 1: From the northeastern corner of the Project Site, along Goya Avenue, looking southwest.



Photo 2: From the northwestern corner of the Project Site, along Goya Avenue, looking towards the eastern boundary of the Project Site.



Photo 3: From the northeastern corner of the Project Site, along Goya Avenue, looking west towards the northern boundary of the Project Site.



Photo 4: From the terminus of Goya Avenue, along the northern perimeter of the Project Site, looking west.



Photo 5: Looking West towards monitoring wells located along an unpaved portion of Goya Avenue.



Photo 6: Looking south towards monitoring well: RBMWO3A located along the unpaved portion of Goya Avenue.



Photo 7: Looking south towards monitoring well: RBMWO3B located along the unpaved portion of Goya Avenue.



Photo 8: Looking north towards vacant land proposed for residential development from the center of the Project Site along Goya Avenue.



Photo 9: Looking west towards Indian Street from unpaved Goya Avenue, the central portion of the Project Site's northern boundary.

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

City of Moreno Valley
Goya at Heritage Park



Figure 6. Site Photos



Photo 10: From the central portion of the Project Site's northern boundary, along an unpaved portion of Goya Ave. looking south.



Photo 11: Looking north towards eucalyptus trees along a portion of unpaved Goya Avenue from the Project's northern boundary.

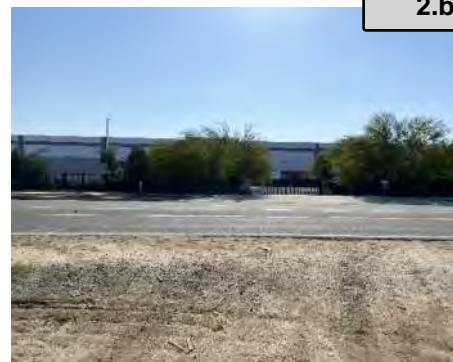


Photo 12: Looking west towards Indian Street from unpaved Goya Avenue at the Goya Avenue and Indian Street intersection.



Photo 13: Looking north towards Indian Street and Iris Avenue intersection from Goya Avenue and Indian Street intersection.



Photo 14: Looking south towards the Project Site's western boundary from Goya Avenue and Indian Street intersection.



Photo 15: Looking southwest towards the Project Site from the site's northwestern corner.



Photo 16: Looking east towards unpaved Goya Avenue and the Project's northern boundary from the site's northwestern corner.



Photo 17: From Indian Street looking east towards an existing drainage inlet along the western boundary of the Project Site.



Photo 18: From Indian Street looking north towards an existing drainage inlet along the western boundary of the Project Site.

City of Moreno Valley
Goya at Heritage Park

Figure 6A. Site Photos





Photo 19: Looking east towards the Project Site and eastern mountain ranges from Indian Street.

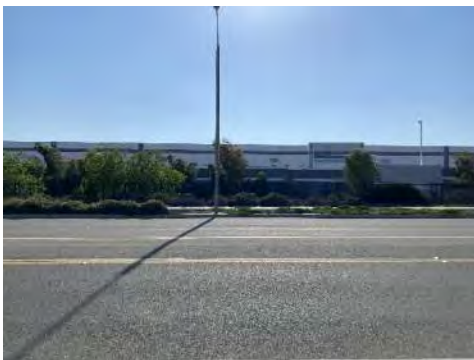


Photo 20: Looking west towards commercial infrastructure from Indian Street.



Photo 21: Looking east towards the Project Site and mountain ranges from the Project Site's southwestern corner.



Photo 22: Looking northwest towards the Project Site from the site's southwestern corner along Indian Street.



Photo 23: Looking south towards Indian Street from the site's southwestern corner.



Photo 24: Looking north towards Indian Street from the site's southwestern corner along Indian Street.



Photo 25: Looking south from Goya Avenue towards concrete debris at the Project Site adjacent to the northern Project boundary.



Photo 26: Looking southwest from Goya Avenue towards concrete debris at the Project Site along northern site boundary.



Photo 27: Looking north from Goya Avenue towards residential development adjacent to Goya Avenue and Smoke Tree Plaza intersection.

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

*City of Moreno Valley
Goya at Heritage Park*

Figure 6B. Site Photos



13. Description of the Site and Project:

Environmental Setting

The Project is proposed in an urbanized area near the western boundary of the Moreno Valley City Limits on 13.67 net acres (13.73 gross acres) of vacant land. The Project Site has a gentle slope towards the south and is void of most vegetation. There are trees growing along the north perimeter of the Project Site near Indian Street within the planned right-of-way for Goya Avenue. The westerly terminus of the improved portion of Goya Avenue is at the northeast corner of the Project Site and planned right-of-way for continuation of Goya Avenue, through westerly to Indian Street, is along the entire northern Project boundary. Improved right-of-way for Indian Street, consisting of paved lanes and surface drainage, border the Project Site along the entire westerly Project boundary. The Project Site is approved for low density residential (R5) development according to the City's Land Use Map (See **Figure 3: General Plan Land Use Map**).

The Local Vicinity surrounding the Project Site consists of a mixture of developed residential, commercial, industrial, and institutional land use as well as vacant parcels, which are planned for residential development (detached single-family residences and apartments). Vacant parcels are located adjacent to the east and north of the Project Site. Likewise, vacant parcels are southeast, north, and northeast of the Project in the Local Vicinity. The existing development adjacent to the Project Site consists primarily of single-family residences and churches. Commercial and industrial businesses line the western perimeter of Indian Street, west of the Project Site. In addition, commercial and retail centers are located east of the Project along Perris Boulevard. There are two schools in the Local Vicinity north of Iris Avenue. The Project Site is within 1-mile of approximately 10 diverse use business types¹ (See *Table 2: Existing Diverse Uses within 1-Mile of the Project Site*). March Air Reserve Base is located approximately two (2) miles west of the Project. Perris Lake is located approximately 3.5 miles southeast of the Project Site.

TABLE 2: EXISTING DIVERSE USES WITHIN 1-MILE OF THE PROJECT SITE

Category	Diverse Use Type	Establishment	Distance from Project Site (miles)
Food Retail	Supermarket/ Grocery Store	Mr. Yuu	0.8
		Kings Market & Smoke	0.8
Community-serving retail	Hardware Store	Home Depot	0.6
	Pharmacy	Walgreens	0.8
Services	Gym	Fitness 19	0.7
	Dry Cleaner	Rolling Ridge Cleaners	0.7
	Restaurant	Farmer Boys	0.6
		Papa's Indian Grill	0.7
		IHOP	0.7
		Taqueria La Faena	0.7
Civic and community facilities	Public Library	Moreno Valley Public Library- Iris Plaza Branch	0.6
		Rainbow Ridge Elementary School	0.3
	Educational facility	March Middle School	0.4
		Place of Worship	Imani Praise Fellowship
	Public Park/ Recreational Trail	Maarlene Church	0.3
		Juan Bautista Trail	0.7
		Santiago Park	0.7

Historical aerials of the Local Vicinity dated prior to 1978 indicate the Project Site was used for agriculture, along with adjacent parcels within the Local Vicinity. Aerials taken in 1985 show scattered low-density residential development and primarily agricultural land use at the Project Site and in the Local Vicinity. Aerials of the Local Vicinity beginning in 1997 show urbanization surrounding the

¹ Diverse Use Business Types are defined in Part 18 of this section as publicly available businesses and entities providing goods or services intended to meet daily needs.

Project Site. (See “Historic Aerials of Indian Street at Goya Avenue, City of Moreno Valley, CA.” (1966 through 2000). In Historic Aerials Netronline. <https://www.historicaerials.com/viewer>).

Existing access to the Project Site is from Goya Avenue planned right-of-way, which is currently a dirt road along the northerly property line of the Project Site. Improved sidewalks, streetlights, curbs and driveways are near the Project Site and are not present at the Project Site. Consistent with other improvements, which have not been established at the Project Site, utilities including sewer, water, electricity, etc. are available nearby and not fully extended to the Project Site. Plans to extend main lines of utilities as well as curb, gutter and sidewalk and other required public improvements are part of the planned improvements proposed with the Project.

Purpose and Scope

In accordance with Section 15365 of the CEQA Guidelines, City of Moreno Valley Rules and Procedures for the Implementation of the California Environmental Quality Act (Moreno Valley, July 2019), and City of Moreno Valley Initial Study Preparation Guidelines (Moreno Valley, August 2019), this Initial Study provides analysis identifying the appropriate level of CEQA review for the Project, whether an EIR or Negative Declaration, or Mitigated Negative Declaration must be prepared for the Project. (See “City of Moreno Valley CEQA Document Preparation” in City of Moreno Valley Community Development Department Website <https://www.moval.org/cdd/documents/CEQA-guidance.html>). In this regard, information from previously prepared environmental reports, site visits, and technical research for the Project has been incorporated in this document to describe existing baseline conditions and changes associated with Project implementation within the Area of Potential Effects, at the Project Site and in the surrounding Local Vicinity. Information from conceptual Project plans provided by the applicant have been evaluated and incorporated into this document to identify and fully disclose proposed changes at the Project Site (temporary, permanent, and cumulative environmental changes) that can be reasonably expected from all phases of Project implementation.

The Project that will be evaluated throughout this Initial Study is the development of 13.73 gross acres of land for Goya at Heritage Park. The Project is a Planned Unit Development (PUD) with design guidelines. Plans for the Project indicate 131 single-family detached residences will be constructed within a clustered neighborhood layout that provides shared open space for recreation/neighborhood parks as well access within the Local Vicinity via streets and sidewalks connecting with existing city improvements. Onsite service and utility improvements that will be constructed with the Project include a detention basin, park and community facilities, backbone street and sidewalk access and circulation, and backbone utilities with independent service lateral extensions and connections to each residence. Off-site improvements that will be constructed with the Project include right-of-way improvements along adjacent street frontages along the easterly right-of-way boundary of Indian Street and for the full design width of Goya Avenue adjacent to the north of the Project Site. Off-site utilities improvements (upgrades and extensions) to the Project Site are needed and will be constructed with the Project from existing mains and service systems in the Local Vicinity. Community common areas and landscape setbacks, and some aspects of structural exteriors, shown on plans for the Project, will be managed in perpetuity by Project’s Homeowners Association (HOA) according to Conditions, Covenants and Restrictions (CC&Rs) and Articles of Incorporation for the HOA with the intent to provide a desirable, unique, modern, well managed neighborhood that will broaden housing choices for residents within Moreno Valley and bring underutilized land into conformance with the stated goals, policies and objectives of the City’s Housing Element and General Plan.

The City of Moreno Valley is the lead agency responsible for compliance with CEQA and has decision-making authority to approve or deny the proposed Project based on this Initial Study and other Project information in the administrative record. For compliance with CEQA, this Initial Study is intended to fully disclose the type and extent of direct, indirect, and cumulative impacts from the Project that can be reasonably expected during construction and over the long-term. This Initial Study proposes mitigation measures to reduce potentially significant impacts to the environment from Project implementation to less than significant levels. This Initial Study has been written to fully comply with the provisions of the California Environmental Quality Act (CEQA), (Public Resources Code 21000), et seq., State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000), and the City’s local CEQA Guidelines.

Environmental Concerns

Since the Project Site has been utilized for agriculture historically and is recently subject to consistent discing for weed abatement, most of the surface of the site is essentially disturbed; The Project Site supports no native plant communities and is mostly barren with the exception of a few non-native plant species present around the site boundaries. There are approximately six eucalyptus trees growing within the planned right-of-way for Goya Avenue at the intersection with Indian Street (in the northwest corner of the Project Site). Eucalyptus trees are not a protected species under Moreno Valley's municipal code; however, these trees have reached a height of 15-feet or greater, therefore, they meet the definition of heritage trees in the City's Municipal Code. According to Section 9.17.030 (G)(5): Landscape and Irrigation Design standards, removal of a heritage tree is permitted in the future public right-of-way with the approval of the Community Development Department Director. It is the City's intent to fully develop the circulation system surrounding the Project Site and the tree removals are anticipated with or without the Project. Significant unavoidable adverse impacts on sensitive native habitat or cultural resources present at existing ground surface are not expected with the implementation of mitigation measures for the Project. Development of the Project will require removal of large trees providing potential nesting habitat for migratory birds as well as deeper earthwork disturbances establishing stable surfaces for structural foundations and the water quality detention basin. Deeper earthwork has the potential to result in significant impacts to buried archaeological, tribal, and paleontological resources requiring mitigation measures. In addition, tree removals, noise and activity during construction have the potential to disrupt nesting migratory birds at the Project Site and in adjacent areas. The Project Site is within a fee area for Stephen's kangaroo rat and a survey area for burrowing owl associated with the Western Riverside County MSHCP. Impacts to biological resources can be reduced to less than significance with mitigation measures. Technical studies for biological and cultural resources are summarized in this report and have been completed for the Project to document existing conditions and levels of significant Project impacts. These studies can be found in Appendices B and C in their entirety and recommend mitigation measures to reduce potentially significant impacts to less than significant levels.

Other potentially significant environmental impacts from the Project on aesthetics, air quality, public services, land use, utilities and services, hazards and hazardous materials and traffic are evaluated in this document. Future urbanization of the Project Site consistent with full buildout of the City's approved General Plan and Zoning would result in up to 5 residential dwelling units per acre (DU/AC) at this location, approximately 68 detached single-family homes. The Project proposes to construct detached single-family residences at 9.56 DU/AC and will result in 131 detached single-family homes. The proposed development will construct adjacent arterial street improvements, which will be dedicated to the City of Moreno Valley for long-term management. The Project will implement common area streets and recreational areas within the proposed neighborhood that will be managed in perpetuity via design guidelines and CC&Rs implemented and funded through an HOA.

To appropriately achieve environmental compliance, the Project footprints and Area of Potential Effects (APE) have been screened for sensitive environmental resources and plans have been reviewed and designed pursuant to the City of Moreno Valley's comments from interdepartmental review. Proposed designs shown on plans for the Project utilize Best Management Practices, standard conditions, and City input to avoid sensitive resources and reduce significant impacts to the greatest extent feasible. Upon the determination of potentially significant environmental impacts that could occur with Project implementation, mitigation measures have been recommended to reduce impacts to a less than significant levels pursuant to findings for a Mitigated Negative under CEQA. However, if the administrative record for the Project shows mitigation measures are unable to lower impacts to a less than significant level pursuant to CEQA, then an Environmental Impact Report (EIR) would need to be prepared for the Project based on the City's decision.

Project Description

Discretionary Land Use Applications

1. General Plan Amendment (PEN22-0159) to change the General Plan Land Use Designation of the subject 13.73-acre site from Residential 5 to Residential 10;
2. Change of Zone (PEN22-0158) to change the Zoning District Classification of the subject 13.73-acre site from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District;
3. Tentative Tract Map 38458 (PEN22-0156) to subdivide the 13.73-acre site into 131 single-family residential lots, 0.27-acre tot-lot, 0.12-acre dog park, and 0.41-acre retention basin; and

4. Conditional Use Permit (PEN22-0157) for a Planned Unit Development comprised of 78 detached single-family residences, 0.43-acre tot-lot and dog park, 24,700 square foot retention basin, and on-site and off-site improvements.

Project Site:

The proposed Goya at Heritage Park Project (Project) is in the City of Moreno Valley, Riverside County California. The Project Site is 13.73 gross acres of undeveloped vacant land and comprised of several parcels: Assessor's Parcel Number's (APNs) 316-020-020, -021, -022, -023, -024, and -025. The Project Site has approximately 594.37 linear feet of street frontage along the south side of planned right-of-way for Goya Avenue (along the northern Project Boundary) and approximately 946.35 linear feet of street frontage along Indian Street, along the westerly property line for the Project. The Project Site is approximately 500 feet west of Emma Lane and approximately 1,000 feet from the Indian-Iris Intersection. The Project Site is at the southeast corner of the planned southerly right-of-way for Goya Avenue and Indian Street.

Surrounding Land Use and Development Patterns:

Adjacent parcels to the south and east are mostly vacant. However, residential developments are present in the Local Vicinity to the south, north, and east. Directly north, there is a mixture of underdeveloped parcels and residential developments. Underdeveloped parcels are planned for development at higher densities than existing conditions, like the Project Site. To the west of the Project Site, commercial and light industrial buildings are in use by companies including P&G, Keeco, and Lowe's. The approved General Plan Land Use Map for the City of Moreno Valley (**Figure 3: General Plan Land Use Map**) shows commercial and industrial land use along arterials and residential densities of 5 DU/AC in the Local Vicinity with pockets of detached single-family residential neighborhoods at densities of 10 DU/AC interspersed. There is one development planned at 30 DU/AC in the Local Vicinity north of the Project (north of Iris Avenue). The planned mixed-use corridor for Perris Boulevard, east of the Project Site, is expected to implement higher intensity and residential densities supporting land use and sustainable development objectives of the City's General Plan.

On-site Project Improvements:

Plans for on-site development show the Project would dedicate approximately 0.06 acres of land to the City of Moreno Valley for Goya Avenue and Indian Street public right-of-way. The Project will clear, grade and construct City-required street and utility improvements along Goya Avenue (northerly Project Boundary) and the easterly right-of-way boundary for Indian Street (westerly Project boundary) in conformance with City Engineering Standards. These improvements include travel lanes, curb, gutter, sidewalk, signage, streetlights and appropriate grades for connections with the City's storm drain system. The Project will construct 131 2-story clustered single-family detached residential homes on 13.67 net acres, with a proposed residential density of 9.56 dwelling units per acre (DU/AC) (See **Figure 7: Site Plan, Figure 11: Tentative Tract Map**). The proposed residential density is based on the gross acreage of 13.73 acres at the Project Site before public right-of-way dedications. The Project requires a General Plan Amendment and Change of Zone from R5 to R10 and from Residential 5 (R5) District to Residential Single-Family (R10) District respectively to be compliant with the residential densities established in the City's Municipal Code. In addition to the General Plan Amendment and Zone Change, the Project will require a Tentative Tract Map for subdivision of land for individual ownership and common area lots, Articles of Incorporation for the Homeowners Association and Conditions Covenants and Restrictions, and Conditional Use Permit for Planned Unit Development and proposed Design Guidelines for the development.

Proposed residential structures are individually separated by interior fenced side yard setbacks, 10-foot-wide. Minimum rear yard setbacks for R5 development are 15 feet, and proposed rear yard setbacks range from 10- 14.6-feet. Proposed residential structures contain minimal front yard setbacks; however, the reduced front yard setbacks are offset by increased shared open space for parks available throughout the Project Site. Project plans indicate that heights of the homes will be maximum 35 feet for two-story building components and 16.5 feet for single-story attached garages.

Site and floor plans for the Project indicate that three separate floor plans are proposed to provide variety in size and floor plan layouts (See **Figure 10 through 10C: Floor Plans**). A 36-foot-wide backbone circulation road will provide vehicular and pedestrian access from new driveway entrances from Goya Avenue and Indian Street. The backbone circulation system includes decorative pavement at its connections with Goya Avenue and Indian Street, which will wrap around a section

of 28 homes and a 0.43-acre (approximately 100-feet by 187-feet) centrally located neighborhood tot lot and dog park within the community. The backbone street provides shared access to each garage. Between five to eight detached single-family residences will be clustered around shared access drives. Clustered development is proposed along the periphery of the Project Site. On average, clusters contain 8 dwelling units and consist of two 2,140 square-foot. units, two 2,140 square-foot. units, and four 1,874 square-foot. units (See *Table 3: Floor Plan Dimensions* below).

TABLE 3: FLOOR PLAN DIMENSIONS

Plan No.	Lots	Unit Type	Height	Interior Square Feet (sq. ft.) per dwelling Unit	Backyard Setbacks (ft.) from Back Wall
Plan 1	54	3 Bedroom, 2.5 Bath, 2 Bay Garage	2-story	1,874 sq. ft.	12 ft.
Plan 2	42	3 Bedroom, 2.5 Bath, 2 Bay Garage	2-story	2,130 sq. ft.	10 ft.
Plan 3	35	5 Bedroom, 3 Bath, 2 Bay Garage	2-story	2,140 sq. ft.	14.6 ft.

Source: (Kevin Crook Architect Inc., 2023)
 Note: See **Figure 9: Elevations**

Plans show an additional open space, turf/play area with a perimeter sidewalk and park benches within the northwestern corner of the Project consisting of approximately 0.05 acres (approximately 60-feet by 36.3-feet). Other centrally located open space areas planned for development within the boundaries of the Project, total approximately 0.48 acres, and will be available to the public including a tot lot, fenced small and large dog parks, and turf/ play areas. A retention basin has been proposed in the southwestern corner of the Project Site and is approximately 24,700 square feet and 6-feet deep with a 12-foot-wide access road along the perimeter of the basin.

According to **Figure 8: Landscaping Plan**, approximately 27 Chinese Pistache “Keith Davey” trees will be planted along the southerly right-of-way boundary of Goya Avenue; approximately 13 Lagerstroemia “Catawba” and 5 Laurus X “Saratoga” trees are proposed along the eastern right-of-way boundary of Indian Street. Both the Lagerstroemia "Catawaba" and Laurus X "Saratoga" trees are flowering; therefore, will enhance both entrances to the Project Site (Goya Avenue and Indian Street). The landscaping proposed for the Project is compliant with Moreno Valley Design Standards and the Model Water Efficient Landscape Ordinance (MWELO).

Project plans indicate exterior elevations with earth-tone finishes and architectural details that vary the architectural styles shown on each of four Project Elevation types (**Figure 9: Elevations**). There are four proposed building elevations, each displaying different styles. The following types include Spanish, Ranch, Prairie, and Craftsman, which will be implemented pursuant to the Heritage Park Planned Unit Development Architectural Design Guidelines. The Heritage Park PUD Design Guidelines consider the existing character, history, and development of Moreno Valley. *Table 4: Project Elevations* summarizes the specific exterior architectural finishes from each elevation style.

TABLE 4: PROJECT ELEVATIONS

Style	Size (sq. ft.)	Exterior Design Elements
Ranch	1,874 sq. ft.	<ul style="list-style-type: none"> • Identifying Characteristics: <ul style="list-style-type: none"> ○ Informal, asymmetrical building form ○ Low plate lines and low-pitched roof forms ○ Siding and/or stone accents • Massing: Predominant rectangular building form • Roof: <ul style="list-style-type: none"> ○ Predominant gable and shed roofs. ○ 3:12 to 5:12 typical roof pitch; 12” to 16” eave; 8” rake ○ Flat concrete tiles; flat rustic shingle tiles

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

		<ul style="list-style-type: none"> • Exterior Walls: stucco; Limited use of siding on front elevation encouraged. • Windows: square or rectangular window shapes' 1" minimum window recesses • Details: <ul style="list-style-type: none"> ○ Wooden headers and sills ○ Exposed truss tails or fascia boards • Colors: <ul style="list-style-type: none"> ○ <i>Primary-</i> Soft to light earthy colors as pale beiges, light khaki and green. ○ <i>Fascia and trims-</i> contrasting colors in darker brown and weathered gray tones. ○ <i>Accent-</i> contrasting colors in light or dark tones. ○ <i>Roof-</i> Grays and browns.
<p>Spanish</p>	<p>1,874 sq. ft.</p>	<ul style="list-style-type: none"> • Identifying Characteristics: <ul style="list-style-type: none"> ○ Red "S" tiles roofs ○ Arch element, recessed entry, or feature window on the front elevation ○ Decorative metal railing, gable roof end details • Massing: Asymmetrical, one and tow-story simple building masses • Roofs: <ul style="list-style-type: none"> ○ Gable or hip roofs; shed roof over porch. ○ Typical 4:12 to 5:12 roof pitch ○ 0" to 12" overhang with tight rakes on gable roof ends ○ Shallow sloped, concrete "S" tiles in variegated colors (predominantly red) • Exterior Walls: Stucco accent • Windows and Entries: <ul style="list-style-type: none"> ○ Rectangular or square window shapes ○ 1" minimum trim; entry stucco or precast surround ○ Recessed entry or feature window on front elevation • Details: <ul style="list-style-type: none"> ○ Ground-level arch elements on front elevation ○ Stucco eave and trim details ○ Exposed truss tails with simple decorative cut ○ Gable roof end vents with concrete pipe details or recessed faux vents. ○ Decorative metal railings or grilles ○ Attached garage and decorative garage door with wood accents. • Colors: <ul style="list-style-type: none"> ○ <i>Primary-</i> White tones, pale to mid tones of mild yellows and light tans ○ <i>Fascia and trims-</i> Dark born earth and wood tones ○ <i>Accent-</i> Rich tones of blues, reds and washed greens ○ <i>Roof-</i> Darker browns and reds
<p>Prairie</p>	<p>2,130 sq. ft.</p>	<ul style="list-style-type: none"> • Identifying Characteristics: <ul style="list-style-type: none"> ○ Horizontal massing and clean lines ○ Low-pitched hip roofs ○ Details emphasizing horizontal lines. • Massing: Strong horizontal building form; one and two-story massing • Roofs: <ul style="list-style-type: none"> ○ Low-pitched hips roofs or flat horizontal roofs ○ Typical 3:12 to 4: 12 roof pitch ○ 12" to 24" overhangs ○ Flat concrete tiles • Exterior Walls: Stucco • Windows: <ul style="list-style-type: none"> ○ Square or rectangular window shapes ○ Horizontal window grouping • Details: <ul style="list-style-type: none"> ○ Stucco square porch columns ○ Contrasting wall materials or trims emphasizing horizontally • Colors: <ul style="list-style-type: none"> ○ <i>Primary-</i> Neutral earthy tones and lighter and whiter tones ○ <i>Fascia and trims-</i> muted earthy colors such as browns, grays, greens, and wheat tones with pops of rusts, reds, and oranges ○ <i>Accent-</i> deep red, green and medium dark wood tones; blues used on occasion. ○ <i>Roof-</i> dark in value of brown and gray tones
<p>Craftsman</p>	<p>2,140 sq. ft.</p>	<ul style="list-style-type: none"> • Identifying Characteristics: <ul style="list-style-type: none"> ○ Low-pitch gable roofs, occasionally hipped ○ Wide projecting eaves with exposed rafter tails, and decorative beams or braces added under the gables.

- Column bases frequently continue to ground level.
- **Massing:** simple boxed massing with vertical and horizontal breaks
- **Roofs:**
 - Basic side-to-side gable with cross gables
 - Typical 3: 12 to 4: 12 roof pitch
 - 18" to 30" overhang
 - Flat concrete shingle
- **Exterior:** Stucco
- **Windows:**
 - Vertical multi-paned windows at front elevations
 - Windows trim surrounds with headers and sills
 - Built-up header trims at front windows
- **Details:**
 - Decorative use of cross beams, braces, and rafter tails
 - Porches often feature tapered columns and pilasters.
 - Brick or stone veneer elements visually anchor the building mass to the ground plane.
- **Color:**
 - *Primary-* Light earth tone
 - *Accent-* Playful or dark accent color

Source: (T&B Planning 2023)

Note: See **Appendix I**.

Off-site Project Improvements:

Off-site improvements to Goya Avenue and Indian Street will be implemented with the Project. Improvements along Indian Street, a minor arterial to the ultimate right-of-way width including the installation of a sidewalk, curb, gutter, and curb ramps to align new curb and gutter to the easternly ultimate right-of-way boundary of Indian Street and the existing catch basin located west of the south west corner of the Project Site within the public right-of-way. Streetlights and signage will be installed pursuant to the City's Engineering Standards; Indian Street improvements include an additional travel lane consisting of a 12-foot-wide street extension from Goya Avenue to the Project Site's southwestern corner along the easterly perimeter; repaving Indian Street half-width from Goya to the Project Site's southwestern corner; and incorporating a, ADA compliant sidewalk along the perimeter of the eastbound lane of Goya Street right-of-way to the southern property boundary; and the construction of a 1,400 linear foot sewer main which will extend within the Indian Street and Krameria Avenue right-of-way from the westerly terminus of Goya Avenue to the Krameria Avenue and Orion Way intersection (See **Figure 14: Proposed and Existing Utility Lines**). The proposed sewer main will connect to an existing 8" PVC sewer line which runs east-west along Krameria Avenue, serving adjacent residential development.

Improvements along Goya Street, a collector street, will include installing pavement along the full ultimate right-of-way width along Goya Street between Smoke Tree Place and Indian Street; this will require tree removals, clearing, grubbing grading within the street right-of-way of Goya Avenue. Proposed improvements in Goya Avenue include installation of curbs, gutters, curb ramps, sidewalks, installation of utilities and connections (e.g., storm water, sewer, water, gas, electric, telecommunications). MARB Monitoring wells within Goya Avenue will be adjusted by MARB to the elevation of the finished street. As a result of the proposed off-site improvements along Goya Avenue, Goya Avenue will become a complete through street.

Project Construction

Project construction is anticipated to start approximately 24-30 months during the fourth quarter of 2023 and will take 2.5 years to complete. During Project construction, equipment that will be utilized includes a diesel-fueled pile driver, clam shovel drop, vibratory roller, large bulldozer, caisson drill, loaded trucks, jackhammer, and small bulldozer.

Moreno Valley Cumulative Projects

CEQA Guidelines §15355 a) defines “Cumulative Impacts” as two or more individual effects which, when considered together, are considerable or compound or increase other environmental impacts. CEQA Guidelines §15355 b) states “The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time”.

The City of Moreno, as the Lead Agency for CEQA, has identified 16 development projects within City Limits, including the proposed Project, which should be analyzed together for cumulative impacts. (See **Figure 2: Local Vicinity Map** for project locations). The development projects vary in land use, ranging from low to medium density residential, commercial, industrial, and retail. See *Table 5: Moreno Valley Cumulative Projects List* below.

TABLE 5: MORENO VALLEY CUMULATIVE PROJECTS LIST

No.	Project ID	Project Name	Project Location (cross streets + Lat/Long)	APNs	Approved Land Use/ Density and Proposed Land Use/ Density	Quantity	ITE Code	Date Constructed or Operational
1	PEN21-0216	TTM38064- Perris at Pentecostal	Emma Lane & Iris Avenue (Lat33.8883 N/Long - 117.2306W)	485220006	Approved: Residential (R-30) Proposed: Residential (R-30)	426 DU	220	Anticipated to be completed by Project's opening year.
2*	PEN22-0037	Goya & Indian- Goya at Heritage Park (Proposed Project)	Goya Avenue & Indian Street (Lat 33.884021°N/Long - 117.233334°W)	316020020, -021, -022, -023, -024, -025	Approved: Residential (R5) Proposed: Residential (RS10)	131 DU	210	Anticipated to be completed by Project's opening year.
3	PEN22-0156	TTM38458- South of Iris	Iris Avenue (Lat 33.886492°N/ Long - 117.233281°W)	316030019	Approved: Residential (R5) Proposed: Residential (RS10)	78 DU	210	Anticipated to be completed by Project's opening year.
4	PEN21-0228	Walmart	Perris Boulevard & Gentian Avenue (Lat 33.894011°N / Long - 117.226686°W)	485220041	Approved: Corridor Mixed Use Proposed: Retail	189.52 TSF 16 VFP	813 946	Anticipated to be completed by Project's opening year.
5	PEN21-0208	Perris & Iris	Perris & Iris (Lat 33.887964°N / Long - 117.227093°W)	316030014	Approved: Corridor Mixed Use Proposed: Retail/Commercial	22 KSF 2.8 KSF 1 KSF 1 Tunnel	850 934 937 948	Anticipated to be completed by Project's opening year.
6	PEN23-0010	Heacock Commerce Center	Heacock Street & Gentian Avenue (Lat 33.893565°N / Long - 117.241259°W)	485230027	Approved: Residential (R5) Proposed: Industrial	883.25 TSF	150	Anticipated to be completed by Project's opening year.
7	PEN21-0022	Heacock Street Warehouse	Heacock Street & Krameria Avenue (Lat 33.883024°N / Long - 117.243191°W)	316020052	Approved: Business Park/ Light Industrial Proposed: Industrial	99.486 TSF	150	Anticipated to be completed by Project's opening year.
8	N/A; Under MJPA jurisdiction	Meridian D-1 Gateway Aviation	March Air Reserve Base, Eastern Perimeter (Lat 33.873975°N/ Long - 117.2444913°W)	294170010	Approved: NA Proposed: Air Freight Cargo Center	180.8 KSF cargo building with 9 at [1] grade (ground level) loading doors, 31 dock-high door positions,	N/A; Use 262 AM PH trips. 144 PM PH trips	Anticipated to be completed by Project's opening year.

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT

No.	Project ID	Project Name	Project Location (cross streets + Lat/Long)	APNs	Approved Land Use/ Density and Proposed Land Use/ Density	Quantity	ITE Code	Date Constructed or Operational
						and 37 trailer storage positions	1880 daily trips	
9	PEN21-0102	Heacock Logistics Parking Lot	East side of Heacock Street & E Oleander Street, north of Perris Valley Storm Drain (Lat 33.860122°N / Long - 117.241619°W)	316211014	Approved: Parks/ Open Space Proposed: Parking Lot	220 semi-truck parking lot	N/A; Use 33 AM PH trips. 37 PM PH trips 484 daily trips	Anticipated to be completed by Project's opening year.
10	PEN20-0063	TTM37909	Saddlebrook Lane & Iris Avenue (Lat 33.887607°N / Long - 117.223376°W)	312020030	Approved: Residential (R5) Proposed: Residential (RS10)	82 DUs	210	Anticipated to be completed by Project's opening year.
11	PEN21-0206	TTM37725	Tarano Lan & Krameria Avenue (Lat 33.881065°N / Long - 117.228322°W)	316110023	Approved: Residential (R5) Proposed: Residential (R5)	64 DUs	210	Anticipated to be completed by Project's opening year.
12	PEN19-0203	TTM33607	Perris Boulevard (Lat 33.907728°N / Long - 117.226112°W)	484231016	Approved: Corridor Mixed Use Proposed: Residential	52 DUs	220	Anticipated to be completed by Project's opening year.
13	PEN21-0151	Rivard Industrial	24830 Rivard Road (Lat 33.872925°N / Long - 117.229542°W)	316190024	Approved: Business Park/Light Industrial Proposed: Industrial	21.7 TSF	150	Anticipated to be completed by Project's opening year.
14	PEN22-0260	MV Business Center 5	1711 Perris Boulevard, Moreno Valley, CA 92551 (Lat 33.872398859°N / Long - 117.226728694°W)	316190009	Approved: Business Park/ Light Industrial Proposed: Industrial	39.665 TSF	150	Anticipated to be completed by Project's opening year.
15	PEN21-0213	Rivard Truck Storage and Office	San Celeste Street & Rivard Street (Lat 33.872528°N / Long - 117.229255°W)	316190012	Approved: Business Park/ Light Industrial Proposed: Industrial	87 space truck storage yards 3.034 TSF office		Anticipated to be completed by Project's opening year.
16	PEN18-0107	Continental Villages	Krameria Avenue & Lasselle Street (Lat 33.882193°N / Long - 117.206945°W)	308040058	Approved: Residential (R20)/ Commercial Proposed: Residential (R20)/ Commercial	112 DUs 21 TSF	220 820	Anticipated to be completed by Project's opening year.

Source: City of Moreno Valley, 2023
 Note: *Proposed Project

As shown in **Figure 2: Local Vicinity Map**, several of the City's development projects are within a mile of the Project Site; therefore, Moreno Valley's cumulative projects were considered during the evaluation of Project-related environmental impacts and influenced calculations for noise, traffic, and air quality/ greenhouse gas emissions. See **Appendices A, H, and G**.

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 cultural resources evaluation. To identify potential Native American resources, a Sacred Land File Search was conducted at the California Native American Heritage Commission (NAHC). A current Sacred Lands File Search response from the NAHC was received on September 28, 2022 (See **Appendix C**). The results of the Sacred Lands File Search were negative in that no resources have been previously identified in the immediate area of the Project Site.

While the SLF came back negative, it was recommended by the California NAHC that other cultural resources also be contacted for information regarding known and recorded sites. The City of Moreno Valley initiated and carried out the required Native American Consultation on August 18, 2023. Outreach from the City involved scoping letters sent to Native American tribes from a list NAHC provided. These tribes are believed to also have knowledge of cultural resources in the Project Area since their presence is relatively close to the Project. Tribes that were contacted include Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahullia Mission Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Los Coyotes Band of Cahuilla and Cupeno Indians, Morongo Band of Missions Indians, Pala Band of Missions Indians, Pechanga Band of Mission Indians, Quechan Tribe of the Fort Yuma Reservation, Ramona Band of Cahuilla, Rincon Band of Luiseno Indians, Santa Rosa Band of Cahuilla Indians, Soboba Band of Luiseno Indians, and Torres-Martinez Desert Cahuilla Indians.

Tribes that decided to pursue formal Tribal Consultation under AB 52 and/or SB18 included Agua Caliente Band of Cahuilla Indians, Morongo Band of Mission Indians, Desert Cahuilla Indians, Pechanga Cultural Resources Department, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and The Yuhaaviatam of San Manuel Nation. On Augst 25th, 2023, the City of Moreno Valley received a letter from the Agua Caliente Band of Cahuilla Indians (ACBCI), indicating the Project Location is within the boundaries of the ACBCI Reservation; therefore, ACBCI requested formal government consultation under AB-52 and SB-18. Copies of the cultural resource documentation, records searches with associated survey reports from the SLF information center, and cultural resources inventory of the Project Area by a qualified archeologist was sent to the tribe. On August 30, 2023, ACBCI commented on associated cultural resources documentation for the Project and requested the presence of an archeologist at the Project Site pursuant to the Secretary of Interior's standards during ground disturbing activities pursuant to Mitigation Measure **MM CUL-01: Archeological Monitoring**; presence of an approved Cultural Resources Monitor during ground disturbing activities pursuant to Mitigation Measure **MM CUL-02 Native American Monitoring** and **MM CUL-03: Cultural Resource Monitoring Plan (CRMP)**; and provide a copy of the MND once available. The letter indicated the conclusion of AB-52 consultation, since the concerns of ACBCI had been addressed through Mitigation Measures procured during consultation activities.

On August 31, 2023, the City of Moreno Valley received a response from Sarah Heysel, a representative for the Yuhaaviatam of San Manuel Nation (formally known as the San Manuel Band of Mission Indians). The YSMNs confirmed the receipt of project documentation; however, indicated the tribe will not be requesting further consultation or participation in the scoping, development, or review period, since the Project Location is outside of Serrano ancestral territory. On September 8, 2023, Rincon Band of Luiseno Indians indicated the Project Site was within the Traditional Use Area (TUA) of the Luiseno people. The requested copies of existing documents pertaining to the project

including site records, shapefiles, archeological resource search results, geotechnical report, and grading plans. The City of Moreno Valley sent the tribe the requested documents. On November 18, 2023, the Soboba Band of Luiseno Indians wrote a letter to the City of Moreno Valley indicating the Project Area fell within the Tradition Use Areas of the Tribe and is considered to be culturally sensitive. As a result, the tribe requested SB18 consultation and cultural resources monitoring pursuant to **MM CUL-02 and MM CUL-03**.

Tribal consultation has resulted in the application of a total of nine mitigation measures **MM CUL-01 through MM CUL-09** to the Project. City staff indicates formal tribal consultation under AB52 and SB18 are complete. Any further input from the tribes will be through the 30-day public review period for CEQA.

15. Other public agencies approval (e.g., permits, financing approval, or participation agreement):

- Utilities Service Agreement
- Riverside County Flood Control and Water Conservation District (RCFCWCD)
- Regional Water Quality Control Board Certification, Santa Ana Region (RWQCB)
- Water Quality Certification
- Moreno Valley Community Development Department Director- Heritage Tree Removal
- Encroachment Permit



Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT

Site Summary

Total Acres	13.7 Acres	Provided Parking	335 (2.6:1 overall)
Total Homes	131	Total Provided Assigned Parking:	262
	Plan 1 - 2,032 S.F.	Provided Guest Parking:	66 (8'x22' Parallel)
	Plan 2 - 2,111 S.F.		7 (9'x20' Head-In)
	Plan 3 - 2,140 S.F.		73 Total Guest Spaces
Density	9.56 DU/AC		

City of Moreno Valley
Goya at Heritage Park

Figure 7. Site Plan

Source: Kevin L. Crook Architect I





Legend

	LAGERSTROEMIA BAYLORII Orange Blossom Hibiscus		SUBI
	JACARANDA MINORIFOLIA Jacaranda		TOT LOT
	LAGERSTROEMIA FUSCARGEA Crape Myrtle 'Tuscanini'		
	LAGERSTROEMIA BAYLORII		
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	LAGERSTROEMIA BAYLORII		

City of Moreno Valley
Goya at Heritage Park
Figure 8. Landscape Plan

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT



© 2022 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations.

SPANISH

Note: Plan 1



© 2022 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations.

RANCH

Note: Plan 1



© 2022 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations.

PRAIRIE

Note: Plan 2



© 2022 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations.

CRAFTSMAN

Note: Plan 3

City of Moreno Valley
Goya at Heritage Park

Source: Kevin Crook Architect Inc.

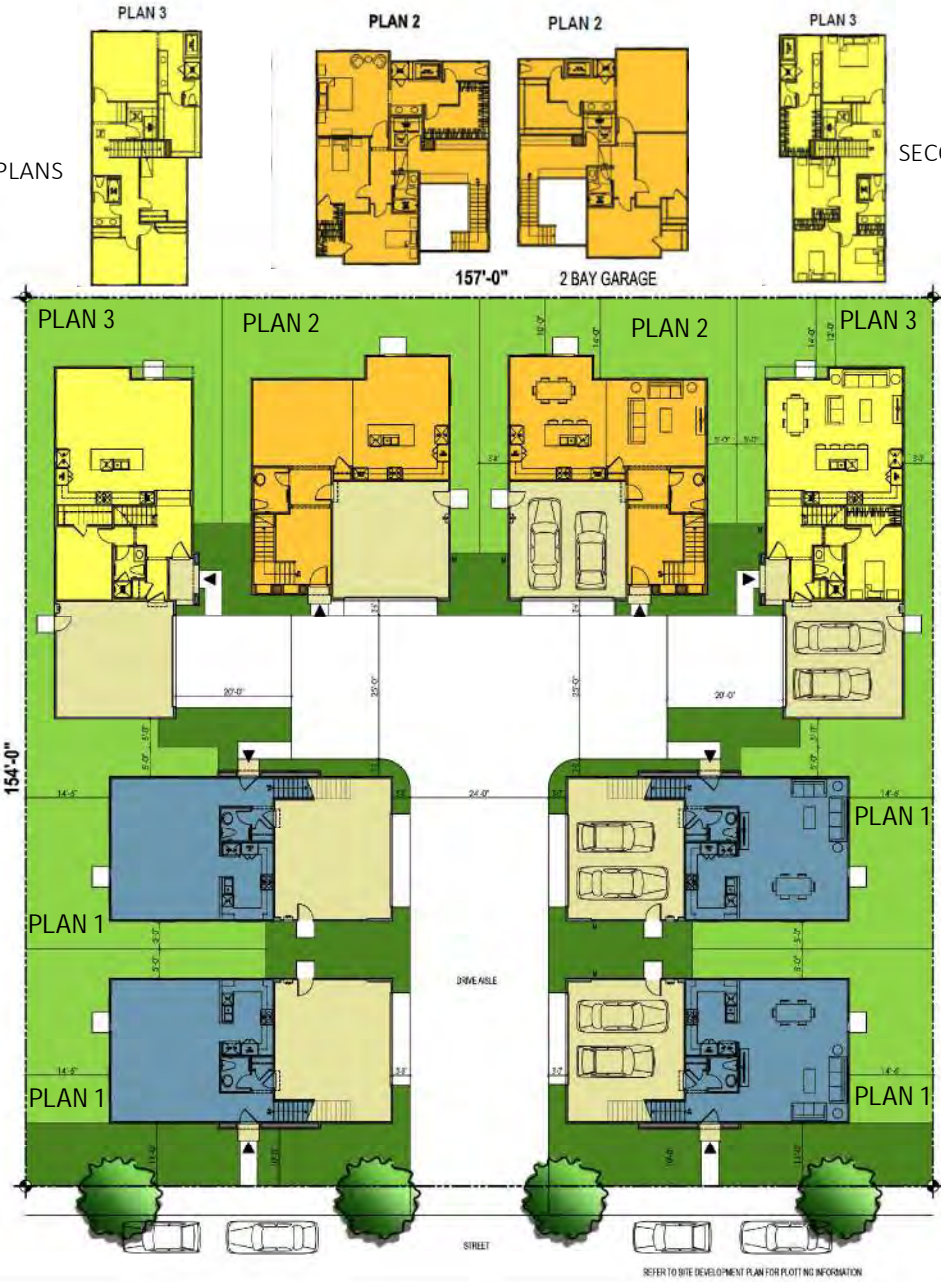


Figure 9: Front Elevations

Note: Maximum structure height 35 ft

SECOND FLOOR PLANS

SECOND FLOOR PLANS



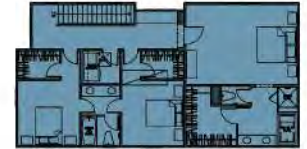
PLAN 1

SECOND FLOOR PLANS



PLAN 1

SECOND FLOOR PLANS



PLAN 1
SECOND FLOOR PLANS



PLAN 1
SECOND FLOOR PLAN

Note: Maximum structure height 35 ft

Legend

- Plan 1 = 3 Bedroom, 2.5 Bath, 2 Bay Garage
- Plan 2 = 3 Bedroom, 2.5 Bath, 2 Bay Garage
- Plan 3 = 5 Bedroom, 3 Bath, 2 Bay Garage

City of Moreno Valley
Goya at Heritage Park

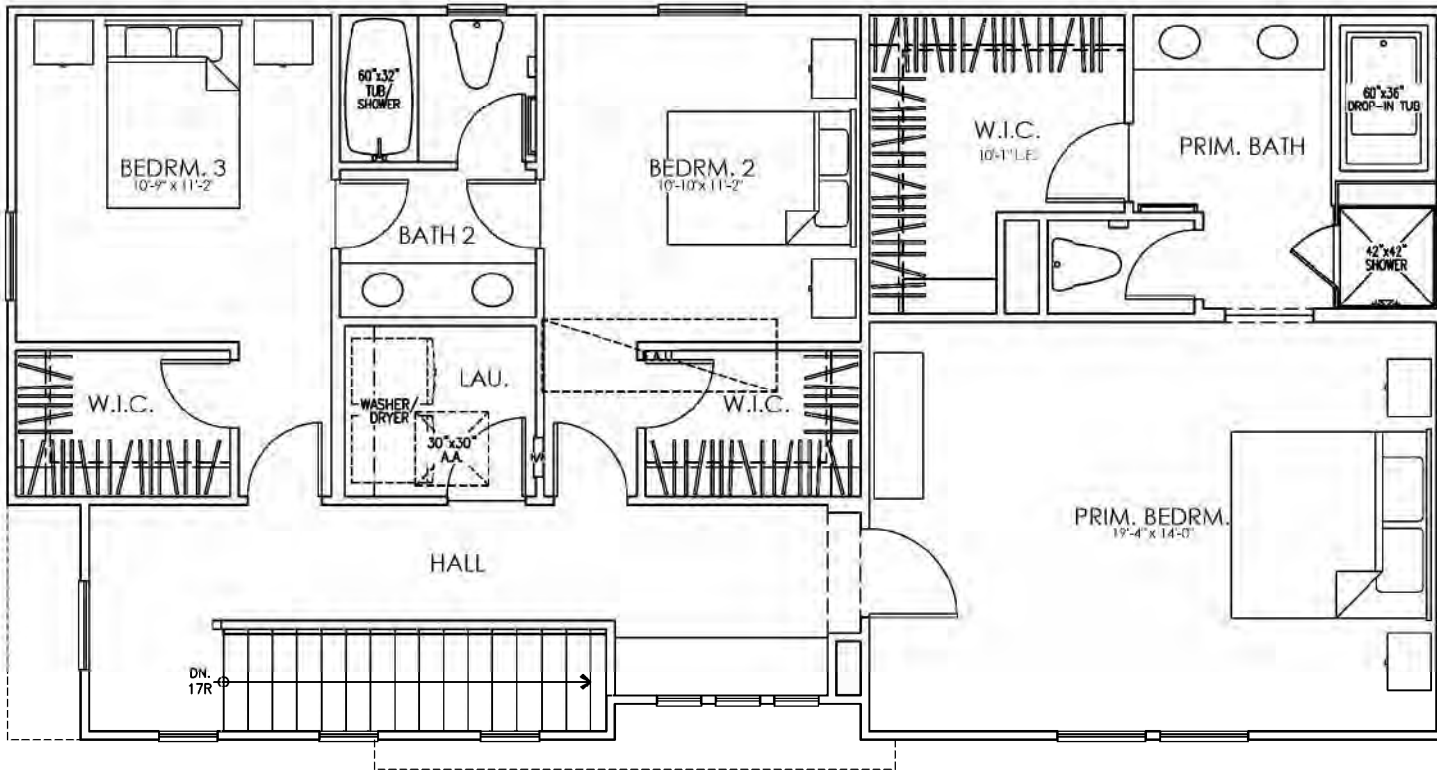
Figure 10: Cluster Plan

Source: Kevin Crook Architect II

Not to Scale

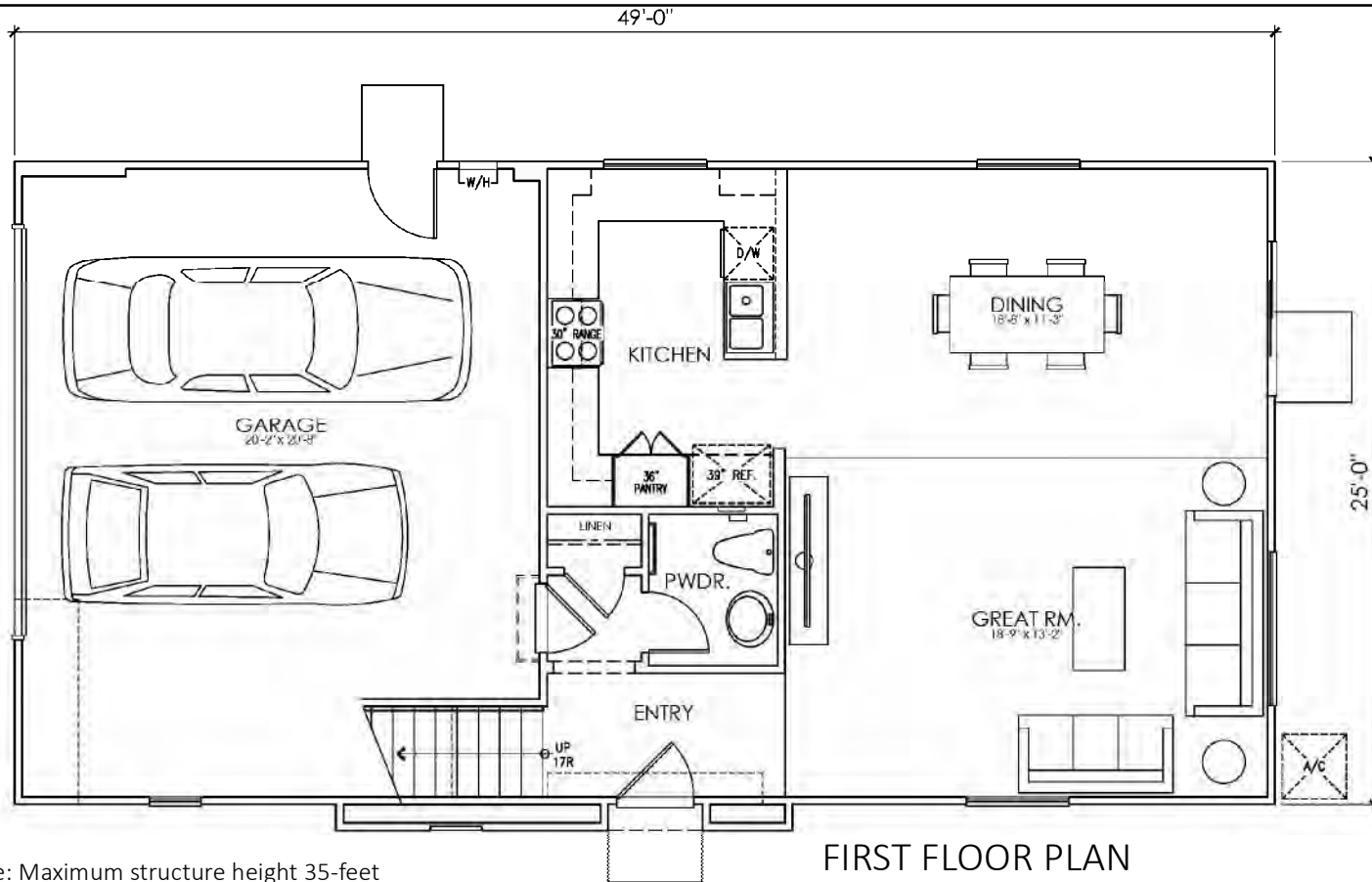


Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT



SECOND FLOOR PLAN

Note: Maximum structure height 35-feet



FIRST FLOOR PLAN

Note: Maximum structure height 35-feet

Legend

AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	729 SQ. FT.
SECOND FLOOR AREA	1,145 SQ. FT.
TOTAL DWELLING	1,874 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	496 SQ. FT.

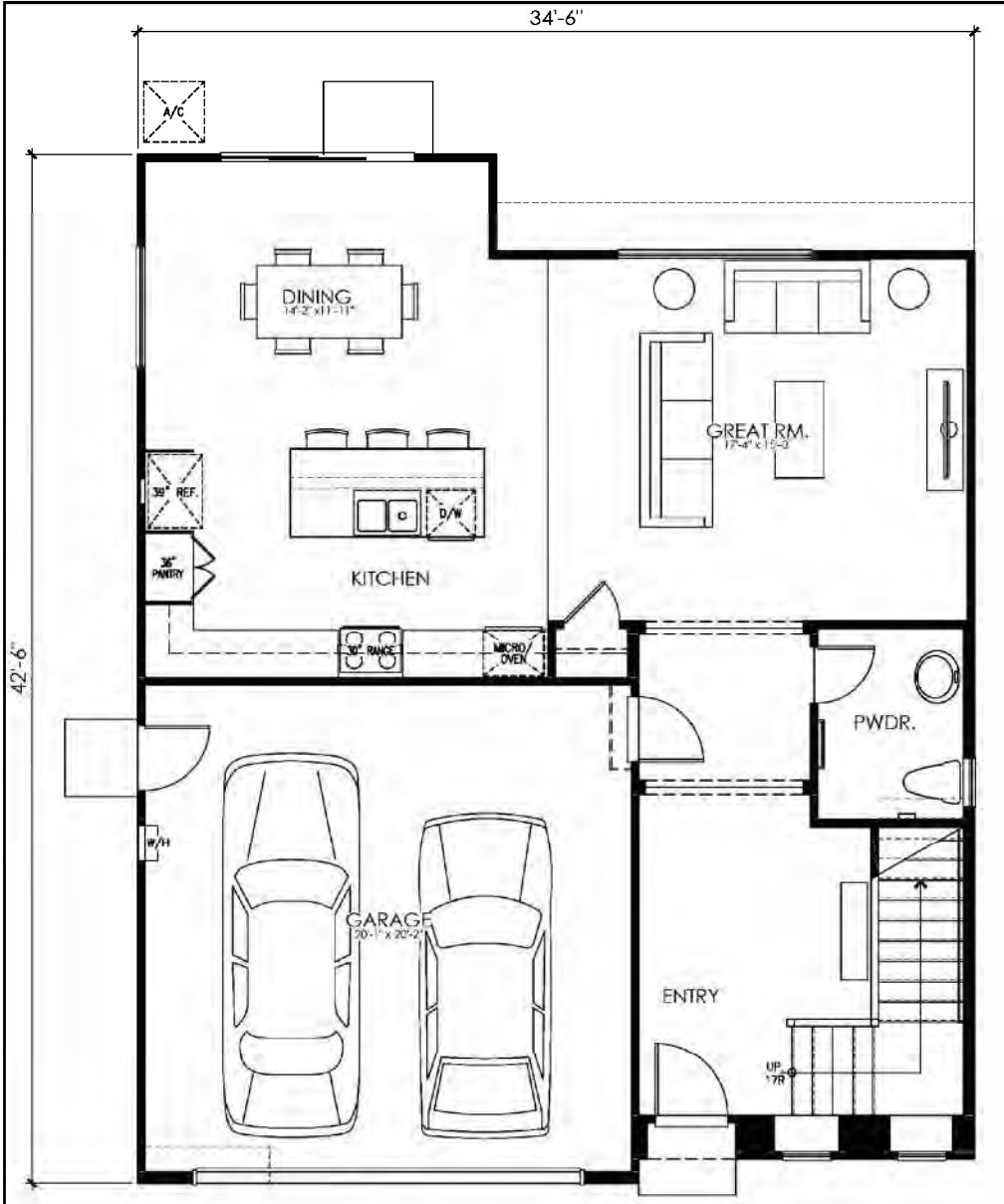
City of Moreno Valley
Goya at Heritage Park

Source: Kevin Crook Architect Inc

Figure 10A: Plan 1 Floor Plan

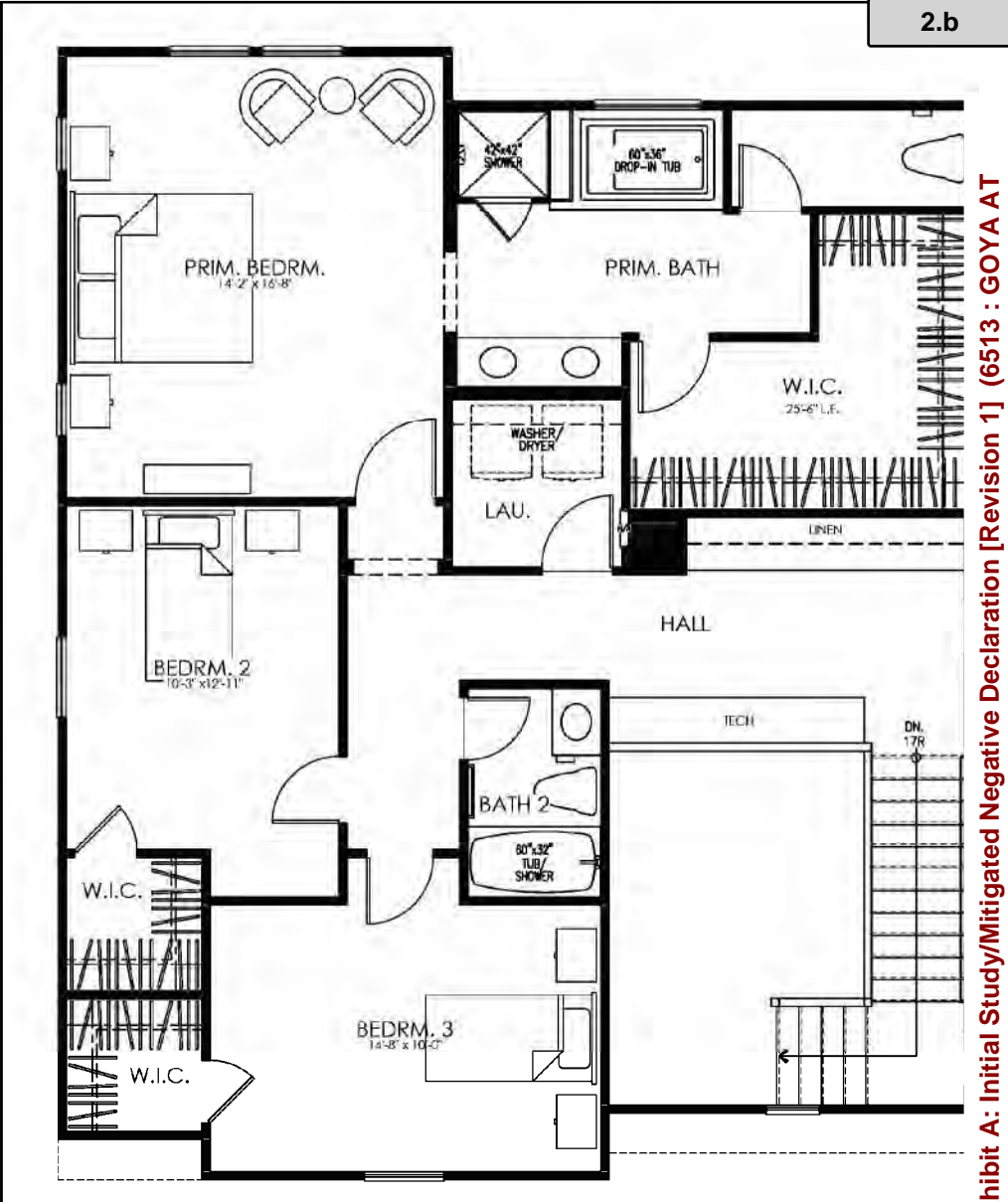
Not to Scale





FIRST FLOOR PLAN

Note: Maximum structure height 35-feet



SECOND FLOOR PLAN

Note: Maximum structure height 35-feet

Legend

AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	933 SQ. FT.
SECOND FLOOR AREA	1,197 SQ. FT.
TOTAL DWELLING	2,130 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.

City of Moreno Valley
Goya at Heritage Park

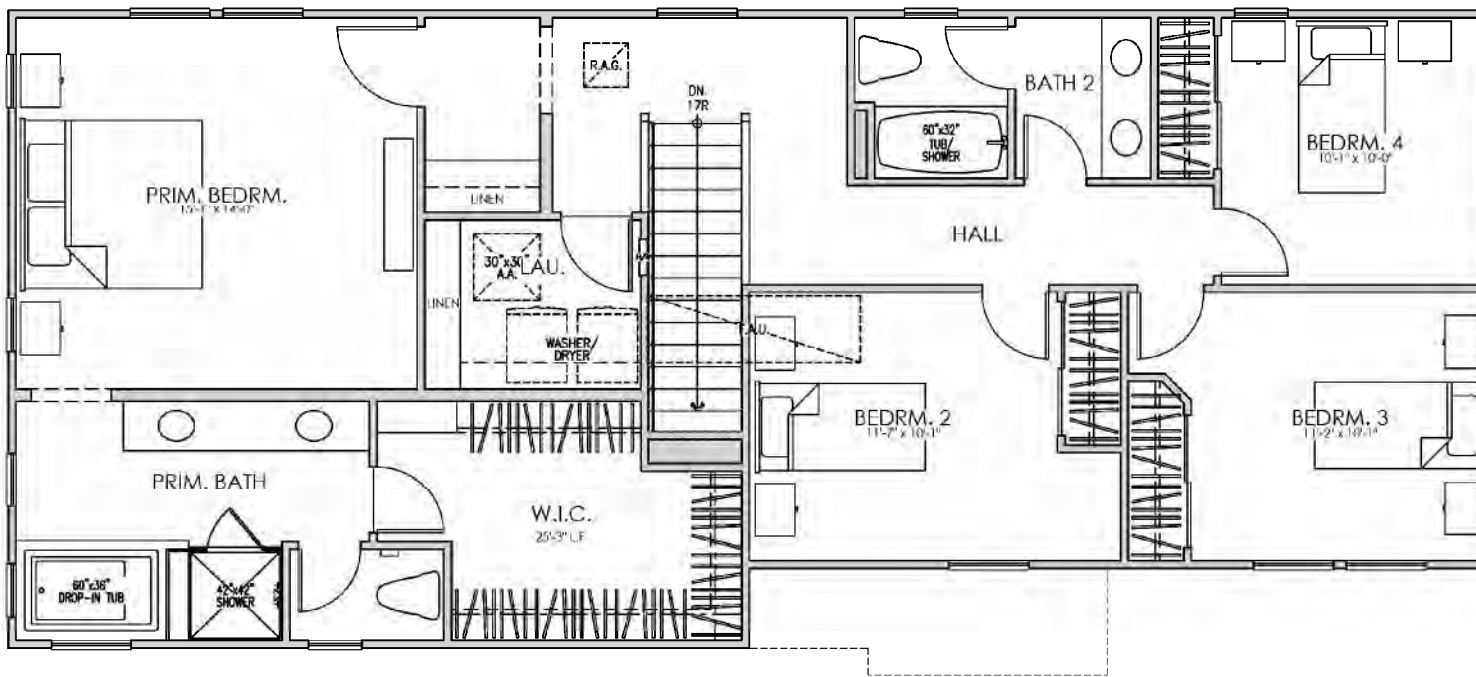
Source: Kevin Crook Architect II

Figure 10B: Plan 2 Floor Plan

Not to Scale

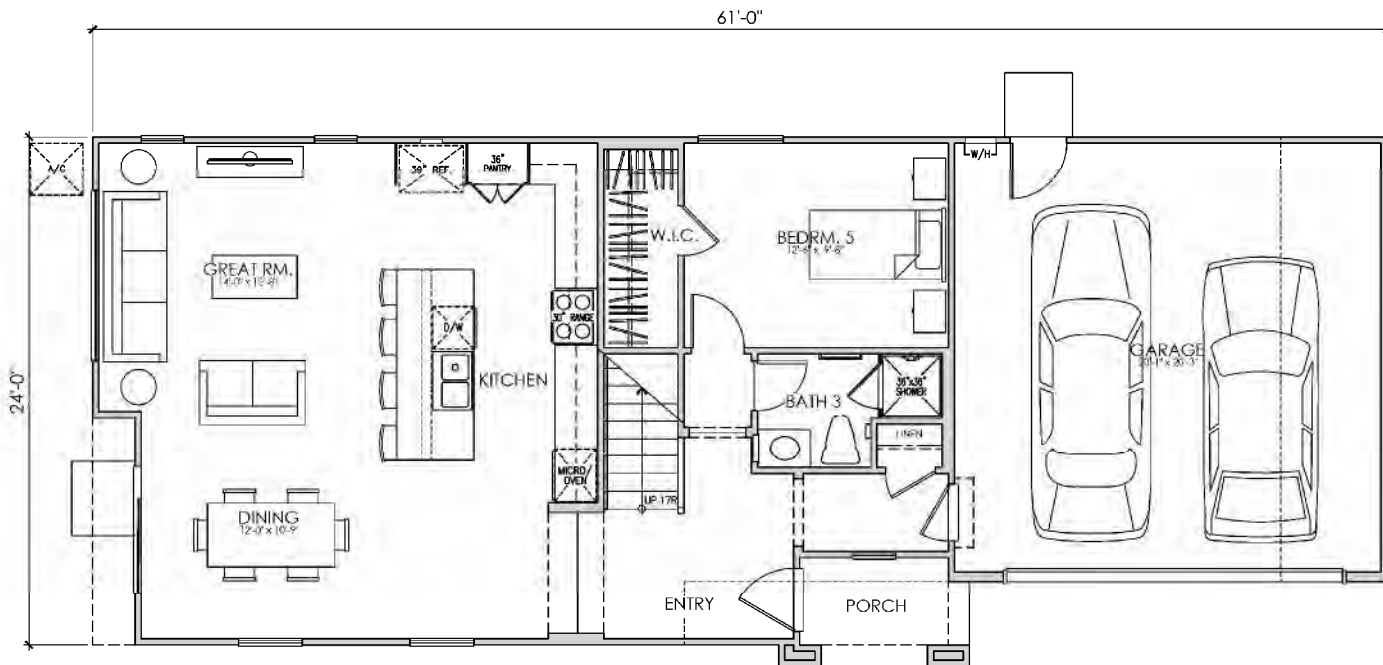
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Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT



SECOND FLOOR PLAN

Note: Maximum structure height 35-feet



FIRST FLOOR PLAN

Note: Maximum structure height 35-feet

Legend

AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	920 SQ. FT.
SECOND FLOOR AREA	1,220 SQ. FT.
TOTAL DWELLING	2,140 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	428 SQ. FT.
PORCH	42 SQ. FT.

City of Moreno Valley
Goya at Heritage Park

Source: Kevin Crook Architect Inc.

Figure 10C: Plan 3 Floor Plan

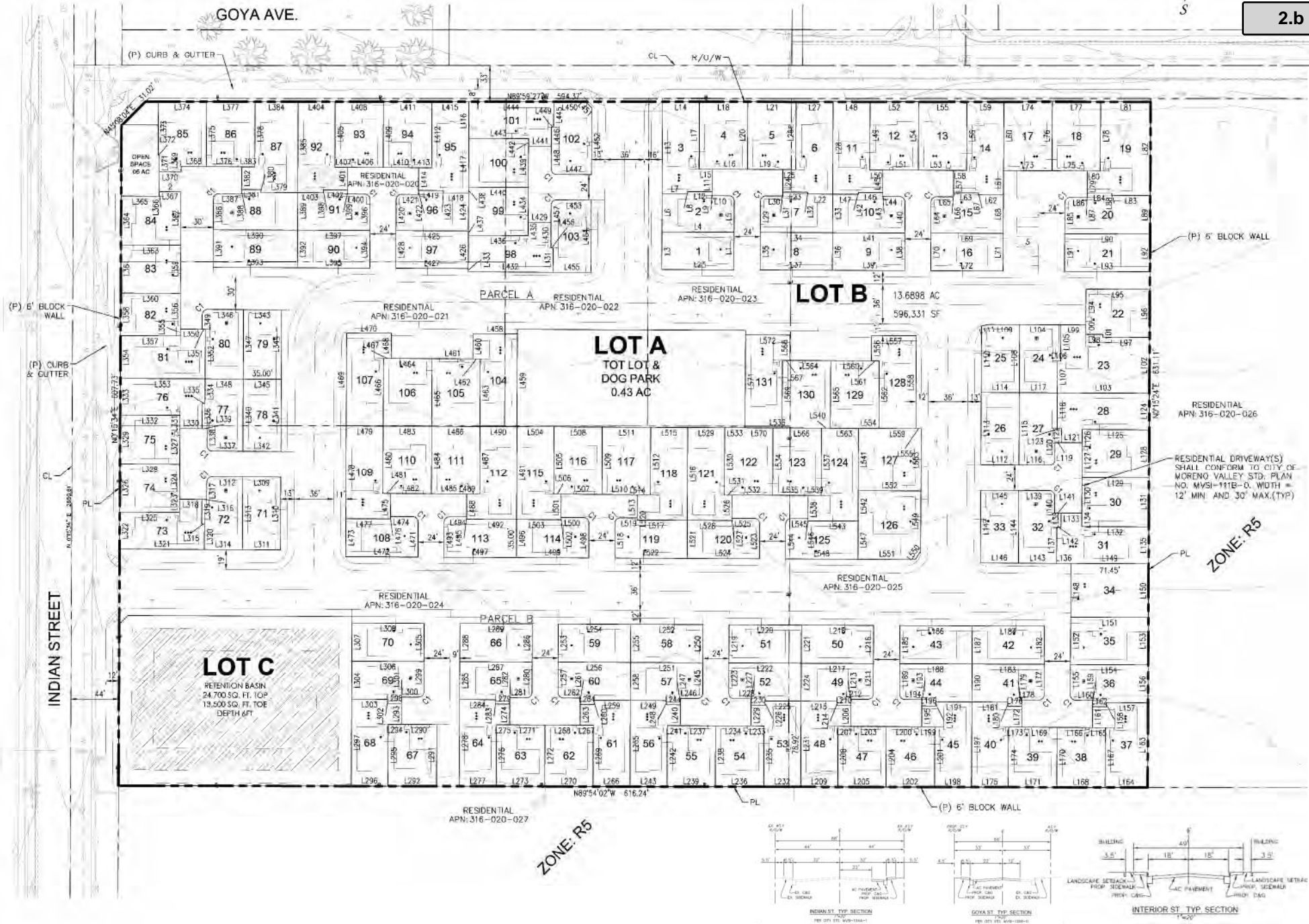
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Packet Pg. 467

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT



Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT

LAND USE SUMMARY

USE	ACREAGE
RESIDENTIAL (LOTS 1-131)	8.06 AC
ADJUSTED EASEMENT & PUBLIC OPEN SPACE	1.25 AC
TOTAL GROSS ACREAGE:	13.73 AC
PUBLIC STREETS	0.06 AC
TOTAL NET ACREAGE:	13.67 AC

City of Moreno Valley
Goya at Heritage Park

Figure 11. Tentative Tract Map (TTM 38702)



16. Other Technical Studies Referenced in this Initial Study (Provided as Appendices):

- a. **Appendix A** - Air Quality and Greenhouse Gas Impact Study/Energy Report (Ganddini 2023)
- b. **Appendix B**- Habitat Assessment and Western Riverside County MSHCP Consistency Analysis (ELMT Consulting 2023)
- c. **Appendix C** - Cultural/Archaeological/Tribal/Paleontology (BCR Consulting 2023)
- d. **Appendix D** - Soils and Geotechnical (Krazen & Associates 2023)
- e. **Appendix E** - Preliminary Project Specific Water Quality Management and Preliminary Drainage Report (Greenberg Farrow 2023)
- f. **Appendix F** - Preliminary Drainage and Hydrology Report (Greenberg Farrow 2023)
- g. **Appendix G** - Transportation Study Screening Assessment & VMT Impact Analysis; Traffic Impact Analysis; Trip Forecasts for Goya Avenue (Ganddini 2023)
- h. **Appendix H** - Noise Study (Ganddini 2023)
- i. **Appendix I** - Planned Unit Development Guidelines: Heritage Park (T&B Planning 2023)

17. Acronyms:

ADA -	American with Disabilities Act
ALUC -	Airport Land Use Commission
ALUCP -	Airport Land Use Compatibility Plan
AQMP	Air Quality Management Plan
APE -	Area of Potential Effects
CEQA -	California Environmental Quality Act
CIWMD -	California Integrated Waste Management District
CMP -	Congestion Management Plan
CUPA-	California Unified Program Agency
CUP -	Conditional Use Permit
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
GPA -	General Plan Amendment
HCM	Highway Capacity Manual
HOA -	Homeowners' 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
ROW-	Right-of-way
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
TTM-	Tentative Tract Map
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

18. Definitions:

Part 1- Project Terminology

Backbone Circulation System: Internal vehicular circulation system that connects to existing and planned street right-of-way. Reference *Section XI- Transportation* for more detail.

Diverse Use: a distinct business or organization that provides goods or services intended to meet daily needs and is publicly available. Automated facilities such as ATMs or vending machines are not included (USGBC)

Project Site: defined by the land within Assessor's Parcel Numbers: (APNs) 316-020-020, -021, -022, -023, -024, and -025.

Part 2- Environmental Evaluation Checklist Terminology

The Initial Study is based on the Environmental Checklist Form within Section 15063 (d) (3) of the State CEQA Guidelines (CEQA 2022). The responses to questions about the proposed Project, found in Section 3.1, indicate less than significant environmental impacts with mitigation are anticipated from Project implementation. The Form in Section 2 is used to evaluate impacts and includes an explanation for each answer within Section 3.0. The following terminology is used to describe the level of significance of Project-related impacts.

Area of Potential Effects: The footprint of development (both horizontal and vertical) where direct impacts from the Project will occur and the Local Vicinity where indirect impacts from a project could occur.

Best Management Practices: a technique, measure, or structural control that is used for a given set of conditions to manage the quantity and improve the quality of stormwater runoff in a cost-effective manner.

Conditions of Approval: Requirements placed on discretionary projects (use permits, development plans, etc.), which detail the requirements for implementing the approved project; must be consistent with federal, state, and local laws.

Impact: A physical change in the environment on a sensitive or regulated resource.

Less Than Significant Impact: Level of changes in the environment from a project when there is potential for an impact based on the location of resources or the location or nature of the project; however, the extent of the change is not expected to be substantial or perceptible, exceeding thresholds of significance identified in the Appendix G Checklist and other trustee or responsible agency standards due to avoidance measures and regulations, applied to the project to reduce the levels of significance of impacts.

Less Than Significant Impact with Mitigation: The level of changes in the environment with the implementation of a project exceeds thresholds of significance, however there are conditions or measures that can be applied to the project as mitigation measures which can measurably reduce impacts to below thresholds of significance of Appendix G and other trustee or responsible agency standards.

Local Vicinity: The area and parcels surrounding a Project Site where direct or indirect impacts from Project implementation may occur.

Mitigation: Feasible measures that could be applied to project design and construction to minimize significant adverse impacts, which are tailored to specific circumstances of a particular project and place. Mitigation places requirements on a project beyond standard applicable ordinances and is intended to tailor a project and project activities to a particular location.

No Impact: Level of changes in the environment from a project when there are either no related resources that could be affected by a project or there are no project-related changes that could result in a change in the environment.

Unavoidable Adverse Impacts: The level of substantive changes that will result from project implementation resulting in significant changes to the environment, and expected with a project, after avoidance and mitigation measures have been applied, exceeding thresholds of significance.

Project: An activity undertaken by an agency or private entity which requires discretionary approval leading and will either have a direct physical change in the environment or a reasonably foreseeable indirect change in the environment.

Threshold of Significance: A guideline or standard established for public health, safety, welfare, protection of natural resources or stewardship of the environment.

Significant: Substantial or potentially substantial adverse change to any of the physical conditions within the area affected by the project.

2.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

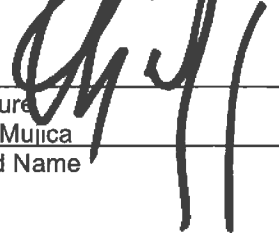
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | | | |
|---|-------------------------------------|----------------------------------|-------------------------------------|------------------------------------|
| <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 checked="" type="checkbox"/> | Greenhouse Gas Emissions | <input checked="" type="checkbox"/> | Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology & Water Quality | <input checked="" type="checkbox"/> | Land Use & Planning | <input type="checkbox"/> | Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input checked="" 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 checked="" type="checkbox"/> Utilities & Service Systems | <input checked="" type="checkbox"/> | Wildfire | <input checked="" type="checkbox"/> | Mandatory Findings of Significance |

3.0 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
 Oliver Mujica

 Printed Name

DEC. 27, 2023

 Date
 City of Moreno Valley

 For

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT



DRAFT MITIGATION MONITORING AND REPORTING PROGRAM

FOR GOYA AT HERITAGE PARK AT GOYA

PEN23-0069 (TTM), PEN23-0070 (PUD), PEN23-0071 (Change of Zone), and PEN23-0072 (General Plan Amendment)

The following is a Mitigation Monitoring and Reporting Program (MMRP) for the Goya at Heritage Park located in Moreno Valley, California. This MMRP has been prepared pursuant to Section 15097 of the CEQA Guidelines and Section 21081.6 of the Public Resources Code. This MMRP lists all applicable Project Mitigation Measures (MM), Standard Condition (SC), and environmental commitments for executing Best Management Practices provided by the Project Applicant that are required to be implemented with the Project under existing Plans, Programs, and Policies for environmental resource protection. This MMRP includes implementation timing and responsible party to ensure proper enforcement of all MMs and SCs to reduce Project impacts. The City of Moreno Valley, as the Lead Agency, will utilize the MMRP to document the implementation of Project mitigation and BMP environmental commitments, which ensure all project impacts are reduced to less than significance pursuant to The California Environmental Quality Act (CEQA).

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a) Have a substantial adverse effect on a scenic vista? 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?	<p>MM AES-01- Perimeter Walls: Prior to final tract map approval and issuance of permits, the City of Moreno Valley shall verify that Project plans and the recorded CC&Rs for the Project include the following types of perimeter fencing and walls to be installed during construction and maintained in perpetuity throughout the Heritage Park Planned Unit Development:</p> <ol style="list-style-type: none"> Perimeter Block Walls- Perimeter block walls generally located around the exterior of the neighborhood to provide homes with privacy and noise attenuation from abutting roads and off-site land uses. These Perimeter Block Walls consist of textured split-face concrete solid bricks, with no openings. The wall shall measure six (6) feet in height as measured from ground surface including two (2) inch high caps. The wall shall include 16-inch block decorative concrete block pilasters with no openings, at each lot line and change of fence type. Interior Vinyl Fence: Interior Vinyl Fences are generally located between side yards and at the back of residential lots (excluding lots which rear on public streets, which are covered in item 1. above) to provide privacy and security for residents. Interior Vinyl Fences have a height of six (6) feet as measured above ground surface and are constructed of tongue and groove panels, top and bottom rails, and vinyl posts with vinyl caps. 	Prior to the issuance of building permits.	City's Building Official, Planning Division, and the City Engineer.	Initials: _____ Date: _____

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	<p>3. Tubular Steel Fence: Tubular Steel Fences are generally located at the perimeters of retention basin areas and dog parks. These Tubular Steel Fences preserve scenic views while maintaining security for residents and visitors of the community. View fences have a maximum height of six (6) feet and are constructed of tubular steel 0.5-inch square 16-gauge palings and 1.5-inch square 14-gauge tubing top and bottom rails. The color finish of the tubular steel fence should complement the community design theme.</p> <p>The City’s Building Official, Planning Division, and the City Engineer shall verify construction plans show perimeter fencing and concrete block walls, according to items a through c above, within the Heritage Park Planned Unit Development and that perimeter walls and fences will be constructed from materials, colors, and textures that are similar and harmonious with the architecture and earth tones, as indicated on Project Plans, Design Guidelines, and in Figures 7: Site Plan and Figure 9: Elevations of the Draft ISMND. Long-term maintenance of items a) through 3) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Division prior to issuance of the first final certificate of occupancy.</p> <p>City review of Site Plans, Design Guidelines, CC&Rs and Articles of Incorporation for the HOA shall verify that the CC&Rs provide guidelines for perpetual maintenance of all community perimeter fencing and walls for the Project shown on Figure 7: Site Plan of the ISMND. This verification will be done by the City Engineer, Building Official, and/or Planning Division prior to issuance of final approval of the Tract Map and prior to issuance of building and grading permits for the Project and verified again within the recorded CC&Rs prior to issuance of the first certificate of occupancy. Implementation will be verified during Project inspections by the City Building Inspector. Inclusion of the fencing plan and maintenance program shall be included in the recorded</p>			

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	CC&Rs by the City Inspector, City Engineer, and Building Official prior to issuance of the first certificate of occupancy.			
		<p>MM AES-02- Landscaping and Irrigation: The City Building Official, Planning Division, and the City Engineer shall verify prior to Final Tract Map approval and prior to issuance of permits, that Project plans show landscaping and irrigation along Iris Avenue and Goya Avenue providing effective screening and visual buffers between the adjacent public streets and the Project; this includes permanent maintenance through the CC&Rs and HOA. The second stories of the proposed residential structures that are visible from Goya Avenue and Indian Street shall be buffered. Pursuant to the Heritage Park PUD Design Guidelines, landscaping along Goya Avenue and Indian Street should consist of the following:</p> <p><u>Goya Avenue</u> Goya Avenue shall contain curb separated landscaped parkways maintained by the HOA and adorned with 27 Chinese Pistache trees (or a suitable alternative tree species with similar foliage and mature heights reaching 25- to 35-feet tall and canopies of up to 50-feet wide) that provide a visual buffer between the street and adjacent residential areas. At the Goya Street vehicular entry, a curb-separated walkway lined with four (4) Koelreuteria Bipinnata trees shall be implemented or If an alternative species is selected for implementation it shall provide similar foliage and reach mature heights up to 40- to 60-feet tall with a canopy of up to 30-feet to 40-feet wide.</p> <p><u>Indian Street</u> Indian Street shall feature landscaped parkways, maintained by the HOA, acting as a buffer between the street and surrounding residential areas. Two (2) Crape Myrtle trees (or suitable alternative species reaching 15-feet to 25-feet-tall with a canopy of 6-feet to 15-feet wide) and thirteen (13) Lagerstroemia “Catawba” shall adorn the parkways, while five (5) Saratoga Sweet Bay trees (or suitable alternative with similar foliage and up to 15-</p>	Prior to Final Tract Map approval and prior to issuance of permits. Prior to issuance of the first certificate of occupancy	City Building Official, Planning Division, and the City Engineer.	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	<p>feet to 35-feet tall and 15-feet to 35-feet wide at maturity) will create a barrier between the street and the retention basin area to the east. At the Indian Street vehicular entry, planted trees at the curb-separated walkway will consist of four (4) Koelreuteria Bipinnata trees (or a suitable alternative with similar foliage with heights up to 40- to 60-feet tall and a canopy of up to 30-feet to 40-feet wide at maturity.</p> <p>Prior to issuance of the first certificate of occupancy, the City Planning Division, Inspector and Building Official shall verify that landscape irrigation and maintenance is included in the recorded CC&Rs for the Project.</p>			
		<p>MM AES-03- Exterior Finishes: The City’s Building Official and/or Planning Division shall verify prior to final tract map approval and issuance of permits, that plans will show the following architectural details on the front and rear facades (exteriors of residential structures) facing Goya Avenue and Indian Street and from public open space. Plan check shall include verification by the City Engineer, Building Official and Planning Division that CC&Rs for the Project include guidelines for long term maintenance of these features on these specific lots as described below and shown in Figure 7: Site Plan and Figure 9: Elevation Plans in the Draft ISMND and the Design Guidelines for the Project:</p> <p>A. Building Form, Massing, and Articulation</p> <ol style="list-style-type: none"> 1. Front and rear building setbacks along Goya Avenue and Indian Street shall be varied 2. Elevation Plans shown in Figure 9: Elevations of the Draft ISMND provide four architectural styles (Spanish, Ranch, Prairie, and Craftsman). Architectural building styles shall alternate along the streets. 3. Street entry driveways from Goya Avenue and Indian Street shall include decorative pavement and large container trees and plants. 4. Plans shall show plane offsets for façade articulation and varied roof forms. 	Prior to final tract map approval and issuance of permits.	City Engineer, City Building Official and Planning Division	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	<p>5. Plans shall show matching structure details, such as window trim and exterior doors, according to the architectural style of the structure.</p> <p>6. Decorative architectural details will be added on building facades that are visible from adjacent streets and parks. These treatments could include varied and complimentary colors to accentuate building features, brackets or trellises for roof overhangs and projections, stonework, window shutters and decorative trim among others. These details should be applied to enhance the elevations of buildings and create a dynamic and aesthetic in public areas.</p> <p>B. Windows:</p> <ol style="list-style-type: none"> 1. Coordinate each elevation’s window shape, size, and location to provide a logical, proportional, and attractive composition consistent with the architectural style. 2. Arrange and determine the dimensions of windows in accordance with the conditions of the site, taking into account privacy concerns to the extent possible. 3. Feature windows are encouraged to incorporate enhancements such as recess into the wall plane, enhanced sills with corresponding roof elements, shutters, projecting overhead trellis elements, or decorative grilles if appropriate to the architectural style. All other windows on the front elevation feature trim surrounds, headers and/or sills, or other enhancements consistent with the architectural style of the building. 4. When used, the shape and size of shutters should be proportionate to the window opening and appear as functioning elements. <p>C. Colors and Materials:</p> <ol style="list-style-type: none"> 1. Building materials and colors shown on architectural plans are in earthtones. Final color selection should be 			

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	<p>appropriate to the overall neighborhood design theme and relate to the selected architectural style.</p> <ol style="list-style-type: none"> 2. Where color or material changes occur on the building, such changes should only occur at inside corners or wrapped to termination points of at least 24 inches that provide a finished appearance from the street. 3. Columns and posts should be enveloped by the color and materials, which should come to an end at the point where the material changes. 4. Apply colors and materials to enhance changes in wall plane, reinforce articulation of elevations, and enhance special features such as entries, single-story elements, etc. 5. Select high-quality, low-maintenance, and durable materials to minimize the need for a replacement that would contribute to landfill waste. 6. Appropriate building materials include, but are not limited to: <ul style="list-style-type: none"> - Stucco - Simulated wood siding - Natural or manufactured stone veneer - Natural or manufactured brick veneer - Metal - Vinyl Windows <p><i>D. Roofs</i></p> <ol style="list-style-type: none"> 1. Select roof forms, pitches and materials that are consistent with the architectural style of the building. Consider roof forms in relation to the building mass to improve massing relief along public streets and on other publicly visible elevations. 2. Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the street level views. 3. Keep roof forms simple and efficient based on the architectural style and plan shape. Avoid overly 			

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	<p>complicated roof design that detracts from the characteristics of the architectural style.</p> <ol style="list-style-type: none"> 4. Consider the visual impact of the placement of photovoltaic panels and/or tiles, as well as any solar water heating panels, while designing roof plans. Minimize or group rooftop equipment to leave adequate, continuous space for rooftop photovoltaic systems where feasible. <p>E. Gutters and Downspouts:</p> <ol style="list-style-type: none"> 1. Where it is feasible, thoughtful consideration should be given as to the location of the overall guttering system during the architectural design process so that the result is a cohesive building façade in which all elements, including gutters and downspouts, work together to create a pleasing building façade. 2. Whenever possible, downspouts should be located in the least conspicuous location, such as side and rear facades of the building. 3. Exposed gutters and downspouts may be painted to complement or match the colors of the surfaces to which they are attached. 4. Gutter and downspout locations shall be subject to CC&R guidelines and HOA approval. <p>Exterior finishes described above shall be constructed with the Project, enforced by the HOA according to recorded CC&Rs as shown on project plans, as verified by the City of Moreno Valley, prior to issuance of final tract map approval and issuance of permits. Incorporation of items a) through e) above shall be incorporated in the recorded CC&Rs as verified by the City Planning Division, Building Official and Inspector prior to issuance of the first certificate of occupancy to enhance street-level views from streets and public open spaces</p>			

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Aesthetics	a), c) continued...	<p>SC AES-01: Visual Impacts- Prior to issuance of permits and final tract map approval, the City Engineer and Planning Division shall verify that Project plans and CC&Rs for the Project incorporate guidelines/regulations for the following:</p> <ul style="list-style-type: none"> a) Enforce the Municipal Code requirements and Design Guidelines to ensure that high quality development yielding a pleasant living environment for existing and future residents (GP Objective 2-10) b) New electrical and communication lines are to be placed underground (GP Policy 7.7.1) c) The size, number and design on signs shall be subject to city review and approval to minimize degradation of visual quality (GP Policy 7.7.2) d) Minimize the visibility of wireless communication facilities by the public. Encourage “stealth” designs and encourage new antennas to be located on existing poles, buildings and other structures. Antennas are to be mounted in a manner not exceeding the heights of these structures. (GP Policy 7.7.5) 	During Plan Check and Inspections and ongoing	City Engineer, Planning Division, and Developer/ Builder/ Contractor. HOA	Initials: _____ Date: _____
Air Quality	a) Conflict with or obstruct implementation of the applicable air quality plan?	<p>SC AQ-01: Compliance with SCAQMD Rules- Throughout Project construction, the Project contractor shall adhere to the following rules outlined within SCAQMD’s Air Quality Management Plan:</p> <p>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.</p> <p>SCAQMD Rule 403: Governs 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 application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping</p>	Throughout Project construction.	Project contractor	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Air Quality	a) continued...	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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 BMPs shall be provided where vehicles enter and exit the construction site 			

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Air Quality	a) continued...	<p>onto paved roads or wash off trucks and any equipment leaving the site each trip.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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:</p> <p>(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.</p> <p>(2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.</p> <p>(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.</p>			

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Air Quality	a) continued...	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			

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Air Quality	a) continued...	<p>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).</p> <p>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.</p>			
		<p>MM AQ-02- Fugitive Dust Control Plan: Due to the size of the Project Area, a Fugitive Dust Control Plan is not needed for the Project, However, in order to mitigate the effects of fugitive dust during Project construction and comply with SCAQMD rules, the Project must implement the established procedures in Rule 403 and follow the application of standard BMPs in construction and operation activities, such as the following:</p> <ul style="list-style-type: none"> • The application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites • Application of the best available dust control measures are used for grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. 	Throughout Project construction.	Project contractor	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Air Quality	a) continued...	<ul style="list-style-type: none"> Require the use of water trucks during all phases where earth moving operations would occur. 			
		<p>MM AQ-03: Construction Idling: During Project construction, the Project contractor must install clear signage around the Project Site reminding construction workers to limit idling of construction equipment pursuant to the California Air Resource Board’s In-use Off Road Diesel-Fueled Fleets Regulation.</p>	Throughout Project construction.	Project contractor	Initials: _____ Date: _____
Biological Resources	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?	Standard Condition			
		<p>SC BIO-01- Stephan’s Kangaroo Rat: Since the Project Site is located within the Mitigation Fee Area of the Stephan’s’ Kangaroo Rat Habitat Conservation Plan (SKR HCP), the developer will be required to pay fair share SKR HCP Mitigation Fees prior to issuance of building permits and development of the Project pursuant to Moreno Valley Municipal Code Chapter 8.06, Threatened and Endangered Species.</p>	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____
		<p>MM BIO-02- Pre-construction Nesting Bird Survey: If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be 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.</p> <p>a) Construction should stay outside of a no-disturbance buffer. The size of the no disturbance buffer will be determined by the wildlife biologist</p> <p>b) Limits of construction will occur to avoid an active nest and will be established in the field via flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of next areas.</p> <p>c) A biological monitor shall be present to delineate the boundaries of the buffer area and monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity.</p>	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Biological Resources	a) Continued...	MM BIO-03- Burrowing Owl: Prior to the issuance of building permits and Project construction and any ground disturbing activities, the City of Moreno Valley’s Planning Division and City Building and/or Grading Inspector shall verify that a 30-day pre-construction burrowing owl clearance survey shall be conducted and that the results of the survey are negative for burrowing owl presence at the Project Site.	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____
Cultural Resources	a) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 ?	MM CUL-01: Archeological Monitoring. 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 Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), the contractor, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) as defined in CR-3. The Project archeologist shall attend the pre-grading meeting with the City, the construction manager and any contractors, and Consulting Tribal representatives; 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	Prior to the issuance of grading permit	Planning Division and Building Official, City’s Archaeological and Paleontological Monitors, Developer, Contractor and Builder, Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians)	Initials: _____ Date: _____
		MM CUL-02: Native American Monitoring. Prior to the issuance of a grading permit(s), the Developer shall secure agreements with the Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), for tribal monitoring. The Developer is also required to provide a minimum of 30 days’ advance notice to the	Prior to the issuance of grading permit(s)	Project Builder/ Developer/Contractor, Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Cultural Resources	a) Continued...	<p>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.</p>		<p>Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), Project Archeologist, construction manager</p>	
		<p>MM CUL-03: Cultural Resource Monitoring Plan (CRMP). 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 AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:</p> <ul style="list-style-type: none"> 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, human remains/cremations, sacred and ceremonial items, 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. 	<p>Prior to the issuance of building permits and Project initiation.</p>	<p>Project Archeologist in consultation with Consulting Tribe(s)</p>	<p>Initials: _____ Date: _____</p>

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Cultural Resources	a) Continued...	<p>MM CUL-04: 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:</p> <p>A. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Division:</p> <ul style="list-style-type: none"> i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure MM CUL-03. 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 CUL-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. 	In the event that Native American cultural resources are discovering during ground disturbing activities (inadvertent discoveries).	City of Moreno Valley Planning Division	Initials: _____ Date: _____
		<p>MM CUL-05: Archaeological Resources. The City shall verify that the following note is included on the Grading Plan:</p> <ul style="list-style-type: none"> - If any suspected archaeological resources are discovered during ground –disturbing activities and the Project Archaeologist and/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. 	Prior to the issuances of grading permit	City of Moreno Valley Planning Division, Construction supervisor	Initials: _____ Date: _____

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Cultural Resources	a) Continued...	<p>MM CUL-06: 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 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 a treatment plan has been prepared and approved by all Consulting Parties, then work may resume after the treatment plan has been completed. 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 Department Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in MM CUL-03: Cultural Resource Monitoring Plan (CRMP) 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 and Consulting Tribes for their review and approval prior to implementation of the said plan.</p>	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	A qualified person meeting the Secretary of the Interior's standards	Initials: _____ Date: _____
		<p>MM CUL-07: 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</p>	Prior to final inspection	Project developer/permit holder, Project Archeologist	Initials: _____ Date: _____

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Cultural Resources	a) Continued...	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) Disturb any human remains, including those interred outside of formally dedicated cemeteries? a) Disturb any human remains, including those interred outside of formally dedicated cemeteries?	<p>MM CR 7 Human Remains. If human remains and/or cremations are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin.</p> <p>A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.</p> <p>B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.</p>	At the time human remains are encountered during Project construction.	Project Developer/ Builder/Contractor, Field Crew/ Personnel, County Coroner	Initials: _____ Date: _____

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Cultural Resources	b) Continued...	<p>C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98</p> <p>D. No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].</p>			
		<p>MM CUL-09: 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).</p>	<p>Upon the reburial of Native American remain or associated grave goods</p>	<p>Project Developer/ Builder/Contractor, County Coroner</p>	<p>Initials: _____ Date: _____</p>

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<p>Geology and Soils</p>	<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving; ii) Strong seismic ground shaking? c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? a) ii), c), & d) Continued...</p>	<p>MM GEO-01: Fill Materials-</p> <p>A. During earthwork, identify locations of fill soils that have not been properly compacted and certified and excavate and recompact these areas. Prior to backfilling, the bottom of the excavation should be observed by the Project Geotechnical Engineer to verify no additional removal or recompacting is required.</p> <p>B. During earthwork, the contractor shall verify that fill soils are placed in lifts approximately 6 inches thick according to the geotechnical engineer's recommendations, moisture-conditioned to a minimum of 2 percent above optimum moisture-content and compacted to achieve at least 95 percent maximum density based on ASTM Test Method D1557.</p> <p>C. During earthwork, the contractor shall verify that Imported Fill should consist of a well-graded, slightly cohesive, fine silty sand or sandy silt, with relatively impervious characteristics when compacted. This material should be approved by the Soils Engineer prior to use and should typically possess the following characteristics:</p> <ul style="list-style-type: none"> a. <i>Percentage Passing No. 200 Sieve</i>= 20 to 50 b. <i>Plasticity Index</i>= 10 maximum c. <i>UBC Standard 29-2 Expansion Index</i>= 15 maximum <p>D. During earthwork the contractor shall work with the soils engineer to verify suitability of soils for structure foundations. The soils engineer has the option of rejecting any compacted material regardless of the degree of compaction if that material is considered to be unstable or if future instability is suspected.</p>	<p>During earthwork throughout Project construction and prior to backfilling.</p>	<p>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer and Building Official and City Inspector</p>	<p>Initials: _____ Date: _____</p>
		<p>MM GEO-02: Minimize Post-construction Soil Movement- In order to reduce post-construction soil movement and provide uniform support for the buildings, proposed parking, driver areas, and other foundations, the Project contractor in coordination with the Project Geotechnical Engineer and City's Engineer should abide by</p>	<p>During Project implementation (construction) and ground disturbing activities.</p>	<p>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Inspector</p>	<p>Initials: _____ Date: _____</p>

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Geology and Soils	a) ii), c), & d) Continued...	the following during Project construction and ground disturbing activities: A. Overexcavation and recompaction within the proposed building footprint areas should be performed to a minimum depth of at least five (5) feet below existing grades or two (2) feet below the bottom of the proposed foundation bearing grades. In addition, any fill soil present in the building area should be removed and replaced as compacted Engineered Fill. The overexcavation and recompaction should also extend laterally five feet (5') beyond edges of the proposed footings or building limits. B. Overexcavation and recompaction of the near surface soil in the proposed parking area should be performed to a minimum depth of at least twelve (12) inches below existing grades or proposed subgrade, whichever is deeper. The actual depth of the overexcavation and recompaction should be determined by the geotechnical engineer or authorized representative for the geotechnical engineer during construction. The overexcavation and recompaction should also extend laterally at least three (3) feet beyond edges of the proposed paving limits or to the property boundary. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill. C. Overexcavation and recompaction of the soil in proposed street improvements and driveway approaches should be performed to a minimum depth of at least eighteen (18) inches below existing grades or proposed subgrade, whichever is deeper. The actual depth of the overexcavation and recompaction should be determined by the geotechnical engineer or authorized representative for the geotechnical engineer during construction. The overexcavation and recompaction should also extend laterally at least three (3) feet beyond edges of the proposed paving limits or to the property boundary. Any undocumented fill			

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Geology and Soils	a) ii), c), & d) Continued...	encountered during grading should be removed and replaced with Engineered Fill.																													
		MM GEO-03: Concrete Slabs-on-grade- Unless designed by the project structural engineer, concrete slabs-on-grade should be verified by the City Inspector, ongoing during construction, as a minimum of five (5) inches thick and reinforced per the geotechnical engineer’s recommendations, that the concrete slab be reinforced to reduce crack separation and possible vertical offset at the cracks with at least No. 3 reinforcing bars placed on 18-inch centers. Thicker floor slabs with increased concrete strength and reinforcement should be designed wherever heavy concentrated loads, heavy equipment, or machinery will be placed.	Throughout Project construction.	Project Developer/ Builder/Contractor, Project Geotechnical Engineer, and Building Official City Inspector	Initials: _____ Date: _____																										
		MM GEO-04: Winterization- The Contractor shall winterize the Project Site prior to the start of and throughout the rainy season (generally October 15 th to April 15 th) to prevent upper soils from becoming very moist during the winter months due to rain and the absorptive characteristics of the soils. Winterization shall consist of placement of materials on aggregate base and protecting (elevating and covering) exposed soils during the construction phase.	Prior to and during wet winter months of Project construction.	Project Developer/ Builder/Contractor, and City Inspector	Initials: _____ Date: _____																										
		MM GEO-05: Traffic Indices- Prior to issuance of the final tract map and permits, the City Engineer and/or Building Official shall verify that street improvement plans and construction drawings for the Project show the correct numeric value for the recommended Traffic Index for pavement. Installation per this standard shall be field verified by the City Inspector The following table shows the recommended pavement sections for various traffic indices: <table border="1" data-bbox="682 1209 1276 1421"> <thead> <tr> <th>Traffic Index</th> <th>Asphaltic Concrete</th> <th>Class II Aggregate Base*</th> <th>Compacted Subgrade**</th> </tr> </thead> <tbody> <tr> <td>4.0</td> <td>2.0"</td> <td>4.0"</td> <td>18.0"</td> </tr> <tr> <td>4.5</td> <td>2.5"</td> <td>4.0"</td> <td>18.0"</td> </tr> <tr> <td>5.0</td> <td>2.5"</td> <td>4.0"</td> <td>18.0"</td> </tr> <tr> <td>5.5</td> <td>3.0"</td> <td>4.0"</td> <td>18.0"</td> </tr> <tr> <td>6.0</td> <td>3.0"</td> <td>4.0"</td> <td>18.0"</td> </tr> <tr> <td>6.5</td> <td>3.5"</td> <td>4.0"</td> <td>18.0"</td> </tr> </tbody> </table>	Traffic Index	Asphaltic Concrete	Class II Aggregate Base*	Compacted Subgrade**	4.0	2.0"	4.0"	18.0"	4.5	2.5"	4.0"	18.0"	5.0	2.5"	4.0"	18.0"	5.5	3.0"	4.0"	18.0"	6.0	3.0"	4.0"	18.0"	6.5	3.5"	4.0"	18.0"	Throughout Project construction and repaving.
Traffic Index	Asphaltic Concrete	Class II Aggregate Base*	Compacted Subgrade**																												
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Geology and Soils	a) ii), c), & d) Continued...	<table border="1"> <tr> <td>7.0</td> <td>4.0"</td> <td>4.0"</td> <td>18.0"</td> </tr> <tr> <td>7.5</td> <td>4.0"</td> <td>4.0"</td> <td>18.0"</td> </tr> </table>	7.0	4.0"	4.0"	18.0"	7.5	4.0"	4.0"	18.0"														
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<p>The recommended Traffic Index applied to the Project shall be verified by the geotechnical engineer prior to paving. If a higher Traffic Index is required, this shall be obtained from the geotechnical engineer.</p> <p>The following recommendations are for light-duty and heavy-duty Portland Cement Concrete pavement sections.</p> <p style="text-align: center;">Portland Cement Pavement</p> <table border="1"> <thead> <tr> <th colspan="4" style="text-align: center;">Light Duty</th> </tr> <tr> <th>Traffic Index</th> <th>Portland Cement Concrete***</th> <th>Class II Aggregate Base*</th> <th>Compacted Subgrade**</th> </tr> </thead> <tbody> <tr> <td>4.5</td> <td>5.0"</td> <td>--</td> <td>12.0"</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4" style="text-align: center;">Heavy Duty</th> </tr> <tr> <th>Traffic Index</th> <th>Portland Cement Concrete***</th> <th>Class II Aggregate Base*</th> <th>Compacted Subgrade**</th> </tr> </thead> <tbody> <tr> <td>7.0</td> <td>6.5"</td> <td>--</td> <td>12.0"</td> </tr> </tbody> </table> <p>Note: * 95% compaction based on ASTM Test Method D1557 or CAL 216 **95% compaction based on ASTM Test Method D1557 or CAL 216 ***Minimum compressive strength of 3,000 psi</p>	Light Duty				Traffic Index	Portland Cement Concrete***	Class II Aggregate Base*	Compacted Subgrade**	4.5	5.0"	--	12.0"	Heavy Duty				Traffic Index	Portland Cement Concrete***	Class II Aggregate Base*	Compacted Subgrade**	7.0	6.5"	--	12.0"
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		<p>MM GEO-06: Infiltration Systems- Prior to issuance of the final tract map and permits, the City Engineer and the Building Official shall verify that plans show appropriate setbacks for infiltration systems. City inspections shall confirm implementation as follows: It is recommended that the location of the infiltration systems not be closer than ten feet (10') as measured laterally from the edge of the adjacent property line, ten feet (10') from the outside edge of any foundation and five (5') from the edge of any right-of way to the outside edges of the infiltration system.</p> <p>If the infiltration location is within ten feet (10') of the proposed foundation, it is recommended that this infiltration system should be impervious from the finished ground surface to a depth that</p>	During Grading and Construction	City Engineer, City Building Official, City Inspector, and Contractor	Initials: _____ Date: _____																			

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Geology and Soils	a) ii), c), & d) Continued...	will achieve a diagonal distance of a minimum of ten feet (10') below the bottom of the closest footing in the project.			
		<p>MM GEO-07: Foundations (Conventional Final Foundation Systems): Prior to issuance of permits, the City Engineer and Building Official shall verify that plans show compliance with the following foundation requirements: During construction, the Contractor, geotechnical engineer, and City Inspector shall verify that proposed structures are supported properly on a shallow foundation system bearing a minimum of three (3) feet of Engineered Fill. Spread and continuous footings can be designed for the following maximum allowable soil bearing pressures:</p> <ol style="list-style-type: none"> 1. Dead Load Only- 2,000 psf Allowable Loading 2. Dead-Plus-Live Load- 2,600 Allowable Loading 3. Total Load, including wind or seismic loads- 3,500 psf Allowable Loading <p>The footings should be a minimum depth of 18 inches below pad subgrade (soil grade) or adjacent exterior grade, which is lower. Footings should have a minimum width of 15 inches, regardless of load.</p>	<p>Prior to issuance of permits</p> <p>Throughout Project construction</p>	<p>City Engineer, Building Official</p> <p>Project Geotechnical Engineer, Project contractor and City Inspector</p>	<p>Initials: _____</p> <p>Date: _____</p>
		<p>MM GEO-08: Floor Slabs and Exterior Flatwork: Prior to issuance of permits, the City Engineer and Building Official shall verify that plans show compliance with the following floor slab and flatwork requirements: During construction, the Contractor, geotechnical engineer, and City Inspector shall verify that proposed structures are properly supported as follows:</p> <ol style="list-style-type: none"> A. concrete slab-on-grade floors should be underlain by a water vapor retarder. The water vapor retarder should be installed in accordance with accepted engineering practices. The water vapor retarder should consist of a vapor retarder sheeting underlain by a minimum of 3 inches of compacted, clean, gravel of ¾-inch maximum size. B. To aid in concrete curing an optional 2 to 4 inches of granular fill may be placed on top of the vapor retarder. The granular fill should consist of damp clean sand with 	<p>Prior to issuance of permits</p> <p>Throughout Project construction</p>	<p>City Engineer, Building Official</p> <p>Project Geotechnical Engineer, Project contractor and City Inspector.</p>	<p>Initials: _____</p> <p>Date: _____</p>

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Geology and Soils	a) ii), c), & d) Continued...	<p>at least 10 to 30 percent of the sand passing the 100 sieve.</p> <p>C. It is recommended that the concrete slab be reinforced to reduce crack separation and possible vertical offset at the cracks; at least No. 3 reinforcing bars on 18-inch centers, be used for this purpose. Exterior finish grades should be a minimum of 2 percent away from all interior slab areas to preclude ponding of water adjacent to structures.</p> <p>D. It is recommended that the utility trenches within the structure be compacted, as specified in our report, to reduce the transmission of moisture through the utility trench backfill. Special attention to the immediate drainage and irrigation around the building is recommended.</p>			
		<p>MM GEO-09: Lateral Earth Pressures and Retaining Walls- Prior to issuance of permits the City shall verify that plans show walls retaining horizontal backfill and capable of deflecting a minimum of 0.1 percent of its height at the top may be designed using an equivalent fluid active pressure of 39 pounds per square foot per foot of depth. Walls incapable of this deflection or are fully constrained walls against deflection may be designed for an equivalent fluid at-rest pressure of 59 pounds per square foot per foot of depth.</p> <p>During grading and backfilling operation adjacent to any walls, the contractor/builder and city inspector shall verify that heavy equipment is not allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessing lateral pressures.</p>	<p>Prior to issuance of permits</p> <p>Throughout Project construction</p>	<p>City Engineer, Building Official</p> <p>Project Geotechnical Engineer, Project contractor and City Inspector.</p>	<p>Initials: _____</p> <p>Date: _____</p>
		<p>MM GEO-10: Testing and Inspection- Throughout construction the Contractor/Builder and City Inspector shall verify that the geotechnical engineer or his authorized representative are present at the site during the earthwork activities to confirm that actual subsurface conditions are consistent with the exploratory</p>	<p>During earthwork activities for the duration of construction.</p>	<p>Project Geotechnical Engineer, Project Contractor/Builder City Inspector</p>	<p>Initials: _____</p> <p>Date: _____</p>

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), c), & d) Continued...	fieldwork and that proper compaction and testing are performed for structure foundations. Earthwork construction is dependent upon compaction testing and stability of the material and it is the duty of the City Inspector to ensure that proper compaction and testing are performed during construction.			
		<p>MM GEO-11: Site Preparation- During all construction activities, the Builder/Contractor and City Inspector shall verify that:</p> <ul style="list-style-type: none"> a) General site clearing should include removal of vegetation; existing utilities; structures including foundations; existing stockpiled soil; trees and associated root systems; rubble; rubbish; and any loose and/or saturated materials. b) Site stripping should extend to a minimum depth of 2 to 4 inches, or until all organics in excess of 3 percent by volume are removed. Deeper stripping may be required in localized areas. c) These materials will not be suitable for use and should not be used as Engineered Fill. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas. 	During ground disturbances and during earthworks.	Builder/ Contractor City Inspector.	Initials: _____ Date: _____
		<p>MM GEO-12: Permanent Drainage and Landscape- Prior to final tract map approval and issuance of permits, the City Engineer, Planning Division and Building Official shall verify that plans for construction and the CC&Rs for the Project include the following specifications for establishing and maintaining proper drainage in perpetuity. The City Inspector and Contractor shall be responsible for implementing these throughout construction. Long-term maintenance of items a) through h) below shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.:</p> <ul style="list-style-type: none"> A. Ground surface adjacent to foundations shall be sloped a minimum of 5 percent for a minimum distance of 10 feet away from structures, or to an approved alternative means of drainage conveyance. 	Verified Initially during Plan Check Prior to Issuance of Final Tract Map Approval and Permits. Verified Throughout Project construction. Verified after CC&R recordation and prior to issuance of first certificate of occupancy	Initial Verification by the City Engineer, Planning Division and Building Official. Verified During Construction by the City Inspector and Project contractor. HOA. Verified in recorded CC&Rs prior to issuance of the first certificate of occupancy.	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
<p>Geology and Soils</p>	<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	<ul style="list-style-type: none"> B. Swales used for conveyance of drainage and located within 10 feet of foundations shall be sloped a minimum of 2 percent. Impervious surfaces, such as pavement and exterior concrete flatwork, within 10 feet of building foundations should be sloped a minimum of 2 percent away from the structure. C. Drainage gradients shall be maintained to carry all surface water to collection facilities and off-site. These grades should be maintained for the life of the project. D. Slots or weep holes should be placed in drop inlets or other surface drainage devices in pavement areas to allow free drainage of adjoining base course materials. E. Cutoff walls should be installed at pavement edges adjacent to vehicular traffic areas; these walls should extend to a minimum depth of 12 inches below pavement subgrades to limit the amount of seepage water that can infiltrate the pavements. Where cutoff walls are undesirable subgrade drains can be constructed to transport excess water away from planters to drainage interceptors. If cutoff walls can be successfully used at the site, construction of subgrade drains is considered unnecessary. F. Drainage pipes should be placed with perforations down and should discharge in a non-erosive manner away from foundations and other improvements. The pipes should be placed no higher than 6 inches above the heel of the wall, in the center line of the drainage blanket and should have a minimum diameter of four inches. G. Collector pipes may be either slotted or perforated. Slots should be no wider than 1/8 inch in diameter, while perforations should be no more than 1/4 inch in diameter. If retaining walls are less than 6 feet in height, the perforated pipe may be omitted in lieu of weep holes on 4 feet maximum spacing. H. The weep holes should consist of 4-inch diameter holes (concrete walls) or unmortared head joints (masonry walls) and not be higher than 18 inches above the lowest 			

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Geology and Soils	a) ii), b), c), & d) Continued...	adjacent grade. Two 8-inch square overlapping patches of geotextile fabric (conforming to CalTrans Standard Specifications for “edge drains”) should be affixed to the rear wall opening of each weep hole to retard soil piping.			
	f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	MM PALEO-01: Paleontological Monitor- Prior to the start of Project construction, a qualified paleontological monitor shall be retained by the Project developer and be present during grading in project areas where paleontological resources are likely to reside within the underlying geologic formations. In addition, the paleontological monitor shall be present during earthwork activities that expose soils beyond depths of previous disturbance.	Prior to the start of Project construction and earthwork activities.	Project developer and Paleontological Monitor	Initials: _____ Date: _____
Hazards and Hazardous Materials	a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	MM HAZ-01- Groundwater Monitoring Wells: During Project construction, the Project contractor shall protect existing groundwater monitoring wells by creating a buffer zone that includes placing k-rails around the perimeter of the wells. In addition, it is required by March Air Force Base that a 10-foot buffer be maintained between the areas where heavy equipment is in use in relation to the wells.	During Project construction.	Project Builder/ Contractor and City Inspector.	Initials: _____ Date: _____
	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	MM HAZ-02- Coordination with Val Verde School District: Prior to start of construction for the Project, the Contractor shall provide the construction schedule to the Val Verde School District. 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 start of construction.	Project Builder/ Contractor.	Initials: _____ Date: _____
		MM HAZ-03- Hazardous Materials Manifest and Plan: Prior to issuance of permits, the contractor shall provide a manifest of construction materials and a plan for proper handling, disposal, contingency, 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. Contractor compliance shall be monitored throughout construction	Prior to the issuance of permits and throughout construction.	Project Contractor and City Inspectors.	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Hydrology and Water Quality	a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<p>MM HYDRO-01- Water Quality Best Management Practices: Upon Project implementation, the maintenance of water quality is the responsibility of the property owner, which was disclosed within a statement of compliance prior to the purchase from the builder. The Homeowners Association (HOA) and City or County are responsible for enforcing the Water Quality Management Plan if the resident is not adhering to the following WQMP best management practices and requirements:</p> <p><i>Treatment Control BMP:</i></p> <ol style="list-style-type: none"> 1. A Flogard +Plus CB insert filter shall be used as a treatment control to provide proprietary treatment mechanisms to treat potential pollutants in runoff. The Flogard +Plus CB insert has a removal efficiency of approximately 80% and removes proprietary pollutants of concern including sediment, gross solids, trash, and petroleum hydrocarbons. <p><i>Permanent Structural Source Control BMPs:</i></p> <ol style="list-style-type: none"> 1. At the location of drainage inlets, install storm drain markers "Only Rain Down the Drain/ Drains to Lake". 2. Implement a landscaping plan that will achieve the following: <ol style="list-style-type: none"> a. Preserve existing native trees, shrubs, and groundcover to the maximum extent possible. b. Design landscaping to minimize irrigation and runoff, to promote surface infiltration and runoff where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. c. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. d. Consider using pest-resistant plants, especially adjacent to hardscape. e. To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air 	Upon Project implementation.	Property Owners, Homeowner's Association	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Hydrology and Water Quality	a) continued...	<p>movement, ecological consistency, and plant interactions.</p> <ol style="list-style-type: none"> 3. HOA CC&Rs shall outline where site refuse and recycled materials will be handled and stored for pickup. If dumpsters or other receptables are outdoors, state how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. Signs will be posted on or near dumpsters stating "Do not dump hazardous materials here" or similar. 4. Cover outdoor storage areas; grade and berm outdoor storage areas to prevent run-on or run-off from area. 5. Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. 6. Storage of hazardous materials and waste must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site. 7. A detailed description of materials stored within storage area and structural features shall be provide by the Property owner to prevent pollutants from entering storm drains. 8. Provide a means to drain fire sprinkler test water to the sanitary sewer. 9. Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. 10. Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. <p>Operational Source Control BMPs:</p> <ol style="list-style-type: none"> 1. Maintain and periodically repaint or replace inlet markings. 2. Provide stormwater pollutant prevention information to new site owners, lessees, or operators. 3. Maintain landscaping using minimum or no pesticides. 			

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Hydrology and Water Quality	a) continued...	4. Provide an adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. 5. Prohibit/ Prevent dumping of liquid of hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. 6. Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.			
Noise	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?	<p>MM NOI-01- Noise Attenuation: Prior to issuance of the final tract map and permits the Building Official and the Planning Division shall verify that a six-foot concrete wall as shown on Figure 7: Site Plan, and in the CC&Rs for the Project will be constructed and maintained so that exterior noise levels do not exceed the City’s exterior noise level criteria of 65 dBA CNEL. The wall should be continuous, solid, without holes or cracks and be maintained in perpetuity by the HOA.</p> <p>Prior to issuance of permits and as verified through construction inspections, the Building Official and the Planning Department shall verify that construction plans include noise attenuating windows described as follows: To achieve interior noise levels less than 45 dBA CNEL, windows and sliding glass doors on the north, west, and south facing facades of the first row of homes from Indian Avenue shall have an Sound Transmission Class (STC) rating of at least 30. This shall be maintained according to CC&Rs enforced by the HOA.</p> <p>Long-term maintenance of the noise attenuating walls and windows above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Division prior to issuance of the first final certificate of occupancy.</p>	Prior to issuance of the final tract maps, permits and throughout construction and verified in the recorded CC&Rs	Building Official and the Planning Division, building inspectors	

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Noise	a) Continued...	<p>Best Management Practices</p> <p>BMP NOI-01: Noise Best Management Practices- Prior to the issuances of building permits and grading permits, the Project contractor shall be provided Project plans that include the following specifications to minimize construction noise emanating from the proposed Project:</p> <ol style="list-style-type: none"> 1. All equipment, whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards. 2. All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site. 3. As applicable, all equipment shall be shut off and not left in idle when not in use. 4. To the degree possible, equipment staging will be located in areas that create the greatest distance between construction-related noise and vibration sources and existing sensitive receptors. 5. Jackhammers, pneumatic equipment, and all other portable stationary noise sources will be directed away and shielded from existing residences in the vicinity of the Project Site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and existing residences. The shielding should be without holes and cracks. 6. No amplified music and/or voice will be allowed on the Project Site. 7. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per City of Moreno Valley Municipal Code Sections 8.14.040 and 11.80.030(D)(7). 8. The use of vibratory rollers will be limited within 26 feet and large bulldozers within 15 feet of the existing residential structures to the south of the Project Site. 	Prior to the issuance of building permits and grading permits.	City of Moreno Valley and Project contractor.	Initials: _____ Date: _____

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Noise		Through the City’s standard application of plan check and review process, the City of Moreno Valley will verify noise BMPs are stated on approved plans.			
	b) Generation of excessive groundborne vibration or groundborne noise levels?	See BMP NIO-01: Noise Best Management Practices.	Prior to the issuance of building permits and grading permits.	City of Moreno Valley and Project contractor.	Initials: _____ Date: _____
Public Services and Utilities	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: iii) Schools?	MM PUB-01- School Fees: Prior to the issuance of the final tract map and permits, City Building Official shall verify that the Developer/Builder has paid required school fees to the City based on square footage of new structures for mitigation of impacts from increased enrollment. Payment of the Development Impact Fee.	Prior to the issuance of the final tract map and permits and Project construction.	City Building Official, Project Developer/Builder.	Initials: _____ Date: _____
Transportation	a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	SC TRAF-01: Construction Traffic Control Plan- Prior to the start of construction, the City of Moreno Valley’s standard development review process and conditions of approved shall verify that the Project contractor comply with the following or similar conditions throughout Project construction to ensure minimal traffic impacts during Project construction: - A construction work zone traffic control plan that complies with State/Federal standards as prescribed in the California Manual on Uniform Traffic Control Devices (CA MUTCD) shall be submitted to the City for review and approval prior to the issuance of a grading	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Transportation	a) Continued...	<p>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.</p> <ul style="list-style-type: none"> - 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. - 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 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 Goya Avenue and Indian Street. - 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. 			
Tribal Cultural Resources	a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place,	See Mitigation Measures MM CUL-01: Archeological Monitoring.	Prior to the issuance of grading permit	Planning Division and Building Official, City's Archaeological and Paleontological Monitors, Developer, Contractor and Builder, Pechanga Band of Indians,	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Tribal Cultural Resources	or object with cultural value to a California Native American tribe, and that is: ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 . In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1 , the lead agency shall consider the significance of the resource to a California Native American tribe.			Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians)	
	a) ii) Continued...	See Mitigation Measure MM CUL-02 Native American Monitoring .	Prior to the issuance of grading permit(s)	Project Builder/ Developer/Contractor, Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), Project Archeologist, construction manager	Initials: _____ Date: _____
		See Mitigation Measure MM CUL-03: Cultural Resource Monitoring Plan (CRMP) .	Prior to the issuance of building permits and Project initiation.	Project Archeologist in consultation with Consulting Tribe(s)	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Utilities and Services	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?	MM UTL-01- Neighborhood Coordination and Traffic Control: Prior to issuance of permits, the City Engineer shall verify that Project plans include a construction traffic management plan for the off-site improvements that will be constructed within public right-of-way with the Project (pursuant to city standards outlined in "Traffic Control Plan Guidelines and Checklist" updated 04/20/2022).	Prior to issuance of permits	City Engineer	Initials: _____ Date: _____
		MM UTL-02- Utility Purveyor Approval: Prior to issuance of final tract map approval and permits, the City Building Official shall verify that improvement plans for utility extensions and connections and service to the structures are approved by each utility purveyor.	Prior to issuance of permits and final tract map approval	Building Official	Initials: _____ Date: _____
	b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	MM UTL-03: EMWD Water Conservation Policies: Prior to final tract map approval and issuance of permits the City Engineer and Planning Department shall verify that EMWD Water Conservation Policies are incorporated within the Project's CC&R's and construction plan set per the following: <ol style="list-style-type: none"> 1. Irrigate landscape only between 9:00 p.m. and 6:00 a.m. except when: <ul style="list-style-type: none"> o Manually watering; o Establishing new landscape; o Temperatures are predicted to fall below freezing; or o It is very short period of time to adjust or repair an irrigation system. 2. Unattended irrigation systems using potable water are prohibited unless they are limited to no more than 15 minutes watering per day, per station. This limitation can be extended for: <ul style="list-style-type: none"> o Very low flow drip irrigation systems when no emitter produces more than two gallons of water per hour. o Weather based controllers or stream rotor sprinklers that meet 70 percent efficiency. 	Prior to final tract map approval and issuance of permits	Project City Engineer and Planning Department.	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Utilities and Services	b) Continued...	<ul style="list-style-type: none"> o Runoff or over watering is not permitted in any case. 3. Irrigation systems operate efficiently and avoid overwatering or watering of hardscape and the resulting runoff. 4. Excessive water flow or runoff is prohibited 5. Install new landscaping with low-water demand trees and plants. New turf shall only be installed for functional purposes. 6. Watering during rain is prohibited. <p>Long-term maintenance of items a) through f) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.</p>			
Wildfire	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?	<p>MM WILD-01: HOA Fire Safety- To ensure fire safety and appropriate emergency response, the Homeowner’s Association shall incorporate requirements within the recorded CC&Rs that require property owners to keep the side yard setbacks free and clear of debris year-round.</p> <p>Long-term maintenance of above requirement shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.</p>	Prior to the finalization of HOA CC&Rs.	Property owner, HOA	Initials: _____ Date: _____

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4.0 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 15152. 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.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code §21099 – Modernization of Transportation Analysis for Transit-Oriented Infill Projects – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Response:

Less than Significant with Mitigation Incorporated. The Project is a low-density two-story residential development that does not meet the definition of “infill project” provided in PRC §21099 because the site is not bordered primarily with improved right-of-way. The Project will implement adjacent roadway improvements and residential development up to 9.43 DU/AC on vacant land that has been approved for residential development up to 5 DU/AC. Proposed structures will be up to 35 feet above ground surface consistent with zoning. The Project Site is within a Transit Priority Area (TPA) associated with a high-quality transit corridor. This means that the City intends to promote higher density complimentary land use and intensify development within the TPA for overall reduction in VMT to promote sustainability. The City has approved a concept plan for intensified land use and mixed-use development along Perris Boulevard, which is less than 1 mile east of the Project. The nearest transit station is the Moreno Valley/ March Metro Station located at 14160 Meridian Parkway, Riverside CA 92508, approximately five miles northwest of the Project.

A Scenic Vista is defined in Moreno Valley’s 2021 General Plan, as “Views of undisturbed natural lands exhibiting a unique or unusual feature comprising an important or dominant portion of the viewshed. Scenic vistas may also be represented by a particular distant view providing visual relief from less attractive views of nearby features. Views of 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.” Scenic vistas may also be associated with Designated Scenic Highways. However, there are no designated Scenic Highways in the City of Moreno Valley. The Project Site is not within view from a Scenic Highway. Therefore, the Project will have no impact on Scenic Highways.

Views surrounding the Project Site that are considered Scenic Vistas, pursuant to the City’s General Plan definition, include elevated terrain outside City Limits, approximately 1,670 feet higher than the Project Site, to the northwest (approximately 6.6 miles), north (approximately 6.2 miles), northeast (approximately 7.5 miles), east (approximately 9 miles), and southeast (approximately 2.9 miles). To the northwest and north of the Project Site are the Box Spring Mountains (with the Moreno Valley M), the highest peak stands at 3,083 feet ASML. East and southeast of the Project are the Badlands elevated to approximately 3,180 AMSL. In the southeast, Lake Perris State Recreation Area provides open space at an elevation 1,560 AMSL. Due to substantial elevation differences from the Project Site and Local Vicinity, the surrounding mountain ranges lining City Limits, provide prominent views of natural open space and are important scenic vistas visible from vantage points at most urbanized locations within the Local Vicinity and from the Project Site. The Project Site is approximately 1,497 feet above mean sea level (ASML) and finished graded surfaces shown on Project plans will not significantly alter existing ground surface elevations.

West of the Project Site, Interstate 215 (I-215), and from the north, State Route 60 (SR-60), provide views of the Local Vicinity from elevated regional transportation structures. However, the Project Site is not highly discernable from these freeways due to scale and location. Plans of the Project indicate consistency with the level terrain and uniform low-profile development patterns currently found throughout the Local Vicinity. The Project will have a lower profile than the proposed 3-story structures that have been approved in connection with the Perris Boulevard Mixed Use Corridor and to the north, west, and south of the Project Site. Therefore, the Project would not obstruct views or significantly change the developed skyline of the City of Moreno Valley from these freeway vantage points. The most visible land use in the Local Vicinity from Interstate 215 is March Air Reserve Base and the Industrial Area Specific Plan (SP- 208), directly west of the Project Site. March Air Reserve Base borders the eastern perimeter of I-215 for approximately 3.1 miles. From regional transportation routes, I-215 and SR-60, the Moreno Valley Mall, The District, Moreno Valley Auto Mall, and World Logistic Center are also visible. These developments are immediately south of SR-60 and east of I-215.

The proposed scale of the Project does not anticipate significant changes from what can be expected under buildout of the existing General Plan and Zoning at the Project site in terms of visibility within the Local Vicinity or obstruction of scenic vistas since maximum height of dwelling units will comply with the City’s Municipal Code development standards

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for two-story buildings. Significant changes from existing conditions in finished ground surface are not anticipated and the maximum allowable structural height of 35 feet above ground surface will be maintained. Plans for the Project indicate compatibility with the existing land use patterns found in the Local Vicinity which consist of a mixture of low-profile retail, institutional, R5 and R10, as well as higher density residential neighborhoods built on flat terrain. The proposed development is consistent with the intensified land use patterns that were evaluated during the General Plan update process and with what is expected to occur with the buildout of the approved General Plan. Therefore, views associated with the Project Site and Local Vicinity, after the Project is constructed, are expected to remain uniform. In addition, the partial public views of the elevated scenic resources that are present from the adjacent public streets near Project Site facing north and east along Indian Street and Goya Avenue, which are shown in **Figure 5: Photo Location Map** and **Figure 6: Site Photos** will remain.

Development shown on Project plans is visually compatible with single family neighborhoods found to the north, east, and south in the Local Vicinity, consisting of two-story and one-story detached single-family stucco structures with tile roofs. The increased density of the Project is equal to other residential neighborhoods interspersed throughout the Local Vicinity and is not expected to significantly change the existing visual profile in the Local Vicinity. The existing neighborhoods surrounding the Project include a mixture of residential housing ranging between 5 to 10 dwelling units per acre (DU/AC) and the Project is consistent with this pattern of development. Therefore, the Project is not expected to significantly alter visual resources from street-level views associated with the land use patterns found in the Local Vicinity. As a result, consistency with proposed scale, location, and development patterns conclude no significant impacts are anticipated with Project implementation.

The Project Site borders approximately 634.02 linear feet of Indian Street and approximately 946.35 linear feet of Goya Avenue. The Project will implement design guidelines consistent with General Plan guidance, CC&Rs and an HOA at the Project Site for long-term perpetual management of the neighborhood, which is anticipated to result in enhanced long term visual resources along street level views. Proposed street level views along Indian Street will be varied due to proposed locations of open space and due to articulated building setbacks and the different architectural styles and floor plans proposed with the Project. The retention basin in the southwestern corner of the Project, a 0.05-acre open space area at the northwestern corner, one enhanced vehicular entry with a 36-foot-wide road running east-west for access to the development via Indian Street, landscaped street setbacks with flowering trees, and 10-foot-wide side yard setbacks will provide additional visual variation in street views along Indian Street. Plans indicate the Project is intended to enhance street-level views along Indian Street and Goya Avenue within the Local Vicinity due to proposed architecture and landscaped building setbacks managed through the HOA.

The Project will implement development that conforms with existing landscaped structural street setbacks set forth in the City’s Municipal Code and are consistent existing conditions in the Local Vicinity. Landscape street setbacks from Goya Avenue and Indian Street that required by the Zoning Code are a minimum of 10-feet to nearest right-of-way boundary line. Inspection of aerial photos of residential development in the Local Vicinity indicates that existing setbacks are 10-feet; therefore, the proposed Project is consistent with the development within the Local Vicinity. Plans for the Project indicate improved street-level views associated with the Project due to the decorative perimeter wall and enhanced back facades of detached single-family residences with varied structural setbacks, four complimentary architectural styles, and enhanced second stories visible from both streets per the design guidelines resulting in less than significant impacts. Design guidelines for the Project indicate building facade enhancements will be applied to areas that can be seen from public streets including one or more of the following: landscaped setbacks, decorative pavement, second story window trim and decorative fencing. Mitigation Measures **AES-01: Perimeter Fencing, MM AES-02: Landscaping and Irrigation through AES-03: Exterior Finishes, and Standard Condition SC AES-01: Visual Impacts** are proposed to require visual enhancements along Goya Avenue and Indian Street to reduce impacts on local street views. Overall maintenance of landscaping and exterior treatments will be managed by the HOA and CC&Rs for the Project.

While the Project does propose to increase the maximum allowable density at the Project Site through a General Plan Amendment, Planned Unit Development (PUD), and Zoning Map change, significant visual impacts from Project implementation are not anticipated and are consistent with what was analyzed and approved in the City’s General Plan

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Update. As indicated above, the Project will not impact scenic vistas or local street-level views significantly, because plans for the Project indicate consistency with the existing land use patterns in the Local Vicinity. The Project will implement City standards for building height and landscaped street setbacks, underground utilities, underground communication lines and appropriate signage. The Project will incorporate unique design elements, such as decorative perimeter walls and pavement treatment, landscaped buffers, upgraded exterior facades, which will be maintained and managed via CC&Rs and an HOA. Project consistency with existing City ordinances is detailed in *Table 19: Project Consistency with Existing Zoning (2040 General Plan- R5 Single-Family Residential Zone)*) and in the Land Use and Planning Section of this Report. Refer to Section XI for consistency with policies and goals from Moreno Valley’s Housing Element.

The City’s PUD discretionary approval process is recommended in the General Plan as a method to give decision makers an opportunity to evaluate the aesthetic details of the Project including intensified land use, project layout, and architecture so that the new development meets aesthetic standards required by the City at each specific location. Proposed aesthetic elements are shown in **Figure 9: Elevations** and **Figure 8: Landscape Plan**. The HOA and CC&Rs will be implemented with the Project, pursuant to Final Tract Map conditions that will establish and maintain specific aesthetic standards for the Project in perpetuity after approval, which are more rigorous than the existing General Plan and zoning on the Project Site. The City must approve and verify the PUD, HOA, and CC&Rs during the plan check process for the Final Tract Map, grading permits and building permits. Exterior building treatment and neighborhood designs for the PUD will be reviewed and approved by the City’s Planning Commission and City Council and enforced through the standard application of the City’s permit process as well as CC&Rs.

With the implementation of **Mitigation Measures AES-01, AES-02 and AES-03**, and **Standard Condition SC AES-01** and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact on aesthetics and scenic vistas.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response:

No Impact. See Response I, a). As explained in Response I, a) the Project is in an urbanized area that is not highly visible from outlying vantage points that meet the definition of scenic resources. There are no Scenic Highways near the Project. According to the 2021 General Plan EIR, the closest scenic highway to the Project Site is SR-74, a designated State Scenic Highway, approximately 12.9 miles southeast of the Project Site. The Project Site is not visible from the scenic highway due to its distance. The Project Site currently consists of disturbed dirt surfaces with a row of approximately 6 trees, no rock outcroppings and no historic structures. There are no scenic resources in the Local Vicinity that could be damaged by the Project. Level terrain, existing adjacent development, and distance between the Project Site and important scenic resources identified in the General Plan provide a visual barrier and support a conclusion of no impacts on scenic resources from Project implementation.

The Project Site has been mostly cleared and the other residential and commercial buildings in the surrounding area are not historically significant due to age and/or condition. Planned development shown in **Figure 2: Local Vicinity Map**, are proposed to be two and three-stories and located between the Project and the closest historic buildings (approximately one-half mile away). Existing urbanization and the City’s planned development projects in the Local Vicinity will be visual barriers between the Project and scenic resources within city limits to the north and east. The Project proposes structural heights and landscape street setbacks from Goya Avenue and Indian Street that are consistent with the Zoning Code and City Standards. In addition, proposed structures are comparable to existing one, two-, and three-story structures in adjacent parcels and neighborhoods in the Local Vicinity in terms of building heights, setbacks, and densities. Therefore, the Project will blend into the Local Vicinity and will not be highly visible from outlying areas where historic resources have been identified.

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<p>Site photos show trees within the Goya Avenue planned right-of-way and, no rock outcroppings, or historic buildings adjacent to or on the Project Site that are considered important scenic resources. Site photos show that the Project Site is mostly vacant and void of natural habitat as well as no other scenic resources such as rock outcroppings or historic buildings are visible at this location. According to the cultural resources search conducted for the Project Site (See Appendix C, Table 14: Cultural Resources Summary), there were nine (9) cultural resources studies conducted within the Project Area that resulted in three cultural resources (EIC UC Riverside 2022). The cultural resources that were found include a Farm, Ranch, Privy, Dump, and Trash Scatter. None of these resources are located at or adjacent to the Project Site (approximately 0.35-miles or greater from the Project Site). Additionally, there is no visibility between these resources and the Project. For these reasons, the Project will not have direct or indirect impacts on scenic resources related to historic buildings.</p> <p>Project plans indicate consistency with the goals and policies of the General Plan, General Plan Update, and Housing Element, by promoting high quality development, public gathering places, “people places”, a variety of new housing choices, and enhancement of local street-level views at the Project Site. Project architecture will implement General Plan Objectives supporting high-quality visual resources by implementing landscaped common corridors, varied rooflines, and differing exterior structural facades to enhance the aesthetics of the Project Site and adjacent areas. See <i>Table 4: Project Elevations</i> for proposed exterior structural facades. The proposed HOA is intended to maintain long-term visual resources of the Project.</p> <p>For the reasons above, Project implementation will not have significant impacts or cumulatively considerable impacts to scenic resources. Significant impacts on scenic resources related to public views from scenic or historic resources and structures, removal of trees and rock outcroppings are not anticipated. Therefore, no Mitigation Measures are needed.</p>				
<p>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?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant with Mitigation Incorporated. See Response I, a) and b) above. The Project is located within an urbanized area of the City Limits. This area includes pockets of vacant or underutilized land that are planned for future development interspersed with development. The Project Site is approved for development with R5 residential land use. Surrounding existing land use patterns in the Local Vicinity depicted in Figure 3: General Plan Land Use Map provide a framework for scenic quality in the Local Vicinity via complimentary mixture of alternating R5 and R10 residential neighborhoods, retail, light industrial and institutional development. Project plans indicate proposed development is similar in terms of size of the PUD as well as code compliant height and landscaped structural street setbacks that can be seen in other existing residential neighborhoods and in the established land use patterns in the Local Vicinity. The Project will incorporate open space, parks and play areas in a proposed neighborhood which is designated as a RS10 low-density residential development. The existing alternating densities of R5 and R10 neighborhoods in the Local Vicinity provide a variety of housing types consistent with General Plan goals and policies and the Project will not deviate from this pattern. The Project will change street-level views due to the proposed development and density; however, these changes are not considered significant because the General Plan and Zoning for the Project Site allows low density residential development by right and the Project will implement code standards for structural height and setbacks as well as mitigation measures and proposed design features which are consistent with existing conditions. This includes a landscaped buffer and perimeter wall along the full perimeter of the Project to enhance and maintain aesthetic resources within the Local Vicinity. In combination with mitigation measures, proposed scale, design features, and compliance with Moreno Valley Municipal Code, plans indicate the Project is not expected to have significant impact on other urbanized areas within the Local Vicinity. Project impacts on public views at vantage</p>				

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points that are either adjacent to the Project Site or in outlying areas are not expected to be significantly modified with Project implementation or deviate substantially from what can be expected from buildout under existing R5 General Plan and Zoning designations since building heights will not exceed height restrictions for two-story developments (35 feet) and the Project will implement landscape buffers that will be maintained by an HOA.

The Project will implement mitigation measures **MM AES-01- Perimeter Walls**, **MM AES-02- Landscaping and Irrigation**, and **MM AES-03- Exterior Finishes**, and Standard Condition **SC AES-01: Visual Impacts** to implement enhanced views along streets. In addition, the Project will be implemented with the PUD, according to a Conditional Use Permit approved by the Planning Commission. Therefore, lessening potentially significant visual impacts from the Project at the site and in the surrounding area.

Existing development standards in the City’s R5 Zone allow the Project Site to support a total of 68 lots with two-story (35 feet high) residential structures. With the application of the RS-10 Zone, the dwelling units at the Project Site will consist of 131 lots with two story residential structures and common area lots for shared community facilities. The Project proposes 20 residential lots rearing along Goya Avenue and 8 residential lots rearing along Indian Street. Fewer units are along Indian Street due to a water quality retention basin and a turf/play area proposed along at the western edge of the Project Site as well as the enhanced entryway for vehicular access from Indian Street via a 36-foot-wide access road. The proposed development is generally consistent with the intensification of land use and increased number of residences that was approved under the existing General Plan Update and Housing Element and evaluated in the EIR for the General Plan Update. Implementation of the PUD, CC&Rs and HOA and the approval of the CUP will result in less than significant Project Impacts due to conflicts with the Municipal Code.

Moreno Valley’s Municipal Code Section 9.03.060: Planned Unit Development, the PUD allows for deviations from site development standards set forth in the applicable zoning district regarding minimum lot area, lot dimensions, lot coverage, and setbacks to accommodate the additional density proposed with the Project. Changes to the Zoning Code include slightly smaller side yard setbacks within the interior lots. However, the heights of the structures will remain consistent with two-story residential developments in the Local Vicinity and would not lead to substantial visual changes seen from adjacent streets. Although, significant impacts from these changes are not anticipated.

As mentioned within Section I, Response b), a landscaping plan is proposed as a buffer between the Project and Goya Avenue and Indian Street (See **Figure 8: Landscaping Plan**). Landscaping plans show proposed trees comply with mitigation measure **MM AES-02- Landscaping and Irrigation** and the following City regulations:

Section 14.40.020: Tree Species

- Species for planting shall include species that are indigenous to the area, or/or suitable to the local climate; Site layout shall take into consideration Moreno Valley’s climate by including trees, landscaping, and architectural elements to provide shade, as appropriate for the available root and tree canopy space.

Section 9.17.030: Landscape and irrigation design standards

- Landscape plans shall incorporate low water use plants, turf trees, and groundcover adaptable to the area. A list of plants may be found in the county of Riverside’s Guide to California Friendly Landscaping that provides a variety of options to meet the drought tolerant needs of the area while ensuring an aesthetically pleasing landscape.

Section 9.17.090: Water efficiency standards for landscaping

- Landscape areas shall consist of predominately plant materials, except for necessary walks and fences/walls. In addition to street trees. Trees shall be planted at the equivalent of one tree per thirty (30) linear feet of building dimension that is visible from the parking lot or public right-of-way.

The standard application of the City’s discretionary permit process, requiring a Conditional Use Permit for the PUD, site plan check, building permits and inspections, and the implementation of the following Mitigation Measures and standard

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condition with the proposed development are intended reduce Project impacts related to aesthetics to less than significance by enhancing street-level views with decorative finishes, landscaped buffers, and attractive architectural features. Therefore, cumulatively significant visual impacts as a result of the proposed Project are not anticipated. Proposed Project improvements will enhance street views via landscaping and architectural finishes. Visual impacts are not anticipated to be cumulatively considerable.

MM AES-01- Perimeter Walls: Prior to final tract map approval and issuance of permits, the City of Moreno Valley shall verify that Project plans and the recorded CC&Rs for the Project include the following types of perimeter fencing and walls to be installed during construction and maintained in perpetuity throughout Heritage Park Planned Unit Development:

4. **Perimeter Block Walls-** Perimeter block walls are generally located around the exterior of the neighborhood to provide homes with privacy and noise attenuation from abutting roads and off-site land uses. These Perimeter Block Walls consist of textured split-face concrete solid bricks, with no openings. The wall shall measure six (6) feet in height as measured from ground surface including two (2) inch high caps. The wall shall include 16-inch block decorative concrete block pilasters with no openings, at each lot line and a change of fence type.
5. **Interior Vinyl Fence:** Interior Vinyl Fences are generally located between side yards and at the back of residential lots (excluding lots which rear on public streets, which are covered in item 1. above) to provide privacy and security for residents. Interior Vinyl Fences have a height of six (6) feet as measured above ground surface and are constructed of tongue and groove panels, top and bottom rails, and vinyl posts with vinyl caps.
6. **Tubular Steel Fence:** Tubular Steel Fences are generally located at the perimeters of retention basin areas and dog parks. These Tubular Steel Fences preserve scenic views while maintaining security for residents and visitors of the community. View fences have a maximum height of six (6) feet and are constructed of tubular steel 0.5-inch square 16-gauge palings and 1.5-inch square 14-gauge tubing top and bottom rails. The color finish of the tubular steel fence should complement the community design theme.

The City’s Building Official, Planning Department, and the City Engineer shall verify construction plans show perimeter fencing and concrete block walls, according to items a through c above, within the Heritage Park Planned Unit Development and that perimeter walls and fences will be constructed from materials, colors, and textures that are similar and harmonious with the architecture and earth tones, as indicated on Project Plans, Design Guidelines, and in **Figure 7: Site Plan** and **Figure 9: Elevations** of the Draft ISMND. Long-term maintenance of items a) through 3) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.

City review of Site Plans, Design Guidelines, CC&Rs and Articles of Incorporation for the HOA shall verify that the CC&Rs provide guidelines for perpetual maintenance of all community perimeter fencing and walls for the Project shown on **Figure 7: Site Plan** of the ISMND. This verification will be done by the City Engineer, Building Official, and/or Planning Department prior to issuance of final approval of the Tract Map and prior to issuance of building and grading permits for the Project and verified again within the recorded CC&Rs prior to issuance of the first certificate of occupancy. Implementation will be verified during Project inspections by the City Building Inspector. Inclusion of the fencing plan and maintenance program shall be included in the recorded CC&Rs by the City Inspector, City Engineer, and Building Official prior to issuance of the first certificate of occupancy.

MM AES-02- Landscaping and Irrigation: The City Building Official, Planning Department, and the City Engineer shall verify prior to Final Tract Map approval and prior to issuance of permits, that Project plans show landscaping and irrigation along Iris Avenue and Goya Avenue providing effective screening and visual buffers between the adjacent public streets and the Project; this includes permanent maintenance through the CC&Rs and HOA. The second stories of the proposed residential structures that are visible from Goya Avenue and Indian Street shall be buffered. Pursuant

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to the Heritage Park PUD Design Guidelines, landscaping along Goya Avenue and Indian Street should consist of the following:

Goya Avenue

Goya Avenue shall contain curb separated landscaped parkways maintained by the HOA and adorned with 27 Chinese Pistache trees (or a suitable alternative tree species with similar foliage and mature heights reaching 25- to 35-feet tall and canopies of up to 50-feet wide) that provide a visual buffer between the street and adjacent residential areas. At the Goya Street vehicular entry, a curb-separated walkway lined with four (4) Koelreuteria Bipinnata trees shall be implemented or If an alternative species is selected for implementation it shall provide similar foliage and reach mature heights up to 40- to 60-feet tall with a canopy of up to 30-feet to 40-feet wide.

Indian Street

Indian Street shall feature landscaped parkways, maintained by the HOA, acting as a buffer between the street and surrounding residential areas. Two (2) Crape Myrtle trees (or suitable alternative species reaching 15-feet to 25-feet-tall with a canopy of 6-feet to 15-feet wide) and thirteen (13) Lagerstroemia “Catawba” shall adorn the parkways, while five (5) Saratoga Sweet Bay trees (or suitable alternative with similar foliage and up to 15-feet to 35-feet tall and 15-feet to 35-feet wide at maturity) will create a barrier between the street and the retention basin area to the east. At the Indian Street vehicular entry, planted trees at the curb-separated walkway will consist of four (4) Koelreuteria Bipinnata trees (or a suitable alternative with similar foliage with heights up to 40- to 60-feet tall and a canopy of up to 30-feet to 40-feet wide at maturity).

Prior to issuance of the first certificate of occupancy, the City Planning Department, Inspector and Building Official shall verify that landscape irrigation and maintenance is included in the recorded CC&Rs for the Project.

MM AES-03- Exterior Finishes: The City’s Building Official and/or Planning Department shall verify prior to final tract map approval and issuance of permits, that plans will show the following architectural details on the front and rear facades (exteriors of residential structures) facing Goya Avenue and Indian Street and from public open space. Plan check shall include verification by the City Engineer, Building Official and Planning Department that CC&Rs for the Project include guidelines for long term maintenance of these features on these specific lots as described below and shown in **Figure 7: Site Plan** and **Figure 9: Elevation** Plans in the Draft ISMND and the Design Guidelines for the Project:

F. Building Form, Massing, and Articulation

7. Front and rear building setbacks along Goya Avenue and Indian Street shall be varied.
8. Elevation Plans shown in **Figure 9: Elevations** of the Draft ISMND provide four architectural styles (Spanish, Ranch, Prairie, and Craftsman). Architectural building styles shall alternate along the streets.
9. Street entry driveways from Goya Avenue and Indian Street shall include decorative pavement and large container trees and plants.
10. Plans shall show plane offsets for façade articulation and varied roof forms.
11. Plans shall show matching structure details, such as window trim and exterior doors, according to the architectural style of the structure.
12. Decorative architectural details will be added to building facades that are visible from adjacent streets and parks. These treatments could include varied and complimentary colors to accentuate building features, brackets or trellises for roof overhangs and projections, stonework, window shutters and decorative trim among others. These details should be applied to enhance the elevations of buildings and create a dynamic and aesthetic in public areas.

G. Windows:

5. Coordinate each elevation’s window shape, size, and location to provide a logical, proportional, and attractive composition consistent with the architectural style.

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<p>6. Arrange and determine the dimensions of windows in accordance with the conditions of the site, taking into account privacy concerns to the extent possible.</p> <p>7. Feature windows are encouraged to incorporate enhancements such as recess into the wall plane, enhanced sills with corresponding roof elements, shutters, projecting overhead trellis elements, or decorative grilles if appropriate to the architectural style. All other windows on the front elevation feature trim surrounds, headers and/or sills, or other enhancements consistent with the architectural style of the building.</p> <p>8. When used, the shape and size of shutters should be proportionate to the window opening and appear as functioning elements.</p>				
<p>H. Colors and Materials:</p> <p>7. Building materials and colors shown on architectural plans are in earthtones. Final color selection should be appropriate to the overall neighborhood design theme and relate to the selected architectural style.</p> <p>8. Where color or material changes occur on the building, such changes should only occur at inside corners or wrapped to termination points of at least 24 inches that provide a finished appearance from the street.</p> <p>9. Columns and posts should be enveloped by the color and materials, which should come to an end at the point where the material changes.</p> <p>10. Apply colors and materials to enhance changes in wall plane, reinforce articulation of elevations, and enhance special features such as entries, single-story elements, etc.</p> <p>11. Select high-quality, low-maintenance, and durable materials to minimize the need for a replacement that would contribute to landfill waste.</p> <p>12. Appropriate building materials include, but are not limited to:</p> <ul style="list-style-type: none"> - Stucco - Simulated wood siding - Natural or manufactured stone veneer - Natural or manufactured brick veneer - Metal - Vinyl Windows 				
<p>I. Roofs</p> <p>5. Select roof forms, pitches and materials that are consistent with the architectural style of the building. Consider roof forms in relation to the building mass to improve massing relief along public streets and on other publicly visible elevations.</p> <p>6. Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the street level views.</p> <p>7. Keep roof forms simple and efficient based on the architectural style and plan shape. Avoid overly complicated roof design that detracts from the characteristics of the architectural style.</p> <p>8. Consider the visual impact of the placement of photovoltaic panels and/or tiles, as well as any solar water heating panels, while designing roof plans. Minimize or group rooftop equipment to leave adequate, continuous space for rooftop photovoltaic systems where feasible.</p>				
<p>J. Gutters and Downspouts:</p> <p>5. Where it is feasible, thoughtful consideration should be given as to the location of the overall guttering system during the architectural design process so that the result is a cohesive building façade in which all elements, including gutters and downspouts, work together to create a pleasing building façade.</p> <p>6. Whenever possible, downspouts should be located in the least conspicuous location, such as side and rear facades of the building.</p> <p>7. Exposed gutters and downspouts may be painted to complement or match the colors of the surfaces to which they are attached.</p> <p>8. Gutter and downspout locations shall be subject to CC&R guidelines and HOA approval.</p>				

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Exterior finishes described above shall be constructed with the Project, enforced by the HOA according to recorded CC&Rs as shown on project plans, as verified by the City of Moreno Valley, prior to issuance of final tract map approval and issuance of permits. Incorporation of items a) through e) above shall be incorporated in the recorded CC&Rs as verified by the City Planning Department, Building Official and Inspector prior to issuance of the first certificate of occupancy to enhance street-level views from streets and public open spaces.

SC AES-01: Visual Impacts- Prior to issuance of permits and final tract map approval, the City Engineer and Planning Division shall verify that Project plans and CC&Rs for the Project incorporate guidelines/regulations for the following:

- e) Enforce the Municipal Code requirements and Design Guidelines to ensure that high quality development yielding a pleasant living environment for existing and future residents (GP Objective 2-10)
- f) New electrical and communication lines are to be placed underground (GP Policy 7.7.1)
- g) The size, number and design on signs shall be subject to city review and approval to minimize degradation of visual quality (GP Policy 7.7.2)

Minimize the visibility of wireless communication facilities by the public. Encourage “stealth” designs and encourage new antennas to be located on existing poles, buildings and other structures. Antennas are to be mounted in a manner not exceeding the heights of these structures. (GP Policy 7.7.5)

With the implementation of **Mitigation Measures AES-01, AES-02 and AES-03, Standard condition SC AES-01**, and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact with applicable zoning and other regulations governing scenic quality.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant Impact. See Response I, a) through c). The Proposed Project will abide by standards of Title 24 of the California Building Code that addresses light pollution and glare hazards through establishing “maximum allowable backlight, up light, and glare (BUG) ratings” (MoVal 2021); therefore, significant impacts are not expected. The Project will remain compliant with the City’s Municipal Code Sections listed below and requirements set forth by the City’s Public Works Department, the City Police Department, and Fire Department requiring the installation of streetlights and appropriate lighting on exterior of houses for safety. The Project will install streetlights per the City’s Municipal Code. Therefore, less than significant impacts are anticipated.

Additionally, to remain compliant with proper downlighting, light intensity, and maintenance for landscape buffers that are prescribed in the following Municipal Code Section, interior and exterior lighting is proposed according to the City’s Municipal Code. The standard application of the City’s plan check and inspection processes for the Project’s implementation will result in less than significant impacts. Plan compliance with the following Municipal Code Sections will result 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.

C. Minimum Development and Performance Standards. All exterior lighting shall meet the following requirements:

- 1. Single-Family Residential Uses.
 - a. In all single-family residential areas, light should be shielded so that the lamp itself or the lamp image is not directly visible outside the property perimeter.

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<p>b. Maximum wattage for residential lighting shall be one hundred (100) watts incandescent or equivalent light intensity and twenty- six (26) watts compact fluorescent or equivalent light intensity, except for recreational courts.</p> <p>Chapter 9.10.110 Light and Glare: Project-related direct and indirect lighting may not exceed 0.5 footcandles on adjacent property. All Project-related lighting shall be focused downward.</p> <p>Chapter 9.10.120 Maintenance of open areas: Open areas are required to be maintained with landscaping and to be free of weeds.</p> <p>Chapter 9.08.230 Landscaping requirements: Landscaping will be implemented to buffer land use proposed with the Project.</p> <p>Chapter 9.17.080 Landscaping and Water Efficiency for Multifamily residential development: Landscape buffers to be maintained.</p> <p>Lighting proposed to be implemented at the Project Site is anticipated to be similar to what is allowable within the existing zoning for the Project Site. The standard application of the plan check and inspection processes are expected to result in compliance with the City’s Municipal Code. Therefore, the Project impacts are considered to be less than significant. In addition, the City’s process will prevent impacts from new sources of lighting from being cumulatively considerable. Consistency with City regulations for lighting for the Project and the other projects on Moreno Valley’s cumulative projects list within 1-mile of the proposed Project Site would not result in cumulatively considerable impacts beyond what has been reviewed and approved in the EIR for the General Plan Update. Therefore, no mitigation is required.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 2 – Community Development Element – Section 2.3 – Community Design • Chapter 7 – Conservation Element – Section 7.8 – Scenic Resources <ul style="list-style-type: none"> - Figure 7-2 – Major Scenic Resources 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.11 – Aesthetics <ul style="list-style-type: none"> - Figure 5.11-1 – Major Scenic Resources 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Section 9.10.110 – Light and Glare of the Moreno Valley Municipal Code. • Chapter 9.16 – Design Guidelines • Section 9.17.030 G – Heritage Trees 				

5.0 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 FORESTRY 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. As indicated by the California Agricultural Land Evaluation and Site Assessment Model, provided by the Department of Conservation, neither the Project Site nor the Local Vicinity is located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Farming does not take place at the Project Site and has not occurred on the premises since 1978 according to aerial site photos (NETRO 1978) (Reference <https://www.historicaerials.com/viewer>).

The California Department of Conservation notes that the Project Site is on Farmland of Local Importance (<https://maps.conservation.ca.gov/agriculture/>). Within the City of Moreno Valley’s 2021 General Plan EIR, Farmland of Local Importance is defined as land “important to the local agricultural economy” and has been determined as such by the County’s Board of Supervisors and a local advisory committee. Within City Limits, approximately 8,399.8 acres of land is designated as Farmland of Local Importance, which includes the Project Site.

However, farmland under this designation is anticipated to be converted to alternative non-agricultural land uses under the implementation of the General Plan and General Plan Update. The City considers these pockets of vacant land to be underutilized resources within City Limits and according to the General Plan 2040 EIR, the Farmland Mapping and Monitoring Program (FMMP) “does not necessarily reflect local General Plan actions, urban needs, changing economic conditions, proximity to market, and other factors.” The City of Moreno Valley’s immediate needs include development of new housing and employment opportunities in the City with emphasis on intensifying floor/area ratios and residential densities within concept areas along arterial corridors, such as the mixed-use corridor planned along Perris Boulevard. The intent of this approach is to preserve and enhance the quality of life in the existing developed areas of the City while accommodating regional growth pursuant to state legislation. The City’s plans in this regard emphasize development quality, more variety in housing choices economic vitality, increased walkability and overall balance between growth and environmental factors such as VMT, air quality, energy consumption, etc. Increasing housing development has been a priority due to local shortages and growing demands as well as the extent of need for new housing highlighted within future population growth projections, as outlined in the Southern California Association of Governments (SCAG) SCAG Transportation Plan/Sustainable Communities Strategy Growth Forecast (SCAG, April 2016) and the State of California Regional Housing Needs Allocation, which has been determined by the California Department of Housing and Community Development (used to create the City of Moreno Valley’s Housing Elements for 2008-2014 and 2021-2029). Moreno Valley’s General Plan Update describes Farmland as an interim land use within City Limits that is allowable in all zones and subject to conversion as indicated on the General Plan Land Use Map.

The Project implements policies and goals of the General Plan that pertain to increasing single-family housing within Moreno Valley and the Housing Element at the Project Site. The accommodation for the City’s housing needs will not result in the conversion of agricultural lands beyond what has already been considered and approved by the City’s General Plan, Housing Element, or SCAG Regional Plans pertaining to the Project Site and regional population projections and land use.

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the Department of Conservation, projects listed within *Table 5: Moreno Valley Cumulative Projects List*, are primarily located within areas designated as “urban and built-up land”. These projects are not located on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Projects located on Farmland of Local Importance within pockets of vacant land are anticipated to be developed. Therefore, cumulatively considerable impacts from the buildout of projects listed within *Table 5: Moreno Valley Cumulative Projects List*, are not expected to convert Farmland that has not already been approved and considered for development under the City’s General Plan and EIR and the IS/MND for the Housing Element.

As a result, the conversion of Farmland of Local Importance, as prepared pursuant to the FMMP of the California Resources Agency, to non-agricultural uses is anticipated to be less than significant. Therefore, no mitigation is required.

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"/>
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Response:

Less than Significant Impact. See Response II, a). Within the City of Moreno Valley, land is not exclusively designated to agricultural zones, it is permitted land use in all zones (MoVal GP EIR 2021). Land under a Williamson Act contract is present within Moreno Valley only in the southeasternmost portion of the sphere of influence, approximately 11.1 miles east of the Project Site and south of Gilman Spring Road. Therefore, the Project will not interfere with land under a Williamson Contract or result in the conversion of land protected by the Williamson Act contract to means converting agricultural land to urbanized land use.

The Project Site and Local Vicinity are approved for development and urbanization since the City’s General Plan Land Use Plan designates the Project Site under R5 residential zoning. The Project proposes to increase density from R5 to RS-10 zoning, however, in accordance with the policies and goals set forth by the City’s housing Element pursuant to approval of a Conditional Use Permit for a Planned Unit Development (PUD). Due to the zoning change, an additional 63 dwelling units will be at the Project Site. These additional dwelling units are proposed by the Project in response to demand for housing indicated in the City’s Housing Element and SCAG’s regional plans and will not result in additional indirect conversion of agricultural land to urban use.

Cumulative projects listed within *Table 5: Moreno Valley Cumulative Projects List*, has also requested a zone change from R5 to RS-10, resulting in an additional 33 dwelling units. Combined with the proposed Project, the result will be 96 additional dwelling units within the Local Vicinity. While the City’s General Plan did not consider additional RS-10 zoning at the Project location or in the Local Vicinity, the increased density is consistent with constructed land use patterns in the Local Vicinity. Likewise, the additional dwelling units will help the City of Moreno Valley to achieve the City’s Housing Element and SCAG regional plans without converting farmland or open space land uses. Projects listed within *Table 5: Moreno Valley Cumulative Projects List* will concentrate urbanization and development on land designated for urban and built-up land under the FMMP. Therefore, conflicts with existing zoning, present as a benefit to the City of Moreno Valley, since additional housing needs will be met, and urban development will remain compact and diverse.

As a result, the Project is not anticipated to result in direct, indirect, or cumulatively considerable impacts on land that is within a zone for agricultural use or a Williamson Act contract. For the reasons above, less than significant impacts on agriculturally zoned land as well as land under the Williamson Act Contracts are anticipated from Project implementation.

5.0 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 Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

Less than Significant Impact. Refer to Response II, a) to b). There are no timber or forest resources at the Project Site and the site and surrounding area are zoned for urbanization. The scope of the Project is within the land use framework and General Plan parameters that were considered in the 2009 General Plan EIR and the EIR for 2021 General Plan Update. All aspects of the Project are consistent with the goals, policies and objectives of the City's General Plan, General Plan Update, and Housing Element (Reference *Table 19: 2006 General Plan and 2021 General Plan Update: Land Use and Housing Elements* and Section XI, Response a): Land Use and Planning). Therefore, the Project will not cause direct impacts on timber or forest resources or result in substantial increased demand for these resources. The Project is consistent with growth management assumptions of low-density residential land use anticipated at the Project Site with buildout of SCAG's Regional Comprehensive Plan, Guide, and Regional Transportation Plan. For this reason, less than significant impact related to Zoning Code conflicts and rezoning of forest land is anticipated with the implementation of the proposed Project.

Moreno Valley's 2006 and 2021 General Plan indicate that within City Limits there are no land use designations for forest land, timberland, or timberland zoned Timberland Production. As a result, the City of Moreno Valley concluded that no impact would occur. The proposed scope of the Project indicates less than significant changes to the demand for or use of forests or timberland resources due to Project consistency what has been previously considered and approved to accommodate population growth within the region. Based on the type of land use and proposed increased density within SCAG's regional plans and programs, the Project accommodate population growth identified within the approved southern California regional plans and the State's forecasted trends for housing demand, which have ultimately caused an increase in land use conversion to urban and residential development indicated within the City's General Plan. The City of Moreno Valley intends to intensify land use along transportation corridors such as Perris Boulevard and Alessandro Boulevard to enhance the quality of life in the City and to promote economic vitality and environmental sustainability. Therefore, the Project's proposal to increase density, maximizes land use in an appropriate location near existing transportation corridors, and provides additional dwelling units within the City to help achieve regional housing needs. The Project will provide variety in housing types and is not expected to result in substantial new growth beyond what has already been considered and approved in the EIR for the General Plan Update.

Moreno Valley Cumulative Projects within *Table 5: Moreno Valley Cumulative Projects List*, are located adjacent to transportation corridors such as Perris Avenue, which is vital for the City's circulation element. Existing land use in the Local Vicinity and planned land use included on the City's cumulative project list provide residential and multi-family developments in proximity to Perris Boulevard. As a result, the proposed developments are consistent with the City's intent to intensify land use within City limits and provide a variety of housing types, while improving circulation throughout Moreno Valley. As a result, impacts from the buildout of Moreno Valley's Cumulative Projects, including the proposed Project are not anticipated to be cumulatively considerable.

For the reasons above, the Project impacts to existing zoning for forest land, timberland, or timberland zoned Timberland Production will be less than significant. Therefore, no mitigation is required.

5.0 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>No Impact. Reference Section I, a) through c). As mentioned above, the Project Site will require a Zone Change, General Plan Amendment, and Conditional Use Permit for a PUD, resulting in the alignment with residential housing needs proposed by the General Plan and SCAG’s regional plans for land use and future development in the City of Moreno Valley. Consistency with SCAG’s regional plans and the needs proposed in Moreno Valley’s Housing Element will not result in conversion of forest land to non-forest use beyond what has already been considered and approved.</p> <p>According to the 2021 General Plan EIR, the City’s Planning Area “does not possess forestland and therefore would not contribute to a cumulative impact.” Therefore, the Project does not anticipate having significant impacts that will result in the increased use of Timberland products or the conversion of additional forest to non-forest use.</p> <p>As a result of the reasons above, no mitigation is needed.</p>				
e) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact. The Project will convert Farmland of Local Importance to 131 detached single-family residences, parks, and infrastructure. The land use proposed with the Project is consistent with the land use patterns in the Local Vicinity shown in the City’s approved Land Use Map. The Project Site is within a R5 designated zone where a park is needed, and infrastructure extensions and improvements are planned and where a mixture of complimentary land use including R5 and R10 detached single-family residences are constructed. The Project Site has been approved for development by the City of Moreno Valley. The 2006 and 2021 General Plan has stated that it “does not propose any permanent preservation of agricultural land but allows agriculture as an interim use prior to development” (MovVal GP EIR, 2021). Since the Project Site has not been utilized for agriculture since 1978 (NETO 1978), the 13.73 gross acres of the Project Site are vacant and considered underutilized by the City. The proposed Project has the potential to fulfill a portion of the growing need for housing within the City and is generally consistent with the municipal code and approved plans including policies and goals outlined within the Housing Element (See Section XI: Land Use and Planning for Project Consistency with Moreno Valley’s General Plan- Housing Element Policies and Goals). Similarly, Projects within <i>Table 5: Moreno Valley Cumulative Projects List</i>, will not convert Farmland to non-agricultural uses beyond previous considerations and approval from the City of Moreno Valley. Cumulative Projects planned for development propose to transform vacant, underutilized land within City Limits, provide new and varied housing opportunities, and encourage compact development along existing arterials.</p> <p>As a result, the Project anticipate less than significant indirect, direct and cumulative impacts that 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. Therefore, no mitigation is required.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> Chapter 7 – Conservation Element – Section 7.7 – Agricultural Resources Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> Section 5.8 – Agricultural Resources <ul style="list-style-type: none"> Figure 5.8-1 – Important Farmlands Title 9 – Planning and Zoning of the Moreno Valley Municipal Code California Agricultural Land Evaluation and Site Assessment Model, California Department of Conservation, California Important Farmland Finder, DLRP Important Farmland Finder (ca.gov) Southern California Association of Governments, 2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy, SCAG Connect SoCal - The 2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy Adopted on September 3, 2020 				

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III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. **Would the project:**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Responses in this section are based on the Goya At Heritage Park Air Quality, Global Climate Change, and Energy Impact Analysis prepared for the Project by Ganddini Group. This report is dated June 5, 2023, and can be found in its entirety in **Appendix A**. This report estimates Project emissions from construction and long-term operation, which were calculated using the CalEEMod (Version 2022.1.1.13) software. This is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and GHG emissions from a variety of land use projects. CalEEMod was developed in collaboration with the air districts of California. Regional data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) have been provided by the various California air districts to account for local requirements and conditions. The model is considered to be an accurate and comprehensive tool for quantifying air quality and GHG impacts from land use projects throughout California and is recommended by the SCAQMD for CEQA compliance. The local air quality emissions from construction were analyzed using the SCAQMD’s Mass Rate Localized Significance Thresholds Look-up Tables and the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed Project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Perris Valley source receptor area (SRA) 24 and a disturbance value of two acres per day.

Summary of Air Quality Plans and Regulatory Authority

Less than Significant Impact. The Project is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD), and within the South Coast Air Basin (Basin). The Basin includes non-desert portions of Los Angeles, Riverside, and San Bernadino counties, and all of Orange County. Combined, the region is home to 17 million people, which constitutes about half of California’s population. The South Coast Air Basin is made up of 6,745-square-mile coastal plain which is 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 is also designated as a “nonattainment” for select State air quality standards, meaning that pollution levels exceed the national and state air quality standards, thresholds of significance, established for the region.

The SCAQMD’s mission is to “clean the air and protect the health of all residents in the South Coast Air District through practical and innovative strategies” (SCAQMD 2022). The agency regulates air quality through preparation and implementation of air quality compliance measures for Basin compliance with national and state air quality standards established for this area. SCAQMD maintains 38 air quality monitoring sites with designated ambient air monitoring stations representative of each area. The stations record meteorological information to help forecast daily pollution levels. The nearest monitoring station to the Project Site is Perris Monitoring Station (Perris Station), located approximately 6.56 miles south of the Project Site at 237 1/2 N. D Street, Perris. Another monitoring station close to the Project Site is Riverside- Rubidoux Monitoring Station (Riverside Station) located approximately 13.07 miles northwest at 5888 Mission Boulevard, Rubidoux.

Compliance measures and standards are established by numerous government agencies including international, state, federal, state, regional, and local-level agencies. In collaboration with one another, these agencies utilize an array of strategies to improve air quality including policy, regulations, planning, policymaking, education, and programs, which are listed as follows:

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- United States Environmental Protection Agency (USEPA) - Sets and enforces National Ambient Air Quality Standards (NAAQS) for atmospheric pollutants. It regulates emission sources that are under the exclusive authority of the federal government, such as aircraft, ships, and certain locomotives.
- California Air Resources Board (CARB), which is a part of the California Environmental Protection Agency (CalEPA) coordinates and administers both federal and state air pollution control programs within California. CARB conducts research and sets the California Ambient Air Quality Standards (CAAQS), compiles emission inventories, develops suggested control measures, provides oversight of local programs, and prepares the State Implementation Plan (SIP). CARB is also responsible for regulations pertaining to Toxic Air Contaminants.
- SCAQMD is the regional agency principally responsible for comprehensive air pollution control in the South Coast Air Basin (Basin). SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments and cooperates actively with all federal and state agencies. SCAQMD is 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 the authority and responsibility to regulate air pollution through its police power and decision-making authority. The City is responsible for mitigating significant air emissions resulting from its land use decisions. The City is also responsible for implementing transportation control measures from the 2016 AQMP. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance CEQA, and General Plan strategies to reduced VMT. The City assesses air quality impacts of new development projects and requires mitigation of potentially significant air quality impacts by requiring conditions of approval for discretionary permits. The City monitors and enforces implementation of mitigation through the standard application of the grading/building permit plan check and inspection processes.

The agencies listed above establish and regulate air quality measures to target criteria pollutants, which are indicators of pollution in the Basin, including Ozone (O3), Nitrogen Dioxide (NOx), Carbon Monoxide (CO), Sulfur Dioxide (Sox), Lead (Pb), and Particulate Matter less than 10 microns and 2.5 microns in diameter (PM10 and PM 2.5). While Volatile Organic Compounds (VOCs) are not a criteria pollutant, these gases are still regulated because they primarily convert O3 upon exposure to sunlight and mixing with other pollutants within the atmosphere. Other pollutants of concern are Toxic Air Contaminants (TACs). Although less pervasive in the urban atmosphere than criteria pollutants, TACs are linked to short-term and long-term health effects like cancer, birth defects, neurological damage, and death. Sources of TACs include residual pesticides, arsenic in soils from past agricultural use, industrial processes, commercial operations (e.g., gasoline stations and dry cleaners), and motor vehicle exhaust. Data from monitoring stations near the Project shows that during the past few years, the Project area has exceeded the federal and state standards for Ozone and Particulate Matter PM2.5. In addition, federal standards for PM10 were exceeded during this timeframe. The South Coast Air Basin has been designated by the California Air Resources Board as a nonattainment area for Ozone, PM10 and PM2.5. Currently, the South Coast Air Basin is in attainment with the ambient air quality standards for CO, lead, SO2, NO2, and sulfates and is unclassified for visibility reducing particles and hydrogen sulfide.

Regulated criteria pollutants are proven to harm health and the environment to the point of causing property damage. Monitoring and regulating agencies like the EPA identify “criteria” air pollutant emission based on 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 is a regional blueprint for achieving the federal air quality standards (See *Table 6: Federal and State Pollutant Standards, Table 7: SCAQMD Air Quality Significance Thresholds*) and healthful air within the Basin through

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<p>both stationary and mobile source strategies to regulate air quality. Following are policies of the AQMP typically applied to development projects to reduce emissions:</p>				
<p>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.</p>				
<p>SCAQMD Rule 403: Governs 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 application of 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.</p>				
<p>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:</p>				
<ul style="list-style-type: none"> • 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 BMPs 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. 				
<p>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.</p>				
<p>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:</p>				
<p>(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.</p>				

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>(2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.</p> <p>(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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>CEQA Air Quality Handbook (SCAQMD CEQA Handbook): To assist local jurisdictions control South Coast Air Basin, the CEQA Air Quality Handbook (SCAQMD CEQA Handbook) was prepared by the SCAQMD in 1993. The version with current updates can be found at http://www.aqmd.gov/ceqa/hdbk.html and was developed in accordance with the projections and programs of the AQMP. In addition, this document 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.</p> <p>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.</p>				

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

Policies

EJ.1-1: Coordinate air quality planning efforts with other local, regional, and State agencies.

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.

EJ.1-6: Ensure that construction and grading activities minimize short-term impacts to air quality by employing appropriate mitigation measures and best practices.

EJ.1-8: Support the incorporation of new technologies and design and construction techniques in new development that minimize pollution and its impacts.

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)

TABLE 6: FEDERAL AND STATE POLLUTANT STANDARDS

Air Pollutant	Concentration/ Averaging Time		Most Relevant Effect
	California Standards	Federal Primary Standards	
Ozone (O3)	0.09 ppm/1-hour	0.070 ppm/8-hour	(a) Decline in pulmonary function and localized lung edema in humans and 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 damage; and (f) Property damage.
	0.07 ppm/8-hour		
Carbon Monoxide (CO)	20.0 ppm/1-hour	35.0 ppm/1-hour	(a) Aggravation of angina pectoris and other aspects of coronary heart disease; (b) Decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (c) Impairment of central nervous system functions; and (d) Possible increased risk to fetuses.
	9.0 ppm/8-hour	9.0 ppm/8-hour	
Nitrogen Dioxide (NO2)	0.18 ppm/1-hour	100 ppb/1-hour	(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.
	0.03 ppm/annual	0.053 ppm/annual	
Sulfur Dioxide (SO2)	0.25 ppm/1-hour	75 ppb/1-hour	(a) Bronchoconstriction accompanied by symptoms which may include wheezing, shortness of breath and chest tightness, during exercise or physical activity in persons with asthma.
	0.04 ppm/24-hour	0.14 ppm/annual	

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:			Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Suspended Particulate Matter (PM10)	50 µg/m ³ /24-hour	150 µg/m ³ /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.			
	20 µg/m ³ /annual					
Suspended Particulate Matter (PM2.5)	12 µg/m ³ / annual	35 µg/m ³ /24-hour	(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.			
		12 µg/m ³ /annual				
Sulfates	25 µg/m ³ /24-hour	No Federal Standards	(a) Learning disabilities; (b) Impairment of blood formation and nerve conduction.			
Lead	1.5 µg/m ³ /30-day	0.15 µg/m ³ /3-monthrolling	Visibility impairment on days when relative humidity is less than 70 percent.			
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				

Source : <https://ww2.arb.ca.gov/sites/default/files/2020-07/aaqs2.pdf>

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
SO _x	150	150
CO	550	550
Lead	3	3
Toxic Air Contaminants: Odor and GHG Thresholds		
TACs	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 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 ₂ e for industrial projects	
Ambient Air Quality Standards		
Pollutant	SCAQMD Standards	
NO ₂ - 1- hour average	0.18 ppm (338 µg/m ³)	
PM10 -24-hour average	Construction	10.4 µg/m ³
	Operations	2.5 µg/m ³
PM2.5 -24-hour average	Construction	10.4 µg/m ³
	Operations	2.5 µg/m ³
SO ₂	1-hour average	0.25 ppm
	24-hour average	0.04 ppm
CO	20 ppm (23,000 µg/m ³)	

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8-hour average	9 ppm (10,000 µg/m ³)			
Lead				
30-day average	1.5 µg/m ³			
Rolling 3-month average	0.15 µg/m ³			
Quarterly average	1.5 µg/m ³			

Source: <http://www.aqmd.gov/ceqa/handbook/signthres.pdf>

Construction activities associated with the Project would have the potential to generate fugitive dust emissions, TAC emissions, and odor impacts. The Project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard BMPs in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Based on the size of the Project area (approximately 13.73-gross acres) a Fugitive Dust Control Plan or Large Operation Notification would not be required.

SCAQMD's Rule 403 minimum requirements enforce application of the best available dust control measures for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rule 403 would be verified during plan check for grading permit issuance and prior to issuance of a permit. Rule 403 requires the use of water trucks during all phases where earth-moving operations would occur. Compliance with Rule 403 has been included in the CalEEMod modeling for the Project. Per SCAQMD Rule 1113 as amended on February 5, 2016, the architectural coatings that would be applied after January 1, 2014, will be limited to an average of 50 grams per liter or less of VOCs for building coatings and 100 grams per liter or less of VOCs for traffic coatings.

Construction Emissions

The estimated maximum summer or winter criteria pollutant emissions from Project construction are listed in *Table 8: Construction Related Regional Pollutant Emissions*, which shows that none of the Project emissions will exceed regional thresholds. Therefore, a less than significant regional air quality impact would occur from construction. As shown in *Table 9: Maximum Number of Acres Disturbed Per Day.*, the maximum number of acres disturbed in a day would be four (4) acres during grading of the Project. As the grading for the off-site improvements may overlap with the Project Site grading, onsite grading emissions for both of these activities were added together for comparison against LST emissions thresholds. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds. The nearest sensitive receptors to the Project Site are existing single-family residential uses with property lines located adjacent to the south, approximately 60 feet (~18 meters) to the north, and 355 feet (~108 meters) to the east of the Project Site; therefore, the SCAQMD Look-up Tables for 25 meters were used. *Table 10: Local Construction Emissions at Nearest Receptor* shows the on-site emissions from the CalEEMod model for the different construction phases and the LST emissions thresholds. The data provided in *Table 10: Local Construction Emissions at Nearest Receptor* shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed Project. However, as a precautionary measure Mitigation Measures **MM AQ-02: Fugitive Dust Control Plan** and **MM AQ-03: Construction Idling** shall be implemented throughout construction activities to ensure less than significant impacts.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

TABLE 8: CONSTRUCTION RELATED REGIONAL POLLUTANT EMISSIONS

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO ₂	PM10	PM2.5
Maximum Daily Emissions ^{1,2}	48.10	35.00	31.60	0.06	4.25	2.39
Off-Site Improvements Maximum Daily Emissions ^{1,3}	2.02	15.90	16.00	0.03	2.72	1.60
Total Emissions	50.12	50.90	47.60	0.09	6.97	3.99
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Source: CalEEMod Version 2022.1.1.13

Notes: See **Appendix A** (Air Quality Global Greenhouse Gas Emissions, Energy Impact Analysis, Ganddini, 2023)

(1) Includes both on-site and off-site emissions. On -site grading PM-10 and PM-2.5 emissions show compliance with SCAQMD Rule 403 for fugitive dust.

(2) Construction, painting and paving phases may overlap.

(3) Construction of off-site improvements have been assumed to occur during grading and may overlap with the grading phase of the proposed Project.

TABLE 9: MAXIMUM NUMBER OF ACRES DISTURBED PER DAY

Activity	Equipment	Number	Acres/ 8hr-day	Total Acres
Off-Site Improvements				
Site Preparation	Scrapers	1	1	1
	Graders	1	0.5	0.5
	Crawler Tractors ¹	1	0.5	0.5
	Phase Total	-	-	2
Grading	Rubber Tiered Dozers	1	0.5	0.5
	Graders	1	0.5	0.5
	Crawler Tractors ¹	2	0.5	1
	Phase Total	-	-	2
Proposed Project				
Grading	Rubber Tiered Dozers	1	0.5	0.5
	Graders	1	0.5	0.5
	Scrapers	2	1	2
	Crawler Tractors ¹	2	0.5	1
	Phase Total	-	-	4

Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, 2011b.

Notes: See **Appendix A** (Air Quality Global Greenhouse Gas Emissions, Energy Impact Analysis, Ganddini, 2023)

(1) Tractor/ loader/ backhoe is suitable surrogate for a crawler tractor per SCAQMD staff.

TABLE 10: LOCAL CONSTRUCTION EMISSIONS AT THE NEAREST RECEPTORS

Activity	On-Site Pollutant Emissions (pounds per day)			
	NOx	CO	PM10	PM2.5
Grading ¹	50.20	45.60	6.42	3.85
Building Construction	10.40	13.00	0.43	0.40
Paving	7.12	9.94	0.32	0.29
Architectural Coating	0.86	1.13	0.02	0.02
SCAQMD Thresholds^{2,3}	170	883	7	4
Exceeds Threshold?	No	No	No	No

Source: 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.

Notes: See **Appendix A** (Air Quality Global Greenhouse Gas Emissions, Energy Impact Analysis, Ganddini, 2023)

(1) It is assumed that off-site improvements will occur during the grading phase; therefore, to be conservative, the maximum emissions from the off-site improvements (grading phase) have been added to the grading phase of the proposed Project.

(2) The nearest sensitive receptors are the existing single-family residential uses with property lines located adjacent to the south, approximately 60 feet (~18 meters) to the north, and 355 feet (~108 meters) to the east of the Project Site; therefore, the 25 meters thresholds have been used.

(3) The Project will disturb up to a maximum of 4 acres a day during grading (see Table 9 above).

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Operational Emissions

Estimated operational emissions from the Project are derived from mobile sources (Project-related traffic), area sources (emissions from consumer products, landscape equipment and architectural coatings), and energy use (Project-related energy demand). The maximum daily pollutant emissions created from the proposed Project’s long-term operations have been calculated and are shown below in *Table 11: Regional Operational Pollutant Emissions*. The results 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 Project. Traffic generated by the Project is not expected to exceed the threshold of 100,000 vehicles per day and is therefore not expected to result Carbon Monoxide “hot spots”. The intersection with the highest traffic volume is located at Indian Street and Iris Avenue with an anticipated cumulative plus Project AM peak hour volume of 606 vehicles. The Project will not install equipment resulting in stationary source emissions, and no long-term related impacts are expected.

TABLE 11: REGIONAL OPERATIONAL POLLUTANT EMISSIONS

Activity	Pollutant Emissions (pounds/ day)					
	ROG	NOx	CO	SO2	PM10	PM2.5
Maximum Daily Emissions	12.30	9.31	64.20	0.17	5.56	1.28
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: CalEEMod Version 2022.1.1.13; the higher of either summer or winter emissions.

Notes: See **Appendix A** (Air Quality Global Greenhouse Gas Emissions, Energy Impact Analysis, Ganddini, 2023)

AQMP Compliance: The Project will not exceed the two key consistency indicators in the SCAQMD CEQA Handbook for AQMP consistency and will not result in AQMP inconsistency. Emissions modeling for the Project indicates that increased frequency or severity of existing air quality violations or contribution to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP will not result from construction or long-term operation of the Project. Emissions modeling for the Project shows that during construction and long-term operation, Project emissions will not exceed any air pollutant concentration standards. Therefore, the Project is found to be consistent with the AQMP for the first criterion.

The Project will not exceed the assumptions in the AQMP in 2022 or increments based on the year of Project buildout and phase. The City of Moreno Valley Land Use Plan incorporates the assumptions that are represented in the AQMP to balance future growth and environmental quality. The Project will implement contemporary energy-efficient technologies and regulatory/operational programs required per Title 24, CALGreen and City standards. Generally, compliance with SCAQMD emissions reductions and control requirements also act to reduce air pollutant emissions. In combination, Project emissions-reducing design features and regulatory/operational programs are consistent with and support overarching AQMP air pollution reduction strategies. Project alignment with these strategies promotes timely attainment of AQMP air quality standards and would bring the Project into conformance with the AQMP. Therefore, the Project is not anticipated to exceed the AQMP assumptions for the Project Site associated with the zone change and General Plan Amendment from R5 to R10, and the Project is considered consistent with the AQMP for the second criterion pursuant to **SC AQ-01: Compliance with SCAQMD Rules**.

SC AQ-01: Compliance with SCAQMD Rules- Throughout Project construction, the Project contractor shall adhere to the following rules outlined within SCAQMD’s Air Quality Management Plan:

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: Governs 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 application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15

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<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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 BMPs 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. <p>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.</p> <p>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:</p> <ol style="list-style-type: none"> (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. <p>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.</p> <p>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.</p>				

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

With the implementation of compliance with the SCAQMD Rules pursuant to **MM AQ-01** and abiding by construction procedures during Project construction pursuant to **MM AQ-02 and MM AQ-03**, as a result of the discretionary approval, the Project would have a less than significant impact with the conflict with or obstruct implementation of the applicable air quality plan. Therefore, no mitigation is required.

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"/>
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Response:

Less Than Significant Impact. SCAQMD recommends using two different methodologies to document cumulative Project impacts: (1) that Project specific air quality impacts be used to determine the potential cumulative impacts to regional air quality; and (2) that a Project's consistency with the current AQMP be used to determine its potential cumulative impacts. Sensitive receptors in the Local Vicinity will be subject to the same Project-specific air quality thresholds as this Project and would only be considered to contribute to a cumulative impact if individual Project emissions exceeded SCAQMD thresholds for construction and operation. For instance, even if this Project and the South of Iris Project were to be constructed and operated at the same time, there would not be a cumulative air quality impact as neither Project exceeds SCAQMD regional thresholds for construction or operation. No cumulative impacts would occur.

The Project area is not in attainment for Ozone, PM10, and PM2.5. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. Cumulative impacts will occur from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. According to SCAQMD methodology,

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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projects that do not exceed the SCAQMD criteria or can be mitigated to less than significance are not cumulative significant and do not add to the overall cumulative impact. A significant impact may occur if a project would add a cumulatively considerable contribution of a federal or state non-attainment pollutant. As shown in *Table 8: Construction Related Regional Pollutant Emissions* and *Table 10: Local Construction Emissions at the Nearest Receptors* above, Project construction-source emissions would not exceed applicable regional thresholds of significance established by the South Coast Air Quality Management District (SCAQMD). For localized emissions, the Project will not exceed applicable Localized Significance Thresholds (LSTs) established by the SCAQMD.

The Project would not result in a long-term exposure of construction emissions. Construction-related particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. The Project would comply with the CARB Air Toxics Control Measure limiting diesel powered equipment and vehicle idling to no more than 5 minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction. The Project would also comply with the requirements of SCAQMD Rule 1403 if soils are tested and found to exceed hazardous materials thresholds. Therefore, the Project contribution to cumulative impacts on TACs during construction would be less than significant.

Modeling of air emissions associated with Project operations for criteria pollutants, NOx, ROG, CO, PM10, and PM2.5, show that the Project will not exceed the SCAQMD regional or local thresholds and Project Implementation would not be expected to result in ground level concentrations that exceed the NAAQS or CAAQS. Operation of 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 cumulative impact for operational emissions. Therefore, no mitigation is required.

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

Less Than Significant Impact. Because regional and local emissions of criteria pollutants during construction of the Project would be below the applicable thresholds, it would not contribute to long-term health impacts related to nonattainment of the ambient air quality standards. Therefore, significant adverse acute health impacts as a result of Project construction are not anticipated. Therefore, no mitigation is required.

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"/>
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Response:

Less Than Significant Impact. Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed Project. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some; however, emissions would disperse rapidly from the Project Site and therefore should not reach an objectionable level at the nearest sensitive receptors. Therefore, no mitigation is required.

Sources:

1. **Appendix A-** Air Quality, Global Climate Change, and Energy Impact Analysis, Goya at Heritage Park, Ganddini, June 5th, 2023.
2. Moreno Valley General Plan, adopted July 11, 2006
 - Chapter 5 – Circulation Element
 - Chapter 6 – Safety Element – Section 6.6 – Air Quality
3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> • Section 5.3 – Air Quality <ul style="list-style-type: none"> - Figure 5.3-1 – South Coast Air Basin • Appendix C – Air Quality Analysis, P&D Consultants, July 2003 <p>4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code</p> <ul style="list-style-type: none"> • Section 9.10.050 – Air Quality of the Moreno Valley Municipal Code • Section 9.10.150 – Odors of the Moreno Valley Municipal Code • Section 9.10.170 – Vibration of the Moreno Valley Municipal Code <p>5. Moreno Valley Municipal Code Section 12.50.040 – Limitations on Engine Idling</p>				

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>This section is based on the Habitat Assessment and Western Riverside County MSHCP Consistency Analysis for Goya at Heritage Park Project located in Moreno Valley, California, Appendix B. This report was conducted by ELMT Consulting (ELMT), dated May 19, 2023, and contains findings from a Habitat Assessment and Western Riverside County Multiple Habitat Conservation Plan (MSHCP) Consistency Analysis with the proposed Project. A field investigation was also completed on May 1st, 2023, by Project Biologist Jacob H. Llyod Davies to document baseline conditions and assess the potential for special-status² plant and wildlife species to occur within the proposed Project Site that could pose a constraint to implementation of the Project.</p> <p>Standard field guides and texts were reviewed for specific habitat requirements of special-status and non-special-status biological resources, as well as the following resources:</p> <ul style="list-style-type: none"> • 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 Survey³; • 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; and • 2006 Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area. <p>Regulatory Setting California Environmental Quality Act (CEQA) The California Environmental Quality Act (CEQA) provides for the protection of the environment within the State of California by establishing State policy to prevent significant, avoidable environmental damage to through the application of alternatives or mitigation measures for projects. Section 15380 of the CEQA Guidelines independently defines “endangered” and “rare” species separately from the definitions of the California Endangered Species Act (CESA). Under CEQA, “endangered” species of plants or animals are defined as those whose survival and reproduction in the wild are in immediate jeopardy, while “rare” species are defined as those in such low numbers that they could become endangered if their environment worsens.</p>				

² As used in this report, “special-status” refers to plant and wildlife species that are federally, State, and MSHCP listed, proposed, or candidates; plant species that have been designated with a California Native Plant Society Rare Plant Rank; wildlife species that are designated by the CDFW as fully protected, species of special concern, or watch list species; and specially protected natural vegetation communities as designated by the CDFW.

³ A soil series is defined as a group of soils with similar profiles developed from similar parent materials under comparable climatic and vegetation conditions. These profiles include major horizons with similar thickness, arrangement, and other important characteristics, which may promote favorable conditions for certain biological resources.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Fish and Game Code

Fish and Game Code Sections 3503, 3503.5, 3511, and 3513 are applicable to natural resource management. For example, Section 3503 of the Code makes it unlawful to destroy any birds' nest or any birds' eggs that are protected under the MBTA. A consultation with CDFW may be required prior to the removal of any bird of prey nest that may occur on a project site. Section 3511 of the Fish and Game Code lists fully protected bird species, where the CDFW is unable to authorize the issuance of permits or licenses to take these species. Pertinent species that are fully protected by the State include the golden eagle (*Aquila chrysaetos*) and white-tailed kite (*Elanus leucurus*). Section 3513 of the Fish and Game Code makes it unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

The MSHCP is a comprehensive, multi-jurisdictional HCP focusing on conservation of species and their associated habitats in western Riverside County. The goal of the MSHCP is to maintain biological and ecological diversity within a rapidly urbanizing region.

Response:

Less than Significant with Mitigation Incorporated. Prior to the field investigation, aerial photographs were reviewed in order to locate and inspect any potential natural corridors and linkages that may support the movement of wildlife through the area. In addition, a query of the California Department of Fish and Wildlife's (CDFW's) California Natural Diversity Database (CNDDDB) and other electronic databases was conducted to locate the nearest recorded occurrences of special-status species and determine the distance from the Project. Preliminary research identified thirteen (13) special-status plant species, sixty-eight (68) special-status wildlife species, and one (1) special-status plant community that have the potential to occur within the Sunnymead quadrangle where the Project is located (See *Table 12: Potentially occurring Special-Status Biological Resources*, below). No special-status species were observed at the Project Site during the field investigation. The Project Site has low potential to support the burrowing owl (*Athene cunicularia*) and moderate potential to support the Cooper's Hawk (*Accipiter cooperii*) sharp-shinned hawk (*Accipiter striatus*), and California horned lark (*Eremophila alpestris actia*). As determined by the Project Biologists, the Project Site does not have the potential to support any of the other special-status wildlife species known to occur in the vicinity of the site and all of these are presumed absent at the Project Site. Proposed mitigation measures will reduce anticipated impacts on wildlife species to less than significant levels. The closest designated Critical Habitat is located within the Sunnymead quadrangle, approximately 5.9 miles southeast of the Project Site for spreading navarretia (*Navarretia fossalis*) and 6.2 miles southeast for thread-leaved brodiaea (*Brodiaea filifolia*) along the San Jacinto River.

A review of the Western Riverside County Multi Species Habitat Conservation Plan (MSHCP) Information Map published by the Western Riverside County Regional Conservation Authority (RCA), determined that the Project Site is located within the Reche Canyon/ Badlands Area Plan of the MSHCP, but is not located within any designated Criteria Cells or conservation area. The Project Site is within the designated survey area for burrowing owls and within the Stephan's Kangaroo Rat Habitat Conservation Plan (SKR HCP). As a result, the Project applicant is required to pay the SKR HCP Mitigation fee prior to development of the Project Site, prior to the issuance of permits, see **SC BIO-01-Stephan's Kangaroo Rat**. Likewise, a burrowing owl survey must be conducted 30 days prior to the start of construction.

The CNDDDB 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. The Project Site supports no plant communities and is mostly barren with the exception of a few non-native plant species present around the site boundaries. The site supports one (1) land cover type that would be classified as disturbed. Species observed along the northern, western, and southern boundaries of the Project Site include ripgut brome (*Bromus diandrus*), barley (*Hordeum murinum*), puncturevine (*Tribulus terrestris*), Mediterranean mustard (*Hirschfeldia incana*), Russian thistle (*Salsola tragus*), stinket (*Oncosiphon pilulifer*), and filaree (*Erodium cicutarium*). Disturbed areas occur throughout the site and are heavily

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concentrated toward the center of the site. Less disturbed areas support all the aforementioned species, while the more disturbed areas central to the site are barren and support little-to no plant species.

The MSHCP does not identify any covered or special-status reptilian species as potentially occurring within the Project Site. No fish or hydrogeomorphic features (e.g., perennials creeks, lakes, reservoirs) were observed at the Project Site or within the Local Vicinity that would provide suitable habitat for amphibian species or fish species. The site provides a limited amount of habitat for reptile species adapted to a high degree of human disturbance. The only reptilian species observed during the field survey included common side blotted lizard (*Uta stansburiana elegans*) and western fence lizard (*Sceloporus occidentalis*). Additional 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*).

Due to the disturbed nature of the Project Site, limiting foraging habitat is available for bird and mammalian species. During the field survey species that were identified included house finch (*Haemorhous mexicanus*), Say's phoebe (*Sayornis saya*), American kestrel (*Falco sparverius*), and mourning dove (*Zenaida macroura*). Additionally, a dead coyote (*Canis latrans*) was the only mammalian species identified at the Project Site. Other mammalian species that are expected to occur at the Project Site include opossum (*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. A systematic survey for burrows, including burrowing owl signs, was conducted by walking across all suitable habitats mapped within the Project Site on May 1st, 2023. Although subjected to routine disturbance, the ornamental vegetation found off-site along site boundaries 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 area adapted to urban environments. One nest was observed offsite in eucalyptus trees adjacent to Goya Avenue on the northern site boundary. The nest did not appear to be active and no birds displaying nesting behavior were around the nest itself. 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). For this reason, Mitigation Measure **MM BIO-02- Pre-construction Nesting Bird Survey** will be implemented prior to ground disturbing activities or any vegetation removal to ensure that no nesting birds during construction.

As a result, Project impacts are anticipated to be reduced to less than significant levels with the implementation of Standard Condition **SC MM BIO-01- Stephan's Kangaroo Rat** and Mitigation Measures **MM BIO-02- Pre-construction Nesting Bird Survey**, and **MM BIO-03- Burrowing Owl**.

SC BIO-01- Stephan's Kangaroo Rat: Since the Project Site is located within the Mitigation Fee Area of the Stephan's Kangaroo Rat Habitat Conservation Plan (SKR HCP), the developer will be required to pay fair share SKR HCP Mitigation Fees prior to issuance of building permits and development of the Project pursuant to Moreno Valley Municipal Code Chapter 8.06, Threatened and Endangered Species.

MM BIO-02- Pre-construction Nesting Bird Survey: If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds and raptors should be 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.

- a) Construction should stay outside of a no-disturbance buffer. The size of the no disturbance buffer will be determined by the wildlife biologist.
- b) Limits of construction will occur to avoid an active nest and will be established in the field via flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of next areas.

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<p>c) A biological monitor shall be present to delineate the boundaries of the buffer area and monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity.</p> <p>MM BIO-03- Burrowing Owl: Prior to the issuance of building permits and Project construction and any ground disturbing activities, the City of Moreno Valley’s City Planner and City Building and/or Grading Inspector shall verify that a 30-day pre-construction burrowing owl clearance survey shall be conducted and that the results of the survey are negative for burrowing owl presence at the Project Site.</p> <p>With the implementation of Standard Condition SC BIO-01, and Mitigation Measures MM BIO-02 and MM BIO-03 and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact with 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.</p>				

TABLE 12: POTENTIALLY OCCURRING SPECIAL STATUS BIOLOGICAL RESOURCES

Scientific Name Common Name	Status	Habitat	Covered by MSHCP	Observed On-site	Potential to Occur
WILDLIFE SPECIES					
<i>Accipiter cooperii</i> Cooper's hawk	Fed: None CA: WL	Generally found in forested areas up to 3,000 feet in elevation, especially near edges and rivers. Prefers hardwood stands and mature forests but can be found in urban and suburban areas where there are tall trees for nesting. Common in open areas during nesting season.	Yes	No	Moderate. Suitable foraging habitat is present on-site. This species is adapted to urban environments and occurs commonly. The Project Site does not provide suitable nesting opportunities.
<i>Accipiter striatus</i> Sharp-shinned hawk	Fed: None CA: WL	Found in pine, fir and aspen forests. They can be found hunting in forest interior and edges from sea level to near alpine areas. Can also be found in rural, suburban and agricultural areas, where they often hunt at bird feeders. Typically found in southern California in the winter months.	Yes	No	Moderate. Suitable foraging habitat is present on-site. This species does not exist in southern California. This species is adapted to urban environments and occurs commonly.
<i>Agelaius tricolor</i> blackbird	Fed: None CA: THR; SSC	Range is limited to the coastal areas of the Pacific coast of North America, from Northern California to upper Baja California. Can be found in a wide variety of habitats including annual grasslands, wet and dry vernal pools and other seasonal wetlands, agricultural fields, cattle feedlots, and dairies. Occasionally forage in riparian scrub habitats along marsh borders. Basic habitat requirements for breeding include open accessible water, protected nesting substrate (freshwater marsh dominated by cattails, willows, and bulrushes [<i>Schoenoplectus</i> sp.]), and either flooded or thorny or spiny vegetation and suitable foraging space providing adequate insect prey.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the Project Site.
<i>Aimophila ruficeps canescens</i> Southern California Rufous-crowned sparrow	Fed: None CA: WL	Typically found between 3,000 and 6,000 feet in elevation. Breed in sparsely vegetated scrubland on hillsides and canyons. Prefers coastal sage scrub dominated by California sagebrush (<i>Artemisia californica</i>), but they can also be found breeding in coastal bluff scrub, low-growing serpentine chaparral, and along the edges of tall chaparral habitats.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the Project Site.
<i>Ammodramus Savannarum</i> grasshopper sparrow	Fed: None CA: SSC	Occurs in grassland, upland meadow, pasture, hayfield, and old field habitats. Optimal habitat contains short- to medium-height bunch grasses interspersed with patches of bare ground, a shallow litter layer, scattered forbs, and a few shrubs. May inhabit thickets, weedy lawns, vegetated landfills, fence rows, open fields, or grasslands.	Yes (e)	No	Presumed absent. No suitable habitat is present within or adjacent to the Project Site.
<i>Anniella stebbinsi</i> southern California legless lizard	Fed: None CA: SSC	Occurs in sparsely vegetated habitat types including coastal sand dunes, chaparral, pine-oak woodland, desert scrub, open grassland, and riparian areas. Requires sandy or loose loamy substrates conducive to burrowing.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Aquila chrysaetos</i> golden eagle	Fed: None CA: FP; WL	Occupies nearly all terrestrial habitats of the western states except densely forested areas. Favors secluded cliffs with overhanging ledges and large trees for nesting and cover. Hilly or mountainous country where takeoff and soaring are supported by updrafts is generally preferred to flat habitats. Deeply cut canyons rising to open mountain slopes and crags are ideal habitat.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Ardea alba</i> great egret	Fed: None CA: None	Yearlong resident throughout California, except for the high mountains and deserts. Feeds and rests in fresh, and saline emergent wetlands, along the margins of estuaries, lakes, and slow-moving streams, on mudflats and salt ponds, and in irrigated croplands and pastures.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Ardea herodias</i> great blue heron	Fed: None CA: None	Forages along streams, marshes, lakes, and meadows. Nests colonially in tall trees (typically <i>Eucalyptus</i> sp.), on cliff-sides, or in isolated spots in marshes.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.

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Scientific Name Common Name	Status	Habitat	Covered by MSHCP	Observed On-site	Potential to Occur
<i>Artemisiospiza belli belli</i> Bell's sparrow	Fed: None CA: WL	Generally, prefers semi-open habitats with evenly spaced shrubs 1– 2 meters in height. Dry chaparral and coastal sage scrub. Less common in tall dense, old chaparral.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Asio flammeus</i> Short-eared owl	Fed: None CA: SSC	Suitable habitats include salt- and freshwater marshes, irrigated alfalfa or grain fields, and ungrazed grasslands and old pastures. Tule marsh or tall grasslands with cover 30 to 50 cm in height can support nesting pairs.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Asio otus</i> long-eared owl	Fed: None CA: SSC	Hunts mostly at night over grasslands and other open habitats. Nesting occurs in dense trees such as oaks and willows where it occupies stick nests of other species, particularly raptors or corvids.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Aspidoscelis hyperythra</i> orangethroat whiptail	Fed: None CA: WL	Semi-arid brushy areas typically with loose soil and rocks, including washes, streamsides, rocky hillsides, and coastal chaparral.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Aspidoscelis tigris stejnegeri</i> coastal whiptail	Fed: None CA: SSC	Found in a variety of ecosystems, primarily hot and dry open areas with sparse foliage - chaparral, woodland, and riparian areas.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Athene cunicularia</i> burrowing owl	Fed: None CA: SSC	Occurs in open, annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Dependent upon fossorial mammals for burrows, most notable ground squirrels.	Yes (c)	No	Low. The site provides line-of sight opportunities favored by burrowing owls. However, no suitable burrows (>4 inches) are present, and the site is routinely disturbed.
<i>Aythya americana</i> redhead	Fed: None CA: SSC	Typically found in shallow freshwater lakes, ponds, and marshes.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Buteo regalis</i> ferruginous hawk	Fed: None CA: WL	Occurs primarily in open grasslands and fields, but may be found in sagebrush flats, desert scrub, low foothills, or along the edges of pinyon-juniper woodland. Feeds primarily on small mammals and typically found in agricultural or open fields.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Buteo swainsoni</i> Swainson's hawk	Fed: CA Cal: THR	Typical habitat is open desert, grassland, or cropland containing scattered, large trees or small groves. Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley. Forages in adjacent grassland or suitable grain or alfalfa fields or livestock pastures.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Calypte costae</i> Costa's hummingbird	Fed: None CA: None	Desert and semi-desert, arid brushy foothills and chaparral. A desert hummingbird that breeds in the Sonoran and Mojave Deserts. Departs desert heat moving into chaparral, scrub, and woodland habitats.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Chaetodipus fallax fallax</i> northwestern San Diego pocket mouse	Fed: None CA: SSC	Occurs in desert and coastal habitats in southern California, Mexico, and northern Baja California, from sea level to at least 1,400 meters. Found in a variety of temperate habitats ranging from chaparral and grasslands to scrub forests and deserts. Requires low growing vegetation or rocky outcroppings, as well as sandy soils for burrowing.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Chaetura vauxi</i> Vaux's swift	Fed: None CA: SSC	Prefers redwood and Douglas-fir habitats with nest-sites in large hollow trees and snags, especially tall, burned-out snags. Fairly common migrant throughout most of the state in April and May, and August and September.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Circus hudsonius</i> northern harrier	Fed: None CA: SSC	Frequents meadows, grasslands, open rangelands, desert sinks, fresh and saltwater emergent wetlands; seldom found in wooded areas. Mostly found in flat, or hummocky, open areas of tall, dense grasses moist or dry shrubs, and edges for nesting, cover, and feeding.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Coccyzus americanus occidentalis</i> western yellow-billed	Fed: THR CA: END	Obligate riparian species with a primary habitat association of willow-cottonwood riparian forest. Nests are typically placed (72% of the time) in willows (<i>Salix</i> spp.), particularly in black willow (<i>S. gooddingii</i>), red willow (<i>S. laevigata</i>), and sandbar willow (<i>S. exigua</i>). This	Yes (a)	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	Status	Habitat	Covered by MSHCP	Observed On-site	Potential to Occur
cuckoo		species typically requires large blocks of intact riparian habitat, with anything less than 37 acres in size and 328 feet wide generally considered unsuitable. Breeding season home ranges can be as much as 100 acres per individual bird. Yellow-billed cuckoos are considered rare anywhere in southern California outside of the Colorado River.			
<i>Coleonyx variegatus abbotti</i> San Diego banded gecko	Fed: None CA: SSC	Occurs in coastal and cismontane southern California from interior Ventura County south, although it is absent from the extreme outer coast. It is uncommon in coastal scrub and chaparral, most often occurring in granite or rocky outcrops in these habitats.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Crotalus ruber</i> red-diamond rattlesnake	Fed: None CA: SSC	It can be found in the desert, through dense chaparral in the foothills (it avoids the mountains above around 4,000 feet), to warm inland mesas and valleys, all the way to the cool ocean shore. It is most commonly associated with heavy brush with large rocks or boulders. Dense chaparral in the foothills, cactus or boulder associated coastal sage scrub, oak and pine woodlands, and desert slope scrub associations are known to carry populations of the northern red-diamond rattlesnake; however, chamise and red shank associations may offer better structural habitat for refuges and food resources for this species than other habitats.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Diadophis punctatus modestus</i> San Bernardino ringneck snake	Fed: None CA: None	Common in open, relatively rocky areas within valley-foothill, mixed chaparral, and annual grass habitats.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Dipodomys merriami parvus</i> San Bernardino kangaroo rat	Fed: END CA: CE; SSC	Primarily found in Riversidian alluvial fan sage scrub and sandy loam soils, alluvial fans and flood plains, and along washes with nearby sage scrub. May occur at lower densities in Riversidian upland sage scrub, chaparral and grassland in uplands and tributaries in proximity to Riversidian alluvial fan sage scrub habitats. Tend to avoid rocky substrates and prefer sandy loam substrates for digging of shallow burrows.	Yes (c)	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Dipodomys simulans</i> Dulzura kangaroo rat	Fed: None CA: None	Typical habitat is open desert, grassland, or cropland containing scattered, large trees or small groves. Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley. Forages in adjacent grassland or suitable grain or alfalfa fields or livestock pastures.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Dipodomys stephensi</i> Stephens' kangaroo rat	Fed: ENDCA: THR	Occur in arid and semi-arid habitats with some grass or brush. Prefer open habitats with less than 50% protective cover. Require soft, well-drained substrate for building burrows and are typically found in areas with sandy soil.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Egretta thula</i> snowy egret	Fed: None CA: None	Widespread in California along shores of coastal estuaries, fresh and saline emergent wetlands, ponds, slow-moving rivers, irrigation ditches, and wet fields. In southern California, common yearlong in the Imperial Valley and along the Colorado River.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Elanus leucurus</i> white-tailed kite	Fed: None CA: FP	Occurs in low elevation, open grasslands, savannah like habitats, agricultural areas, wetlands, and oak woodlands. Uses trees with dense canopies for cover.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Empidonax traillii</i> willow flycatcher	Fed: None CA: END	A rare to locally uncommon, summer resident in wet meadow and montane riparian habitats (2,000 to 8,000 ft) in the Sierra Nevada and Cascade Range. Most often occurs in broad, open river valleys or large mountain meadows with lush growth of shrubby willows.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Empidonax traillii extimus</i> southwestern willow flycatcher	Fed: END Fed: END	Occurs in riparian woodlands in southern California. Typically requires large areas of willow thickets in broad valleys, canyon bottoms, or around ponds and lakes. These areas typically have standing or running water or are at least moist.	Yes (a)	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	Status	Habitat	Covered by MSHCP	Observed On-site	Potential to Occur
<i>Emys marmorata</i> western pond turtle	Fed: None CA: SSC	Found in permanent and intermittent waters of rivers, creeks, small lakes and ponds, marshes, irrigation ditches and reservoirs with abundant vegetation and rocky or muddy bottoms. Turtles bask on land or near water on logs, branches or boulders.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Eremophila alpestris actia</i> California horned lark	Fed: None CA: WL	Generally found in shortgrass prairies, grasslands, disturbed fields, or similar habitat types along the coast or in deserts. Trees and shrubs are usually scarce or absent. Generally rare in montane, coniferous, or chaparral habitats. Forms large flocks outside of the breeding season. Nests in hollows/scrapes on ground near hummocks or other raised earthen features.	Yes	No	Moderate. Suitable foraging habitat is present on-site. Minimal nesting habitat.
<i>Eumops perotis californicus</i> western mastiff bat	Fed: None CA: SSC	Primarily a cliff-dwelling species, roost generally under exfoliating rock slabs. Roosts are generally high above the ground, usually allowing a clear vertical drop of at least 3 meters below the entrance for flight. In California, it is most frequently encountered in broad open areas. Its foraging habitat includes dry desert washes, flood plains, chaparral, oak woodland, open ponderosa pine forest, grassland, and agricultural areas.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Falco columbarius</i> merlin	Fed: None CA: WL	Nest in forested openings, edges, and along rivers across northern North America. Found in open forests, grasslands, and especially coastal areas with flocks of small songbirds or shorebirds.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Falco mexicanus</i> prairie falcon	Fed: None CA: WL	Commonly occur in arid and semiarid shrubland and grassland community types. Also occasionally found in open parklands within coniferous forests. During the breeding season, they are found commonly in foothills and mountains which provide cliffs and escarpments suitable for nest sites.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Falco peregrinus anatum</i> American peregrine falcon	Fed: DL CA: DL; FP	Uncommon winter resident of the inland region of southern California. Active nesting sites are known along the coast north of Santa Barbara, in the Sierra Nevada, and in other mountains of northern California. Breeds mostly in woodland, forest, and coastal habitats. Riparian areas and coastal and inland wetlands are important habitats yearlong, especially in nonbreeding seasons.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>aliaeetus leucocephalus</i> bald eagle	Fed: DL CA: END; FP	Occur primarily at or near seacoasts, rivers, swamps, and large lakes. Need ample foraging opportunities, typically near a large water source.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Hydroprogne caspia</i> Caspian tern	Fed: None CA: None	Occurs near large lakes, coastal waters, beaches, and bays. Found on both fresh and salt water, favoring protected waters such as bays and lagoons, rivers, not usually foraging over open sea. Nests on open ground on islands, coasts.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Icteria virens</i> yellow-breasted chat	Fed: None CA: SSC	Primarily found in tall, dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Nesting areas are associated with streams, swampy ground, and the borders of small ponds. Breeding habitat must be dense to provide shade and concealment. It winters south the Central America.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Lanius ludovicianus</i> loggerhead shrike	Fed: None CA: SSC	Often found in broken woodlands, shrublands, and other habitats. Prefers open country with scattered perches for hunting and fairly dense brush for nesting.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Larus californicus</i> California gull	Fed: None CA: WL	Require isolated islands in rivers, reservoirs and natural lakes for nesting, where predations pressures from terrestrial mammals are diminished. Uses both fresh and saline aquatic habitats at variable elevations and degrees of aridity for nesting and for opportunistic foraging.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Lasiurus xanthinus</i> western yellow bat	Fed: None CA: SSC	Roosts in palm trees in foothill riparian, desert wash, and palm oasis habitats with access to water for foraging.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	Status	Habitat	Covered by MSHCP	Observed On-site	Potential to Occur
<i>Lepus californicus bennettii</i> San Diego black-tailed jackrabbit	Fed: None CA: SSC	Occurs in diverse habitats, but primarily is found in arid regions supporting shortgrass habitats. Openness of open scrub habitat is preferred over dense chaparral.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Lynx rufus pallescens</i> pallid bobcat	Fed: None CA: None	Found on the western edge of the great basin habitat in extreme northeast California. Live in a variety of habitats including forests, deserts, mountains, swamps and farmland.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Myotis ciliolabrum</i> western small-footed myotis	Fed: None CA: None	Found in mesic and arid conifer forests associated with rock outcrops and talus, clay banks. Also occur in riparian woodland habitats. Hibernates in caves and mines. Common near sources of water with a large insect population	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Myotis yumanensis</i> Yuma myotis	Fed: None CA: None	Resides in moist and dry forests, riparian zones, grasslands, shrubsteppe and deserts. Closely associated with rivers, streams, ponds and lakes. Generally found at lower elevations. Mating occurs in the fall.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Nannopterum auritum</i> double-crested cormorant	Fed: None CA: None		Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Neotoma lepida intermedia</i> San Diego desert woodrat	Fed: None CA: SSC	Occurs in coastal scrub communities between San Luis Obispo and San Diego Counties. Prefers moderate to dense canopies, and especially rocky outcrops.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Nyctinomops femorosaccus</i> pocketed free-tailed bat	Fed: None CA: SSC	Resides in crevices of rugged cliffs, high rocky outcrops and slopes. Found in a variety of plant associations, including desert shrub and pine-oak forests. Species may also roost in buildings, caves, and under roof tiles.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Numerius americanus</i> long-billed curlew	Fed: None CA: WL	Preferred winter habitats include large coastal estuaries, upland herbaceous areas, and croplands. On estuaries, feeding occurs mostly on intertidal mudflats.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Nycticorax nycticorax</i> black-crowned night heron	Fed: None CA: None	Fairly common, yearlong resident in lowlands and foothills throughout most of California, including the Salton Sea and Colorado River areas, and very common locally in large nesting colonies. Feeds along the margins of lacustrine, large riverine, and fresh and saline emergent habitats and rarely on kelp beds in marine sub tidal habitats. Nests and roosts in dense-foliaged trees and dense emergent wetlands.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Pandion haliaetus</i> osprey	Fed: None CA: WL	Remain close to still or slow-moving bodies of water including oceans, rivers, lakes, mangroves, coastal wetlands, lagoons, reefs, estuaries and marshes. Generally, nest in high places, such as trees, power poles, or cliffs.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Pelecanus erythrorhynchos</i> American white pelican	Fed: None CA: SSC	Locally common winter resident of southern California. Typically forage in shallow inland waters, such as open areas in marshes and along lake or river edges. Also occur in shallow coastal marine habitats.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Perognathus longimembris brevinasus</i> Los Angeles pocket mouse	Fed: None CA: SSC	Occurs in lower elevation grasslands and coastal sage scrub communities in and around the Los Angeles Basin. Prefers open ground with fine sandy soils. May not dig extensive burrows, but instead will seek refuge under weeds and dead leaves instead.	Yes (c)	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Phrynosoma blainvillii</i> coast horned lizard	Fed: None CA: SSC	Occurs in a wide variety of vegetation types including coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland and coniferous forest. In inland areas, this species is restricted to areas with pockets of open microhabitat, created by disturbance (i.e., fire, floods, roads, grazing, fire breaks). The key elements of such habitats are loose, fine soils with a high sand fraction; an abundance of native ants or other insects; and open areas with limited overstory for basking and low, but relatively dense shrubs for refuge.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	Status	Habitat	Covered by MSHCP	Observed On-site	Potential to Occur
<i>Plegadis chihi</i> white-faced ibis	Fed: None CA: WL	Prefers to feed in fresh emergent wetland, shallow lacustrine waters, muddy ground of wet meadows, and irrigated or flooded pastures and croplands. Nests in dense, fresh emergent wetland.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Polioptila californica californica</i> coastal California gnatcatcher	Fed: THR CA: SSC	Obligate residents of sage scrub habitats that are dominated by California sagebrush (<i>Artemisia californica</i>). This species generally occurs below 750 feet elevation in coastal regions and below 1,500 feet inland. Ranges from the Ventura County, south to San Diego County and northern Baja California and it is less common in sage scrub with a high percentage of tall shrubs. Prefers habitat with more low-growing vegetation.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Salvadora hexalepis virgulata</i> coast patch-nosed snake	Fed: None CA: SSC	Found in brushy or shrubby vegetation along the coast and requires small mammal burrows for refuge and overwintering.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Setophaga petechia</i> yellow warbler	Fed: None CA: SSC	Nests over all of California except the Central Valley, the Mojave Desert region, and high altitudes and the eastern side of the Sierra Nevada. Winters along the Colorado River and in parts of Imperial and Riverside Counties. Nests in riparian areas dominated by willows, cottonwoods, sycamores, or alders or in mature chaparral. May also use oaks, conifers, and urban areas near stream courses.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Spea hammondii</i> western spadefoot	Fed: None CA: SSC	Prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washed, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Rainpools which do not contain bullfrogs, fish, or crayfish are necessary for breeding.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Sphyrapicus ruber</i> red-breasted sapsucker	Fed: None CA: None	An uncommon to fairly common, yearlong or summer resident in openly wooded, mountainous parts of California. In southern California, an uncommon summer resident locally in the higher mountains. Preferred nesting habitats include montane riparian, aspen, montane hardwood-conifer, mixed conifer, and red fir, especially near meadows, clearings, lakes, and slow-moving streams.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Spinus lawrencei</i> Lawrence's goldfinch	Fed: None CA: None	Open woodlands, chaparral, and weedy fields. Closely associated with oaks. Nests in open oak or other arid woodland and chaparral near water.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Taxidea taxus</i> American badger	Fed: None CA: SSC	Primarily occupy grasslands, parklands, farms, tallgrass and shortgrass prairies, meadows, shrub steppe communities and other treeless areas with sandy loam soils where it can dig more easily for its prey. Occasionally found in open chaparral (with less than 50% plant cover) and riparian zones.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Vireo bellii pusillus</i> least Bell's vireo	Fed: END CA: END	Primarily occupy Riverine riparian habitat that typically feature dense cover within 1 -2 meters of the ground and a dense, stratified canopy. Typically, it is associated with southern willow scrub, cottonwood-willow forest, mule fat scrub, sycamore alluvial woodlands, coast live oak riparian forest, arroyo willow riparian forest, or mesquite in desert localities. It uses habitat which is limited to the immediate vicinity of water courses, 2,000 feet elevation in the interior.	Yes (a)	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Xanthocephalus xanthocephalus</i> yellow-headed blackbird	Fed: None CA: SSC	Uncommon yearlong resident of southern California throughout freshwater emergent wetlands, and moist, open areas along agricultural areas, and mudflats of lacustrine habitats. Prefers to nest in dense wetland vegetation characterized by cattails, tules, or other similar plant species along the border of lakes and ponds.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	Status	Habitat	Covered by MSHCP	Observed On-site	Potential to Occur
PLANT SPECIES					
<i>Abronia villosa</i> var. <i>aurita</i> chaparral sand- verbena	Fed: None CA: None CPNS: 1B.1	Grows in sandy soils in coastal sage scrub and in chaparral habitats. Grows in elevation from 262 to 5,249 feet. Blooming period ranges from January to September.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Artemisia palmeri</i> San Diego sagewort	Fed: None CA: None CPNS: 4.2	Endemic to the coastal sage scrub and chaparral of coastal southern California and northern Baja, mainly in along coastal creeks and drainages and other small pockets that may receive extra moisture.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Calochortus plummerae</i> Plummer's mariposa-lily	Fed: None CA: None CPNS: 4.2	Prefers openings in chaparral, foothill woodland, coastal sage scrub, valley foothill grasslands, cismontane woodland, lower montane coniferous forest and yellow pine forest. Often found on dry, rocky slopes and soils and brushy areas. Can be very common after a fire. Found at elevations ranging from 459 to 6,299 feet. Blooming period is from May to July.	Yes (e)	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Caulanthus simulans</i> Payson's jewelflower	Fed: None CA: None CPNS: 4.2	Occurs on granitic sandy soils in chaparral and coastal scrub habitats. Found at elevations ranging from 295 to 7,218 feet. Blooming period is from February to June.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Centromadia pungens</i> ssp. <i>Laevis</i> smooth tarplant	Fed: None CA: None CPNS: 1B.1	Found in alkaline soils within chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grassland habitats. Found at elevations ranging from 0 to 2,100 feet. Blooming period is from April to September.	Yes (d)	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Chorizanthe leptotheca</i> Peninsular spineflower	Fed: None CA: None CPNS: 4.2	Found in granitic soils within chaparral, coast scrub, and lower montane coniferous forest habitats. Found at elevations ranging from 984 to 6,234 feet. Blooming period is from May to August.	Yes (e)	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Chorizanthe parryi</i> var. <i>parryi</i> Parry's spineflower	Fed: None CA: None CPNS: 1B.1	Occurs on sandy and/or rocky soils in chaparral, coastal sage scrub, and sandy openings within alluvial washes and margins. Found at elevations ranging from 951 to 3,773 feet. Blooming period is from April to June.	Yes (e)	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Chorizanthe xanti</i> var. <i>Leucotheca</i> white-bracted spineflower	Fed: None CA: None CPNS: 1B.2	Occurs in alluvial fans of coastal scrub communities and in Mojavean desert scrub, saltbush, or pinyon-juniper and pine-oak woodland communities at elevations of 985 to 3,935 feet. Grows in sandy and gravelly soils. Blooms from April to June.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Deinandra paniculata</i> paniculate tarplant	Fed: None CA: None CNPS: 4.2	Typically found in vernal mesic, sometimes sandy soils in coastal scrub, valley and foothill grasslands, and vernal pools. Found at elevations ranging from 82 to 3,084 feet. Blooming period is from April to November.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Juglans californica</i> southern California black walnut	Fed: None CA: None CNPS: 1B.2	Occurs in alluvial soils in chaparral, cismontane woodland, coastal scrub, and riparian woodlands. From 15 to 5,875 feet in elevation. Blooming period is from May to June.	Yes	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's goldfields	Fed: None CA: None CNPS: 1B.1	Prefers playas, vernal pools, and coastal salt marshes and swamps. Found at elevations ranging from 3 to 4,003 feet. Blooming period is from February to June.	Yes (d)	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Lepidium virginicum</i> var. <i>Robinsonii</i> Robinson's pepper-grass	Fed: None CA: None CNPS: 4.3	Dry soils on chaparral and coastal sage scrub. Found at elevations ranging from 3 to 2,904 feet. Blooming period is from January to July.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.
<i>Symphyotrichum Defoliatum</i> San Bernardino aster	Fed: None CA: None CNPS: 1B.2	Found in the San Bernardino and San Gabriel mountains of the Transverse Ranges, and from part of the Peninsular Ranges to the south. Grows in freshwater wetland, coastal sage scrub, and southern oak woodland communities, but can be found in meadows, grasslands and in disturbed areas at around 4,500 feet. Blooms from July to November.	No	No	Presumed absent. No suitable habitat is present within or adjacent to the project site.

Scientific Name Common Name	Status	Habitat	Covered by MSHCP	Observed On-site	Potential to Occur
CDFW SENSITIVE HABITATS					
Southern Sycamore Alder Riparian Woodland	CDFW Sensitive Habitat	Characterized as a tall deciduous streamside woodland that is dominated by western sycamore and occasional white alders. These woodland stands seldom form closed canopies and may even appear as trees scattered in a shrubby thicket.	NA	No	Absent

Source: (ELMT, 2023). See **Appendix B**

Notes:

**Species having low to moderate potential to occur at the Project Site are grey filled.

U.S. Fish and Wildlife Service (Fed) -Federal
 END- Federal Endangered
 THR- Federal Threatened

California Department of Fish and Wildlife (CA) - California
 END- California Endangered
 THR- California Threatened
 Candidate- Candidate for listing under the California Endangered Species Act
 FP- California Fully Protected
 SSC- Species of Special Concern
 WL- Watch List

California Native Plant Society (CNPS) California Rare Plant Rank
 1B Plants Rare, Threatened, or Endangered in California and Elsewhere
 2B Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere
 3 Plants About Which More Information is Needed – A Review List
 4 Plants of Limited Distribution – A Watch List

CNPS Threat Ranks
 0.1- Seriously threatened in California
 0.2- Moderately threatened in California
 0.3- Not very threatened in California

Western Riverside County MSHCP
 Yes- Fully covered.
 No- Not covered.
 Yes (a)- May require surveys under MSHCP Section 6.1.2
 Yes (b)- May require surveys under MSHCP Section 6.1.3
 Yes (c)- May require surveys under MSHCP Section 6.3.2
 Yes (d)- May require surveys within Criteria Areas under MSHCP Section 6.3.2
 Yes (e)- Conditionally covered pending the achievement of species-specific conservation measures.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant Impact. See Response IV, a). The Project Site does not contain riparian habitat or sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. The proposed Project does not anticipate impacts to riparian/ riverine habitat and a DBSP will not be required for the loss of riparian/ riverine habitat from the development of the proposed Project, since the Project Site does not contain riparian trees, shrubs, persistent emergent plants, or emergent mosses and lichens suitable in riparian/ riverine and/or wetlands. The Project will implement water quality BMPs to effectively reduce indirect impacts on habitat during construction and long-term from erosion on downstream waterbodies.

Water quality best management practices will be incorporated into the Project to reduce potentially significant impacts. Mitigation in the form of fees will reduce cumulative impacts on potential habitat for Stephan's Kangaroo Rat (SKR), an endangered species, to less than significant. Preconstruction surveys for burrowing owl and migratory birds and raptors will reduce cumulative impacts on birds and raptors to less than significance. Therefore, no mitigation is required.

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"/>
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Response:

No Impact. See Response IV, a) and b). There are three key agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The American Corps of Engineers (ACOE) Regulatory Branch 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 CDFW regulates alterations to streambed and bank under Fish and Wildlife Code Sections 1600 et seq., and the Regional Board 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. As such, development of the project will not result in impacts to Corps, Regional Board, or CDFW jurisdiction and regulatory approvals will not be required.

For the reasons stated above, the Project will have no impact such as direct removal, filling, hydrological interruption, or other means. Therefore, no mitigation is needed.

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"/>
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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

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

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 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 Project is not expected to impact wildlife movement opportunities. Therefore, impacts to wildlife corridors or linkages are not expected to occur. Therefore, no mitigation is needed.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response:
No Impact See Response IV, a) and b). Moreno Valley’s Tree Preservation Ordinance is not applicable to the Project Site. Therefore, no mitigation is needed.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Response:
No Impact. Since the City is a permittee under the MSHCP and the Project is not specifically identified as a Covered Activity under Section 7.1 under the MSHCP, public and private development outside of Criteria Area and Public/ Quasi-Public (PQP) Lands are permitted under the MSHCP, subject to consistency with MSHCP policies that apply to area outside of Criteria Areas. Therefore, to achieve coverage the Project must be consistent with the following policies of the MSHCP within *Table 13: Project Consistency with the Western Riverside Multiple Species Habitat Conservation Plan*. Therefore, no mitigation is needed.

TABLE 13: PROJECT CONSISTENCY WITH THE WESTERN RIVERSIDE MULTIPLE SPECIES HABITAT CONSERVATION PLAN

<i>The policies for the protection of species associated with Riparian/Riverine areas and vernal pools as set forth in Section 6.1.2 of the MSHCP.</i>	<p>No jurisdictional drainages, riparian/riverine and/or wetland features were observed within the project site during the field investigation. Development of the 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.</p> <p>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. The 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, whereas Traver-Domino Willows association includes saline-alkali soils largely located along floodplain areas of the San Jacinto River and Salt Creek. Without the appropriate soils to create the impermeable restrictive layer, none of the special-status plant or wildlife species associated with vernal pools can occur on the Project Site. None of these soils have been documented within the Project Site. A review of recent and historic aerial photographs (1985- 2021) of the Project Site did not provide visual evidence of an astatic or vernal pool conditions within the Project Site. Four types of vernal pool fair shrimp are known in four locations of Western Riverside County MSHCP: Skunk Hollow, the Santa Rosa Plateau, Salt Creek, and the vicinity of the Pechanga Indian Reservation. Since observations during field investigations conclude that no indication of vernal pool or suitable fair shrimp habitat are occurring within the proposed Project Site. The Project is consistent with Section 6.1.2 of the MSHCP.</p>
<i>The policies for the protection of Narrow Endemic Plant</i>	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

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

<p>Species as set forth in Section 6.1.3 of the MSHCP.</p>	<p>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 are required.</p>
<p>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.</p>	<p>The 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 to this Project, and, therefore, the Project is consistent with Section 6.1.4 of the MSHCP.</p>
<p>The requirements for conducting additional surveys as set forth in Section 6.3.2 of the MSHCP.</p>	<p>The query of the RCA MSHCP Information Map and review of the MSHCP determined that the Project Site is located within the designated survey area for burrowing owl as depicted in Figure 6-4 within Section 6.3.2 of the MSHCP. No other special-status wildlife species surveys were identified. Burrowing owl is currently designated as a California Species of Special Concern. Under the MSHCP, burrowing owl is considered an adequately conserved covered species that may still require focused surveys in certain areas as designated in Figure 6-4 of the MSHCP. The Project Site occurs within the MSHCP burrowing owl survey area and a habitat assessment was conducted for the species to ensure compliance with MSHCP guidelines for the species. 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. Despite a systematic search of the Project Site, no burrowing owls or signs (i.e., pellets, feathers, castings, or whitewash) were observed during the field investigation. The majority of the Project Site is unvegetated, which allows for minimal line-of-sight observation favored by burrowing owls, and several small mammal burrows that have the potential to provide suitable burrowing owl nesting habitat (>4 inches in diameter) were observed within the boundaries of the site. However, the site is surrounded by tall trees and poles that provide perching opportunities for large raptors (i.e., red-tailed hawk) that can prey on burrowing owls. Based on this information, and as a result of current and historic on-site disturbances, and surrounding development, it was determined that burrowing owls do not have potential 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, out of an abundance of caution a pre-construction burrowing owl clearance survey shall be conducted prior to ground disturbing activities pursuant to Mitigation Measure MM BIO-03- Burrowing Owl.</p>
<p>A Habitat Acquisition Negotiation Strategy (HANS) as set forth in Section 6.1.1 of the MSHCP.</p>	<p>The Project Site is not located within any MSHCP designated Criteria Cells; therefore, a HANS is not required or applicable to the proposed Project.</p>

Source: (ELMT, 2023)

Note: See **Appendix B**

Sources:

1. **Appendix B-** Habitat Assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis, ELMT Consulting, dated May 19th, 2023.
2. Moreno Valley General Plan, adopted July 11, 2006
 - Chapter 7 – Conservation Element – Section 7.1 – Biological Resources
3. 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
4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
 - Section 9.17.030 G – Heritage Trees
5. Moreno Valley Municipal Code Chapter 8.60 – Threatened and Endangered Species
6. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), <http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/>
7. Stephens' Kangaroo Rat Habitat Conservation Plan (SKRHCP), [Governing Documents | RCHCA, CA](#)

5.0 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 Cultural Resources Assessment received on April 10th, 2023 (See **Appendix C**). Conclusions and recommendations are based on research, a cultural resources records search, a Sacred Lands File search, and an intensive-level pedestrian cultural resources field survey conducted in August 2022 and March 2023 David Brunzell M.A., RPA, acted as Principal Investigator and compiled the technical report with contributions from BCR Consulting Archaeological Crew Chief Nicholas Shepetuk, B.A. BCR Consulting Staff Archaeologist Timothy Blood, M.A., conducted the field survey. Eastern Information Center (EIC) staff completed the records search. The Native American Heritage Commission completed the Sacred Lands File search. The Western Science Center completed the paleontological overview.

Regulatory Setting

CEQA

California Environmental Quality Act (CEQA) applied to all discretionary projects undertaken or subject to approval by the state’s public agencies (California Code of Regulations 14(3), Section 15002(i)). California Code of Regulations §15064.5 defines a “historical resource” as a resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in, the California Register of Historical Resources (California Register)
- Listed in a local register of historical resources (as defined at Cal. Public Res. Code § 5020.1(k))
- Identified as significant in a historical resource survey meeting the requirements of § 5024.1(g) of the Cal. Public Res. Code
- Determined to be a historical resource by a project’s lead agency (Cal. Code Regs. tit. 14(3), § 15064.5(a))

California Register program encourages public recognition and protection of resources or architectural, historic, archeological, and cultural significance, identifies historical resources for state and local planning purposes, determined eligibility for state historical preservation grant funding and affords certain protections under CEQA. Criteria for designation include the following:

- 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.

In addition to meeting one or more criteria of the above criteria, the California Register requires that sufficient time has passed since a resource’s period of significance to “obtain as scholarly perspective on the event or individuals associated with the resources” has occurred (CCR 4852[d][2]).

Less than Significant Impact. Historically, southern California was divided into three periods: the Spanish or Mission Period from 1769 to 1821, the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present). Throughout these time periods, multiple groups of people migrated and settled to this area resulting in economic and ethnic diversification and growth. Due to the historic presence of human activity within the Southern California region the likelihood of discovering cultural resources is high. Therefore, the State of California and the City of Moreno Valley have recognized the importance for preserving culturally significant resources prior to the development process.

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Historic aerial site photos and assessor documents from the United States Department of Agriculture indicate that the Project Site was designated agricultural land prior to 1938 until the late 1980s/ early 1990s (USDA 1938, 1967, 1978, 1985, 1994).

Upon review of the records search conducted for the Project Site, cultural resources previously recorded within Riverside County indicate that historic agricultural and residential land uses are locally common. Discoveries include prehistoric use of bedrock for milling stations and lithic scatters and fire affected rock in this general area, resources that are commonly associated with vegetal processing, chipped stone tool manufacture, trade, and cooking. A cultural resource records search was conducted by the EIC at the University of California Riverside for the Project Site. The search included a review of all prerecorded historic-period and prehistoric cultural resources, as well as a review of known cultural resources surveys and excavation reports generated from projects located within one half-mile of the Project Site. The resource records search revealed that nine cultural resource studies have taken place resulting in the recording of three cultural resources within the research radius (See *Table 14: Cultural Resources Summary*). However, none of these studies have been previously identified within the Project Site’s boundaries.

TABLE 14: CULTURAL RESOURCES SUMMARY

Primary No.	Period	Approximate Distance from Project Site/ Description
PP-33-23936	Historic	0.6-Miles N/ Farm, Ranch
PP-33-28072	Historic	0.35-Miles WNW/ Privy, Dump, Trash Scatter
PP-33-28073	Historic	0.5-Miles WNW/ Privy, Dump, Trash Scatter

BCR Consulting archeologists performed an initial field survey in August 2022 and an additional survey in March 2023. During the field survey, BCR Consulting archeologists carefully inspected the Project Site for evidence of cultural resources, using the methods described above. Ground visibility was 100 percent within the Project Site boundaries. Evidence of mechanical clearing and discing for weed abatement were prevalent and confer low sensitivity for significant buried resources within the Project Site. No cultural resources of any kind (including historic-period or prehistoric archeological resources or historic-period built environmental resources) were identified within the Project Site.

The Project’s Local Vicinity presents similar existing conditions. North of the proposed Project Location, at the location for South of Iris (See *Table 5: Moreno Valley Cumulative Projects*), a cultural resources investigation was performed. Historic structures of significance pursuant to Section 15064.5 were not found onsite. In addition, cultural resources eligible for the California Register of Historic Resources were not present. Therefore, cumulative impacts to the substantial adverse change in significance of a historical resources is not anticipated.

For the reasons stated above, impacts to the substantial adverse change in significance of a historical resources are less than significant. Therefore, no mitigation is required.

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

Less than Significant with Mitigation Incorporated. Reference Section V, Response a). Public Resources Section 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.

While the records search and field survey did not identify cultural resources within the Project Site and the Project Site has been previously disturbed, ground disturbing activities proposed by the Project have the potential to discover buried deposits not observed on the surface. Since the Project proposes to excavate and disturb the Project Site beyond levels of previous disturbance, Mitigation Measures **MM CUL-01- Archeological Monitoring, MM CUL-02- Cultural Resources, MM CUL-03: Cultural Resource Monitoring Plan (CRMP), MM CUL-04: Cultural Resource**

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Disposition, MM CUL-05: Archaeological Resources, MM CUL-06: Inadvertent Finds, and MM CUL-7: Archeology Report- Phase III and IV will be implemented to ensure the construction crew are informed of standard procedures in the event construction results in a prehistoric or historic cultural deposits. Mitigation Measures similar to those proposed by the Project will be implemented during the construction of adjacent projects included within <i>Table 5: Moreno Valley Cumulative Projects</i>. Disruptions to archeological resources pursuant to Section 15064.5 will be monitored and mitigated according to City standards and enforceable Mitigation Measures.</p> <p>With the implementation of Mitigation Measures MM CUL-01 through MM CUL-07 and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact with a substantial adverse change in the significance of a historical resource.</p> <p>MM CUL-01: Archeological Monitoring. 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 Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), the contractor, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) as defined in CR-3. The Project archeologist shall attend the pre-grading meeting with the City, the construction manager and any contractors, and Consulting Tribal representatives; 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.</p> <p>MM CUL-02: Native American Monitoring. Prior to the issuance of a grading permit(s), the Developer shall secure agreements with the Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), for tribal monitoring. The Developer 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.</p> <p>MM CUL-03: Cultural Resource Monitoring Plan (CRMP). 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 AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include:</p> <ul style="list-style-type: none"> d. Project description and location e. Project grading and development scheduling; f. 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, human remains/cremations, sacred and ceremonial items, 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; 				

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>MM CUL-04: 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:</p> <ul style="list-style-type: none"> a. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department: <ul style="list-style-type: none"> i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure MM CUL-03. 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 CUL-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. <p>MM CUL-05: Archaeological Resources. The City shall verify that the following note is included on the Grading Plan:</p> <ul style="list-style-type: none"> - If any suspected archaeological resources are discovered during ground –disturbing activities and the Project Archaeologist and/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>MM CUL-06: 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 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 a treatment plan has been prepared and approved by all Consulting Parties, then work may resume after the treatment plan has been completed. 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 Department Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in MM CUL-03: Cultural Resource Monitoring Plan (CRMP) 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 and Consulting Tribes for their review and approval prior to implementation of the said plan.</p> <p>MM CUL-07: 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).</p>				

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	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"/>

Response:

Less than Significant with Mitigation Incorporated. See Section V, Response a) and b). According to the records search and review of aerial photos, the previous land uses for the Project Site were for agriculture, not a cemetery. As a result, the likelihood of discovering human remains at the Project Site is relatively low. However, despite the previous land use, the proposed Project will require ground disturbances to the soils below depths previously unearthed. Therefore, the potential to uncover human remains is possible.

In the unlikely event that human remains are discovered, Mitigation Measures **MM CUL-08: Human Remains** and **MM CUL-09: Non-Disclosure of Reburial Locations** are proposed and shall be implemented by the Project contractor to result in less than significant impact.

MM CUL-08: Human Remains. If human remains and/or cremations are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin.

- E. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.
- F. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.
- G. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98
- H. **No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].**

MM CUL-09: 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).

With the implementation of **Mitigation Measure MM CUL-08: Human Remains** and **MM CUL-09: Non-Disclosure of Reburial Locations** as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with a disturbance of any human remains, including those interred outside of formally dedicated cemeteries.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Sources:				
<ol style="list-style-type: none"> 1. Appendix C- Phase 1 Cultural Resources Assessment, 13.75 Acres South of Goya Project, City of Moreno Valley, prepared by BCR Consulting, April 10th, 2022. 2. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources 3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.10 – Cultural Resources <ul style="list-style-type: none"> - 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. 4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 5. Moreno Valley Municipal Code Title 7 – Cultural Preservation 6. 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 (<u><i>This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.</i></u>) 				

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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"/>

Response:

Less than Significant Impact. In the southern portion of Moreno Valley, electrical services are provided by Moreno Valley Electrical Utility (MVU), which is regulated by the California Public Utilities Commission (CPUC). Electric power is provided to more than 6,500 customers, within a service area of approximately 33.48 square miles (Moreno Valley Public Work Department 2023). Electricity within the Local Vicinity is distributed by SCE from Maxwell Substation, approximately 4.9 miles north of the Project Site, Alessandro Substation, approximately 2.4 miles northeast of the Project Site, and Bunker Substation, approximately 5.1 miles southeast of the Project Site. From these distribution centers (Substations), electricity is “stepped down” and transmitted through a “33 Kilovolt (KV) transmission line for distribution to its customers through a local service network emanating from these substations” (MoVal GP EIR 2006). As of 2018, electricity demand within Moreno Valley totaled 391,975,510 kWh. According to the 2021 General Plan buildout, electricity demand is anticipated to increase by 16.6 percent (457,231,019 kWh) (MoVal GP EIR 2020).

The Project proposes to implement 131 clustered, detached single-family residential homes on a 13.73- acre site. Electricity demand is anticipated to increase due to the implementation of the Project, especially during construction activities and throughout the lifetime of the development. However, due to the scale and key sustainable design features of the proposed Project, temporary and permanent changes in electricity demand are not anticipated to possess cumulative impact beyond what has been considered and approved by the City of Moreno Valley, SCAG Regional Plans, and the City’s Housing Element. The Project will incorporate California Code of Regulations, Title 24, also referred to as California Building Code (CBC). Title 24 of the CBC will be implemented in the Project to remain compliant with California’s energy and Greenhouse Gas Emissions reduction goals outlined in Assembly Bill (AB) 32. AB 32 has adopted regulations that enhance the State’s energy efficiency, water efficiency, and conservation, material conservations, and resource efficiency throughout construction processes. Moreno Valley has adopted the California Building Code, 2019 Edition within Chapter 8.38- California Green Building Code of the Municipal Code. Through 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 less than significant levels.

Project Construction Energy Demand

Based on modeling, the total power cost of the on-site electricity usage during the construction of the proposed Project is estimated to be approximately \$15,104.83. The total electricity usage from Project construction related activities is estimated to be approximately 56,446 kWh.

Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project construction. Fuel consumed by construction equipment was evaluated with the following assumptions:

- Construction schedule of 24 months
- All construction equipment was assumed to run on diesel fuel
- Typical daily use of 8 hours, with some equipment operating from ~6-7 hours
- Aggregate fuel consumption rate for all equipment was estimated at 18.5 hp-hr/gallon (from CARB’s 2017
- Emissions Factors Tables and fuel consumption rate factors as shown in Table D-21 of the Moyer
- Guidelines: (https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf).
- Diesel fuel would be the responsibility of the equipment operators/contractors and would be sources within the region.
- Project construction represents a “single event” for diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources during long term operation.

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Modeling from CalEEMod for the air and greenhouse gas analysis, indicates that Project construction phase will consume electricity and fossil fuels as a single energy demand, that is, once construction is completed their use would cease. Project construction is anticipated to consume an estimated 61,379 gallons of diesel fuel; an estimated 15,253 gallons of fuel would be consumed for construction worker trips; an estimated 9,495 gallons of fuel would be consumed for vendor and hauling trips.

During Project construction, the Project will utilize contractors in compliance with applicable CARB regulation regarding retrofiting, repowering, or replacement of diesel off-road construction equipment. Additionally, the Project will comply with California Air Resources Board’s (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation. CARB’s regulation, limits idling to 5 minutes for off-road diesel vehicles 25 horsepower or greater and requires the use of energy efficient equipment complying with Best Available Control Technology requirements during construction to promote energy efficiency. Site inspections conducted by the City’s Building Department will implement compliance with CARB’s standards and will result in less than significant impacts during Project construction.

Therefore, as the Project's construction is required to comply with CARB regulations and does not include the need of construction processes that would require the use of equipment that is more energy efficient, the proposed Project annual construction related fuel consumption would not be considered significant.

Operational Energy Demand

Based on CalEEMod output and the Project’s trip generation and VMT, the proposed Project anticipated an estimated 293,505 gallons of fuel would be consumed per year for the operation of the proposed Project. Since trip generation and VMT generated by the proposed Project are consistent with other similar single-family residential uses of similar scale and configuration as reflected respectively in the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021). That is, the proposed Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption. The Project is proposed in response to housing requirements placed on the City of Moreno Valley by the state and will implement sustainable design features that offset planned growth outlined in the City’s General Plan. Furthermore, the state of California consumed approximately 4.2 billion gallons of diesel and 15.1 billion gallons of gasoline in 2015.⁴ Therefore, the increase in fuel consumption from the proposed Project is insignificant in comparison to the State’s demand. Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

Building operation and site maintenance (including landscape maintenance) would result in the consumption of electricity (provided by Moreno Valley Electric) and natural gas (provided by Southern California Gas Company). The annual natural gas and electricity demands were provided per the CalEEMod output from the air quality and greenhouse gas analyses is approximately 1,223,441 kWh per year.

Due to compliance with California’s Building Energy Efficiency Standards and CAL Green Building Standards (California Code of Regulations Title 24, Part 6 and 11), long-term energy consumption at the Project Site will promote environmental sustainability, reduce energy costs and consumption, and enhance the quality of life for future residences. The Project’s design guidelines propose key sustainability building features, which are consistent with local building codes and reduce potentially significant long-term energy consumption:

Key sustainable design features:

1. **Passive Solar Design:** Properly designed window location, glazing type and shading, thermal mass location and type to optimize energy efficiency.

⁴ <https://www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/california-gasoline-data-facts-and-statistics>
<https://www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/diesel-fuel-data-facts-and-statistics>

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a. On sloped roofs, install solar panels at locations that optimize functionality. The panels' size, shape, and placement must be carefully considered as part of the overall building design composition.
 - b. Solar panels should be mounted as close to the roof plane as practical.
 - c. Group solar panels together, so they are less visually distracting. Avoid single-panel arrays.
 - d. Use panels with non-reflective coatings to minimize glare. Exposed frames and components should have a non-reflective surface.
2. **Optimize Building Energy Performance Features:** Thermal envelope, low U-value windows, high Solar Reflectance Index (SRI) roofs, efficient heating, cooling, and lighting devices and systems.
 - a. Careful consideration should be given to building envelopes and building placement to protect privacy, views, and the neighborhood's visual quality and maximize the build's solar access where feasible and reasonable.
 3. **Renewable Energy Sources:** Installed connections for photovoltaics and solar water heating systems.
 4. **Water efficient Fixtures and Appliances.**
 5. **Electric Vehicle Charging:** An electric vehicle charging station in the garage of each home.
 6. **Sustainable Materials:** Recycled, rapidly renewable, regionally or locally manufactured materials.
 7. **Construction Waste Management.**

Furthermore, the proposed Project energy demands in total would be comparable to other residential Projects of similar scale and configuration. Therefore, the Project facilities' energy demands, and energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary.

As a result of the above reasons, potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation is anticipated to be less than significant. Therefore, no mitigation measures are needed.

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:

Regulatory Setting

State of California Energy Plan

The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The Plan calls for the state to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access.

Pavley (AB1493) Regulations

California Assembly Bill 1493 enacted on July 22, 2002, required CARB to develop and adopt regulations that reduce GHGs emitted by passenger vehicles and light duty trucks. In 2005, the CARB submitted a "waiver" request to the EPA from a portion of the federal Clean Air Act in order to allow the State to set more stringent tailpipe emission standards for CO2 and other GHG emissions from passenger vehicles and light duty trucks. On December 19, 2007, the EPA announced that it denied the "waiver" request. On January 21, 2009, CARB submitted a letter to the EPA administrator regarding the State's request to reconsider the waiver denial. The EPA approved the waiver on June 30, 2009.

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Less than Significant Impact. See Response VI, a). Project plans indicate consistency with local and state plans for sustainability. Regarding Project consistency with federal transportation regulations, the Project site is located in an already developed area. Access to/from the Project site is from existing roads. These roads are already in place so the Project would not interfere with, nor otherwise obstruct intermodal transportation plans or Projects that may be proposed pursuant to the ISTEPA because SCAG is not planning for intermodal facilities in the Project area.</p> <p>Regarding the State's Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by Moreno Valley Electric and Southern California Gas Company.</p> <p>As stated within the City's General Plan, "changing land use designations and focusing development in Concept Areas" Regarding Pavley (AB 1493) regulations, an individual Project does not have the ability to comply or conflict with these regulations because they are intended for agencies and their adoption of procedures and protocols for reporting and certifying GHG emission reductions from mobile sources.</p> <p>Regarding the State's Renewable Energy Portfolio Standards, the Project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CALGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.</p> <p>As mentioned above, through the standard application of the City's plan check and inspection processes the Project will result in compliance with state and local building standards that incorporate energy efficiency requirements. In addition, the Project will be compliant with City Resolution 2013-26, which is intended to promote efficiency in energy use by implementing higher density housing near existing to emerging employment and shopping centers where services are within walking distances to residential neighborhoods. The Project will implement CALGREEN green building standards.</p> <p>As stated within the City's General Plan, "changing land use designations and focusing development in Concept Areas" will "reduce VMT when compared to buildout of the existing General Plan" (MoVal 2040 GP EIR). The proposed Project is adjacent to a General Plan Concept Area located along Perris Boulevard, a mixed-use corridor. The Concept Area contains diverse uses within walkable distances to adjacent residential tracts. Since the proposed Project along with the South of Iris Project, a cumulative Project, are in proximity to the Perris Boulevard Concept Area, the Projects cumulative impacts are less than significant. In addition, the Projects align with City goals since VMT will be reduced due to the proximity of the Perris Boulevard Concept Area.</p> <p>For the reasons above, impacts are anticipated to be less than significant. Therefore, no mitigation is required.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. CALGREEN, the Green Building Code, Part 11, Title 24, California Code of Regulations https://up.codes/viewer/california/ca-green-code-2019 2. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 7 – Conservation Element – Section 7.6 – Energy Resources 3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Chapter 5.13 – Public Services and Utilities – Energy 4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 5. Title 8 – Building and Construction of the Moreno Valley Municipal Code, Chapter 8.38 California Green Building Code Ord. 962 § 5.11, 2019. 				

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 https://www.conservation.ca.gov/cgs/Documents/SP_042.pdf	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The responses in this section are based on the Geotechnical Engineering Investigation Report and Addendum dated September 14, 2022, and February 23, 2023, which were prepared for the Project by Krazan Geotechnical Engineering (KGE, 2023). The recommendations contained in this report include results of field and laboratory testing (See Figure 12: Boring Locations), engineering analysis, and review of conceptual plans for the proposed Project by Greenberg Farrow. The report can be found as Appendix D. Responses related to paleontological resources in this section are based on the information provided by Western Science Center on September 1, 2022 (See Appendix C).</p> <p>Response:</p> <p>Less than Significant Impact. Moreno Valley is located within the eastern portion of the Transverse Ranges of Geomorphic Province (California Geologic Survey Note 36). The Geomorphic Province includes the Perris Block, which is a large granite rock mass bounded by the San Jacinto Fault, Elsinore Fault, and Santa Ana River (MoVal GP 2006). The City is also within the northern portion of the Peninsular Ranges Physiographic Province of California, a 930-mile segment of mountain ranges spanning from Southern California to the southern edge of the Baja California Peninsula. The Peninsular Ranges are separated by northwest trending valleys and subparallel faults branching from the San Andreas Fault. Locally, the Project Site is located within the Inland Valley, bound by the Bernasconi Hills in the southwest, north by the Box Spring Mountains, and southeast by the Santa Ana Mountains. The Inland Valley is dominated by faults and adjacent anticlinal uplifts.</p> <p>Major faults zones near the City of Moreno Valley include the San Jacinto Fault Zone, Elsinore Fault Zone, and San Andreas Fault Zone. The greatest concern to the City and Project Site is the San Jacinto Fault Zone, which borders the eastern outer limits of the City and is approximately 6.6 miles northeast of the Project Site. The San Jacinto Fault Zone is comprised of several parallel faults that when combined make up the Fault Zone. The three branches of this fault zone include Casa Loma Fault, Claremont Fault, and Farm Road Fault. The San Jacinto Fault Zone is the closest to the City, approximately 6.6 miles, and has been determined as the most active seismically within the Southern California region. The Elsinore Fault Zone is approximately 15.8 miles southwest of the Project Site, and the San Andreas Fault Zone is approximately 30.1 miles north of the Project Site. Due to the proximity of Fault Zones Elsinore and San Andreas pose the greatest risk at the Project Site, however, there is nothing unique about the Project Site making risk here substantially greater or different from other nearby locations. Potential impacts from these fault zones are not anticipated to significantly affect the Project due to the required incorporation of California’s seismic construction requirements into construction plans for the Project. The standard application of the City’s plan check and inspection process ensures that projects are designed and constructed according to applicable seismic safety standards based on Project location and soils pursuant to the California Building Code.</p> <p>According to the Department of Conservation Geologic Hazards Data and Maps (See https://maps.conservation.ca.gov/geologic Hazards/), the Project Site is not within an Alquist-Priolo Earthquake Fault Zone. Defined by the California Department of Conservation, an Alquist-Priolo Earthquake Fault Zone is a “regulatory zone surrounding the surface traces of active faults in California” where there is increased potential for surface rupture. Under the Alquist-Priolo Geologic Hazards Zones Act established in March 1973, structures meant for human occupancy located in an Alquist-Priolo Earthquake Fault Zone are prohibited across traces of active faults and require a minimum distance of a 50-foot setback from the fault. Project impacts associated with fault rupture on the Project Site are not anticipated because review of the Earthquake Zones of Required Investigation (EQZApp) prepared by the California Geologic Survey indicates that no earthquake fault zones are located on or projected to cross the Project</p>				

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Site (KGE, 2023). The nearest zoned fault is a portion of the San Jacinto Fault Zone, located approximately 6.6 miles from the Project Site.

Prior to issuance of building and grading permits, the City of Moreno Valley will review and approve construction plans for the Project for conformance with seismic safety standards of the California Building Code; in addition, the City will perform regular inspections during Project construction to ensure compliance with seismic safety standards. The City's standard plan check and inspection process for compliance with the California Building Code is considered full mitigation of potential impacts. This includes the risk of loss, injury, or death, which are not anticipated to differ substantively from what is expected to occur at other properties in the Local Vicinity. As a result, Project-specific impacts would be less than significant.

The City of Moreno Valley has prepared and regularly updates a Local Hazard Mitigation Plan and an Emergency Operations Plan, which include mitigation and emergency response strategies for the City during and after an earthquake. The City's standard plan check and inspection process for the Project will ensure compliance with these plans; therefore, cumulatively considerable impacts from projects in proximity to the proposed Project are not anticipated.

The standard application of the City of Moreno Valley's plan check process for compliance with the California Building Code is sufficient to mitigate Project and cumulative impacts associated with rupture of a known earthquake fault to less than significant levels. Therefore, no mitigation is required.

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 with Mitigation Incorporated. Reference Section VII, Response a) i). Seismicity is related to the abrupt release of accumulated strain energy in the rock materials of the earth's crust in a given geographical area. The degree of seismic risk is often determined or estimated by the seismic record in any given region.

Due to San Andreas, Elsinore, and San Jacinto Faults running through and outside City Limits and historic records of seismic activity in Moreno Valley documented in the City's Local Hazard Mitigation Plan, there is high potential for seismicity and seismic ground shaking at the Project Site. Temporary construction and permanent occupancy will increase the level of activity, population, and extent of land improvements at the Project Site that will be subject to strong seismic ground shaking likely to occur during the life of the Project. The San Andreas Fault, approximately 30.1 miles northeast, has a probable magnitude of 6.8 to 8; the Elsinore Fault is approximately 15.8 miles southwest of the Project Site, with a probable magnitude of 6.5 to 7.5. In the City, the San Jacinto Fault traverses the northeastern corner of Moreno Valley and is approximately 6.6 miles from the Project Site with a probable magnitude of 6.5 to 7.5. (See <https://scedc.caltech.edu/earthquake/elsinore.html>).

The City's plan check and inspection process will verify Project consistency between Moreno Valley's probable seismicity and seismic ground shaking, seismic parameters and Project compliance with the 2019 California Building Code (CBC) prior to issuance of building permits and during Project implementation; therefore, significant impacts from strong seismic ground shaking are not anticipated.

Verification of safety standards during construction will occur during the standard application of the City's process for grading and building permit issuance, which includes plan check and inspections. Recommendations of the geotechnical engineer have been included as mitigation measures for the Project. The City's plan check and inspection process will verify implementation of the geotechnical engineer's recommendations, as well as Project compliance with CBC. The contractor/builder is required to implement CAL/OSHA standards for worker safety during construction, to reduce risk associated with strong seismic ground shaking at the Project Site to less than significant levels. Compliance with CAL/OSHA standards during construction for safety will be verified throughout construction inspections. On-site

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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inspections during construction activities will ensure that worker safety is maintained, and requirements are implemented according to OSHA standards.

Recommendations from the geotechnical engineering reports will be incorporated into Project Plans, Specifications, and Estimates as verified by the City's Engineer and the Building Official during Plan Check; implementation of these recommendations will be verified during construction inspections performed by the City. Geotechnical recommendations are included in **Appendix D** and summarized in this section as **GEO-01 through GEO-10**.

For this reason, impacts related to strong seismic ground shaking will be less than significant with mitigation incorporated.

MM GEO-01: Fill Materials-

- E. During earthwork, identify locations of fill soils that have not been properly compacted and certified and excavate and recompact these areas. Prior to backfilling, the bottom of the excavation should be observed by the Project Geotechnical Engineer to verify no additional removal or recompacting is required.
- F. During earthwork, the contractor shall verify that fill soils are placed in lifts approximately 6 inches thick according to the geotechnical engineer's recommendations, moisture-conditioned to a minimum of 2 percent above optimum moisture-content and compacted to achieve at least 95 percent maximum density based on ASTM Test Method D1557.
- G. During earthwork, the contractor shall verify that Imported Fill should consist of a well-graded, slightly cohesive, fine silty sand or sandy silt, with relatively impervious characteristics when compacted. This material should be approved by the Soils Engineer prior to use and should typically possess the following characteristics:
 - a. **Percentage Passing No. 200 Sieve**= 20 to 50
 - b. **Plasticity Index**= 10 maximum
 - c. **UBC Standard 29-2 Expansion Index**= 15 maximum
- H. During earthwork the contractor shall work with the soils engineer to verify suitability of soils for structure foundations. The soils engineer has the option of rejecting any compacted material regardless of the degree of compaction if that material is considered to be unstable or if future instability is suspected.

MM GEO-02: Minimize Post-construction Soil Movement- In order to reduce post-construction soil movement and provide uniform support for the buildings, proposed parking, driver areas, and other foundations, the Project contractor in coordination with the Project Geotechnical Engineer and City's Engineer should abide by the following during Project construction and ground disturbing activities:

- D. Overexcavation and recompaction within the proposed building footprint areas should be performed to a minimum depth of at least five (5) feet below existing grades or two (2) feet below the bottom of the proposed foundation bearing grades. In addition, any fill soil present in the building area should be removed and replaced as compacted Engineered Fill. The overexcavation and recompaction should also extend laterally five feet (5') beyond edges of the proposed footings or building limits.
- E. Overexcavation and recompaction of the near surface soil in the proposed parking area should be performed to a minimum depth of at least twelve (12) inches below existing grades or proposed subgrade, whichever is deeper. The actual depth of the overexcavation and recompaction should be determined by the geotechnical engineer or authorized representative for the geotechnical engineer during construction. The overexcavation and recompaction should also extend laterally at least three (3) feet beyond edges of the proposed paving

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Less Than Significant Impact

No Impact

limits or to the property boundary. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill.

- F. Overexcavation and recompaction of the soil in proposed street improvements and driveway approaches should be performed to a minimum depth of at least eighteen (18) inches below existing grades or proposed subgrade, whichever is deeper. The actual depth of the overexcavation and recompaction should be determined by the geotechnical engineer or authorized representative for the geotechnical engineer during construction. The overexcavation and recompaction should also extend laterally at least three (3) feet beyond edges of the proposed paving limits or to the property boundary. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill.

MM GEO-03: Concrete Slabs-on-grade- Unless designed by the project structural engineer, concrete slabs-on-grade should be verified by the City Inspector, ongoing during construction, as a minimum of five (5) inches thick and reinforced per the geotechnical engineer’s recommendations, that the concrete slab be reinforced to reduce crack separation and possible vertical offset at the cracks with at least No. 3 reinforcing bars placed on 18-inch centers. Thicker floor slabs with increased concrete strength and reinforcement should be designed wherever heavy concentrated loads, heavy equipment, or machinery will be placed.

MM GEO-04: Winterization- The Contractor shall winterize the Project Site prior to the start of and throughout the rainy season (generally October 15th to April 15th) to prevent upper soils from becoming very moist during the winter months due to rain and the absorptive characteristics of the soils. Winterization shall consist of placement of materials on aggregate base and protecting (elevating and covering) exposed soils during the construction phase.

MM GEO-05: Traffic Indices- Prior to issuance of the final tract map and permits, the City Engineer and/or Building Official shall verify that street improvement plans and construction drawings for the Project show the correct numeric value for the recommended Traffic Index for pavement. Installation per this standard shall be field verified by the City Inspector The following table shows the recommended pavement sections for various traffic indices:

Traffic Index	Asphaltic Concrete	Class II Aggregate Base*	Compacted Subgrade**
4.0	2.0"	4.0"	18.0"
4.5	2.5"	4.0"	18.0"
5.0	2.5"	4.0"	18.0"
5.5	3.0"	4.0"	18.0"
6.0	3.0"	4.0"	18.0"
6.5	3.5"	4.0"	18.0"
7.0	4.0"	4.0"	18.0"
7.5	4.0"	4.0"	18.0"

The recommended Traffic Index applied to the Project shall be verified by the geotechnical engineer prior to paving. If a higher Traffic Index is required, this shall be obtained from the geotechnical engineer.

The following recommendations are for light-duty and heavy-duty Portland Cement Concrete pavement sections.

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Portland Cement Pavement			
Light Duty			
Traffic Index	Portland Cement Concrete***	Class II Aggregate Base*	Compacted Subgrade**
4.5	5.0"	--	12.0"
Heavy Duty			
Traffic Index	Portland Cement Concrete***	Class II Aggregate Base*	Compacted Subgrade**
7.0	6.5"	--	12.0"

Source: (Krazan & Associates, 2023)
 Note: * 95% compaction based on ASTM Test Method D1557 or CAL 216
 **95% compaction based on ASTM Test Method D1557 or CAL 216
 ***Minimum compressive strength of 3,000 psi

MM GEO-06: Infiltration Systems- Prior to issuance of the final tract map and permits, the City Engineer and the Building Official shall verify that plans show appropriate setbacks for infiltration systems. City inspections shall confirm implementation as follows: It is recommended that the location of the infiltration systems not be closer than ten feet (10') as measured laterally from the edge of the adjacent property line, ten feet (10') from the outside edge of any foundation and five (5') from the edge of any right-of way to the outside edges of the infiltration system.

If the infiltration location is within ten feet (10') of the proposed foundation, it is recommended that this infiltration system should be impervious from the finished ground surface to a depth that will achieve a diagonal distance of a minimum of ten feet (10') below the bottom of the closest footing in the project.

MM GEO-07: Foundations (Conventional Final Foundation Systems): Prior to issuance of permits, the City Engineer and Building Official shall verify that plans show compliance with the following foundation requirements:

During construction, the Contractor, geotechnical engineer, and City Inspector shall verify that proposed structures are supported property on a shallow foundation system bearing a minimum of three (3) feet of Engineered Fill.

Spread and continuous footings can be designed for the following maximum allowable soil bearing pressures:

1. **Dead Load Only-** 2,000 psf Allowable Loading
2. **Dead-Plus-Live Load-** 2,600 Allowable Loading
3. **Total Load, including wind or seismic loads-** 3,500 psf Allowable Loading

The footings should be a minimum depth of 18 inches below pad subgrade (soil grade) or adjacent exterior grade, which is lower. Footings should have a minimum width of 15 inches, regardless of load.

MM GEO-08: Floor Slabs and Exterior Flatwork: Prior to issuance of permits, the City Engineer and Building Official shall verify that plans show compliance with the following floor slab and flatwork requirements:

During construction, the Contractor, geotechnical engineer, and City Inspector shall verify that proposed structures are properly supported as follows:

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- E. concrete slab-on-grade floors should be underlain by a water vapor retarder. The water vapor retarder should be installed in accordance with accepted engineering practices. The water vapor retarder should consist of a vapor retarder sheeting underlain by a minimum of 3 inches of compacted, clean, gravel of ¾-inch maximum size.
- F. To aid in concrete curing an optional 2 to 4 inches of granular fill may be placed on top of the vapor retarder. The granular fill should consist of damp clean sand with at least 10 to 30 percent of the sand passing the 100 sieves.
- G. It is recommended that the concrete slab be reinforced to reduce crack separation and possible vertical offset at the cracks; at least No. 3 reinforcing bars on 18-inch centers, be used for this purpose. Exterior finish grades should be a minimum of 2 percent away from all interior slab areas to preclude ponding of water adjacent to structures.
- H. It is recommended that the utility trenches within the structure be compacted, as specified in our report, to reduce the transmission of moisture through the utility trench backfill. Special attention to the immediate drainage and irrigation around the building is recommended.

MM GEO-09: Lateral Earth Pressures and Retaining Walls- Prior to issuance of permits the City shall verify that plans show walls retaining horizontal backfill and capable of deflecting a minimum of 0.1 percent of its height at the top may be designed using an equivalent fluid active pressure of 39 pounds per square foot per foot of depth. Walls incapable of this deflection or are fully constrained walls against deflection may be designed for an equivalent fluid at-rest pressure of 59 pounds per square foot per foot of depth.

During grading and backfilling operation adjacent to any walls, the contractor/builder and city inspector shall verify that heavy equipment is not allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessing lateral pressures.

MM GEO-10: Testing and Inspection- Throughout construction the Contractor/Builder and City Inspector shall verify that the geotechnical engineer or his authorized representative are present at the site during the earthwork activities to confirm that actual subsurface conditions are consistent with the exploratory fieldwork and that proper compaction and testing are performed for structure foundations. Earthwork construction is dependent upon compaction testing and stability of the material and it is the duty of the City Inspector to ensure that proper compaction and testing are performed during construction.

With the implementation of **Mitigation Measures GEO-01 through GEO-10** and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact with strong seismic ground shaking.

iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant Impact. Reference Section VII, Response a) i) and ii). Liquefaction is the phenomenon where soils behave similarly to fluid when put under high-intensity ground shaking. This can occur under the following conditions “(1) shallow groundwater; (2) low-density non-cohesive (granular) soils; and (3) high-intensity ground motion” (MoVal 2040 Project EIR). During events like seismic-related ground shaking, soil below the groundwater table can also experience liquefaction, which is the loss of bearing capacity for structures. However, liquefaction is not considered to be a widespread local hazard in Moreno Valley because groundwater levels are far below the surface. Areas where potential liquefaction are prone to occur, currently exist near the March Air Research Base, Lake Perris Recreation Area, and north of the Project Site in a residential community adjacent to Perris Boulevard (See Figure 13: Geologic Faults and Liquefaction, MoVal EOP 2009). These potential liquefaction sites are not in close proximity to the Project.

The geotechnical report for the Project indicates that the Project Site is not located in an area designated by the State

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<p>of California as a liquefaction hazard zone. Furthermore, the Riverside County GIS Map for Liquefaction identifies the subject site in an area designated as a low Liquefaction Potential Hazard Zone. According to Moreno Valley's 2021 General Plan EIR and Riverside County's GIS liquefaction map, the Project Site is within an area with low to moderate liquefaction susceptibility (See Figure 4.7-2 Liquefaction, MoVal GP EIR 2021).</p> <p>To evaluate soil characteristics and the susceptibility of liquefaction specifically at the Project Site, eighteen (18) boring samples (B-1 to B-18) were taken at depths of approximately 10 to 50 feet below existing site ground surface and ten (10) borings (IT-1 to IT-10) were advanced to depths of five to twelve feet for the purpose of infiltration testing in a lab. In addition, one bulk subgrade sample was obtained from the site for laboratory R-Value testing (See Figure 12: Boring Locations). Analysis of the samples included evaluating soil type, groundwater depth, relative density, initial confining pressure, and intensity and duration of ground shaking. Subsurface soil conditions consisted of dense to very dense soil and groundwater at depths exceeding 50 feet below ground surface. Upon review of the following conditions relevant to determining liquefaction at the Project Site, the Project Geotechnical Engineer determined that the Project Site was not considered to be prone to liquefaction. Fill material was not found in the borings and is not anticipated at the Project Site.</p> <p>As a result, the Project is anticipated to have less than significant impact from seismic-related ground failure, including liquefaction. Therefore, no mitigation is required.</p>				

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- Legend
- APPROXIMATE INFILTRATION TEST LOCATION
 - APPROXIMATE BORING LOCATION
 - ▲ APPROXIMATE R-VALUE LOCATION

City of Moreno Valley
Goya at Heritage Park

Figure 12. Boring Locations

Source: Krazan & Associates



iv) Landslides?

Response:

No Impact. Landslide vulnerability within City Limits is given a severity rating of 2 (MoVal Local Hazard Mitigation Plan 2017). This means that there is a 1% to 10% likelihood of a landslide occurring within the next year and limited potential is anticipated. Limited damage includes possible injury and/or illness, shutdown of critical facilities (transportation routes, electrical, various pipelines, etc.). Between 2005 and 2015, three landslides occurred within Moreno Valley’s City Limits. None of which occurred at or near the Project Site.

Since the Project Site is relatively flat, there is no potential for landslides at this location. According to Moreno Valley’s 2021 General Plan EIR, Figure 4.7-3 Landslides and the Department of Conservation’s Landslide Inventory, the Project Site is not within an area susceptible to landslides. The Project Site has been assigned a landslide susceptibility rating of 0 (No Risk) in accordance with the California Geological Survey. The Project Site is relatively flat with a slight natural slope north to south and site plans indicate that no significant slopes are proposed as part of the development. The Project proposes to incorporate mitigation measures into the design and construction of the anticipated development for soils stability during construction and long-term. Landslides, rockfalls, slope instability, and debris flow are not anticipated to pose a hazard to the subject site. Therefore, no mitigation is needed.

b) Result in substantial soil erosion or the loss of topsoil?

Response:

Less than Significant with Mitigation Incorporated. See Section VII, Response a) i) through iii). During grading and earthworks for Project construction, topsoil over the entire Project Site will be disturbed and will become temporarily susceptible to erosion, especially during high winds and rains. To minimize potentially significant impacts, Best Management Practices from the Storm Water Pollution Prevention Plan and Fugitive Dust Emissions Control Plan will implement temporary erosion control measures during construction; and Water Quality Management Plan for the Project will be implemented permanently to reduce erosion. Upon completion of Project improvements, landscaping will be installed which will stabilize surfaces disturbed during construction. As a result, substantial erosion or the loss of topsoil will be mitigated to less than significant levels with the incorporation of Mitigation Measures **MM GEO-01: Fill Materials through MM GEO-10: Testing and Inspection.** In addition to **MM GEO-11: Site Preparation** and **MM GEO-12: Drainage and Landscape** required Fugitive Dust Control Plan, SWPPP, and Water Quality Management Plan for the Project.

MM GEO-11: Site Preparation- During all construction activities, the Builder/Contractor and City Inspector shall verify that:

- d) General site clearing should include removal of vegetation; existing utilities; structures including foundations; existing stockpiled soil; trees and associated root systems; rubble; rubbish; and any loose and/or saturated materials.
- e) Site stripping should extend to a minimum depth of 2 to 4 inches, or until all organics in excess of 3 percent by volume are removed. Deeper stripping may be required in localized areas.
These materials will not be suitable for use and should not be used as Engineered Fill. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas.

MM GEO-12: Permanent Drainage and Landscape- Prior to final tract map approval and issuance of permits, the City Engineer, Planning Department and Building Official shall verify that plans for construction and the CC&Rs for the Project include the following specifications for establishing and maintaining proper drainage in perpetuity. The City Inspector and Contractor shall be responsible for implementing these throughout construction. Long-term maintenance of items a) through h) below shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.:

- I. Ground surface adjacent to foundations shall be sloped a minimum of 5 percent for a minimum distance of 10 feet away from structures, or to an approved alternative means of drainage conveyance.

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- J. Swales used for conveyance of drainage and located within 10 feet of foundations shall be sloped a minimum of 2 percent. Impervious surfaces, such as pavement and exterior concrete flatwork, within 10 feet of building foundations should be sloped a minimum of 2 percent away from the structure.
- K. Drainage gradients shall be maintained to carry all surface water to collection facilities and off-site. These grades should be maintained for the life of the project.
- L. Slots or weep holes should be placed in drop inlets or other surface drainage devices in pavement areas to allow free drainage of adjoining base course materials.
- M. Cutoff walls should be installed at pavement edges adjacent to vehicular traffic areas; these walls should extend to a minimum depth of 12 inches below pavement subgrades to limit the amount of seepage water that can infiltrate the pavements. Where cutoff walls are undesirable subgrade drains can be constructed to transport excess water away from planters to drainage interceptors. If cutoff walls can be successfully used at the site, construction of subgrade drains is considered unnecessary.
- N. Drainage pipes should be placed with perforations down and should discharge in a non-erosive manner away from foundations and other improvements. The pipes should be placed no higher than 6 inches above the heel of the wall, in the center line of the drainage blanket and should have a minimum diameter of four inches.
- O. Collector pipes may be either slotted or perforated. Slots should be no wider than 1/8 inch in diameter, while perforations should be no more than 1/4 inch in diameter. If retaining walls are less than 6 feet in height, the perforated pipe may be omitted in lieu of weep holes on 4 feet maximum spacing.
- P. The weep holes should consist of 4-inch diameter holes (concrete walls) or unmortared head joints (masonry walls) and not be higher than 18 inches above the lowest adjacent grade. Two 8-inch square overlapping patches of geotextile fabric (conforming to CalTrans Standard Specifications for "edge drains") should be affixed to the rear wall opening of each weep hole to retard soil piping.

With the implementation of **Mitigation Measures GEO-01 through GEO-12** and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with a substantial soil erosion or loss of topsoil.

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"/>
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Response:

Less than Significant with Mitigation Incorporated. The Project Site contains silty sand (SM) with an R-Value of 50 at Equilibrium. Sample soil cores from site borings were tested in accordance with the State of California Materials Manual Test Designation 301 and indicated that soils at the Project Site have good subgrade support characteristics under dynamic traffic loads. However, since excavation and earthworks are proposed during Project implementation, soil has the potential to become unstable during recompaction, As a result of this, the Project will implement mitigation measures **MM GEO-01: Fill Materials through MM GEO-10: Testing and Inspection** to reduce potentially significant impacts that would result in on- or off-site lateral spreading, subsidence, liquefaction or collapse.

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"/>
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Response:

Less than Significant with Mitigation Incorporated. See Response IV, a) through c). Expansive soils undergo volume changes, or shrinkage and swelling as soil moisture changes. When expansive soils dry, the soil shrinks; when moisture is reintroduced into the soil, the soil swells. Laboratory testing identified the near-surface silty sand at the Project Site as having low expansion potential. Therefore, soil at the Project Site is not considered expansive. The reference to Table 18-1-B of the Uniform Building Code pertains to criteria for geotechnical and structural considerations in the selection, design, and installation of foundation systems. Design for reducing risk due to expansive soils is not needed for the Project and less than significant impacts are anticipated related to direct or indirect risks of life or property due to expansive soils. However, in order to maintain low expansive potential at the Project Site, the Geotechnical

Engineer recommends fill materials with low shrink-swell properties. Pursuant to mitigation measure **MM GEO-01: Fill Materials**, imported fill should consist of a well-graded slightly cohesive, fine silty sand or sandy silt with UBC Standard 29-2 Expansion Index with a maximum of 15.

As a result of the implementation of mitigation measures above, the Project will not increase exposure to expansive soils and the Project would not increase exposure to expansive soil hazards.

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"/>
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Response:

No Impact. The Project does not propose to implement a septic tank or alternative wastewater disposal system. Wastewater services will be handled by the Eastern Municipal Water District (EMWD). Currently, at the Project Site, there are no existing septic tanks or alternative wastewater disposal systems. Therefore, no impacts are anticipated.

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"/>
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Response:

The response is based on the Cultural Resources Assessment performed by BCR Consulting dated September 28, 2022. The report contains research conducted by the Western Science Center Museum, dated September 1, 2022, analyzing the Project’s paleontological resources. This report is attached as **Appendix C**.

Regulatory Setting
CEQA

California Environmental Quality Act (CEQA) provides guidance relative to significant impacts on paleontological resources, indicating that a project will have a significant impact on paleontological resources if it disturbs or destroys a unique paleontological resources or site, or unique geologic feature. Section 5097.7 of California Public Resources Code specifies that any unauthorized removal of paleontological remains is a misdemeanor. Further, California Penal Code Section 622.5 sets penalties for damage or removal of paleontological resources. CEQA documentation prepared for projects are required to analyze paleontological resources as a condition of the CEQA process to disclose potential impacts.

Less than Significant with Mitigation Incorporated. According to the City of Moreno Valley’s General Plan (Figure 5.10-3 Paleontological Resource Sensitive Areas), a majority of the Moreno Valley is within areas of low potential for paleontological resources. Conversely, along the City’s northeastern City Limits (approximately 7 miles from the Project Site), areas are determined to have high potential. However, the Project Site and Local Vicinity are within areas of low potential.

Research conducted by the Western Science Center Museum, indicated the Project Site is underlain with alluvial sand and gravel deposits from the Holocene epoch (Dibblee and Minch, 2003). Holocene alluvial units are considered to be of high preservation value; however, the discovery of fossil materials due to relatively modern associated date of deposits is unlikely. If the proposed Project required disturbance of substantial depth for Project implementation, the likelihood of reaching Pleistocene alluvial sediments would increase. However, excavation activity associated with development of the Project Area is unlikely to be paleontologically sensitive. The Western Center does not have localities within the Project Area or within 1 mile radius.

The Project anticipates the unlikely presence of fossil material at the site. However, the potential for discovery is still present; therefore, caution during development beyond depths dating to the earliest parts of the Holocene or Late Pleistocene period since these depths have the potential to be scientifically significant. Additionally, in accordance with the City’s General Plan, the proposed Project will implement Mitigation Measure **MM PALEO-01: Paleontological Monitor** during earthworks and Project construction.

MM PALEO-01: Paleontological Monitor- Prior to the start of Project construction, a qualified paleontological monitor shall be retained by the Project developer and be present during grading in project areas where paleontological resources are likely to reside within the underlying geologic formations. In addition, the paleontological monitor shall be present during earthwork activities that expose soils beyond depths of previous disturbance.

With the implementation of **Mitigation Measure PALEO-01** and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with a unique paleontological resource or site or unique geologic feature.

Sources:

1. **Appendix C-** Phase 1 Cultural Resources Assessment, Goya at Heritage Park, City of Moreno Valley, California, BCR Consulting, dated September 28th, 2022.
2. **Appendix D-** Geotechnical Engineering Investigation Report, Krazen and Associates Inc. Geotechnical Engineering Division, dated September 14th, 2022.
3. **Appendix D-** Update to Geotechnical Engineering Investigation Report, Krazen and Associates Inc., Geotechnical Engineering Division, dated February 23rd, 2023.
4. Moreno Valley General Plan, adopted July 11, 2006
 - Chapter 6 – Safety Element – Section 6.5 – Geologic Hazards
 - Figure 6-3 – Geologic Faults & Liquefaction
 - Chapter 7 – Conservation Element – Section 7.4 -- Soils
5. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
 - Section 5.6 – Geology and Soils
 - Figure 5.6-1 – Geology
 - Figure 5.6-2 – Seismic Hazards
6. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
7. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations
8. 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
 - Chapter 4 – Earthquake
 - Figure 4-1 – Right-Lateral Strike -Slip Fault
 - Figure 4-1.1 – Moreno Valley Geologic Faults and Liquefaction 2016
 - Figure 4-1.2 – Moreno Valley Area Ground Shaking Map
 - Chapter 8 – Landslide
 - Figure 8-1 – Moreno Valley Slope Analysis 2016
9. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf
 - Threat Assessment 1 – Major Earthquakes
 - Figure 9 – Types of Faults
 - Figure 10 – Earthquake Faults
 - Figure 11 – Comparison of Richter Magnitude and Modified Mercalli Intensity
 - Figure 12 – Magnitude 4.5 or Greater Earthquake Map
 - Figure 13 – Geologic Faults and Liquefaction
10. Final Environmental Impact Report, City of Moreno Valley, adopted 2021.
 - Section 4.7: Geology and Soils
 - Figure 4.7-2 Liquefaction
 - Table 4.7-1, Liquefaction Susceptibility Classification Acreages

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

Section VIII- Greenhouse Gas Emissions is based on the Air Quality, Global Climate Change, and Energy Impact Analysis Report (**Appendix A**) written by Ganddini on June 5, 2023. The report was preformed to address the possibility of regional/local global climate change impacts for Project air emissions.

Regulatory Setting

South Coast Air Quality Management District (SCAQMD)

The Air Resources Board (ARB) recommended approaches for setting interim significance thresholds (California Air Resources Board 2008b), in which a draft industrial Project threshold suggests that non-transportation related emissions under 7,000 MTCO_{2e} per year would be less than significant; however, the ARB has not approved those thresholds and has not published anything since then. The SCAQMD is in the process of developing significance GHGs thresholds for local lead agency consideration (“SCAQMD draft local agency threshold”); however, the SCAQMD Board has not approved the thresholds as of the date of the Notice of Preparation. The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the Project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the Project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project’s construction emissions are averaged over 30 years and are added to a project’s operational emissions. If a project’s emissions are under one of the following screening thresholds, then the project is less than significant:
 - All land use types: 3,000 MTCO_{2e} per year
 - Based on land use type: residential: 3,500 MTCO_{2e} per year; commercial: 1,400 MTCO_{2e} per year; or mixed use: 3,000 MTCO_{2e} per year.
 - Based on land type: Industrial (where SCAQMD is the lead agency), 10,000 MTCO_{2e} per year.
- Tier 4 has the following options:
 - Option 1: Reduce emissions from business as usual (BAU) by a certain percentage; this percentage is currently undefined.
 - Option 2: Early implementation of applicable AB 32 Scoping Plan measures.
 - Option 3, 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO_{2e}/SP/year for projects and 6.6 MTCO_{2e}/SP/year for plans;
 - Option 3, 2035 target: 3.0 MTCO_{2e}/SP/year for projects and 4.1 MTCO_{2e}/SP/year for plans.
- Tier 5 involves mitigation offsets to achieve target significance threshold.

City of Moreno Valley Climate Action Plan

The City of Moreno Valley Climate Action Plan (CAP) was recently adopted on June 15, 2021. The CAP has been designed to reinforce the City’s commitment to reducing greenhouse gas (GHG) emissions and demonstrate how the City will comply 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 EO S-3-15 and SB 32, following the CAP guidelines established in the 2017 Scoping Plan.

The CAP reflects guidelines established in the 2017 Scoping Plan prepared by the California Air Resources Board (CARB). The Scoping Plan, designed to implement the State’s not-to-exceed GHG emission targets set in Executive Order S-3-15 and Senate Bill 32, recommends that local governments target 6.0 metric tons carbon dioxide equivalent

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

(MTCO_{2e}) per capita per year in 2030 and 2.0 MTCO_{2e} per capita per year in 2050 in their CAPs. The proposed 2040 target of 4.0 MTCO_{2e} per capita per year is determined using a linear trajectory in emissions reduction between 2030 and 2050.

Less than Significant Impact. Greenhouse Gas Emissions are primarily produced through anthropogenic activities and include Carbon Dioxide (CO₂), Methane (CH₄), Ozone, water vapor, Nitrous Oxide (N₂O), and Chlorofluorocarbons (CFCs). GHGs that exceed the natural ambient concentrations are responsible for the enhancement of the Greenhouse Gas Effect, which traps heat in Earth’s atmosphere and leads to continental warming of the Earth’s climate. In addition, exposure to GHGs and pollution in the atmosphere has resulted in approximately 3,300 premature deaths, \$1.2-1.8 billion in health impacts, and \$1.9-11.2 billion in damages using social cost of carbon (CARB Climate Change Scoping Plan 2019). For this reason, California lawmakers have created reduction measures to achieve a 40 percent in 1990 GHG levels by the year 2030 to avoid worst impacts related to environmental and public health concerns.

Currently, sectors within California that release GHG emissions include industrial, transportation, electricity generation, agriculture, commercial, and residential. However, the transportation sector emits more GHGs than any other sector. Within the State of California, 41 percent of the States GHG emissions are produced solely by the transportation sector. The sector in close second is energy generation.

To determine the significance of GHG produced by the Project, analysis was conducted in accordance with the City CAP GHG threshold of 6.0 metric tons carbon dioxide equivalent (MTCO_{2e}) per capita per year in 2030. CalEEMod Version 2022.1.1.13 was used to calculate the GHG emissions from the proposed Project. As mentioned within Section XIV- Population and Housing, per the City of Moreno Valley Housing Element 2021-2029 (adopted June 15, 2021), the average persons per household in 2020 was 3.85 residents. Therefore, at 131 dwelling units, the service population of the proposed Project is anticipated to be approximately 504 residents. This population value was used to calculate the emissions per capita for comparison against the CAP’s per capita GHG 2030 emissions target. *Table 15: Project-Related Greenhouse Gas Emissions* show the total for proposed Project’s emissions would be 2,976 MTCO_{2e} per year, which results in emissions of 5.91 MTCO_{2e} per service population per year.

TABLE 15: PROJECT-RELATED GREENHOUSE GAS EMISSIONS

Category	Greenhouse Gas Emissions (Metric Tons/ Year)				
	Bio-CO ₂	NonBio-CO ₂	CH ₄	N ₂ O	CO _{2e}
Maximum Annual Operations	12.40	2,877.00	2,889.00	1.37	2,961.00
Construction ¹	0.00	15.05	15.05	0.00	15.22
Total Emissions	12.40	2,892.05	2,904.05	1.37	2,976.22
Total Emissions per capita (service population) per year ^{1,2}					5.91
Exceeds CAP 2030 Per Capita Emissions Target of 6.0 MTCO _{2e} per year?					No

Source: CalEEMod Version 2022.1.1.13 for Opening Year 2027.

Notes: See **Appendix A**. (Air Quality, Global Climate Change, and Energy Impact Analysis, Ganddini, 2023)

(1) Construction GHG emissions CO_{2e} based on a 30-year amortization rate. Construction emissions include emissions from both the proposed Project and off-site improvements.

(2) Per the City of Moreno Valley Housing Element 2021-2029 (adopted June 15, 2021), the average persons per household in 2020 was 3.85 residents. Therefore, at 131 dwelling units, the service population of the proposed Project is anticipated to be approximately 504 residents.

Since the Project is to be operational in 2027 and does not exceed the Scoping Plan’s 6.0 MTCO_{2e} per year 2030 threshold, operation of the proposed Project would not create a significant cumulative impact to global climate change. Therefore, less than significant impacts from the generation of greenhouse gas emissions, either directly or indirectly, are anticipated. No mitigation is required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

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

Less than Significant Impact. See Response VII, a). The proposed Project has the potential to conflict with any applicable plan, policy, or regulation of an agency adopted of reducing the emissions of greenhouse gases. The applicable plan for the proposed Project is the City of Moreno Valley Climate Action Plan (CAP), adopted in 2021. The City’s Climate Action Plan includes GHG reduction measures designated to reduce emissions in sectors including transportation, industrial, residential, commercial, off-road equipment, public services, public lighting, and natural resources. As shown in *Table 16: Project Consistency with Applicable GHG Reduction Plans and Policies* below, the Project will implement Moreno Valley’s CAP reduction measures applicable to multi-family residential development by participating in Moreno Valley’s Utility direct install program and maintaining compliance with mandatory standards set forth by California Building Standards Code. In addition, *Table 16: Project Consistency with Applicable GHG Reduction Plans and Policies* outlines the Project’s consistency with applicable strategies within the CARB Climate Change Scoping Plan, adopted in 2008.

TABLE 16: PROJECT CONSISTENCY WITH APPLICABLE GHG REDUCTION PLANS AND POLICIES
City of Moreno Valley CAP

Applicable CAP Reduction Measures	Project Compliance with Measure
Transportation	
<i>TR-5: Implement trip reduction programs in new residential, commercial, and mixed-use developments.</i>	No Conflict. The proposed Project is a single-family residential development in close proximity to existing commercial, residential, and school uses. The Project Site is also within 0.34 miles of existing Riverside Transit Agency stops.
<i>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.</i>	No Conflict. The proposed residential Project is located in close proximity to existing Riverside Transit Agency bus stops, with stops located approximately 0.34 miles southeast of the Project Site.
<i>TR-7: Secure funding to install electric vehicle recharging stations or other alternative fuel vehicle support infrastructure in existing public and private parking lots.</i>	No Conflict. The proposed Project is a single-family residential Project which includes 73 guest parking spaces and 262 garage/assigned parking spaces. There is not an existing public or private parking lot.
<i>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.</i>	No Conflict. The Project is a single-family residential use; however, it does include a tot lot and dog park. The Project is also in close proximity to existing commercial and school uses.
Residential	
<i>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.</i>	No Conflict. The proposed Project is required to comply with the current version of the California Green Building Code (CALGreen).
<i>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.</i>	No Conflict. If required by the City, the proposed Project would work with MVU to install interior real-time energy smart meters.
<i>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.</i>	No conflict. The Project is a single-family residential Project. However, 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, which are mandatory in the 2022 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.

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Off-Road Equipment</p> <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. -Partner with the SCAQMD to establish a voluntary exchange program for residential electric lawnmowers and backpack style leaf blowers. -Require new buildings to provide electrical outlets in an accessible location to facilitate use of electric-powered lawn and garden equipment. -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.</p>	<p>No Conflict. The proposed residential Project will include landscaping per the City's guidelines as stated in either their General Plan and/or Municipal Code.</p>			
<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>Natural Resources</p> <p>NC-1: Require new landscaping to be climate appropriate.</p>	<p>No Conflict. The proposed residential Project will include landscaping per the City's guidelines as stated in either their General Plan and/or Municipal Code.</p>			
CARB Scoping Plan		Policies and Measures (2008)		
<p>2008 Scoping Plan Measures to Reduce GHG Emissions</p>	Project Compliance with Measure			
<p>California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.</p>	<p>No Conflict. These are CARB enforced standards; vehicles that access the Project (that are required to comply with the standards) will comply with the strategy.</p>			
<p>Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.</p>	<p>No Conflict. The Project will be compliant with the current Title 24 standards.</p>			
<p>Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.</p>	<p>No Conflict. These are CARB enforced standards; vehicles that access the Project (that are required to comply with the standards) will comply with the strategy.</p>			
<p>Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.</p>	<p>No Conflict. These are CARB enforced standards; vehicles that access the Project (that are required to comply with the standards) will comply with the strategy.</p>			
<p>Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.</p>	<p>No Conflict. These are CARB enforced standards; vehicles that access the Project (that are required to comply with the standards) will comply with the strategy.</p>			

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California’s new and existing inventory of buildings.</i>	No Conflict. 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, which are mandatory in the 2022 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.			
<i>High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.</i>	No Conflict. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the Project (that are required to comply with the measures) will comply with the strategy.			
<i>Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero waste.</i>	No Conflict. The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The Project will be required to comply with City programs, such as City’s recycling and waste reduction program, which comply with the 75 percent reduction required per AB 341.			
<i>Water – Continue efficiency programs and use cleaner energy sources to move and treat water.</i>	No Conflict. The Project will comply with all applicable City ordinances and CALGreen requirements.			
CARB Scoping Plan Policies and Measures (2017)				
2017 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions	Project Compliance with Recommended Action			
Implement Mobile Source Strategy: Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations.	No Conflict. These are CARB enforced standards; vehicles that access the Project (that are required to comply with the standards) will comply with the strategy.			
Implement Mobile Source Strategy: At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.	No Conflict. These are CARB enforced standards; vehicles that access the Project (that are required to comply with the standards) will comply with the strategy.			
Implement Mobile Source Strategy: Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NOX standard.	No Conflict. These are CARB enforced standards; vehicles that access the Project (that are required to comply with the standards) will comply with the strategy.			
CARB Scoping Plan Policies and Measures (2022)				
2022 Scoping Plan Key Actions and Recommendations	Project Compliance with Recommended Actions			
<i>100 percent of light-duty vehicle sales are ZEVs by 2035.</i>	Not Applicable. This action is in regard to vehicle sales, with an aim to have 100 percent of light-duty vehicle sales be ZEVs by 2035. The proposed Project is a residential use and would not interfere with such policymaking.			
<i>VMT per capita reduced 25 percent below 2019 levels by 2030 and 30 percent below 2019 levels by 2045.</i>	No Conflict. The Project would not result in an unmitigated impact to VMT. The Project is a residential use in close proximity to existing public transit, including the bus transit Route 19, and existing residential and commercial uses. Therefore, the Project would be anticipated to contribute to a reduction in VMT per capita.			
<i>All electric appliances in new construction beginning 2026 (residential) and 2029 (commercial).</i>	No Conflict. 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, which are mandatory in the 2022 edition of the Code, on planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements),			

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<p>For existing residential buildings, 80 percent of appliance sales are electric by 2030 and 100 percent of appliance sales are electric by 2035 (appliances replaced at end of life). For existing commercial buildings, 80 percent of appliance sales are electric by 2030 and 100 percent of appliance sales are electric by 2045 (appliances replaced at end of life)</p>				<p>water conservation, material conservation, and internal air contaminants.</p> <p>Not Applicable. This action is in regard to appliance sales and the proposed Project is a hotel use with rooftop restaurant and would not interfere with such policymaking. Furthermore, although this action is not necessarily applicable on a Project-specific basis, the proposed Project is subject to the California Green Building Standards Code (proposed Part 11, Title 24) which was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, which are mandatory in the 2022 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.</p>
<p>Source: City of Moreno Valley Climate Action Plan, June 2021; CARB Scoping Plan (2008, 2017, and 2022) Note: See Appendix A. (Air Quality, Global Climate Change, and Energy Impact Analysis, Ganddini, 2023)</p>				
<p>As mentioned in Response a) of this section, the Project is to be operational in 2027 and does not exceed the Scoping Plan’s 6.0 MTCO2e per year 2030 threshold. As the CAP’s 2040 per capita threshold is based on a linear trajectory of the 2030 and 2050 Scoping Plan thresholds, the Project’s emissions would not be anticipated to exceed the CAP’s 2040 reduction target. Therefore, the Project is consistent with the goals of the City of Moreno Valley CAP and would result in less than significant impact. No mitigation is required.</p> <p>As a result of the Project’s consistency with the City of Moreno Valley Energy Efficiency and Climate Action Strategy, City of Moreno Valley CAP, and the CARB Scoping Plan, the Project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. Given this consistency, it is concluded that the Project’s incremental contribution to greenhouse gas emissions and their effects on climate change would not be cumulatively considerable.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Appendix A – Goya at Heritage Park, Air Quality, Global Climate Change and Energy Impact Analysis, City of Moreno Valley, dated June 5th, 2023, Ganddini. 2. Moreno Valley General Plan, adopted July 11, 2006 3. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 5. 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, accessed April 24, 2019 				

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IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Response:				
<p>Less than Significant with Mitigation Incorporated. Due to the natural conditions and human activities within the City of Moreno Valley, potentially significant hazards range from earthquakes, floods, hazardous waste spills, air crash potential near military and civilian March Air Reserve Base, and fires (MoVal GP EIR 2006). Hazardous materials are transported for use and disposal frequently within City Limits due to activities at March Air Reserve Base, approximately 2 miles west of the Project Site. The hazardous materials are a product of activities like manufacturing, service industries, various small businesses, schools, etc. The transport of these hazardous materials occurs on local roadways and neighboring highways including I-215 and SR-60. Frequent accidental spills are largely attributed to the regularity of transport along local roadways and the region’s high susceptibility to earthquakes. In addition, unsanctioned dumping occurs regularly on vacant lots. The Project Site is east of March Reserve Air Force Base, and it is not anticipated that spills related to the transport, use, or disposal of hazardous materials from March Air Reserve Base or additional sources will occur at the Project Site once the Project is completed.</p> <p>Export materials generated during construction of the Project and disposed of offsite will be tested for hazardous substances by the contractor pursuant to DTSC protocol and disposed of at a disposal site that is licensed to accept the types and quantities of materials being exposed. In the event of an accidental spill, federal, state and local agencies have established procedures and regulations to ensure adequate responsiveness, proper management, remediation, and preventative measures are in place. Federal and State agencies regulating hazardous materials include the Environmental Protection Agency (EPA) and CalEPA are responsible for oversight and regulation of various type of hazardous materials with chemicals that pose as a risk to the environment and public health. CalEPA consists of the California Air Resources Board (CARB), the Department of Pesticide Regulation (DPR), the Department of Resources Recycling and Recovery (CalRecycle), the Department of Toxic Substances Control (DTSC), the Office of Environmental Health Hazard Assessment (OEHHA), and the State Water Resources Control Board (SWRCB). Regulations enforced by these Federal and State agencies will be implemented by the contractor during construction and are intended to minimize exposure to these chemicals and limit production of hazardous materials. For example, EPA has established a “Cradle-to Grave- System” that is utilized during all processes from hazardous waste generation to disposal. Currently within City Limits, the EPA works with approximately 40 businesses to ensure the appropriate handling/ generation of hazardous waste. Additionally, CalEPA oversees remediation of air, water, and soil pollution in accordance with 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 the use, handling, and storage of hazardous materials within the state. Locally, regulations from this law are enforced by local fire departments via the City’s Hazardous Materials Response Team and County of Riverside Health Services Agency, Department of Environmental Health, Hazardous Materials Divisions (DEH). At the local-level, regulation for transport, use, and disposal of hazardous materials at the Project Site is enforced primarily through worker safety requirements of the California Divisions 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 (SWQCB), City of Moreno Valley Fire Department, and Riverside County Department of Environmental Health and Hazardous Materials Branch.</p> <p>On GeoTracker, a website maintained by the State Water Quality Control Board and EnviroStor website maintained by DTSC, documentation of hazardous materials pollution and remediation throughout the City of Moreno Valley is readily available. The City’s Fire Department provides a hazardous materials response team within City Limits. In addition, the City Fire Department is involved in the city’s plan check and inspection process to ensure compliance with hazardous materials management pursuant to the Hazardous Waste Control Law as discussed within this section. The closest Fire Departments to the Project Site include Station 65, approximately 1.4 miles north of the Project Site, and Station 91, approximately 2.3 miles east of the Project Site. Fire stations close to the Project Site will provide emergency</p>				

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response according to the City’s response phase during emergencies where hazardous materials pose a risk to the environmental and public health. Both stations provide emergency response to incidents related to medical emergencies, motor vehicle accidents, rescue calls, fires, and hazardous materials. Abiding by the federal, state, and local level regulations and with local agency monitoring and inspections pertaining to hazardous materials will reduce risk of exposure to hazardous materials to the public during construction and long-term. Through the City’s plan check process, review of the Project’s design will be evaluated for consistency with emergency response programs by the City’s planning, building, fire, and police departments. As a result, the conversion of the Project Site to residential land use at 9.56 DU/AC will be consistent with established safety regulations. Additionally, compliance will remain throughout the grading and building inspection process to ensure proper implementation of safety, contingency, and emergency response during construction.

Badlands Landfill, approximately 10.2 miles northeast of the Project Site, will be serving the Project Site and require proof of materials content to verify that the type and quality of materials they accept meets their license requirements of hazardous materials. Through the Badlands Landfill Permanent Household Hazard Waste Collection Facilities are offered throughout the County.

Near the Project Site, a number of Military Clean Up Sites are west of the Project Site, primarily along the eastern perimeter of March Air Reserve. The closest active Clean Up Site to the Project Site, according to GeoTracker and EnviStor is a LUST (Leaking Underground Storage Tank) Clean Up Site at Shell along Perris Boulevard approximately 0.7 miles northeast of the Project Site (15980 Perris Blvd. Moreno Valley, CA 92551). Information provided by the Santa Ana RWQCB indicates that gasoline is the contaminate of concern. Thirteen (13) groundwater monitoring wells are monitored quarterly, while thirty-six (36) are monitored semi-annually. Site cleanup for soil and groundwater contamination was initially recorded in 2003 and compliance monitoring still occurs onsite.

Cleanup sites associated with the March Air Reserve Base located southwest, west, and northwest of the Project Site are still active; however, due topographic gradient sloping from north to south, there open cases are not anticipated to pose a hazardous materials risk at the Project Site. Most of the Clean Up Sites have been closed and are no longer active, according to the GeoTracker Website. (See <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=moreno+valley>). There are no active or past cleanup sites at the Project Site; however, the Project Site contains two monitoring wells, RBEMW03A and RBEMW03B, within the planned street right-of-way for Goya Avenue, along the south side center line of Goya Avenue in the public right-of-way, bordering the northern perimeter of the Project Site. The monitoring wells are utilized by MARB for a long-term study of groundwater plumes from the Military Base. The wells are part of the United State Air Force Superfund Clean-Up Site overseen by the DTSC, RWQCB, and EPA. The monitoring wells are 195 (RBEMW03A) and 151 (RBEMW03B) feet below the ground surface level primarily within the lower alluvial hydrostratigraphic. In a report published in 2011 on behalf of the Air Force for Engineering and the Environment, the wells detected less than 1 microgram per liter (µg/L) of Tetrachloroethylene (PCE), which indicates that the Project Site is outside the PCE Plume Outline >5 and > 10 µg/L, which is below the California Waterboard’s Maximum Contaminant Levels (MCL) for TCE in groundwater water. According to an Annual Operations, Maintenance, and Monitoring Report conducted in 2020, none of the solvent chemicals sampled for were detected and well, RBEMW03A, was removed from the solvent (VOC) sampling program. RBEMW03B was last sampled in 2012 and none of the chemicals were detected. Ongoing annual monitoring occurs at the Project Site under the provision of the March Air Reserve Base; therefore, continual access to the monitoring wells is required with the implementation of the Project and throughout Project construction. During Project implementation and construction processes, the Project contractor is responsible for protecting the monitoring wells. As a result, mitigation measure HAZ-01 will be applied during Project construction to reduce potentially significant impacts on the monitoring wells to a less than significant level. As determined by the official from MARB, the groundwater monitoring wells will be protected in place during Project construction and remain operational throughout the life of the Project. This determination was based on traffic calculation along Goya Avenue conducted by the Project’s Traffic Engineer. Goya Avenue is a local street and future cumulative traffic levels on this street are anticipated to remain low with future buildout of the General Plan land use in the study area; therefore, they will remain in place and be incorporated into off-site improvements along Goya Avenue.

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<p>Potential sources of contamination at the Project Site are related to illegal dumping and construction activities from the installation of the monitoring wells at the Project Site and past agricultural land uses. Remnants of construction materials at the Project related to the installation of the monitoring wells were not present at the site. According to representatives from March Air Force Base, hazardous materials like sealants are avoided during the installation of wells since it has the potential to contaminate the groundwater. Therefore, hazardous waste related to the implementation of the monitoring wells is not anticipated to be found during earthworks and geotechnical analysis. Contaminates due to agricultural land uses are anticipated to be found, which consist of pesticides, petroleum products, polychlorinated biphenyls (pcbs), radon, asbestos, lead, chromated copper arsenate, and creosote primarily utilized prior to 1960. Past agricultural practices involved the use of these hazardous materials that were applied to crops and ancillary farming structures. Historic aerials do not show prior development at the Project Site; therefore, hazardous building materials utilities prior to 1980 are not anticipated to be found on the Project Site. Yet, levels of arsenic, chromium, and pesticides could plausibly remain in soils from past farming practices up until 2002 (Reference Section II: Agriculture and Forestry Resources, Response a).</p> <p>Hazardous materials have the potential to be generated with developments of any kind. As a result, it is best to anticipate the impact from construction and materials used throughout the lifetime of the Project to avoid significant risk to the security of the environment and public health. Therefore, during Project construction while the anticipated use of hazardous materials including pre-formed building materials, plywood, carpet, tile, paints, coatings, sealants, and insulation are being used, best management practices will be in place to reduce potentially significant impacts including the protection and worker safety during construction, which is the responsibility of the Project contractor. Review and approval of all construction activities under the City’s plan check, inspection, and permit processes will help to ensure that regulations alleviate adverse impacts from past and current use of hazardous materials at the Project Site. Through the standard application of the City’s plan check and inspection processes for building and grading permits, verification of compliance will occur. Plans will be review by the following agencies prior to the issuance of permits to ensure best management practices are being taken in regard to potentially hazardous materials: City of Moreno Valley, Riverside County, and the South Coast Air Quality Management District. Additionally, through these processes, a review and approval of a manifest of potentially hazardous materials for the Project will be evaluated for compliance with applicable regulations by the City Fire Department for proper handling, storage, and worker safety.</p> <p>Best management practices will continue to be used during the Project’s lifetime, since residential land use involved the use of cleaners, solvents, and fertilizers that can be considered hazardous. Yet, since the Project Site is already designated for residential use according to the City’s Land Use Map, the activities that will have the potential to create hazards for people or the environment through routine transport, use, or disposal of hazardous materials, does not differ substantively from what is anticipated to occur. However, to ensure the proper handling of hazardous materials, prior to the sale of each individual lot, education materials and implementation responsibility is to be transferred to the new homeowner and participation in a community homeowners association is required. The implementation of rules which include the handling, use and disposal of typical household hazardous materials via the HOA and approved water quality management plan, will ensure compliance with long-term management of potentially hazardous materials released at the Project Site. In addition, the Project will adhere to state, federal, regional, and local plans and regulations to ensure the Project does not result in potentially significant impacts related to the use, transport, or disposal of hazardous materials.</p> <p>As a result, the standard application of the City’s plan check and inspection processes and mitigation measure MM HAZ-01- Groundwater Monitoring Wells, will reduce potentially significant impacts from the Project to less than significant.</p> <p>MM HAZ-01- Groundwater Monitoring Wells: During Project construction, the Project contractor shall protect existing groundwater monitoring wells by creating a buffer zone that includes placing k-rails around the perimeter of the wells. In addition, it is required by March Air Force Base that a 10-foot buffer be maintained between the areas where heavy equipment is in use in relation to the wells.</p> <p>With the implementation of Mitigation Measure HAZ-01 and as a result of the discretionary approval and the standard</p>				

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measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact with a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.				
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). According to historic aerials, the Project Site was utilized for agricultural purposes until 1978. For this reason, hazardous materials including pesticides have the potential to be released into the air during Project construction. In addition, project construction involves the use of potentially hazardous materials. During grading and construction, the contractor must comply with regulations for minimizing emissions of dust and airborne toxins. Project compliance with these regulations is verified by the City Engineer and Building Official prior to issuance of a grading permit. Implementation of effective dust suppression measures are verified during City inspections during construction. Proper handling, storage, containment, and disposal of potentially hazardous materials is monitored through city inspections. Therefore, the standard application of the City’s plan check and inspection process ensures the handling, use, or disposal of potentially hazardous materials during Project construction is regulated. Therefore, compliance with the City’s Municipal Code via the plan check and inspection processes, will ensure less than significant impacts result from Project construction.

Long-term the Project is anticipated to generate hazardous materials that will increase potential upsets or accidents during transport from the Project Site. However, as mentioned in Section IX, a), the Project will implement rules from the HOA and a water quality basin to ensure hazardous materials do not affect the public or the environment. In addition, the HOA will require the property owners of each individual lot to comply with the Water Quality Management Plan (WQMP) requirements for proper handling, storage, and disposal of typical household materials. Upon the sale of the property, the property owner will sign a statement of compliance acknowledging the responsibilities required to comply with the WQMP. The Homeowner’s Association and the City or County have the responsibility of enforcing WQMP requirements in perpetuity if for some reason these requirements are not being adhered to by the resident owner.

According to Moreno Valley’s General Plan and Local Hazard Mitigation Plan, the Project is not within a high-risk area for wildland fire, flooding, or earthquakes. Areas categorized as high-risk are located near City Limits, at the base of the Box Spring Mountains, over two miles north, east, and southeast near Lake Perris State Recreation Area. Special study areas like the Alquist-Priolo Earthquake Zones, FEMA Flood Zone, dam inundation, or high-risk fire zone do not apply to the Project Site. As a result, existing conditions do not make the public or the environment more or less susceptible to risk. To assist in preparation of emergency responsiveness, the City of Moreno Valley, in coordination with Riverside County, has prepared a multi-hazard mitigation plan. Emergency plans are also provided within the City’s Emergency Operations Plan (EOP), which consists of threat assessments and individualized planning scenarios to enhance preparedness for fifteen hazards that pose a threat to federal, state, and local homeland security. Actions towards preparation include educating the public on disaster assistance programs and providing training for preparations that can be taken in the event of a disaster.

In the event of an emergency at the Project Site, local emergency response units like Moreno Valley Fire Department, CAL FIRE/ Riverside County Fire Department, and Riverside County’s Department of Environmental Health are readily equipped to answer emergency calls from potential hazards within City Limits. Fire stations close to the Project Site is Station 65, Kennedy Park, approximately 1.4 miles north along Indian Street and Fire Station 91, College Park, approximately 2.3 miles east of the Project Site. Station 65 is equipped with two trucks that are available in case of emergency, a fire engine company, and aerial ladder truck company. Relocation of this station is being planned, according to the Strategic Plan adopted by Moreno Valley’s Fire Department. The fire station will move slightly northwest to service future development. However, proposed stations including Industrial Station and Redlands Boulevard Fire Station, will serve the east and southeastern portions of the City, which includes the Project Site. The

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Industrial Station will be approximately 2 miles from the Project Site. Currently, the relocation of the station is on hold due to lack of funding for the City's Capital Improvement Projects. At Station 91, also known as College Park, which was opened in 2003 is a three-bay fire station. Project plans indicate the Project is generally consistent with plans and programs for buildout of the City. Therefore, fire stations close to the Project Site will provide adequate emergency services to the Project in the event of an emergency.

For the reasons above, less than significant impacts are anticipated. Therefore, no mitigation is required.

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"/>
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Response:

Less than Significant Impact with Mitigation Incorporated. See Response IX, a) through b). The Project Site is within the Val Verdes Unified School District. Both Rainbow Ridge Elementary School (15950 Indian St, Moreno Valley, CA 92551) and March Middle School (15800 Indian St, Moreno Valley, CA 92551) are within one-quarter mile of the Project Site, approximately 0.2 miles (1,056 feet) directly north of the Project Site along Indian Street. The average number of students that attend both elementary and middle school per year is 1,552 students. In order to protect the health and safety of students during Project construction from hazardous risks, the Project will coordinate with Val Verdes Unified School District and implement mitigation measures, **HAZ-02: Coordination with Val Verde School District** and **HAZ-03: Hazardous Materials Manifest and Plan**.

The Project will undergo the standard application of the City's Municipal Code through the plan check, permit issuance, and inspections. The standard application of the City's Municipal Code will ensure best management practices and regulations regarding the transport, handling, and storage of hazardous materials is implemented to reduce the potential for release that would impact these schools to less than significant levels. As a result, the implementation of mitigation measures and compliance with the standard application of the City's plan check and inspection process for the Project will sufficiently reduce impacts on nearby schools from potentially hazardous materials. As mentioned within Section XVII, Transportation, a traffic control plan will be implemented during Project construction to always maintain access to emergency response and evacuation routes. Therefore, for reasons stated above, the impacts are considered less than significant with mitigation incorporated.

MM HAZ-02- Coordination with Val Verde School District: Prior to start of construction for the Project, the Contractor shall provide the construction schedule to the Val Verde School District. 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-03- Hazardous Materials Manifest and Plan: Prior to issuance of permits, the contractor shall provide a manifest of construction materials and a plan for proper handling, disposal, contingency, 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. Contractor compliance shall be monitored throughout construction.

With the implementation of **Mitigation Measures HAZ-02 and HAZ-03** and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with a significant emission of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

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<p>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>No Impact. Government Code section 65962.5 is an updated list of Hazardous Waste and Substances, 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=CSITES,OPEN_FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST</p> <p>When the Project Site/Facility was searched on the EnviroStor website, the Project Site was not found to be included on the Cortese List of sites that have known or potential contamination and is not located where facilities permitted to treat, store, or dispose of hazardous waste. Therefore, no impacts are anticipated from the Project in regard to Government Code section 65962.5. As a result, mitigation measures are not required.</p>				
<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact. See Response IX, a) through d). March Air Reserve Base is the closest airport to the Project Site, approximately 2 miles west of the Project Site. According to 2006 General Plan EIR Figure 5.5-3- City Areas Affected by Aircraft Hazard Zones, the Project Site is not within Accident Potential Zone (APZ) I or II or Clear Zones (CZ), which are considered to be significant areas prone to aircraft hazards that warrant special attention. Since the Project Site is not within areas for potential air crash hazards, the Project is compliant with General Plan policies and goals. Particularly, Policy 6.16.4 within the Safety Element (MoVal GEP EIR 2006), which states the following (Reference <i>Table 17: Project Consistency with the City's General Plan Safety Element</i>):</p> <p>Policy 6.16.4: Within the safety zones (e.g., Air Crash Hazard Zones and Clear Zones) shown in Figure 6-5, residential uses shall not be permitted, and business uses shall be restricted to low intensity uses as defined in the March Air Reserve Base Air Installation Compatible Use Zone Report, as amended from time to time.</p> <p>In addition, the Project Site is within Airport Compatibility Zones E and D (See Figure 4.9-2 Airport Compatibility Zones, MoVal GP EIR 2040). Descriptions of each zone indicate that noise noises are anticipated to be moderate to low, mostly within and beyond the 55 CNEL contour. Risk levels within these zones are also moderate to low. Risk concerns are primarily related to very-high-density activities in a confined area; however, the Project proposes low-density residential structures, with heights consistent with the City's development standards. The Project will increase the population and level of activity at the Project Site beyond existing zoning due to the proposed increase in density from R5 to RS-10, resulting in 63 additional dwelling units under the PUD. However, most of the Project Site is outside of the occasionally used flight corridor and is consistent with height requirements set by the City's Municipal Code development standards.</p> <p>The proposed structures will not exceed 35-feet tall, which is the current allowable two-story height for R5 and RS-10 developments. Since the height will not change with the increase in density, height requirements proposed with the Project are consistent for developments with densities under existing zoning for R5 and the proposed RS-10 zoning. According to the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan adopted in 2014, Zones D and E do not have restrictions on density/ intensity requirements for residential development. As a result, proposed the change from R5 to R-10 will not impact the airport policies and compatibility maps. Since the Project is compatible with</p>				

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development standards, it is not anticipated that risks associated with the establishment of tall structures around airports will increase potential risks to the public or property. Therefore, concerns for risk are not high since the Project conveys compatibility with the designated land use.

For the reasons above, no impacts from the Project are anticipated and no mitigation measures are needed.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant Impact. See Response IX, a) through e). Moreno Valley has adopted the Emergency Operation Plan (2009) and Local Hazard Mitigation Plan (LHMP revised in 2017) to effectively plan for potential hazards within City Limits that include, floods, earthquakes, wildland and urban fires, landslides, and extreme weather events. This is especially important for portions of Moreno Valley within areas of high-risk for experiencing hazards that include faults, ruptures, flooding, and wildfires. Generally, high-risk areas are concentrated in the north and northeastern part of the City and the Project Site is in the southwestern part of the City.

The City's LHMP was designed to evaluate the probability of a particular risk/ hazard and establish mitigation to combat hazardous risks to the public and the environment. Within this planning document, a map of emergency evacuation routes is included (See Map S-6: Emergency Evacuation Risk Assessment GP 2040). The closest evacuation paths from the Project Site are south and east along Indian Street north of the Project Site and along Perris Boulevard leading away from the City (approximately 2-4 miles from evacuation gateways outside of Moreno Valley City Limits). Along evacuation routes, technology and design strategies are used to ensure traffic flows are at optimal rates during potential evacuations. Strategies include painted medians instead of raised medians and remote control of traffic signals via the City's Traffic Management Center (TMC).

The proposed Project does not propose to develop infrastructure that will obstruct current evacuation routes near the Project Site (via Indian Street and Perris Boulevard). In fact, the Project incorporates street improvements along Indian Street and Goya Avenue, in addition to, the paved extension of the westerly end of Goya Avenue from Indian Street. Proposed improvements are anticipated to provide increased access throughout residential communities and improve circulation within the Local Vicinity. The standard application of the City's development review and plan check processes will ensure that short-term construction of the Project will not impact evacuation routes and requires an Encroachment Permit and Traffic Control Plan for construction of the Project. The Project's impact on local roadways was determined to be less than significant, reference Section XVII, Response a) through d) for more information.

During Project construction, temporary impacts to local roadways due to construction and slower moving trucks and equipment in public right-of-way will be managed according to the City's Municipal Code. The City's Land Development Division will have to approve a traffic control plan that will be implemented by the Project contractor in connection with an Encroachment Permit issued by the City Engineer prior to construction. The traffic control 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 regarding emergency response and evacuation.

Additionally, goals and objectives in the City's General Plan assist with mitigation efforts to reduce losses from potential hazards identified within City Limits. Since the Project displays compliance with the 2006 General Plan and 2021 General Plan Update policies and goals contained in the Safety Element, less than significant impact from potential hazards is anticipated (See *Table 17: Project Consistency with the City's General Plan Safety Element* below).

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TABLE 17: PROJECT CONSISTENCY WITH THE CITY'S GENERAL PLAN SAFETY ELEMENT

2006 General Plan	2021 General Plan	Project Consistency
	<i>Goal: S-1: Protect life and property from natural and human made hazards.</i>	As mentioned within Section IX, response b), the Project Site is not located within zones susceptible to Alquist-Priolo Earthquake Faults, high/serve Wildfires, landslides, or tsunamis. The planned development of 131 units of single-family residential developments have been designed under the purview of several Moreno Valley departments including Fire, Police, Planning, Transportation, Special Districts, and the Electrical utility. Standard application of the plan check and inspection process will ensure future residences protection and safety from natural, and human made hazards.
	<i>Policy S.1-1: Continue to restrict the development of habitable structures within Alquist-Priolo Earthquake Fault Zones consistent with State law.</i>	As noted in Section IX, response b), the Project is not located within Alquist- Priolo Earthquake Fault Zones. The nearest fault zone is a portion of the San Jacinto Fault Zone, located 9.1 miles northeast of the Project Site.
<i>Policy 6.1.1 Reduce fault rupture and liquefaction hazards through the identification and recognition of potentially hazardous conditions and areas as they relate to the San Jacinto fault zone and the high and very high liquefaction hazard zones. During the review of future development projects, the City shall require geologic studies and mitigation for fault rupture hazards in accordance with the Alquist-Priolo Special Study Zones Act. Additionally, future geotechnical studies shall contain calculations for seismic settlement on all alluvial sites identified as having high or very high liquefaction potential. Should the calculations show a potential for liquefaction, appropriate mitigation shall be identified and implemented.</i>		Reference Section VII, Responses a) through f), which contains information from the geotechnical investigation conducted by Krazan and Associates, Inc. dated February 2023. Within the report, the Project Site has been identified as having Low Liquefaction Potential in accordance with the County of Riverside Liquefaction Susceptibility Map.
	<i>S.1-15 Avoid, where feasible, locating new development in areas subject to high wildfire risk. If avoidance is not feasible, condition such new development on implementation of measures to reduce risks associated with that development.</i>	The Project Site is not located in a high wildfire risk area. Refer to Section XX, Response a) and Figure 4.18-1 of the 2021 General Plan EIR. The CALFIRE Fire Threat Areas are along the north, northeast, and southeast edge of City Limits.
<i>Policy 6.16.4: Within the safety zones (e.g., Air Crash Hazard Zones and Clear Zones) shown in Figure 6-5, residential uses shall not be</i>		Reference Section IX, response e). The Project Site is not within APZ or CZ; the proposed Project displays compliance with designated land uses and the Airport Land Use Compatibility Plan (ALUCP).

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<p><i>permitted, and business uses shall be restricted to low intensity uses as defined in the March Air Reserve Base Air Installation Compatible Use Zone Report, as amended from time to time.</i></p>				
	<p>S.1.34 Regulate development on sites with known contamination of soil or groundwater to ensure that construction workers, future occupants, adjacent residents, and the 4.0 Environmental Analysis 4.9 Hazards and Hazardous Materials MoVal 2040 Project EIR Page 4.9-16 environment are adequately protected from hazards associated with contamination.</p>	<p>As mentioned within Section IX, response a), the Project will remain compliant with state, federal, regional, and local regulations regarding the transport, removal, storage, and use, etc. of hazardous materials</p>		
	<p>Policy S.1-35. Consistent with State regulations, proper storage and disposal of hazardous materials to reduce the likelihood of leakage, explosions, or fire, and to properly contain potential spills from leaving the site.</p>	<p>During Project construction, diesel-fueled equipment will be stored onsite; the potential for leakage or explosions due to Project construction will be regulated by the City Fire Department and the Project contractor. Therefore, State regulations and appropriate Cal/OSHA standards and CARB requirements for equipment use will be enforced.</p> <p>Long-term, the Project Site has the potential to generate and dispose of hazardous materials from household items. For this reason, the PUD proposes to enforce CC&R requirements through the establishment of an HOA, which tenants, property owners, and residences are legally obligated to remain compliant with.</p>		
	<p>S.2-A Where possible, avoid the installation of raised and planted medians in areas shown on Map S-6. The use of painted medians in these areas will allow for reversible lanes that create additional outbound capacity to facilitate emergency evacuation.</p>	<p>Site plans indicate that the Project does not propose to install raised medians as a street improvement. Street improvements include paving the westerly assess of Goya Avenue from Indian and creating a pedestrian walkway and bike lane along Indian Street and Goya Avenue.</p> <p>In addition to off-site improvements along Goya Avenue and Indian Street, the backbone circulation system will incorporate a layered network approach. This form of vehicular access is preferred by the City of Moreno Valley, as indicated within the 2021 General Plan Update. See Section XVII, Transportation, for more information.</p>		

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<p>Sources:</p> <ul style="list-style-type: none"> 2) City of Moreno Valley General Plan 2006 (superseded) adopted July 11th 2006. <ul style="list-style-type: none"> 1. Chapter 9: Goals, Objectives, Policies, and Programs 3) City of Moreno Valley General Plan 2040, adopted June 15, 2021 <ul style="list-style-type: none"> 1. Safety Element 4) City of Moreno Valley 2017 Local Hazard Mitigation Plan 5) City of Moreno Valley Emergency Operation Plan 2019 				
<p>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.</p>				
<p>g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>No Impact. See Response IX, a) through f). The Project Site is within an urbanized area of the City with surrounding land uses being primarily residential and industrial developments. At the Project Site, land is vacant and underutilized. According to CALFIRE Fire Hazard Severity Zone Viewer (FHSV), the Project Site is not within a Very High, High or Moderate Fire Hazard Severity Zone. Areas at “High Risk” for wildland fires according to Map S-5: Fire Hazard Severity Zones in Moreno Valley’s General Plan, include Lake Perris Recreation Area, approximately 3.5 miles east and outline City Limits from the Box Spring mountains in the north to the Badlands in the east. Due to the proximity of these high-risk zones for wildland fires to the Project Site being over two miles away, the Project would not be subject directly to risk from wildland fires. Likewise, during high wind conditions, the location of the Project Site is not likely to contribute to the spread of a fire. As a result of Project location within City Limits and relative to fire-prone areas, direct exposure to wildland fires is not anticipated to significantly change with the increased density of the Project. Therefore risk to people or structures and result in loss, injury, or death from Project implementation is expected to be similar to what can be expected with the full buildout of the existing General Plan and zoning.</p> <p>Although the Project Site is not directly impacted by fire-prone areas, best management practices and preventative mitigation will be implemented by CALFIRE and the Homeowner’s Association. CALFIRE requires that homeowners within the clear vegetation between 30 to 100 feet around their homes, since “Riverside County is statistically one of the most active wildfire counties in the state” (MoVal EOP 2009, Threat Assessment 3).</p> <p>For the reasons above, Project impacts related to wildland fire hazards are less than significant.</p>				
<p>Sources:</p> <ul style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> - Figure 6-5 – Air Crash Hazards 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.5 – Hazards and Hazardous Materials <ul style="list-style-type: none"> - 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. 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) 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) <ul style="list-style-type: none"> • Chapter 5 – Wildland and Urban Fires <ul style="list-style-type: none"> - Figure 5-2 – Moreno Valley High Fire Area Map 2016 				

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<ul style="list-style-type: none"> • Chapter 12 – Dam Failure/Inundation <ul style="list-style-type: none"> - Figure 12-2 Moreno Valley Evacuation Routes Map 2015 • Chapter 13 – Pipeline <ul style="list-style-type: none"> - Figure 13-1 – Moreno Valley Pipeline Map 2016 • Chapter 14 – Transportation <ul style="list-style-type: none"> - Figure 14-1.1 – Moreno Valley Air Crash Hazard Area Map 2016 • Chapter 16 – Hazardous Materials Accident <ul style="list-style-type: none"> - Moreno Valley Hazardous Materials Site Locations Map 2016 <p>6. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf</p> <ul style="list-style-type: none"> • Hazard Mitigation and Hazard Analysis • Threat Assessment 2 – Hazardous Materials • Threat Assessment 3 – Wildfire • Threat Assessment 6 – Transportation Emergencies <ul style="list-style-type: none"> - Figure 17 – Air Crash Hazards <p>7. Final 2010-2011 Annual Monitoring Report, Long Term Groundwater Monitoring Programs- Title Thru Sec. 4, MARB 2011 BW AMR (ca.gov)</p>				

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

Response:

The responses within this section are based on the Grading Plan (See **Figure 13: Grading Plan**) and the Preliminary Water Quality Management Plan found in **Appendix E** (Greenberg Farrow, 3/13/2023) and Preliminary Drainage and Hydrology Report found in **Appendix F** (Greenberg Farrow, 2023).

Regulatory Framework:

The Clean Water Act

The Clean Water Act (CWA) is enforced by the U.S. EPA with the intent to maintain water quality, "to restore and maintain the chemical, physical, and biological integrity of the Nation's waters". EPA relies on other federal agencies (e.g., Army Corps of Engineers) and state agencies (e.g., California Water Quality Control Board/Regional Water Quality Control Boards) and tribal regulatory partners to: "implement pollution control programs such as [National Pollutant Discharge Elimination System Permit Program, which sets and maintains] standards [and tracks progress for storm water discharges and surface water quality]" (33 U.S.C Sec. 1251, 1972). Implementation of the CWA involves monitoring, treatment, and pollution source controls to protect human health and the environment. The CWA provides an important legal foundation for regional and local agency efforts in California to reduce pollutant discharges in waterways, protect drinking water and maintain beneficial uses of receiving water bodies. Regulated waterways under the CWA include lakes, streams, creeks, rivers as well as groundwater recharge basins. The CWA contains several provisions protecting water quality, including the following Sections: 303(c)(2)(B) establishing numeric thresholds for aquatic life and human health, 303(d) publishing a list of impaired water bodies and establishing Total Maximum Daily Loads (TMDLs) thresholds for pollution in receiving waters, 305(b) State Water Resources Control Board monitoring and reporting requirements, 401 for water quality certification for dischargers and for discretionary projects, 402(p) special standards for municipal storm water discharges and Municipal NPDES Storm Water Permits, and 404 regulating discharge of dredge and fill within Waters of the United States, and 307(a) requiring toxics and effluent pretreatment prior to discharge.

National Pollutant Discharge Elimination System MS4 Permit

The National Pollutant Discharge Elimination System (NPDES) is a permit program administered under the authority of the CWA for regulation of pollution levels discharged into surface waters. NPDES permitting, administration, and enforcement is delegated to state and local agencies with oversight by the U.S. Environmental Protection Agency. The NPDES stormwater permit program provides a framework for controlling the types and levels of pollution discharged into surface runoff and receiving waters. NPDES is administered by Regional Water Quality Control Boards in cooperation with tribal entities and local agencies, such as individual counties and cities. NPDES is a management tool for regulating municipal, industrial and construction pollution in surface waters. The City of Moreno Valley is a co permittee under Order R8-2010-0033 (MS4 Permit) for the Riverside County Flood Control District.

The NPDES General Construction Permit applies to projects that plan to disturb one acre or more of land during construction. The City of Moreno Valley is responsible for reviewing plans on individual construction projects for compliance with the requirements of this permit and extending permit coverage on a case-by-case basis. NPDES compliance typically consists of a Storm Water Pollution Prevention Plan documenting how temporary erosion control, materials containment, and housekeeping at construction sites will be implemented to prevent pollution from construction activities from entering surface water via dust, direct contact, or runoff during construction. Best Management Practices (BMPs) are typically applied to activities with potential to emit dust or toxics, generate debris, and disturb stable ground surfaces such as grading, demolition, materials hauling, clearing, and building. This permit is intended to control pollution by requiring preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) listing appropriate Best Management Practices (BMPs) which are suited to the Project for reducing or

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preventing erosion, siltation, debris, and chemicals from entering surface water during construction. The SWPPP is incorporated into the City of Moreno Valley’s standard grading and building permit review process for discretionary approval and inspections for compliance. The implementation of the SWPPP starts with the commencement of construction and continues through the completion of construction.

The long-term enforcement under the MS4 Permit in Moreno Valley is achieved with an approved Water Quality Management Plan (WQMP) for new individual developments exceeding 10,000 square feet in area or otherwise based on the type and scope of development/redevelopment. Development projects are assessed for coverage under the City’s MS4 Permit, Order R8-2010-0033, during the City’s standard process for plan check and inspection on discretionary approvals. Project Specific WQMPs must specify BMP type, location, method of implementation and a maintenance plan for structural and non-structural BMPs implemented over the life of a project. BMPs are designed to limit pollution according to project-related activities, impairment of receiving waters, and project details such as proposed location, topography, area of impervious surfaces, proposed drainage patterns and anticipated activities. Implementation of pollutant source control with new development provides a plan to eliminate unfiltered discharge of surface water into the municipal storm drain system and to maximize infiltration at the Project Site. The landowner is responsible for proper implementation of permanent water quality BMPs, such as retention and filtering of runoff prior to discharge into the City’s storm drain system and educational materials provided to residents on proper handling, storage, use, and disposal of cleaners and paints, animal waste, and refuse as well as maintenance such as regular sweeping of impervious surfaces, cleaning inlets and changing water quality filters to properly protect water quality in surface runoff over the long-term. WQMP implementation is enforced in perpetuity and non-compliance is punishable with substantial fines.

Federal Emergency Management Agency

The Federal Emergency Management Agency (FEMA) is a Federal agency that oversees floodplains and the National Flood Insurance Program (NFIP), adopted under the National Flood Insurance Act of 1968. FEMA provides flood management protections set forth by their adopted standards. In addition, FEMA has developed the National Flood Hazard Layer (NFHL) to assist local jurisdictions with flood potential on the identification of land uses at risk. The Project Site is not within a FEMA floodplain.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Act protects the waters of the state and the use and enjoyment of the people. The Act regulates activities that foreseeably degrade water quality in both surface water and groundwater within the state, to attain the highest reasonable water quality. The Porter-Cologne Water Quality Act is administered at a regional level, within the framework of the State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCB) across the state of California. Under the Act, each RWQCB must formulate and adopt their own water quality control plan that establishes water quality objectives to ensure the reasonable protection of beneficial uses and prevention of nuisance (CA.gov 2023).

Santa Ana Regional Water Quality Control Board

The State Water Resources Control Board was created in 1967 to ensure the highest reasonable quality for the waters of the State, while achieving optimal balance of beneficial uses (RWQCB- SAR, 2017). The Santa Ana Regional Water Control Board (RWQCB) designates beneficial uses of water bodies to be protected, tests and reports on impairments, and establishes water quality objectives through the adoption of the Santa Ana River Basin Water Quality Control Plan (MoVal FEIR GP). The RWQCB enforces water quality standards through Regional Board Order No. R8-2010-0033 Template revised June 30, 2016. The template is used to complete the WQMP for each discretionary project. Review and approval by the permittee, City of Moreno Valley, constitutes coverage under the National Pollutant Discharge Elimination System (NPDES MS4 Permit).

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Response:

Less than Significant with Mitigation Incorporated. The Project Site and Local Vicinity are within the Santa Ana River Watershed, in the San Jacinto Valley Hydrologic Unit, Perris Hydrologic Area and Perris Valley Hydrologic Sub Area. Surface water quality for the Project falls under the jurisdiction of the Regional Water Quality Control Board, Santa Ana Region (RWQCB-SAR). The Santa Ana RWQCB is responsible for maintaining water quality standards for groundwater and surface water resources in this region. The agency regulates water quality under the Porter Cologne Water Act, which allows the RWQCB to enforce the Clean Water Act (CWA) to adopt water quality control plans and establish regulations.

Management of the San Jacinto Groundwater Basin is under the Eastern Municipal Water District (EMWD) Board of Directors. The EMWD is responsible for implementing regulations under the Sustainable Groundwater Management Act, to ensure groundwater sustainably and overdraft prevention.

The proposed Project will remain compliant with regulations under the jurisdiction of the EPA and State Water Resources Control Board (SWRCB). Since the CWA is enforced primarily by the County and City of Moreno Valley, the Project will comply with water quality standards by controlling pollution generated by the Project at the Project Site according to methods outlined in an approved SWPPP and WQMP. The Project will obtain necessary permits and approvals for Project construction and long-term operation in perpetuity established under the NPDES MS4 Permit, Order R8-2010-0033, issued to the Riverside County Flood Control and Water Conservation District (RCFCWCD) and City of Moreno Valley, as a co-permittee.

Existing conditions at the Project Site indicate natural infiltration and natural storm water surface flows occur during storm events in a northeast to southwest direction. Surface flows currently consist of unfiltered discharge into the municipal storm drain system located west of the Project Site along the eastern boundary of the northbound travel lane of Indian Street. At this location, the City’s storm drain system consists of a concrete lined v-ditch that flows in a southerly direction and discharges into a catch basin located below ground surface within the public right-of-way west of the southwest property corner of the Project Site. The storm drain eventually flows south to the San Jacinto River into Canyon Lake, discharging into Lake Elsinore, the Santa Ana River, and eventually to the Pacific Ocean. *Table 18: Identification of Receiving Waters* below, outlines the name and status of receiving waters that could be impacted by the Project are listed on the 303 (d) list.

TABLE 18: IDENTIFICATION OF RECEIVING WATERS

Receiving Waters	EPA Approved 303 (d) List Impairments	Designated Beneficial Uses
Perris North	None	AGR ¹ , IND ³ , PROC ⁵ , MUN ⁴
San Jacinto River Reach 3	None	AGR, GWR ² , MUN, REC1 ⁷ , REC2, WARM ⁸ , WILD ⁹
San Jacinto River Reach 2/ Canyon Lake (Railroad Canyon Reservoir)	Nutrients	NONE
San Jacinto River Reach 3	None	AGR, GWR, MUN, REC1, REC2, WARM, WILD
Lake Elsinore	DDT, Nutrients, Organic Enrichments/ Low Dissolved Oxygen, PBCs, Toxicity	MUN, REC1, REC2, WARM WILD
Temescal Wash	None	AGR, GWR, MUN, REC1, REC2, WARM, WILD, RARE
Santa Ana Reach 2	Indicator Bacteria	AGR, GWR, MUN, REC1, REC2, WARM, WILD, RARE ⁶
Santa Ana Reach 1	None	N/A
Pacific Ocean	DDT, Nutrients, Organic Enrichment/ Low Dissolved Oxygen, PCBs, Toxicity	N/A

Source: (Project WQMP, Greenberg Farrow, 2023)

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Note: The Project Site is located in the San Jacinto River Watershed basin. It's ultimate end point of runoff is at Lake Elsinore and settles and remains in Lake Elsinore. However, there are extremely rare instances in case of emergencies, there is an overflow/ highpoint a quarter way up in Temescal Canyon that spills into the Santa Ana River. Which connects to the Pacific.

- (1) AGR= Agricultural Supply- uses of water for farming, horticulture, or ranching, including but not limited to, irrigation, stock watering, or support of vegetation for range grazing (CA Waterboards).
- (2) GWR= Groundwater Recharge- use of water for natural or artificial recharge of groundwater for purposes of future extraction maintenance of water quality, or halting saltwater intrusion into freshwater aquifers (CA Waterboards).
- (3) IND= Industrial Service Supply- use of water for industrial activities that do not depend primarily on water quality, including, but not limited to, mining, cooling water supply, hydraulic conveyance, gravel washing, fire protection, and oil well repressurization (CA Waterboards).
- (4) MUN= Municipal and Domestic Supply- use of water for community, military, or individual water supply systems, including, but not limited to, drinking water supply (CA Waterboards).
- (5) PROC= Industrial Process Supply- use of water for industrial activities that depend primarily on water quality (CA Waterboards).
- (6) RARE= Preservation of Rare and Endangered Species- uses of water that support habitat necessary for survival and successful maintenance of plant or animal species established under state and/or federal law as rare, threatened, or endangered (CA Waterboards).
- (7) REC1= Water Contact Recreation- uses of water for recreational activities involving body contact with water where ingestion of water is reasonably possible (CA Waterboards); REC2= Noncontact Water Recreation- use of water for recreational activities involving proximity to water, but not normally involving contact with water where water ingestion is reasonably possible (CA Waterboards).
- (8) WARM= Warm Freshwater Habitat- uses of water that supports warm water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish, or wildlife, including invertebrates (CA Waterboards).
- (9) WILD= Wildlife Habitat- uses of water that supports wildlife habitats, including, but not limited to, the preservation and enhancement of vegetation and prey species used by wildlife, such as waterfowl (CA Waterboards).

The Project Site contributes to accumulated pollutant impairments reported within downstream receiving waters including Lake Elsinore, Santa Ana River, and the Pacific Ocean. The State's 303(d) list indicates Lake Elsinore, and the Pacific Ocean are impaired for DDT, Nutrients, Organic Enrichment/Low Dissolved Oxygen, PCB's and Toxicity. Santa Ana River Reach 2 is impaired for indicator bacteria. Since the Project Site is vacant, it provides some onsite filtration; however, unfiltered surface flows discharging directly into storm drains carry soil, debris, waste and potentially toxics from unsanctioned dumping and previous agriculture which are typically found in of urban runoff from vacant parcels in the City of Moreno Valley without filtration systems or approved water quality plans.

To reduce pollution in surface waters from existing conditions and to comply with City and County water quality management plans, the Project proposes to incorporate permanent design features which minimize impervious surfaces and direct surface flows from impervious areas into onsite landscaping and a series of onsite inlets which discharge into the bioretention basin for water quality that is proposed at the southwest corner of the Project Site. Plans show the bioretention basin for the Project has a capacity that exceeds precipitation volume from 100-year storm events and is a vegetated, 24,700 sq. ft., and 6-foot-deep basin. This design will allow settling of pollution, infiltration, and filtered surface flows discharged into the City's storm drain from the Project Site that will not exceed volumes under existing baseline conditions. As shown in **Figure 13: Grading Plan**, grading is proposed to match the natural contours of the Project Site and topography of the surrounding parcels and will allow for storm water to naturally flow toward and collect in the bioretention basin. Therefore, minimizing changes to topography and quantity of imported soil needed for development; surface flows will be directed into landscaped areas and inlets, collected in the bioretention basin proposed with the Project. Therefore, surface water from the Project will contribute to groundwater recharge and filter discharge into the City's storm drain system. The bioretention basin has been adequately sized for 100-year stormwater volumes, pursuant to City Engineering Standards. The bioretention basin is designed to decrease the degradation of surface water from urban runoff and pollution generated from the Project. This includes the incorporation of a proprietary Flogard+Plus filter.

In addition to design features, the City and County's NPDES MS4 permit process will ensure construction activities including grading, excavation, and other earthworks do not result in substantial degradation to surface waters. Pursuant to the NPDES MS4 permit, the Project will implement erosion, dust, and pollution control BMPs during construction with specification and notes incorporated into grading and construction plans. The City's standard application of plan check and inspection will ensure BMPs are implemented and included on Project plans. Proposed BMPs are consistent with the City's Standard Engineering plans found in Section 3: Flood and Erosion Control for storm water pollution prevention and include silt fencing and sandbags, soil stabilizers for erosion control during grading and construction to protect water quality. Moreno Valley's Municipal Code recognizes these BMPs as Standard Plans and Notes for uniform

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design and erosion control during construction. These standards are meant to reduce construction-phase pollution in urban runoff.

Plans show a total of approximately 8.37 acres of impervious surfaces are proposed with the Project. Increased area of impervious surfaces and Project-related activities could substantially increase volume, rate of urban runoff exceeding design capacity of the City’s storm drain. Likewise, pollution entering surface waters would increase from the conditions of the existing undeveloped Project Site. In the absence of structural water quality BMPs proposed with the Project, such as the bioretention basin, significant impacts from the Project would occur. Project design will direct flows into landscaped areas and the onsite system of inlets that discharge to the bioretention basin, shown in **Figure 13: Grading Plan**. The bioretention basin will retain runoff and allow settling of silt and debris so that filtered discharge from the Project enters the City’s storm drain at a rate and volume comparable to existing conditions. Therefore, less than significant impacts are anticipated from the Project related to permanently increased pollution in urban runoff. The Project is anticipated to be compliant with the City’s MS4 Permit.

The Preliminary WQMP for the Project identifies pollutants of concern typically generated by residential land use and proposes permanent structural and nonstructural BMPs that will be implemented with the Project to reduce impacts to less than significant levels. Examples of structural BMPs include the onsite inlets and the bioretention basin to filter bacteria, metals, nutrients, pesticides, toxic organic compounds, sediments, trash and debris, and oil and grease from Project runoff prior to discharge offsite. Structural BMPs must be maintained with regular monitoring and cleaning. Nonstructural BMPs that will reduce source pollutants and maintain water quality in accordance with City and County objectives include periodic repaint or replacement of inlet markers, education materials provided to residents on the proper use, handling and storage of household cleaners and pesticides, regular sweeping of impervious surfaces, and proper disposal of pet waste. CC&Rs and the HOA will include a program of regular maintenance of structural BMPs and systematic implementation of non-structural BMPs which will be enforced in perpetuity through the standard application of the City’s water quality management process, conditions of approval for discretionary permits issued by the City, and the CC&Rs and HOA pursuant to **MM HYDRO-01: Water Quality Best Management Practices**. Compliance records are subject to inspection by the City and RWQCB. The City’s Codes and Ordinances require an approved/ signed WQMP for each owner of record so that the current landowner is aware of the BMPs for the Project Site and these BMPs implemented in perpetuity by the owner.

For the reasons above, the Project will have less than significant impacts related to violations of any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality with the implementation of **MM HYDRO-01- Water Quality Best Management Practices**.

MM HYDRO-01- Water Quality Best Management Practices: Upon Project implementation, the maintenance of water quality is the responsibility of the property owner, which was disclosed within a statement of compliance prior to the purchase from the builder. The Homeowners Association (HOA) and City or County are responsible for enforcing the Water Quality Management Plan if the resident is not adhering to the following WQMP best management practices and requirements:

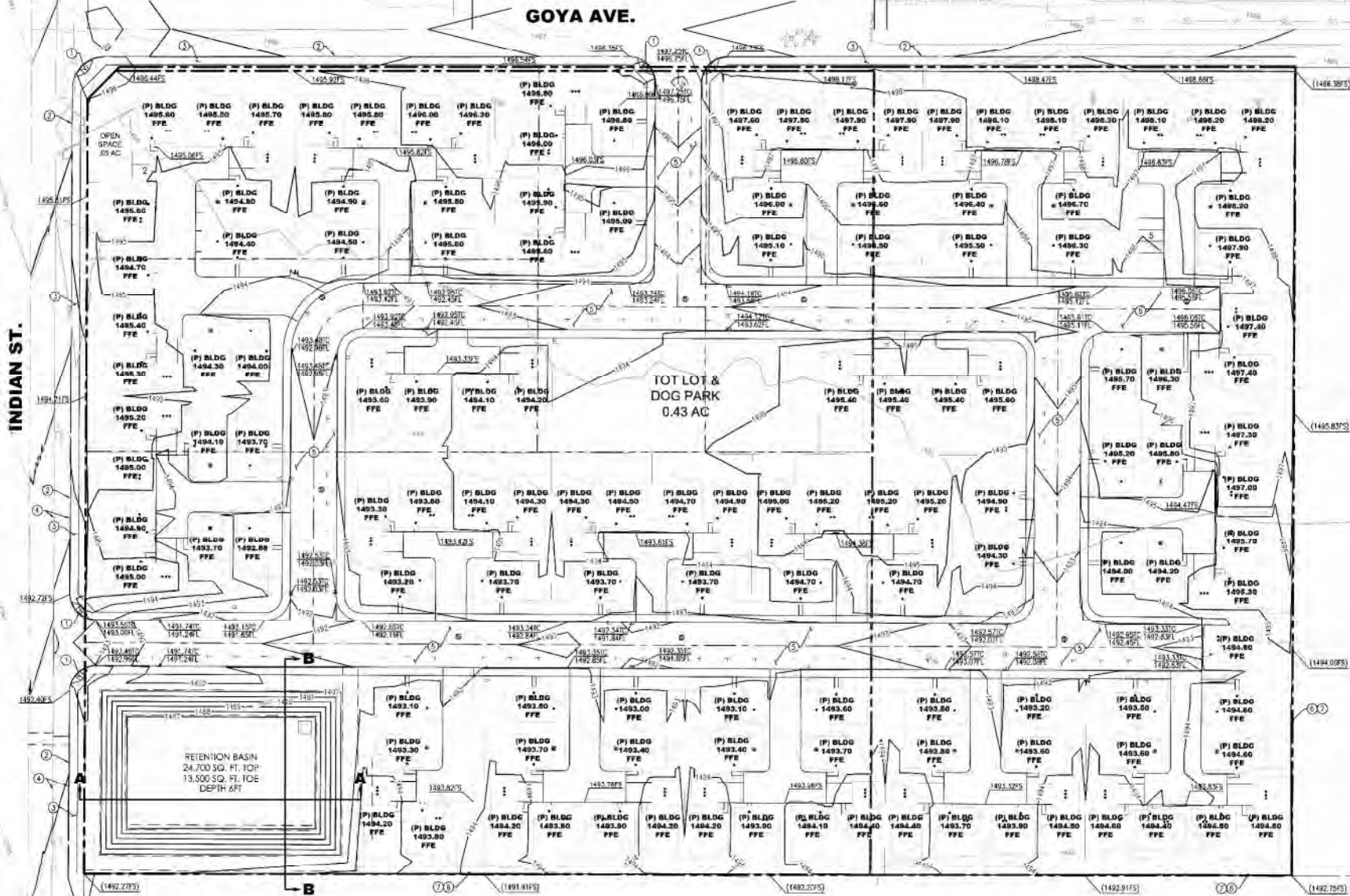
Treatment Control BMP:

2. A Flogard +Plus CB insert filter shall be used as a treatment control to provide proprietary treatment mechanisms to treat potential pollutants in runoff. The Flogard +Plus CB insert has a removal efficiency of approximately 80% and removes proprietary pollutants of concern including sediment, gross solids, trash, and petroleum hydrocarbons.

Permanent Structural Source Control BMPs:

11. At the location of drainage inlets, install storm drain markers “Only Rain Down the Drain/ Drains to Lake”.
12. Implement a landscaping plan that will achieve the following:
 - a. Preserve existing native trees, shrubs, and groundcover to the maximum extent possible.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> b. Design landscaping to minimize irrigation and runoff, to promote surface infiltration and runoff where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. c. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. d. Consider using pest-resistant plants, especially adjacent to hardscape. e. To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. <p>13. HOA CC&Rs shall outline where site refuse and recycled materials will be handled and stored for pickup. If dumpsters or other receptacles are outdoors, state how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. Signs will be posted on or near dumpsters stating "Do not dump hazardous materials here" or similar.</p> <p>14. Cover outdoor storage areas; grade and berm outdoor storage areas to prevent run-on or run-off from area.</p> <p>15. Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults.</p> <p>16. Storage of hazardous materials and waste must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.</p> <p>17. A detailed description of materials stored within storage area and structural features shall be provided by the Property owner to prevent pollutants from entering storm drains.</p> <p>18. Provide a means to drain fire sprinkler test water to the sanitary sewer.</p> <p>19. Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment.</p> <p>20. Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.</p>				
<p>Operational Source Control BMPs:</p> <ul style="list-style-type: none"> 7. Maintain and periodically repaint or replace inlet markings. 8. Provide stormwater pollutant prevention information to new site owners, lessees, or operators. 9. Maintain landscaping using minimum or no pesticides. 10. Provide an adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. 11. Prohibit/ Prevent dumping of liquid of hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. 12. Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain. 				
<p>With the implementation of Mitigation Measure HYDRO-01 and as a result of the discretionary approval and the standard measures and procedures of the City's plan check and inspection processes, the Project would have a less than significant impact with any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.</p>				



LEGEND

	(P) PROPERTY LINE		(P) STORM DRAIN MANHOLE
	(E) PROPERTY LINE		(P) STORM DRAIN GRATE INLET STRUCTURES
	(P) BUILDING		(P) RETENTION BASIN
	(P) CURB & GUTTER		(P) LIGHT POLE
	(P) PARKING STALL		(E) MONITORING WELLS
	(P) TOE		
	(P) GRADE BREAK/BRIDGE LINE		

City of Moreno Valley
Goya at Heritage Park

Figure 13. Grading Plan

Source: Greenberg Fa



Not to Scale

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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"/>
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Response:

Less than Significant Impact. See Section X, Response a). The Project Site has been approved for development with detached single-family residences under existing General Plan and Zoning designations. This location consists of vacant land with gently sloping topography. Surface flows are from the northeast to the southwest at approximately 0.8 percent grade. Existing topography of the Project Site directs surface flows generally to the southwest into a catch basin within the City’s storm drain system located along the western boundary of the Project Site. Due to existing gentle slopes and the exposed surface consisting of weeds, grasses, and soils, the Project Site provides some infiltration during and after storms and likely contributes to water quality concerns from unfiltered surface flows. Existing precipitation at the Project Site is documented at 0.47 inches per hour according to 2-hour weather data compiled by National Oceanic and Atmospheric Administration and utilized by Riverside County Flood Control District for facilities planning. The infiltration testing results for the Project Site document infiltration rates at a maximum 1.08 inches per hour at 5 feet below ground surface and 0.55 inches per hour at 12 feet below ground surface (Greenberg Farrow, 2023). Groundwater was not encountered during soils sampling at the Project Site; and groundwater is estimated to be at depths greater than 50 feet below existing ground surface. Along the southern perimeter of the Goya Avenue right-of-way, along the northern boundary of the Project, there are two groundwater monitoring wells managed by March Air Reserve Base (MARB) and owned by the Department of Defense. These are used to monitor groundwater quality by MARB. The monitoring wells are within the planned right-of-way for Goya Avenue north of the Project. As advised by officials from MARB, groundwater monitoring wells will be protected in place during construction and over the long term, see Section IX. Hazards and Hazardous Materials for more information. Therefore, no impact is anticipated to groundwater monitoring.

Based on soils testing, groundwater is not expected to be encountered during construction of the Project; therefore, no direct impacts on groundwater are expected. Project plans indicate existing site surfaces of unconsolidated soils will change to impervious asphalt, concrete, landscaping, and other mixed surface types, which could reduce the surface area for infiltration. The proposed grading plan for the Project indicates surface flows from the Project generally follow the natural drainage patterns towards the southwestern corner of the Project Site. Grading for building pads walkways and streets and other proposed impervious surfaces will direct runoff from any impervious surfaces to landscaped areas onsite or the inlet storm drains proposed with the Project that discharge into the bioretention basin. Project design incorporates clustered development to maximize open space with drainage designed to collect and filter surface flows in the bioretention basin proposed at the southwest property corner and other landscaped areas on site which allow settling and separation of pollutants as well as the infiltration of surface flows to the maximum extent feasible. Runoff volume and rates will not exceed pre-project conditions. Post construction infiltration rates at the Project Site will be less than what has been documented for existing conditions; however, the Project Site is planned for urbanization and reduced future infiltration at the Project Site has been previously considered and approved under existing City plans. Less than significant impacts are anticipated.

The Project will not result in substantively increased demand for water and groundwater pumping because it is proposed in response to regional growth projections and state requirements for housing within the City of Moreno Valley; for these reasons, less than significant impacts on groundwater recharge and groundwater management are expected with the implementation of the Project. Therefore, no mitigation is required.

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 Section X, Response a) and b) above. Project plans indicate consistency with existing drainage patterns at the Project Site and in adjacent areas, which are toward the southwest and west, discharging into the City’s storm drain system offsite in Indian Street. The volume and velocity of storm water discharged from the Project will not exceed pre-project conditions due to the design of the bioretention basin. The

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

Project will not directly change streams or rivers, since there are no surface waters on the Project Site currently. The Project proposes to retain the existing general drainage pattern towards the southwestern corner into a bioretention basin that is intended to reduce erosion and siltation from the exposed soils on site currently as well as maintain the velocity and volume of surface flows in a manner that is consistent with City Engineering Standards.

The City of Moreno Valley is responsible for verifying discretionary Project compliance with the MS4 permit requirements for water quality in surface waters during both temporary construction activities and permanently with land use changes that are proposed with the Project. As a result, the City requires a Project Specific SWPPP and WQMP with BMPs to minimize the contribution of the Project Site to the impairments in receiving waters listed on the 303 (d) list. For the Project this includes minimizing temporary dust, erosion, and siltation as well as PCBs, nutrients and toxicity during grading and construction. The Project will permanently increase the area of impervious surfaces and level of activities associated with residential housing at the Project Site. Project design must include structural and nonstructural BMPs which are compliant with the NPDES MS4 permit requirements applicable to the County and City as co-permittee. Therefore, as mentioned in Response a) of this Section, the Project includes a water bioretention basin within the southwestern corner so that post construction, the Project Site will discharge only filtered water into the City's storm drain and surface flows from the Project will not exceed existing volumes and rates. The location of the bioretention basin was determined by the natural contour of the site. Drainage features onsite will direct surface flows to landscaped areas and inlets and the bioretention basin and allow filtered flows from the Project to discharge off-site. Therefore, the Project is not expected to result in substantial erosion or siltation or substantial alteration of existing drainage patterns of the site or area.

While the Project will permanently increase impervious surfaces from on- and off-site improvements, the proposed bioretention basin and landscaped open space areas will be designed to fully contain runoff onsite, allow infiltration within these onsite pervious areas, and to decrease the velocity of surface flows discharging offsite. The bioretention basin will store excess surface flows in order to attenuate runoff to pre-development conditions. Structural and nonstructural BMPs will comply with City of Moreno Valley's MS4 Permit requirements. Likewise, offsite improvements constructed with the Project in Goya Avenue and Indian Street will be designed pursuant to the City's engineering standards.

During Project construction, BMPs will be implemented for site preparation, grading and building phases. These temporary BMPs will be implemented according to the approved SWPPP and will consist of non-structural BMPs to stabilize disturbed surfaces and minimize airborne dust to reduce erosion and siltation during grading and construction. Post-construction, landscaping will be implemented in open space areas and parkways to stabilize disturbed surfaces and facilitate infiltration of runoff, which will minimize soil erosion in the long-term. Post construction non-structural BMPs intended to reduce dust and debris on impervious surfaces will be implemented such as regular sweeping and use of covered refuse containers.

As a result, Plans for the Project indicate significant impacts from substantial alteration of existing drainage patterns or substantial erosion or siltation on- or off-site, are not anticipated from Project implementation.

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"/>
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Response:

Less than Significant Impact. See Section X, Response a) through c) i. The grading plan for the Project indicates substantial conformance between preconstruction and post construction topography, and the proposed Project will comply with the City's Municipal Code Chapter 9.14.110, which requires flood control onsite. The Project proposes a bioretention basin to retain surface flows and maintain existing preconstruction rate and volume of surface runoff entering the City's storm drain from the Project Site during and after storms. The bioretention basin will be approximately 24,700 square feet and has been designed to adequately store runoff exceeding 100-year storm volumes and discharge storm flows in a manner which does not exceed the design capacity of the City's infrastructure. The Project Site will be developed according to plans which indicate consistency between pre-development and post development conditions for runoff and flood protection. In addition, Plans consistency with City's Municipal Code, Chapter 9.14.110, pertaining to flood control and tract drainage as indicated in **Figure 13: Grading Plan**, will be implemented with the Project via the standard application of the City's plan check and inspection process.

As a result, the Project does not anticipate substantial increases in the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Therefore, no mitigation is required.

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"/>
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Response:

Less than Significant Impact. Project plans indicate surface flows and runoff water from the proposed Project will closely resemble existing topography and drainage patterns, resulting in less than significant impacts from increased area of impervious surfaces proposed with the Project. Structural BMPs like the bioretention basin onsite will naturally infiltrate pollutants from onsite and is adequately sized to manage runoff from the Project exceeding 100-year stormwater events in compliance with City standards.

Pollutants from trash, recycling, vehicular oils, and fertilizers debris will be introduced onsite during the Project's long-term use. Source control BMPs in approved WQMP will be utilized to reduce impacts to less than significance by filtering runoff prior to discharge into the City' storm water system. In addition, landscape design will minimize irrigation runoff and promote surface infiltration to reduce stormwater pollution. As mentioned in Response X), a), tenants and property owners will sign lease agreements and agree to HOA requirements documenting their acknowledgement with pollution prevention and mandatory compliance with source control BMPs for water quality management.

For 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. Therefore, no mitigation is required.

iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant Impact. See Section X, Response a) through c) iii. Due to the Project consistency with existing drainage patterns and the proposed bioretention basin the southwestern corner of the Project Site that will ensure 100-year storm water volumes do not exceed pre-development conditions, less than significant impacts are anticipated. Therefore, no mitigation is required.

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"/>
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Response:

No Impact. The Project Site is not in close proximity to large bodies of water such as lakes or oceans; therefore, the result of a tsunami or seiche impacting the Project Site is not likely to occur. According to the Department of Conservation, the Project Site is not located in a zone at risk of a tsunami (See [California Tsunami Maps and Data](#)). The Local Vicinity is mostly urbanized and in an inland region, far from oceans or large bodies of water. In addition, Figure 4.10-3: FEMA Floodplains and Floodway indicates the Project Site is not at risk for flooding. The Project will remain compliant with the standards and recommendations listed in Section 8.12 of the City's Municipal Code for construction and post construction conditions to mitigate potential water quality concerns and flood damage. The Project will implement Best Management Practices to mitigate the release of pollutants in surface flows. Upon Project completion, post construction policies will be in place to minimize pollutants onsite as outlined in Response X, c) iii.

For the reasons above, the Project will not result in impacts from flood hazard, tsunami, or seiche zones release of pollutants due to Project inundation. Therefore, no mitigation is needed.

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"/>
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Response:

Less than Significant Impact. See Response X, a) through d) above. The Project will follow current requirements for pollution source control, drainage, and sustainable ground water management plans. This will be accomplished with the preparation of a Project specific SWPPP by the Contractor and the preparation and approval of the Water Quality Management Plan prior to issuance of permits for the Project. The Project will abide by BMPs in the SWPPP and the WQMP to comply with City of Moreno Valley, Ordinance 827 pertaining to NPDES coverage for the Project and to minimize potential for the release of waterborne pollutants. Project compliance with City standards for SWPPP and WQMP will ensure that the Project will comply with SAR Basin Water Quality Control Program.

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. Therefore, no mitigation is required.

Sources:

1. **Appendix F**— Preliminary Hydrology Study Goya at Heritage Park, Greenberg Farrow, dated March 16th, 2023.
2. **Appendix E**--- Project Specific Water Quality Management Plan, Greenberg Farrow, dated March 16th, 2023.
3. U.S. Environmental Protection Agency, Summary of the Clean Water Act, <https://www.epa.gov/laws-regulations/summary-clean-water-act>
4. Moreno Valley General Plan, adopted July 11, 2006
 - Chapter 6 – Safety Element – Section 6.7 – Water Quality
 - Figure 6-4 – Flood Hazards
 - Chapter 7 – Conservation Element – Section 7.5 – Water Resources
 - Figure 7-1 Water Purveyor Service Area Map
5. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
 - Section 5.5 – Hazards and Hazardous Materials
 - 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
11. Santa Ana California Water Boards, Water Boards Structure, updated August 2017.

5.0 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 does not propose temporary or permanent changes that would cause physical divides to an established community. The Project will complete transportation, service and utility connections within the Local Vicinity and is conceptually consistent with existing land use patterns identified in the City’s General Plan, Housing Element. The Project will blend with developed land use patterns that are currently found in the Local Vicinity. The Project proposes residential land use within established parcel boundaries on land designated for future residential development pursuant to City zoning and the General Plan.

Specific permanent changes proposed with the Project involve subdivision and clustered development of two-story, single-family detached homes at the Project Site. Clustered development will provide space for development of parks for recreation. The Project will complete the circulation system in the Local Vicinity including the planned extension and improvement of Goya Avenue and Indian Street according to the City’s approved circulation plans, to ultimate planned right-of-way widths. The Project will improve c extend sidewalks, utilities and service mains within the Local Vicinity up to the Project Site. The Project will improve the Local Vicinity by implementing water quality for filtered discharge of surface waters into the City’s existing storm drain. The Project improvements will unify the Local Vicinity and fulfill the approved plan for the buildout of the roadway and utilities in this area. On and off-site improvements are conceptually consistent with the City’s approved plan for development and the City’s General Plan within the Local Vicinity which plans for an increased density and variety of quality housing. Therefore, the Project will not divide the existing community.

The Project proposes to develop clustered low- density residential development at 9.56 DU/AC that is comparable with the existing land use patterns and specifically the pockets of constructed individual tracts designated as 10 DU/AC currently found within the Local Vicinity. This includes detached single-family residential tracts north and south of Krameria Avenue (east of Perris Boulevard) and tract development west of Indian Street (north of Wildwood Street) as shown on **Figure 3: General Plan Land Use Map**. Under the City’s existing General Plan and Zoning, the Project Site is currently designated for R5 residential development with a density of 5 DU/AC and allows for detached single-family dwelling units consisting of one to two-story structures. Project plans show consistency with policies and goals found within SCAG Regional Plans, which are incorporated into the City’s General Plan, and Housing Element. SCAG anticipates population within Moreno Valley to increase by approximately 23%, approximately an increase of 256,600 people, by 2040. There is significant demand for new housing and a larger variety of housing in Moreno Valley. In response to this, City plans allow increased density and intensity of land use near arterials, such as the Perris Boulevard Mixed Use Corridor, which is less than a mile east of the Project Site.

The Project is consistent with the 2006 and 2040 General Plan Land Use and Housing Element polices and goals (Reference *Table 19: 2006 General Plan and 2021 General Plan Update: Land Use and Housing Element*). As outlined within *Table 19: 2006 General Plan and 2021 General Plan Update: Land Use and Housing Element*, the Project’s contribution will implement the City’s approved plans through construction of quality of housing within close proximity to employment and educational centers, and will broaden the City’s housing types, creating more variety.

The Project will be developed according to development standards established under the PUD approved with a Conditional Use Permit by the Planning Department. As a result, the Project will blend into its surrounding development patterns. Residents will have access to shopping centers along Perris Boulevard in the east, shared amenities including the 0.48-acres of tot lot and dog park/ open space, shared driveways, and backbone circulation system to allow community members to establish better connections and create a more connected, livable community.

For the reasons above, the Project is expected to result in less than significant impact and will not physically divide the current community. Therefore, no mitigation is required.

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TABLE 19: 2006 GENERAL PLAN AND 2021 GENERAL PLAN UPDATE LAND USE AND HOUSING ELEMENT

Moreno Valley General Plan 2006 (superseded)	Moreno Valley General Plan 2040 (update)	Project Consistency
Land Use (Community Character) Plan:		
<p>Goal 2.1: A pattern of land uses, which organizes future growth, minimizes conflicts between land uses, and which promotes the rational utilization of presently underdeveloped and undeveloped parcels.</p>	<p>Goal LCC-1: Establish an identifiable city structure and a flexible land use framework that accommodates growth and development over the planning horizon.</p>	<p>The Project will transform underutilized land into detached single-family homes with private yards and community parks. The Project will increase the number and variety of residential units available in the City and will improve circulation and the delivery of services. The Project is compatible with the established land use framework in the Local Vicinity that places higher density residential development within walking distance to established retail, schools and businesses along arterials, Perris Boulevard, and Iris Avenue. The Project will facilitate infrastructure improvements including parks identified in City Plans. By changing zoning from R5 to RS-10, the City will provide increased variety of housing types within walking distance to potential employment and retail/service businesses, which will help to achieve the City's housing needs and sustainability goals.</p>
	<p>Policy LCC-1-1: Foster a balanced mix of employment, housing, educational, entertainment, and recreational uses throughout the city to support a complete community.</p>	<p>The Project will provide additional unique clustered housing opportunities and park/open space situated between industrial warehouses, which are potential service businesses and employment centers (along Indian Street) to the west, two public schools (March Middle School and Rainbow Ridge Elementary) to the north, and a variety of retail businesses (along Perris Boulevard) providing retail, services, and employment to the east. Residents living in the new development will be within walking distance of close and available education centers, services, retail, and employment. Along Perris Boulevard, east of the Project Site, the main corridor is lined with mixed-use commercial buildings and shopping centers for entertainment and recreational purposes. As a result, the Project will contribute to a balanced mix of complimentary land use in the Local Vicinity for a complete community including educational, recreational, entertainment, and employment hubs.</p>
	<p>Policy LCC. 1-6 Promote infill development along Alessandro, Sunnymead, and Perris to create mixed use corridors with a range of housing types at mid-to-high densities along their lengths and activity nodes at key intersections with retail/commercial uses to serve the daily needs of residents.</p>	<p>The Project Site is approximately 0.5 miles west of Perris Boulevard and proposes higher density residential development in proximity to Perris Boulevard, a mix-use corridor. City plans for Perris Boulevard land development call for a mix of retail and multiple density housing opportunities to promote pedestrian oriented development. This was outlined in City Resolution No. 2013-26 for City Ordinance 865. Future residents will be able to walk to local retail/ commercial businesses that include Home Depot, Walgreens Westgate Shopping Center).</p>
<p>Policy 2.2 Provide a wide range of residential opportunities and dwelling types to meet the demands of present and future residents of all socioeconomic groups.</p>	<p>Policy LCC.1-7: Support the continued buildout of residential areas as needed to meet the community's housing needs.</p>	<p>Refer to Project consistency with Housing Element 2006-2021 Policy 1.5 and Housing Element 2021-2029 Policy 1.1. The Project will buildout vacant land that is planned for low- density residences. The higher density housing proposed with the Project will provide a unique detached single-family housing product to the City with the intent to supply housing to a broader range of future residents and socioeconomic groups.</p>
	<p>Policy LCC.1-12: Balance levels of employment and housing within the community to provide</p>	<p>Light-industrial and industrial complexes west of the Project Site and the retail and commercial businesses to the east provide employment opportunities for future residents. Potential employers that currently occupy the industrial buildings west of the Project Site include Keeco, P&G Distribution, Floor and</p>

	<p><i>more opportunities for Moreno Valley residents to work locally, cut commute times, and improve air quality.</i></p>	<p>Décor Distribution, etc. The buildings are directly west by approximately 500 feet. Therefore, options to walk to employment centers are available to future residents. In addition, as mentioned above, educational centers are directly north along Indian, approximately 0.3 miles from the Project Site and are also a source of employment</p>
	<p>Goal LCC-2: Foster vibrant gathering places for Moreno Valley residents and visitors.</p>	<p>Site plans indicate that a 0.43-acre dog park will be built in the center of the Planned Unit Development (PUD). The park will accommodate the recreational needs of future residence and act as a gathering place. In addition, residents will be able to gather at a retail and commercial center including Westgate Shopping Center, since Perris Boulevard is highly walkable from the Project Site. Therefore, the residential community will increase business to the mixed-use corridor and result in increased business for local retailers.</p>
	<p>Policy LCC.2-25: Encourage the development of bicycle, pedestrian, and transit access that reduces the need for on-site parking. Improve the pedestrian experience within these corridors through street trees and landscaping.</p>	<p>Street improvements along Indian Street plan to include a bicycle path and extend the pedestrian walkway. Along Goya Avenue, the 66-foot collector street will be extended and improved, including 6.5-foot sidewalks, to meet Indian Street. The extension of Goya Avenue will include paved pedestrian walkways and a “layered network” approached for vehicular and bicycle road sharing (See Section XVII- Transportation). Site plans show 6.5-foot internal sidewalks which will wrap around the Project’s internal circulation system for pedestrian access and improved walkability. As mentioned above, Internal sidewalks will continue onto Goya Avenue and Indian Street, which will contribute to Moreno Valley’s circulation network. Landscaping along both roadways and internal streets will be implemented with a Landscape Plan provided by the Project’s Landscape Architect, see Figure 8: Landscape Plan. , Refer to Project Consistency with General Plan Circulation Element Policies and Goals for more information (See <i>Table 30: Project Consistency with General Plan Circulation Element Policies and Goals</i>).</p>
<p>Policy 2.10.4: Landscaping and open spaces should be provided as an integral part of project design to enhance building design, public views, and interior spaces; provide buffers and transitions as needed; and facilitate energy and resource conservation.</p>	<p>Policy 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.</p>	<p>In accordance with the City’s Municipal Code and Building requirements, site plans include a 0. 43-acre tot lot and dog park in the center of the residential community. The designated open space is compliant with RS-10 development standards and is an amenity not found in other subdivisions in the Local Vicinity (See Figure 3: General Plan Land Use Map).</p>
<p>Goal 2.3 Achieves an overall design statement that will establish a visually unique image throughout the City. Policy 2.3.2 Encourage building placement variations, roofline variations, architectural projections, and other embellishments to enhance the visual interest along residential streets.</p>	<p>Goal LCC-3 Build a distinctive sense of place and pride in Moreno Valley.</p>	<p>The Project represents a unique form of clustered development pattern for detached single-family residential development. Exterior features include varied rooflines and street setbacks for buildings. Street view of Project-related structures will include embellishments pursuant to design guidelines. Project’s exterior design elements including the exterior façade and finishes, will contribute to a unique sense of place within this neighborhood. Finishes will be in earth tones and will include three floor plans and four architectural styles to enhance visual interest along residential streets.</p>
<p>Policy 2.10.9: New and retrofitted fences and walls should incorporate landscape elements and changes in materials or texture to deter</p>	<p>Same Policy. Referred to as Policy LCC.3-13 in the General Plan Update.</p>	<p>Site plans indicate a 6-foot wooden fence along the perimeter of the development will be incorporated with the Project. Trees will be planted along the outer perimeter of the fence along Indian Street and Goya Avenue to enhance street-level views. Vegetation will complement the fence and provide visually appealing elements that will add to the Project surroundings.</p>

<i>graffiti and add visual interest.</i>		
Policy 2.10.3 Require exterior elevations of buildings to have architectural treatments that enhance their appearance.	Policy LCC.3-14: Within individual residential projects, a variety of floor plans and elevations should be offered.	The Project will provide three distinct floor plans and four distinct architectural styles. According to the City's Municipal Code Section 9.16.130.B.15, the Project requires four distinct site plans for residential homes. The floor plans for the Project vary in square feet (1,874 sq. ft., 2,130 sq. ft., 2,140 sq. ft.) and exterior façades styles include Ranch, Spanish, Craftsman, and Prairie.
Policy 2.3.4 Design large-scale small lot single family and multiple family residential projects to group dwellings around individual open space and/or recreational features.	Same Policy. Referred to as Policy LCC. 3-16 in the General Plan Update.	The Project includes small-lot single-family detached residences with landscaped setbacks, and private yards. The development includes community open space, shared driveways, and a backbone circulation system with sidewalks connecting to Goya Avenue and Indian Street compliant with City of Moreno Valley Ordinances..
Goal 2.4: A supply of housing in sufficient numbers suitable to meet the diverse needs of future residents and to support healthy economic development without creating an oversupply of any housing.	Policy LCC.4-1: Promote a range of residential densities throughout the community to encourage a mix of housing types in varying price ranges and rental rates.	The Project proposes to increase density to RS-10 and will broaden the variety of housing types found within the Local Vicinity. Plans for the Project indicate a unique clustered layout. In addition to the Project offering variety in the form of a density change, the Project will also contribute three distinct floor plans to display innovation and encourage a mix of housing types.
	Comply with the development requirements for the Zoning Code and landscaping requirements specified by Municipal Code Chapter 9.17.	Plans indicate compliance with landscape setbacks, building height, and recreation requirements.
Housing Element:		
Goal #1: Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Moreno Valley residents.	Same policy.	The proposed development will contribute towards the accomplishment of Moreno Valley's Housing Element Goal #1 through the Project's consistency with policies created by the City's Planning Department with varied density and a unique concept of clustered layout for residential development, which provides shared open space.
Policy 1-2 Promote development that provide a variety of housing types and densities based on the suitability of the land, including the availability of infrastructure, the provision of adequate services and recognition of environmental constraints.	Same policy. Referenced as Policy 1-2 in Moreno Valley Housing Element 2021-2029.	The Project proposes a Zone Change and General Plan Amendment to increase residential density from R5 to RS-10. This will broaden the variety of housing types offered within the Local Vicinity. Most housing adjacent to the Project Site is designated R5. In addition, the project will extend and improve local infrastructure and will provide open space and park space in the local vicinity; therefore, achieving the desired outcome of this proposed policy.
Policy 1-3 Promote mixed use developments with a residential component and locate higher density residential development in proximity to employment, shopping, transit, recreations, and other services.		The Project will place higher density residential development in proximity to employment, shopping, transit, recreational facilities and other services. See response to Goal 2.1.

<p>Policy 1.5: Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).</p>	<p>Policy 1-1 Maintain sufficient land designated and appropriately zoned for housing to achieve a complimentary mix of single-family and multi-family development to accommodate Moreno Valley's Regional Housing Needs Assessment (RHNA) growth needs throughout the planning period.</p>	<p>The Project will provide additional housing units to fulfill the City's RHNA Fair Share Housing Allotment.</p>
<p>Goal #5: Enhance the quality of existing residential neighborhoods in Moreno Valley through maintenance and preservation, while minimizing displacement impacts.</p>	<p>Same Goal. Referenced as Goal #5 in Housing Element 2021-2029.</p>	<p>Currently, the Project Site is vacant and underutilized. The Project Site does not add additional value to surrounding neighborhoods currently. The Project Site is zoned for residential development and will not displace existing residents. The Project will extend utilities and infrastructure and will provide neighborhood parks and open space. Design guidelines will be implemented in perpetuity by an HOA to maintain aesthetics and enhance quality of the proposed development, which includes landscaped setbacks planted with flowering trees and four distinct architectural styles.</p>
<p>Policy 5-2: Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.</p>	<p>Same Policy. Referenced as Policy 5-2 in Housing Element 2021-2029.</p>	<p>The design guidelines for the Project will be enforced via CC&Rs and an HOA to maintain neighborhood appearance, structural exteriors, common area open space, infrastructure, and landscaping.</p>
<p>Policy 5.3: Encourage compatible design of new residential units to minimize the impact of intensified reuse of residential land on existing residential development.</p>		<p>Design elements listed below are intended to make increased density of Project compatible with adjacent existing development:</p> <ul style="list-style-type: none"> • 0.43-acres dog park/ open space in the center of the Planned Unit Development • 0.05-acre open space area • 24,700 square foot retention basin in the southwestern corner of the Project Site • 36-foot-wide backbone circulation system with 5-foot-wide pedestrian walkways on either side of the circulation system • 10 24-foot-wide shared driveways coming off of 4-6 dwelling units that connect to the proposed backbone circulation system. • 12-foot-wide access road surrounding the perimeter of the Water Retention Basin • 10-foot perimeter landscaping along Goya Avenue and Indian Street contain the following features: <ul style="list-style-type: none"> ○ Indian Street: This street features landscaped parkways, maintained by the HOA, which act as a buffer between the street and surrounding residential areas. Crape Myrtle trees adorn the parkways and Saratoga Sweet Bay trees provide a barrier between the street and retention basin area to the east. ○ Goya Avenue- Landscaped parkways maintained by the HOA and adorned with Chinese Pistache Trees

<p>Housing Goal #6: Encourage conservation activities in all neighborhoods.</p>		<p>Refer to Section IV: Energy, Response a), the Project incorporates design features for long-term energy efficiency which includes:</p> <ol style="list-style-type: none"> 1. Passive Solar Design: Properly designed window location, glazing type and shading, thermal mass location and type to optimize energy efficiency. 2. Optimized Building Energy Performance Features: Thermal envelope, low U-value windows, high Solar Reflectance Index (SRI) roofs, efficient heating, cooling, and lighting devices and systems. 3. Renewable Energy Sources: Photovoltaics and solar water heating systems. 4. Water-efficient Fixtures and Appliances. 5. Electric Vehicle Charging: An electric vehicle charging station in the garage of each home. 6. Sustainable Materials: Recycled, rapidly renewable, regionally or locally manufactured materials. 7. Construction Waste Management. <p>To remain consistent with Housing Goal #6, the proposed Project will comply with California’s Building Energy Efficiency Standards and CALGreen Building Standards when applicable, to promote sustainability, reduce energy costs, consumption, and enhance quality of life.</p>
<p>Policy 6-3 Encourage the use of building placement, design, and construction techniques that promote energy conservation, including green building practices, the use of recycled materials, and the recycling of construction and demolition debris.</p>		<p>Reference Project consistency with Housing Goal #6: Encourage conservation activities in all neighborhoods. In addition to key sustainability features which will be incorporated into the Project design, the buildings will be oriented to maximize buildings’ solar access where feasible and reasonable. Building orientation will promote energy conservation and use of renewable energy sources. As a result of the above, the Project is consistent with Moreno Valley’s General Plan Policy 6-3.</p>
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley Housing Element 2006-2021 2. Moreno Valley Housing Element 2021-2029 3. City of Moreno Valley General Plan 2006 (superseded) adopted July 11th, 2006. <ol style="list-style-type: none"> 1. Chapter 2: Community Development Element 2. Chapter 9: Goals, Objectives, Policies, and Programs 4. City of Moreno Valley General Plan 2040, adopted June 15, 2021 3. Map LLC-4 General Plan Land Use <ol style="list-style-type: none"> 4. Chapter 2: Land Use and Community Character 5. Chapter 4: Circulation 5. Southern California Association of Government (SCAG) Connect SoCal Draft PEIR, adopted May 7th, 2020. 		

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"/>
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Response:

Less than Significant Impact. See Response XI, a). Since the Project aligns with SCAG Regional Plans, population growth forecast and RHNA goals, and contributes housing towards the City’s Housing Element goals, the Project does not anticipate significant environmental impacts due to ant land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Due to the Projects accommodation with population increases and job growth, no significant impacts beyond those already considered and approved in the environmental analysis conducted in general plan documents will occur.

Zone changes from R5 to R-10 for proposed detached single-family residential development, the PUD, Design Guidelines and the CC&Rs will modify development standards provided within the City’s Municipal Code that the design of the Project is tailored to the Project Site and Local Vicinity. The result will be modified density, lot size, and setbacks which cluster development and provide space for neighborhood parks, landscaped parkways and enhanced visual resources associated with proposed architectural treatments. Multiple development requirements such as setbacks will remain substantially compliant with the development standards of the Zoning Code. Requirements that will remain unchanged from R5 to R-10 developments include minimum front yard setbacks, distance between buildings, minimum building heights, and off-street parking requirements.. Within *Table 20: Project Consistency with Existing Zoning (2040 General Plan R5 Single Family Residential Zone)*, a comparison of the development requirements between R5, R-10, and the proposed Project upon the approval of Zone change and PUB are below.

The City’s Municipal Code Section 9.03.060 states that establishment of PUDs encourage innovation in housing development and allow Projects to deviate from strict application of development regulations. The proposed Project achieves a level of “greater innovation” through Project design and amenities. Unique design features include eternal façade, outlined in Section I Response a), and different site elevations, each one exhibiting unique character and style (See *Table 4: Project Site Elevations*). Proposed amenities include parks, continuous pedestrian circulation, shared driveways, and water quality basin to ensure runoff is filtered in a sustainable manner onsite. In addition, the Project Site will be landscaped according to **Figure 8: Landscaping Plan**, adding curb appeal and enhancing street-level views on adjacent streets. A combination of unique design features, amenities, and landscaping are planned to not only comply with the City’s Municipal Code requirements, but also to add persuading elements that will result in a stable and attractive neighborhood.

For the reasons above, the Project will not result in 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. Therefore, no mitigation is required.

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

TABLE 20: PROJECT CONSISTENCY WITH EXISTING ZONING (2040 GENERAL PLAN R5 SINGLE FAMILY RESIDENTIAL ZONE)

Development Requirement:	R5	RS10	Project Consistency
Maximum density (dwelling units per acre)	5 DU/AC	10 DU/AC	9.56 DU/AC
Minimum lot size (sq. ft. net area)	7,200 SF	4,500 SF	
Minimum lot width, in feet.	70 LF	45 LF	
Cul-de-sac/knuckle lot frontage	35 LF	45 LF	
Minimum lot depth, in feet.	100 LF	85 LF	
Minimum front yard setback	20 LF	20 LF	
a. Front-facing garages.	N/A	10 LF	
b. Buildings other than front-facing garages	N/A	10 LF	
Minimum side yard setbacks, ft.			
a. Interior side yard		**	5 LF
b. Street side yard	15 LF	10	10 LF
Minimum rear yard setbacks, in feet.	15 LF	10 LF	10 HUF
Maximum lot coverage	40%	50%	
Maximum building and structure height, in feet.	Two-stories not to exceed 35 ft.		
Minimum dwelling size (sq. ft.)	1,250 SF	1,000 SF	1,874 SF
Minimum distance between buildings, in feet (including main dwelling units and accessory structures)	10 LF	10 LF	
Floor area ratio (multi-story home)	0.70	0.75	
Off-Street Parking Requirements (Single-Family Residential Uses)	2/unit, within an enclosed garage		2/unit, within an enclosed garage

Source: Moreno Valley Municipal Code, Chapter 9.030.040 Residential site Development standards

Notes:

Combined interior side yard setbacks of fifteen feet shall be provided with a minimum of five feet on one side.

***Interior side yard setback of five feet, except with zero lot line developments, then other minimum side yard setback is ten feet.

Along with the proposed Project, the cumulative projects listed within *Table 5: Moreno Valley Cumulative Project List* has considered increased densities in proximity with Perris Boulevard, similar to those proposed by the Project. Projects of significance include the South of Iris Project and PEN20-0063 as well as several projects already constructed in the Local Vicinity. South of Iris is directly adjacent to the proposed Project and contains 33 additional dwelling units.. Combined, South of Iris and the proposed Project (Heritage Park at Goya) development plans for this area include a total of 93 additional dwelling units. However, as mentioned above within *Table 19: 2006 General Plan and 2021 General Plan Update: Land Use and Housing Elements*, the densities proposed with these cumulative Projects are conceptually consistent with goals and policies within the City’s General Plan Land Use and Housing Elements. The City’s objectives as outlined above are to provide sustainable compact development, diverse housing types, fulfill the demand for new housing, accommodate SCAG RHNA, and balance growth and quality of life within the City. Therefore, projects including Heritage Park at Goya and South of Iris, proposed increased density within proximity to the Perris Boulevard Mixed Use Corridor, create cumulatively beneficial impacts to Moreno Valley.

As a result, significant cumulative impacts are not anticipated. Rather project will help Moreno Valley achieve goals and objectives outlined in the city and regional plans fulfilling future sustainability the City of Moreno Valley.

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
 - Chapter 2 – Community Development Element – Section 2.1 – Land Use
 - Figure 2-1 – Neighboring Lands Uses

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

- Figure 2-2 – Land Use Map
 - Chapter 8 – 2014 – 2021 Housing Element
2. 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
 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
<p>Response:</p> <p>No Impact. According to the City’s 2006 General Plan and 2040 General Plan Amendment, mineral resources of statewide or regional significance have not been found within City Limits. Additionally, there are no significant mineral resources known to exist at the Project Site (Reference Figure 4.12-1 Mineral Resource Zones). For these reasons, the Project does not anticipate direct impacts that will result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state. The Project proposes to construct housing and parks within the scope of the expected population increase that is outlined in the City’s approved Housing Element and General Plan Update. The Project will generate new additional housing in response to the City’s RHNA requirements for new housing confirmed by the Department of Housing and Community Development and SCAG. Therefore, indirect impacts on mineral resources are not anticipated, and mitigation is not needed.</p>				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response:</p> <p>No Impact. See Response XII, a). No locally important mineral resources are delineated on the City’s General Plan or Zoning Maps at the Project Site or in the Local Vicinity. Therefore, Project implementation will not result in direct or indirect impacts from the loss of availability of a locally important mineral resource recovery site delineated on a local general plan or other land use plan. No impacts are anticipated, and mitigation is not required.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 7 – Conservation Element – Section 7.9 – Mineral Resources 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.14 – Mineral Resources 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • 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 6. 				

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Section XII. Noise is based on the Noise Impact Analysis Report conducted by Ganddini Group, dated June 2nd, 2023 (Appendix H). The following report is to provide an assessment of the noise impacts resulting from development of the proposed Project and to identify Mitigation Measures that may be necessary to reduce potentially significant impacts.</p> <p>Regulatory Setting Federal Noise Control Act of 1972 The U.S. Environmental Protection Agency (EPA) Office of Noise Abatement and Control was originally established to coordinate federal noise control activities. After its inception, EPA’s Office of Noise Abatement and Control issued the Federal Noise Control Act of 1972, establishing programs and guidelines to identify and address the effects of noise on public health, welfare, and the environment. In response, the EPA published Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (Levels of Environmental Noise). The Levels of Environmental Noise recommended that the Ldn should not exceed 55 dBA outdoors or 45 dBA indoors to prevent significant activity interference and annoyance in noise-sensitive areas. In 1981, the EPA determined that local government is better suited to regulate noise.</p> <p>Federal Transit Administration The Federal Transit Administration (FTA) has adopted vibration standards that are used to evaluate potential building damage impacts related to construction activities. The threshold at which there is a risk to “architectural” damage to reinforced-concrete, steel or timber (no plaster) buildings is a peak particle velocity (PPV) of 0.5, at engineered concrete and masonry (no plaster) buildings a PPV of 0.3, at non-engineered timber and masonry buildings a PPV of 0.2 and at buildings extremely susceptible to vibration damage a PPV of 0.1.</p> <p>City of Moreno Valley According to the City’s compatibility guidelines, daytime exterior noise levels of up to 65 dBA CNEL are considered to be normally acceptable and up to 70 dBA CNEL are considered to be conditionally acceptable for single-family residential land uses.</p> <p>In addition, Moreno Valley’s Municipal Code outlines noise requirements for construction, allowable vibration, and prohibited acts within Section 8.14.040 Miscellaneous standards and regulations, Section 9.10.170: Vibration, and Section 11.80.030(D)(7): Prohibited Acts. Therefore, the Project would result in a significant impact if:</p> <ul style="list-style-type: none"> • Project construction occurs outside the hours of 7:00 AM to 7:00 PM Monday through Friday, excluding holidays, and from 8:00 AM to 4:00 PM on Saturday; or, • Project construction occurs within the hours of 8:00 PM and 7:00 AM the following day such that the sound there from creates a noise disturbance; or, • Project construction noise exceeds 80 dBA Leq for an 8-hour period at residential uses and 85 dBA Leq for an 8-hour period at commercial uses.⁵ 				

⁵The Final Environmental Impact Report (FEIR) for the MoVal 2040 General Plan utilized the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (2018) criteria to establish construction-related significance thresholds; therefore, this analysis also utilized the FTA construction-related significance thresholds. Per the FTA, daytime construction noise levels should not

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Existing Conditions

The Project is bordered by single-family residential developments to the north, south, and east of the Project Site. Residential land uses according to the State of California are sensitive land uses and contain sensitive receptors. Sensitive land uses that may be affected by Project noise include the property lines of the existing single-family residences located adjacent to the south, approximately 60 feet to the north of the Project, and 355 feet to the east and the church use located approximately 30 feet to the north of the Project Site.

To document existing conditions at the Project Site, an American National Standards Institute (ANSI Section S1.4 2014 Class) Larson Davis model LxT sound level meter was used to take five (5) 15-minute daytime noise measurements between 1:22 PM and 3:52 PM on October 11, 2022. In addition, one (1) long-term 24-hour noise measurement was also taken from October 11, 2022, to October 12, 2022. Noise measurements were taken at the following locations (See **Figure 14: Noise Measurement Location Map**):

- **STNM1:** represents the existing noise environment of the single-family residences located to the north of the Project Site boundary along Smoke Tree Place (16233 Smoke Tree Place, Moreno Valley). The noise meter was placed near the southern side of Smoke Tree Place near the southern property line of the single-family residence.
- **STNM2:** represents the existing noise environment of the church use located to the north of the Project Site along Indian Street (16220 Indian Street, Moreno Valley). The noise meter was placed near the northern property line of the Project Site just south of the southern property line of the church use.
- **STNM3:** represents the existing noise environment of the single-family residences located to the east of the Project Site boundary along Emma Lane (16296 Emma Lane, Moreno Valley). The noise meter was placed near the eastern side of Emma Lane near the western property line of the single-family residence.
- **STNM4:** represents the existing noise environment of the single-family residences located to the south of the Project Site boundary along Constellation Way (24608 Constellation Way, Moreno Valley). The noise meter was placed near the western terminus of Constellation Way near the southern property line of the single-family residence.
- **STNM5:** represents the existing noise environment of the single-family residence located to the south of the Project Site boundary on the eastern side of Indian Street (16410 Indian Street, Moreno Valley). The noise meter was placed near the western property line of the single-family residence along the eastern side of Indian Street.
- **LTNM1:** represents the existing noise environment of the Project Site. The noise meter was placed within the northwestern corner of the site near the northern Project boundary.

Measured short-term ambient noise levels ranged between 44.9 and 63 dBA Leq. Long-term hourly measured ambient noise levels ranged from 45.2 to 54.8 dBA Leq. The dominant noise source at the Project Site is from vehicle traffic associated with Indian Street, Emma Lane, and other surrounding roadways. Measured ambient noise levels were used to model baseline noise conditions for the Project Site and Local Vicinity, and to determine if the Project may significantly increase noise either temporarily during construction or permanently due to activities and traffic associated with the proposed land uses shown on the Site Plan.

Thresholds of significance for temporary construction noise are related to the various types of equipment and vehicles and the duration of use and are listed as follows:

- Project construction occurs outside the hours of 7:00 AM to 7:00 PM Monday through Friday, excluding holidays, and from 8:00 AM to 4:00 PM on Saturday; or,

exceed 80 dBA Leq for an 8-hour period at residential uses and 85 dBA Leq for an 8-hour period at commercial uses.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Project construction occurs within the hours of 8:00 PM and 7:00 AM the following day such that the sound there from creates a noise disturbance; or,
- Project construction noise exceeds 80 dBA Leq for an 8-hour period at residential uses and 85 dBA Leq for an 8-hour period at commercial uses.2

Thresholds of significance for permanent Project impacts from perceptible noise level increases are primarily related to the addition of Project trips on surrounding roadways described as follows:

- 5 dBA increase where the existing ambient noise level is less than or equal to a CNEL of 60 dBA; or,
- 3 dBA increase where the existing ambient noise level is a CNEL of 60 dBA to 65 dBA; or
- 1.5 dBA increase where the existing ambient noise level is greater than or equal to a 65 dBA CNEL.

Less than Significant with Mitigation Incorporated.

Project Construction Noise

As mentioned above, construction noise is regulated by Moreno Valley’s Municipal Code Section 8.14.040, 9.10.170, and 11.80.030(D)(7). Project construction noise levels at the property lines for nearby sensitive receptors were calculated using the FTA methodology and is based on anticipated construction equipment. As shown in *Table 21: Construction Noise Levels (dBA Leq)* modeled construction noise levels reach up to 71.7 dBA Leq at the nearest residential property line to the north, 72 dBA Leq at the nearest church property line to the north, 73.9 dBA Leq at the nearest residential property line to the south along Indian Street, 73.1 dBA Leq at the nearest residential property line to the south along Constellation Way, and 65.6 dBA Leq at the nearest residential property line to the east of the Project Site. In accordance with Moreno Valley’s Municipal Code, Project construction will not occur outside of the hours specified within Section 11.80.030(D)(7). In addition, modeled construction noise levels indicate construction noise levels are estimated to reach up to 73.9 dBA at the nearest residential property line and 72 dBA at the nearest church property line. Therefore, the Project would not exceed City-established standards relating to construction noise. The Project impact is less than significant; no mitigation is required. Best Management Practices outlined within **BMP NOI-01: Noise Best Management Practices** are recommended for incorporation into the Project’s plan specifications for implementation by the contractor and the City of Moreno Valley to reduce construction noise.

TABLE 21: CONSTRUCTION NOISE LEVELS (dBA Leq)

Phase	Receptor Location	Existing Ambient Noise Levels (dBA Leq) ²	Construction Noise Levels (dBA Leq)
Grading/ Off-site Improvements³	Residential to North (16233 Smoke Tree Place, Moreno Valley)	48.6	71.7
	Church to North (16220 Indian Street, Moreno Valley)	55.4	72.0
	Residential to South (16410 Indian Street, Moreno Valley)	63.0	73.9
	Residential to South (24608 Constellation Way, Moreno Valley)	44.9	73.1
	Residential to East (16296 Emma Lane, Moreno Valley)	61.7	65.6
Building Construction	Residential to North (16233 Smoke Tree Place, Moreno Valley)	48.6	67.8
	Church to North (16220 Indian Street, Moreno Valley)	55.4	68.0
	Residential to South (16410 Indian Street, Moreno Valley)	63.0	69.9
	Residential to South (24608 Constellation Way, Moreno Valley)	44.9	69.1
	Residential to East (16296 Emma Lane, Moreno Valley)	61.7	61.6
Paving	Residential to North (16233 Smoke Tree Place, Moreno Valley)	48.6	63.3
	Church to North (16220 Indian Street, Moreno Valley)	55.4	63.5
	Residential to South (16410 Indian Street, Moreno Valley)	63.0	65.5
	Residential to South (24608 Constellation Way, Moreno Valley)	44.9	64.6
	Residential to East (16296 Emma Lane, Moreno Valley)	61.7	57.1
Architectural Coating	Residential to North (16233 Smoke Tree Place, Moreno Valley)	48.6	55.8
	Church to North (16220 Indian Street, Moreno Valley)	55.4	56.1
	Residential to South (16410 Indian Street, Moreno Valley)	63.0	58.0

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Residential to South (24608 Constellation Way, Moreno Valley)		44.9	57.2	
Residential to East (16296 Emma Lane, Moreno Valley)		61.7	49.7	

Source: (Noise Impact Analysis, Ganddini, 2023)

Notes: See **Appendix H**.

(1) Construction noise worksheets are provided in **Appendix H**.

(2) Per measured existing ambient noise levels (see Table 1, **Appendix H**). STNM1 was used for residential receptors to the north, STNM2 was used for church receptors to the north, STNM5 was used for residential receptors to the south (along Indian Street), STNM4 was used for residential receptors to the south (along Constellation Way), and STNM3 was used for residential receptors to the east of the Project site.

(3) The Air Quality, Global Climate Change, and Energy Impact Analysis prepared for the proposed Project (**Appendix A**, Ganddini Group, Inc. 2023) assumed the off-site roadway improvements along Goya Ave would overlap with the grading phase of the proposed Project. Therefore, to be conservative and consistent, the loudest equipment phase (grading) of the off-site improvements was combined with the equipment anticipated during grading of the proposed Project to produce a worst- case construction noise level during grading.

Mobile Source Noise

Roadways near the Project contribute to noise onsite from the vehicles traveling on the closest streets to the Project as shown in **Figure 15: Traffic Study Area**. Noise at the Project Site from vehicular sources was evaluated for existing baseline and future conditions with the Project using noise measurements and modeling methodology of the FHWA Traffic Noise Prediction Model. Modeled existing traffic noise levels range between 46-70 dBA CNEL and the modeled Existing Plus Project traffic noise levels range between 53-70 dBA CNEL at the right-of-way of each study roadway segment. The existing modeled noise level along Indian Street is approximately 70 dBA CNEL with Project generated vehicle trips increasing the existing noise level by approximately 0.28 dBA CNEL. This increase does not exceed the applicable threshold of significance of 1.5 dBA increase where the existing ambient noise level is greater than or equal to a 65 dBA CNEL. Therefore, Project generated increases along Indian Street are less than significant. Existing modeled noise levels along Emma Lane range between 53 and 57 dBA CNEL with Project generated vehicle trips increasing noise levels between 2 to 3 dBA CNEL. Project generated increases do not exceed the appropriate threshold criteria for Emma Lane of 5 dBA CNEL.

The existing modeled noise level along Goya Avenue is approximately 46 dBA CNEL and Project generated vehicle trips are anticipated to increase noise levels by up to approximately 7 dBA CNEL. Therefore, the modeled increase due to Project generated vehicle trips is greater than the appropriate impact criterion of 5 dBA CNEL. However, the modeled existing segment of Goya Avenue from Indian Street to Emma Lane is currently not a through street. The existing segment terminates approximately one-quarter mile west of Emma Lane and therefore, does not extend to Indian Street and does not allow through traffic that would occur during buildout of the City's circulation system in this location. Therefore, under existing conditions, this roadway segment has very low existing average daily vehicle trips, which are unrealistic and underestimate noise levels under future conditions without the Project along Goya Avenue. The Project will construct ultimate street right-of-way improvements along Project street frontage at Goya Avenue as follows:

- Construct Goya Avenue along the Project frontage from Indian Street to the eastern Project boundary at its ultimate width, including landscaping and parkway improvements; this includes one 12-foot lane for opposing traffic in conjunction with development.
- Indian Street (NS) at Goya Avenue (EW)
 - Install westbound stop control.
 - Westbound: one shared left/right turn lane.

Noise modeling for the future existing plus Project scenario at Goya Avenue from Indian Street to Emma Lane indicates noise levels will be approximately 53 dBA CNEL with the Project in place, which is below the City's normally acceptable noise level for residential uses (MoVal 2040 General Plan Noise Element Table N-1, 2021). Therefore, the segment of Goya Avenue from Indian Street to Emma Lane is consistent with the findings of the MoVAL 2040 General Plan and potential impacts due to noise increases from the Project along Goya Avenue is considered less than significant and no mitigation is needed.

During construction the Project will generate additional vehicle and truck trips within Moreno Valley's local roadways. According to **Appendix A** (AQ, Global Climate Change, and Energy Impact Analysis- Ganddini, 2023), the greatest

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number of construction-related vehicle trips per day from the Project would be during building construction at up to approximately 61 vehicle trips per day (47 work trips and 14 for vendor trips). Therefore, vehicle traffic generated during Project construction is nominal relative to existing roadway volumes and would not result in doubling of traffic volume necessary to increase levels by dBA. The Project impact is less than significant; no mitigation is required.

Long-term traffic noise levels associated with Indian Street are expected to reach up to 71 dBA CNEL and up to 72 dBA CNEL at the façade of the first row of residential buildings proposed by the Project without mitigation. Therefore, mitigation measure **MM NOI-01: Noise Attenuation** requiring a six-foot concrete wall should be implemented so that exterior noise levels here do not exceed the City’s exterior noise level criteria of 65 dBA CNEL. With construction of a concrete wall six feet in height, noise levels are expected to reach up to 64 dBA CNEL at the first floor and up to 72 dBA CNEL at the second floor. In addition, MM NOI-01: Noise Attenuation will ensure interior noise levels do not exceed 45 dBA CNEL with the implementation of windows and sliding glass doors that have an STC of at least 30 on the north, west, and south facing facades of the first row of homes from Indian Street.

Best Management Practices

BMP NOI-01: Noise Best Management Practices- Prior to the issuances of building permits and grading permits, the Project contractor shall be provided Project plans that include the following specifications to minimize construction noise emanating from the proposed Project:

9. All equipment, whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards.
10. All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site.
11. As applicable, all equipment shall be shut off and not left in idle when not in use.
12. To the degree possible, equipment staging will be located in areas that create the greatest distance between construction-related noise and vibration sources and existing sensitive receptors.
13. Jackhammers, pneumatic equipment, and all other portable stationary noise sources will be directed away and shielded from existing residences in the vicinity of the Project Site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and existing residences. The shielding should be without holes and cracks.
14. No amplified music and/or voice will be allowed on the Project Site.
15. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per City of Moreno Valley Municipal Code Sections 8.14.040 and 11.80.030(D)(7).
16. The use of vibratory rollers will be limited within 26 feet and large bulldozers within 15 feet of the existing residential structures to the south of the Project Site.

Through the City’s standard application of plan check and review process, the City of Moreno Valley will verify noise BMPs are stated on approved plans.

Mitigation Measure

MM NOI-01- Noise Attenuation: Prior to issuance of the final tract map and permits the Building Official and the Planning Department shall verify that a six-foot concrete wall as shown on **Figure 7: Site Plan**, and in the CC&Rs for the Project will be constructed and maintained so that exterior noise levels do not exceed the City’s exterior noise level criteria of 65 dBA CNEL. The wall should be continuous, solid, without holes or cracks and be maintained in perpetuity by the HOA.

Prior to issuance of permits and as verified through construction inspections, the Building Official and the Planning Department shall verify that construction plans include noise attenuating windows described as follows: To achieve interior noise levels less than 45 dBA CNEL, windows and sliding glass doors on the north, west, and south facing

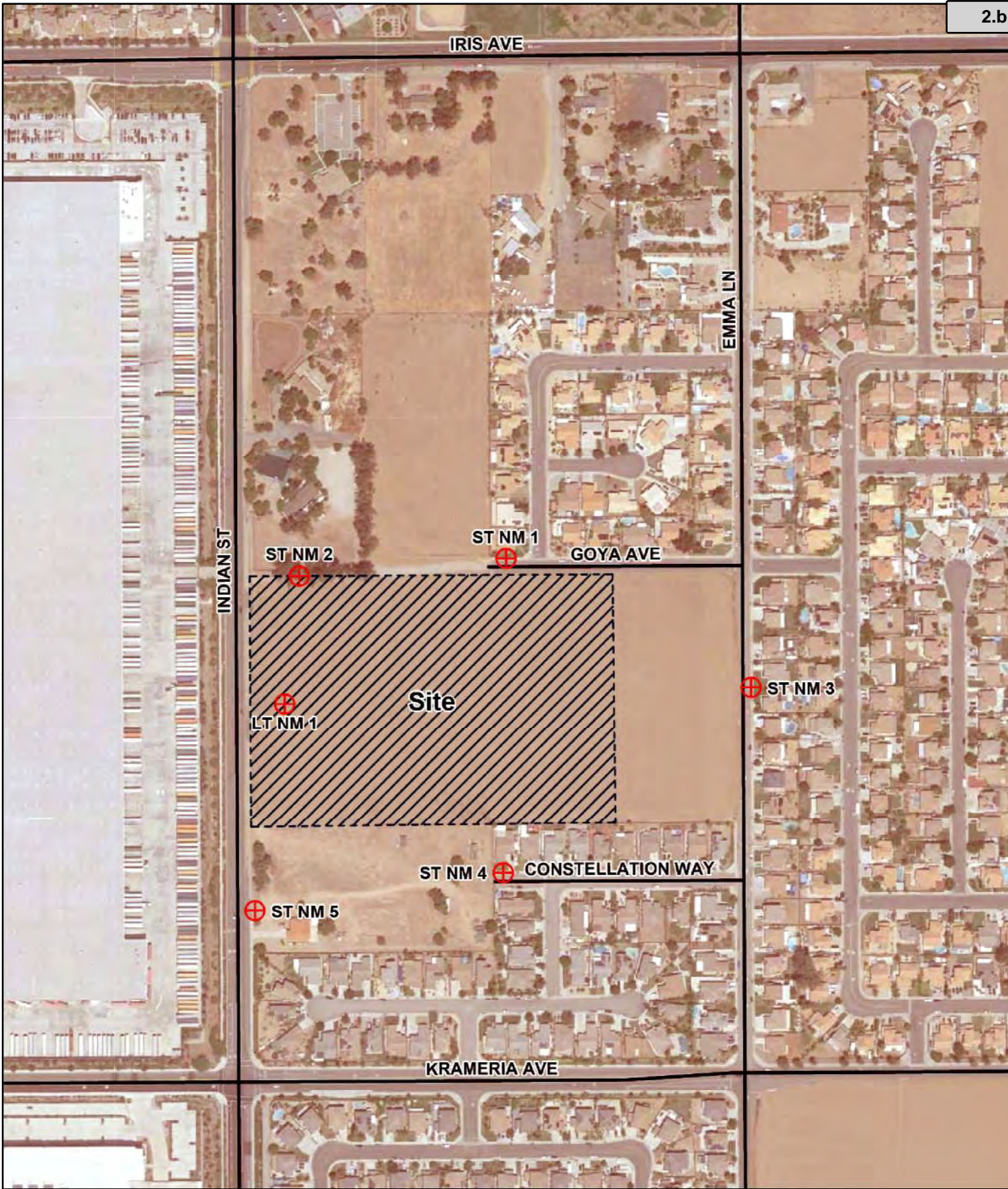
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facades of the first row of homes from Indian Avenue shall have a Sound Transmission Class (STC) rating of at least 30. This shall be maintained according to CC&Rs enforced by the HOA.

Long-term maintenance of the noise attenuating walls and windows above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.

With the implementation of **Mitigation Measure NOI-01** and as a result of the discretionary approval and the standard measures and procedures of the City’s plan check and inspection processes, the Project would have a less than significant impact with 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.



- Legend
- Noise Measurement Location
 - NM 1
 - ST NM Short-Term Noise Measurement
 - LT NM Long-Term Noise Measurement

City of Moreno Valley
Goya at Heritage Park

Source: Noise Impact Analysis, Ganddini, 2

Figure 14. Noise Measurement Location Map



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

Less than Significant Impact. According to the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (FTA, September 2018), groundborne vibration levels may result in impacts if:

- Groundborne vibration levels generated by the Project have the potential to cause architectural damage at nearby buildings by exceeding the following PPV:
 - 0.10 in/sec at buildings extremely susceptible to vibration damage
 - 0.20 in/sec at non-engineered timber and masonry buildings
 - 0.30 in/sec at engineered concrete and masonry (no plaster) buildings
 - 0.50 in/sec at reinforced-concrete, steel or timber (no plaster) buildings
- Groundborne vibration levels generated by the Project have the potential to cause annoyance at sensitive receptors by exceeding 72 VdB.

As shown within *Table 22: Construction Vibration Levels at the Nearest Receptors*, if a vibratory roller is used within 26 feet of an existing structure or if a large bulldozer is used within 15 feet of an existing structure there will be some potential for this equipment to result in architectural damage and significant impacts. A vibration-related best management practice (**BMP NOI-01: Noise Best Management Practices**) is provided to prevent construction vibration from exceeding architectural damage thresholds, listed above, at off-site sensitive receptors. Therefore, significant impacts from groundborne vibration generated by Project construction would not occur.

Use of vibratory rollers could theoretically exceed the threshold for annoyance due to vibration (72 VdB at offsite residential sensitive uses) at the existing residential receptors to the north and south of the Project site, and residents may be temporarily annoyed. However, perceptibility of construction vibration would be temporary and would only occur while vibratory equipment is utilized within 136 feet of the existing structures. Furthermore, this impact would only occur during daytime hours and will be temporary. This impact would be less than significant. No mitigation is required.

The most substantial sources of groundborne vibration during post-construction Project operations will include the movement of passenger vehicles and trucks on paved and generally smooth surfaces. Loaded trucks generally have a PPV of 0.076 at a distance of 25 feet (Caltrans 2020), which is a substantially lower PPV than that of a vibratory roller (0.210 in/sec PPV at 25 feet). Therefore, groundborne vibration levels generated by Project operation would not exceed those modeled for Project construction.

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TABLE 22: CONSTRUCTION VIBRATION LEVELS AT THE NEAREST RECEPTORS

Receptor Location	Distance from Property Line to Nearest Structure (feet)	Equipment	Vibration Level ¹	Threshold Exceeded? ²	Vibration Level with Best Management Practices ^{1,3}	Threshold Exceeded with Best Management Practices? ^{2,3}
Architectural Damage Analysis						
Residential to North (16233 Smoke Tree Place, Moreno Valley)	75	Vibratory Roller	0.040	No	-	-
	75	Large Bulldozer	0.017	No	-	-
Church to North (16220 Indian Street, Moreno Valley)	168	Vibratory Roller	0.012	No	-	-
	168	Large Bulldozer	0.005	No	-	-
Residential to South (16410 Indian Street, Moreno Valley)	238	Vibratory Roller	0.007	No	-	-
	238	Large Bulldozer	0.003	No	-	-
Residential to South (24608 Constellation Way, Moreno Valley)	5	Vibratory Roller	2.348	Yes	0.198	No
	5	Large Bulldozer	0.995	Yes	0.191	No
Residential to East (16296 Emma Lane, Moreno Valley)	375	Vibratory Roller	0.004	No	-	-
	375	Large Bulldozer	0.002	No	-	-
Annoyance Analysis						
Residential to North (16233 Smoke Tree Place, Moreno Valley)	75	Vibratory Roller	80	Yes	-	-
	75	Large Bulldozer	73	Yes	-	-
Church to North (16220 Indian Street, Moreno Valley)	166	Vibratory Roller	69	No	-	-
	166	Large Bulldozer	62	No	-	-
Residential to South (16410 Indian Street, Moreno Valley)	238	Vibratory Roller	65	No	-	-
	238	Large Bulldozer	58	No	-	-
Residential to South (24608 Constellation Way, Moreno Valley)	5	Vibratory Roller	115	Yes	-	-
	5	Large Bulldozer	102	Yes	-	-
Residential to East (16296 Emma Lane, Moreno Valley)	375	Vibratory Roller	59	No	-	-
	375	Large Bulldozer	52	No	-	-

Source: (Noise Impact Analysis, Gandini, 2023)

Notes:

- (1) Vibration levels are provided in PPV in/sec for architectural damage and VdB for annoyance.
- (2) The FTA identifies the threshold at which there is a risk to “architectural” damage to non-engineered timber and masonry buildings as a PPV of 0.2 in/sec (see Table 3, **Appendix H**). In addition, the FTA identifies a vibration annoyance threshold of 72 VdB for residential uses and 75 VdB for church uses (see Table 4, **Appendix H**). Per the FTA Transit Noise and Vibration Impact Assessment Manual (September 2018), commercial uses are not considered vibration-sensitive land uses; therefore, the annoyance threshold does not apply to commercial uses.
- (3) Best management practices for architectural damage include limiting the use of vibratory rollers, or other similar vibratory equipment, within 26 feet and large bulldozers within 15 feet of residential structures to the south of the Project site.

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

No Impact. The closest airport to the Project site is the March Air Reserve Base/Inland Port Airport located approximately 0.62 miles to the west of the Project site. The City of Moreno Valley 2040 General Plan Map S-7, Airport Land Use Compatibility Zones, shows that the Project site is in both Zones D and E. The Riverside County Airport Land Use Commission March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan (ALUCP 2014) states that Zone D is mostly within the 55 dBA CNEL noise contour while Zone E is beyond the 55 dBA CNEL noise contour for the airport. Furthermore, Zones D and E do not have a limit for residential use. As stated in the ALUCP, as the Project is a residential use located within an airport land use compatibility zone, information regarding airport proximity and the existence of aircraft overflights must be disclosed to future residents. Therefore, the proposed Project would not expose people residing or working in the area to excessive noise levels. No impact, and no mitigation is required.

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. 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.
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
 - Section 9.10.140 Noise and Sound
4. Moreno Valley Municipal Code Chapter 11.80 Noise Regulations
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>)

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XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact. Moreno Valley is the second largest city in Riverside County and is a priority growth area (SCAG Summary Connect SoCal 2020). According to SCAG, priority growth areas are where “Connect SoCal strategies can be fully realized”, which “will help these areas accommodate 64 percent of forecasted household growth and 74 percent of forecasted employment growth between 2016 and 2045 (SCAG Summary Connect SoCal 2020).” Therefore, the City’s General Plan and Housing Element set forth policies to policies responding to anticipated population growth as well as increased demand for employment and housing. The General Plan indicates the City plans to accommodate population projections for growth through intensification of land use, expanded housing opportunities and increased acreage designated for commercial and industrial development. In this regard, acreage of the City devoted to housing will increase from 25% planned in the 2009 Moreno Valley General Plan to 46.9% in the General Plan Update (Moreno Valley, 2021). The City’s Regional Housing Needs Assessment (RHNA) allocation that is established by SCAG and is enforced by Department of Housing and Community Development calls for 13,627 additional new housing units to be built and available within the city limits between October 2021 through October 2029. SCAG establishes a fair share housing allocation for all Cities based on California Department of Housing and Community Development Regional Housing Needs Assessment (RHNA). The City’s General Plan and Housing Element must incorporate the RHNA allocation goal for new housing units as well as goals, policies, and objectives to maintain quality of life for existing residents.</p> <p>The Project will improve public infrastructure and provide more housing within City Limits toward the City’s required RHNA allocation as well as transform 13.73 acres of underutilized land to a livable family-friendly community. The proposed Project will provide 131 single-family dwelling units, 0.48-acres of open space parkland for adjacent communities and include a water quality retention basin to improve water quality at the Project Site and comply with the City’s WQMP. The Project is close to educational, recreational, and employment centers, ultimately cutting commute times and VMT for future residence. In addition, the Project will implement 63 additional dwelling units beyond what had been considered by the City, assisting the City in reaching its goals established within the Housing Element. The transformation of underutilized land not only facilitates local needs but regional needs as well. The Project will provide increased opportunities for social connection and social mobility.</p> <p>The Project is proposed in response to demand for quality neighborhoods and increased quantity and variety in housing available in the city limits. The Project will complete the approved plans for adjacent circulation system improvements as well as utility and service system improvements. Regionally, Western Riverside Council of Governments (WRCOG) sub-region has an anticipated 0.7 percent (22.1 million people) growth rate by the year 2016 (SCAG 2016). According to Southern California Association of Governments (SCAG), Moreno Valley is projected to experience increases in population (~ 48,303), households (~ 20,992), and employment (~ 38,869) by the year 2040⁶. Due to the number of households projected to increase by 2040, approximately 40 percent over a 22-year period, the City needs to rapidly construct new homes to accommodate forecasted housing needs. Moreno Valley’s updated 2021-2029 Housing Element, the Regional Housing Needs Assessment (RHNA) identified a total of 13,627 units for development are needed within City Limits to meet housing demand, with approximately 57 percent of all new construction allocated for Moderate income and Above Moderate-income units. In order to accommodate growth projections, the City condones “targeted residential density changes...to provide for higher density housing to meet of state obligations under RHNA”. Figure 3-1: 2021 General Plan Update Concept Areas, shows residential neighborhoods directly south of SR-60 and</p>				

⁶ Growth projections performed by SCAG were conducted pursuant to SCAG’s 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), see Table 4.14.1- SCAG Growth Projections for Moreno Valley (MoVal GP EIR 2040)

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north of the Project Site are proposing residential density changes of a Specific Plan Area to R-15, high-density residential housing communities (MoVal GP EIR 2021).

The Project proposes to develop 131 dwelling units for Moderate income to Above Moderate-income households that includes a 0.43-acre tot lot and dog park, 0.05-acre open space, backbone circulation system, and 24,700 sq. ft. water quality retention basin. According to the City of Moreno Valley and California Department of Finance, the average household size in 2020 in Moreno Valley was 3.85 persons. Therefore, the Planning Housing Development (PUD) anticipates increased housing for approximately 504 new residents. This increase is consistent with the City’s goal and policies to increase diversity and abundance of housing developments and construct housing on underutilized land for the growing population. Since the Project Site is on a designated R5 zoned land use, the Project will require a zone change and General Plan Amendment from R5 to RS-10 pursuant to the City’s Municipal Code. However, the Project will contribute to RHNA by providing housing for a growing population near employment hubs to the west, educational facilities north of the Project Site, and diverse uses along Perris Boulevard east of the Project Site. Implementation of the Project will result in 63 additional units beyond what is expected under full buildout of the existing General Plan and Zoning at the Project Site under the R5 land use designation. As a result, the Project will accommodate 242 additional residents than what would be expected under existing zoning and General Plan designations for the Project Site. Site plans indicate the Project Site is planned for development of low density detached single-family homes on small lots and is consistent with General Plan Goals and the RHNA.

In addition, the PUD will contribute to the City’s circulation, by providing multi-modal internal connectivity to adjacent neighborhoods that were not present predevelopment. Project improvements that will increase the City’s internal connectivity include the extension of the westerly end of Goya Avenue and the proposed backbone circulation system. Therefore, the proposed Project will extend road infrastructure, including the extension of westerly Goya Avenue, sidewalks, bike paths along Indian Street and Goya Avenue, and the extension and widening of vehicular travel lanes,, which will contribute to City standards, implement approved City plans, and prevent the division of existing neighborhoods.

For the reasons above, the Project will not induce substantial unplanned population growth by either implementing new homes or business or indirectly extending infrastructure. Impacts are therefore considered less than significant. No mitigation is required.

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"/>
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Response:

No Impact. The Project Site is vacant and underutilized by the City of Moreno Valley. Therefore, implementation of the Project will not displace substantial numbers of existing people or housing. Project construction is planned to be confined to the Project Site itself, transforming vacant land into a single-family housing community with 131 dwelling units for Moreno Valley residents. The Project is compliant with the RHNA allocations assigned to the City and will contribute to housing needs within the Moderate to Above Moderate- income household bracket. The proposed Project will increase available housing within City Limits, create a wider range of residential densities, and enhance Moreno Valley’s designated residential communities.

Due to existing conditions at the Project Site and reasons stated above, no impacts are anticipated with Project implementation. Therefore, no mitigation measures are needed.

Sources:

1. 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

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<ul style="list-style-type: none"> • Chapter 8 – 2014 – 2021 Housing Element 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.12 – Population and Housing <ul style="list-style-type: none"> - Attachments #1 - #10 – Housing Sites Inventory - Exhibits A1 – A11, C, D, and E – Maps of Housing Sites 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Final Environmental Impact Report City of Moreno Valley General Plan 2040 5. Southern California Association of Government (SCAG) Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS), adopted 2016. 				

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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. Moreno Valley’s Fire Department (MVFD) coordinates with other local agencies to provide emergency response to residences and businesses in Moreno Valley. MVFD maintains contracts with Riverside County Fire Department (RCFD) and California Department of Forestry and Fire Protection (CAL FIRE) and Moreno Valley Volunteer Reserve Firefighters, helping to provide fire protection, fire prevention, and emergency and medical services (MoVal GP 2006). The City’s Office of Emergency Management coordinates emergency response to provide services at the Project Site and Local Vicinity in accordance with the MVFD Strategic Plan. The Strategic Plan outlines goals and strategies for ensuring communities receive outstanding fire protection services.

The Project Site is within close range of Station 65 and 91. Station 65 is located at the intersection of John F. Kennedy Drive and Indian Avenue. The station contains one Type 1 engine and according to Moreno Valley’s Fire Department Strategic Plan, Station 65 is planned for relocation to better service areas northwest of its current location. Station 91 located on Lasselle Street, also houses one Type 1 engine (MoVal GP 2006). However, the General Plan Buildout indicates that an additional fire station will be required to provide adequate levels of emergency services to newly developed portions of the City. The station will be called the Industrial Station and will be located south of the Project. Currently, plans are on hold due to limited funding and resources of this Capital Improvement Project. In the meantime, MVFD indicates an adequate level of service is being provided to the Project Site and strives to arrive on the scene of emergencies within five minutes of a notification, approximately 90 percent of the time.

The Project Site is located approximately 1.4 miles north of Station 65 along Indian Street and approximately 2.3 miles west of Station 91. During Project construction, the Project contractor needs to be compliant with the City’s Standards and California Fire Code for Fire Protection. Compliance with these standards includes the City’s water supply standards, Fire Access Standards, Building Signage and Regulation Standards, Vegetation and Clearance Standards. According to site plans, access to the PUD for emergency response will be possible via access points along the proposed backbone circulation system along Indian Street and Goya Avenue. In addition, a 12-foot access road will be incorporated around the perimeter of the water quality basin located in the southwestern corner of the Project Site to provide access to emergency responders. Existing fire hydrants are available along the west boundary of Indian Street and there is also one located at the corner of Goya Avenue and Smoke Tree Place. Proper signage, clearance, and vegetation removal on site will be implemented during Project construction. The water supply on-site is subject to review by the Eastern Municipal Water District and the City of Moreno Valley and the City Fire Department. The City will verify that an appropriate volume and rate of water can be delivered the required Fire Flow requirements pursuant to the California Fire Code standard. Prior to Project construction and the issuance of building permits, verification of compliance with the recommended standards will be conducted through the standard application of the City’s plan check and inspection processes.

The Project is consistent with the City’s long-range plans and will not create substantial additional need for service beyond what has already been identified in the approved General Plan. Additionally, the standard application of the City’s discretionary review, plan check, and inspection processes will verify the implementation of fire protection performance objectives for the Project and require the Project pay a Development Impact Fee (DIF) to contribute to the fair cost of facilities and equipment within City Limits.

Due to the projects outlined within *Table 5: Moreno Valley’s Cumulative Projects*, Moreno Valley Fire Department must anticipate an influx of new projects that require additional service needs due to increased densities and intensified land use. While the Moreno Valley Fire Department needs to anticipate increases in service needs within both Project Area,

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as part of the City’s standard plan check and review process MVFD has been consulted on appropriate fire safety for each development as input to the discretionary approval process for each project. Therefore, MVFD’s presence throughout the process has helped guide the developer and City to achieve safer communities for residents within their service area. These efforts result in design changes incorporated into project plans and assist the City and MVFD in mitigating cumulatively considerable as well as individual project impacts to fire protection within City Limits, since projects are under their purview.

For these reasons, the Project impacts are considered less than significant. No mitigation is required.

ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant Impact. Like MVFD, Moreno Valley Police Department (MVPD) maintains a contract with Riverside County Sheriff’s Department to coordinate police protection within the City. The Moreno Valley Police Traffic Team has been recognized within the state and nationally for its innovative traffic programs. In addition to the traffic program, MVPD sustains other programs include School Zone Enforcement, Radar Trailer/ Speed Program, Saturation Patrol, and School Presentations on the Use of Bicycle Helmets, Pedestrian Safety, etc. (MoVal 2021). MVPD will provide police protection for the Project. The closest police department to the Project Site is approximately 3.8 miles northwest (22850 Calle San Jun De Los Lagos, Moreno Valley, CA 92553). Due to the City’s planned buildout outline in the 2021 General Plan Update, future police stations are planned for development since population and activity is anticipated to increase. However, future facilities will comply with 2021 GPU goals and polices intended to protect the public and the environment.

The Project is subject to a Developer Impact Fee (DIF) that will be utilized by the City for future development of public service facilities including fire stations, police departments, libraries, etc. that ensures its fair share of contribution to the cost and long-term maintenance of new facilities due to increased square footage of developed space resulting higher population and activity. However, the proposed Project will not result in substantial increases in population beyond what has been already identified and planned for in the City’s General Plan, it is anticipated that the standard application of the City’s discretionary review, plan check, and inspection process will verify the implementation of police protection performance objectives for the Project.

As mentioned above, Moreno Valley’s cumulative projects are required to undergo the City’s plan check and review process. This process involves input from not only MVFD, but MVPD to ensure safety within their service area. Cumulatively considerable impacts are anticipated to be less than significant due to input from the City’s police department on preliminary designs, which helped to create safer environments for the City’s future residents. Proposed projects are anticipated to increase population, which will require increased staffing to maintain an acceptable police presence within City Limits. However, the police department’s needs are considered and mitigated since the Project is subject to a DIF, which will be paid to the City and contribute to police department needs, in addition to plan check and inspections for compliance with police department standards for proactive safety, such as adequate lighting, and emergency response, such as clearly visible signage and addresses.

For the reasons above, impacts are considered less than significant. No mitigation is required.

iii) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant with Mitigation Incorporated. Approximately 0.2 miles north of the Project Site, Rainbow Ridge Elementary School and March Middle School are located along Indian Street, and enrollment is currently composed of 777 and 775 students respectively (MoVal GP FEIR 2020). Both schools are located within the Val Verdes Unified School District, which could experience increased enrollment due to Project implementation. In accordance with to the City’s General Plan Update, Table 4.15-5, Table 23: Val Verde Unified School District Student Generation Rates below

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found the average students generated per dwelling unit for three different school types (MoVal GP EIR 2021). As a result of the Project, approximately 4.34 elementary school, 22.29 middle school, and 95.59 high school students are expected from Project implementation.

TABLE 23: VAL VERDE UNIFIED SCHOOL DISTRICT STUDENT GENERATION RATES

Dwelling Units	School Type	Generation Rate	Students Generated by Project (131 DU)	Students per Density Increase (63 DU)
131	Elementary	0.03314	4.34134	2.08782
131	Middle	0.1702	22.2962	10.7226
131	High	0.7297	95.5907	45.9711

Source: (MoVal 2040 GP FEIR, 2020)

The Project will result in 63 additional dwelling units above what is expected under the buildout of the General Plan and zoning for the Project Site. Moreno Valley Unified School District’s 2012 Fee Justification Report anticipated a total of 17,099 dwelling units would be added to City Limits, impacting student generation rates. However, as shown above in *Table 23: Val Verde Unified School District Student Generation Rates*, the increase in enrollments generated from this Project are not anticipated to be significant, since enrollment is anticipated to increase approximately 50 percent beyond what has already been considered and approved within the General Plan buildout and the net increase is not likely to exceed the school districts capacity. According to the most recent available school facilities analysis for Val Verde School District (Cooperative Strategies, 2018) the District has available capacity for additional students. In addition, the Project will mitigate increases in density and new students by paying a school fee pursuant to **MM PUB-01: School Fee**. The fee will provide funds for school use accommodating public school resources and reduce potentially significant Project and cumulative impacts.

During Project construction, traffic delays have the potential to impact both schools during peak hours when drop-offs and pickups occur. As a result, a traffic control plan will be approved by the City to mitigate the impact, mitigation measures for traffic control have been incorporated into the mitigation monitoring and reporting program for the Project. See Section XVII- Transportation. In addition, mitigation measure **MM PUB-01- School Fees** will be implemented to reduce impacts to a less than significant level.

MM PUB-01- School Fees: Prior to the issuance of the final tract map and permits, City Building Official shall verify that the Developer/Builder has paid required school fees to the City based on square footage of new structures for mitigation of impacts from increased enrollment. Payment of the Development Impact Fee.

iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant Impact. Due to the population increase at the Project Site of approximately 504 residences, approximately one acre of parkland will be required to meet the City’s standard of three acres per 1,000 residents. The City’s General Plan recognizes the need for additional parkland to accommodate future population growth and development within City Limits. The Project Site and its surroundings have been identified as a potential park site, see Figure 4.15-2: Existing and Planned Parks and Recreation Facilities (MoVal GP EIR 2021). The Project will incorporate 0.48-acres of open space within the planned unit development. The proposed open space is a 0.43-acre (18,730 sq. ft.) tot lot and dog park located in the center of the development and 0.05-acres (2,178 sq. ft.) of open space east within the northwestern corner of the PUD. Open spaces proposed by the Project will be dedicated to neighborhood parkland within the City of Moreno Valley and serve the Project Site in addition to a 0.75-mile radius (15-minute walk) from the park to nearby existing developments. Since the Project incorporates an open space element into its design plans, the Project is providing a park site in accordance with the City’s General Plan and will be maintained long-term through the community’s homeowner’s association.

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However, an additional 1 acre of parkland needs to be generated to meet the city-established standard for parkland per resident. Therefore, park in-lieu fees may be required from the developer to contribute to the cost of acquisition and construction of new parks to maintain the 3.0 AC/1,000 residents. Additionally, nearby community parks including the John F. Kennedy (JFK) Memorial Park, located approximately 0.8 miles from the Project, and Santiago Park, located approximately 1.6 miles from the Project Site, will provide additional recreational spaces for community residents. JFK Memorial Park consists of 7.69 acres that includes a well-lit baseball/ softball field, playground, walking paths, picnic tables, tennis courts, and public restrooms. Santiago Park is 2.84 acres of parkland with amenities that include a playground, multi-purpose field, picnic shelters, public restrooms, a basketball court, and walking paths. Project construction anticipates that access to nearby parks will be temporarily impacted. However, a traffic control plan will be implemented during construction activities to mitigate potential construction-phase impacts.

Due to the proposed open space, size and nature of the future development, and payment of the park in-lieu fees, the Project does not anticipate impacts to parks. The Project has been anticipated in the planned growth of the City; therefore, Project-related impacts are anticipated to be less than significant. No mitigation is required.

v) Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant with Mitigation Incorporated. Other public facilities close to the Project Site include the Moreno Valley Library-Iris Plaza Branch, approximately 0.6 miles east of the Project Site along Perris Boulevard. The library was opened in 1987 to house a library, senior center, and community center. The facility is equipped with four gaming stations, virtual reality, robotics kits, six public computers, a printer-photocopier station, and a myriad of books for all ages (MoVal 2022). Impacts to this public facility or other public libraries, such as the alteration of existing facilities or need for new library branches are identified with the general plan based on the projected population growth in the City.

As mentioned in previous sections, the Project is anticipated to produce 63 additional dwelling units beyond what the Project Site is currently zoned for, which will increase the population by approximately 242 additional residents due to the increased density. Due to the size and nature of the Project, this increase in population is not anticipated to result in significant new demand for the existing library system, see Section XIV, response a). In addition, the City will collect developer fees used for the maintenance of adequate library services, monitor use, and plan for new and modified libraries on an ongoing basis.

Project construction will temporarily impact access and use of public libraries and facilities during project construction. To reduce impacts from increased Project traffic, traffic control measures from the traffic control plan provided by the Project contractor will mitigate potential impacts. See Section XVII- Transportation.

As a result of the reasons above, the Project impacts are anticipated to be less than significant with mitigation incorporated. Therefore, no mitigation is required.

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

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> • Section 5.13 – Public Services <ul style="list-style-type: none"> - Figure 5.13-1 – Location of Public Facilities 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Final Environmental Impact Report City of Moreno Valley General Plan adopted May 20th, 2021. <ul style="list-style-type: none"> a. 4.15- Public Services and Recreation <ul style="list-style-type: none"> i. Table 4.15-5: MVUSD Student Generation Rates 5. Moreno Valley Fire Department Strategic Plan 2012-2022 adopted March 20th, 2012. 				

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	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. Within the City of Moreno Valley, there are approximately 482 acres of parkland, consisting of 7 community parks, 24 neighborhood parks, four specialty parks, and 15 trails/ greenways. According to the City's 2021 General Plan, the City hopes to expand parklands to total approximately 756.54 acres by 2040. According to Title 3 Section 3.40.050 of the City's Municipal Code, 3.0 acres of parkland for every 1000 residents is the recreation standard for the City of Moreno Valley. This requirement is fulfilled through a combination of park in lieu fees and dedications. The City has a Parks, Recreation and Open Space Comprehensive Master Plan that is used by the City to plan new parks and maintain existing parks and recreation facilities so that there is adequate recreation available within the City at any given time. The General Plan Update indicates that the projected population under General Plan buildout will be over 252,000 in 2040. This would require development of an additional 80.77 acres of parkland to meet the Municipal Code standard within city limits.

Existing community parks close to the Project site include Santiago Park (24731 Tiger Avenue, Moreno Valley, CA 92551), approximately 1.6 miles north of the Project Site, and John F, Kennedy Veteran's Memorial Park (1511 Indian Street, Moreno Valley, CA, 92551), approximately 0.8 miles north of the Project Site (Figure 4.15-2 Existing and Planned Parks and Recreation Facilities, MoVal GP EIR 2021). While the Project proposes to increase population by approximately 504 people, see Section XIV Population and Housing, the Project does not anticipate significant cumulative impacts, since the Project plans to construct onsite parks and open space for public use. Plans indicate the development will provide 0.48 acres of dedicated open space for recreational opportunities and will be available to residents pursuant to the City's Municipal Code requirements. Proposed community recreation areas consist of 0.05 acres of open space and 0.43 acres for a tot lot/ dog park (See *Table 24: Project Open Space Areas* below).

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TABLE 24: PROJECT OPEN SPACE AREAS

Item No.	Project Open Space Element	Size (Acres)
1	<ol style="list-style-type: none"> 1. Location: Northwestern corner of the PUD; southwest to Goya Avenue and Indian Street intersection 2. Intended Use: Open space- recreational facility; increased walkability for residences. 3. Features: <ul style="list-style-type: none"> • Circular pedestrian walking path • Turf play area • Three (3) resting benches. • Two (2) entrances from inside the PUD • Perimeter block wall & Interior Vinyl Fence 4. Proposed Landscaping: <ul style="list-style-type: none"> • Turf; planting area • Two (2) Crape Myrtle `Tuscarora` • Three (3) Crape Myrtle `Natchez` 	0.05
2	<ol style="list-style-type: none"> 1. Location: Center of PUD 2. Intended Use: open space-recreational facility dedicated for public use; PUD amenity, which will enhance quality of life for residences. 3. Features: <ul style="list-style-type: none"> • Children’s play structure • Small and large dog park • Turf play area • Eight (8) resting benches. • Five (5) entrances from internal circulation system of PUD • Tubular Steel Fence & Interior Vinyl Fence around both dog parks 4. Proposed Landscape: <ul style="list-style-type: none"> • Turf; planting area; tot lot • Two (2) Lagerstroemia ‘Muskogee’ • Eight (8) Crape Myrtle `Natchez` • Four (4) Jacaranda 	0.43
<i>Total Acreage of Project Open Spaces:</i>		0.48

Source: (T&B Consulting, 2023)
(Wood Architecture, 2023)

Notes: Reference **Figure 7: Site Plan, Figure 8: Landscape Plan**

The open space proposed within the boundaries of the Project was designed utilizing Moreno Valley’s minimum requirements of parkland space per resident (three acres per 1,000 residents). Not only will the Project provide parkland space for residents at the Project Site; however, the Project will contribute to the City’s long-range plans for development of additional parks to serve the anticipated population growth from buildout of the General Plan. Based on the scale of the Project, Project consistency with the General Plan Goals and Polices in *Table 25: Project Consistency with General Plan Park Requirements*, and the proposed on-site recreation provided, the increased use of existing neighborhood and regional parks or other recreational facilities is not anticipated to cause a substantial physical deterioration of these facilities. Therefore, Project related impacts are considered to be less than significant. Therefore, no mitigation is required.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TABLE 25: PROJECT CONSISTENCY WITH GENERAL PLAN PARK REQUIREMENTS				
2006 General Plan	2021 General Plan	Project Consistency		
	<i>Policy PPS.1-1 Increase the acreage of parks in Moreno Valley to serve the needs of the growing population and maintain a standard of three acres of parkland per 1,000 residents.</i>	<p>As mentioned above, the Project will construct 0.48 acres of open space/parkland/recreation space with the Project in accordance with the Municipal Code Standard of three acres of parkland per 1,000 residents. While the Project will not provide all necessary acreage in accordance with this standard, Project implementation will reduce the need for residents to utilize existing nearby parks, taking the strain off of existing facilities and will reduce the City's financial obligation to pay for development of new parks in the Local Vicinity.</p> <p>The allocation and construction of parkland from the proposed Project is within the City's Municipal Code requirements.</p>		
<i>Objective 4.2 Provide safe, affordable and accessible recreation facilities and programs to meet the current and future needs of Moreno Valley's various age and interest groups and promote the provision of private recreational facilities.</i>	<i>Policy PPS.1-2: Require that proponents of new development projects contribute to the acquisition and development of adequate parks and recreational facilities within the community, either through the dedication of park land and construction of facilities, or the payment of in-lieu fees.</i>	<p>The Project will construct safe, affordable, and accessible recreation facility within the housing development that will meet the needs of current and future residents. The open space is 0.48 acres for multipurpose uses. It is available to the community for various recreational uses.</p>		
	<i>Policy PPS.1-5: Use site design, landscaping, lighting, and traffic calming measures to create safe parks and open spaces integrated with adjacent developments.</i>	<p>Most of the acreage for parkland that will be constructed with the Project is planned to be centrally integrated into the Project with the backbone circulation system wrapping around the park and other dwelling units bordering. The backbone circulation system contains sidewalks and landscaped parkways for safe access to the park facilities on-site.</p>		
<p>Sources:</p> <ol style="list-style-type: none"> 1. City of Moreno Valley General Plan 2006 (superseded), adopted July 11th 2006 <ul style="list-style-type: none"> • Chapter 9: Goals, Objectives, Policies, and Programs 2. City of Moreno Valley General Plan 2040, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 2: Land Use and Community Character 				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant impact. See Response XVI, a). Site plans show that the Project plans to incorporate a tot lot and dog park within the center of the neighborhood, in addition to a 0.05- acre open space in the northwestern corner of the development along Indian Street. The proposed open spaces have been evaluated for environmental effects herein and will pay Park in-lieu fees to contribute to the acquisition and design of the new parks. The process will include assessment of environmental impacts of park development and mitigation. Therefore, the Project will not require construction or expansion of recreational facilities having additional adverse physical impacts on the environment. Significant indirect impacts from the Project on recreational facilities are not anticipated due to the scope of the Project.</p> <p>Sources:</p>				

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<ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 4 – Parks, Recreation and Open Space Element – Section 4.3 – Parks and Recreation <ul style="list-style-type: none"> - 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 <ul style="list-style-type: none"> • Section 5.13 – Public Services <ul style="list-style-type: none"> - Figure 5.13-1 – Location of Public Facilities 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 				

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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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response:				
<p>The information and responses in Section XVII are based on the Goya at Heritage Park Transportation Study Screening Assessment & VMT Impact Analysis, and the Transportation Impact Assessment (TIA) prepared by Ganddini Associates, dated April 4, 2023, and May 30, 2023, found in Appendix G.</p>				
<p>Studies for the Project indicate that calculated trip generation for the Project is based on trip generation rates obtained from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021). These trip generation rates are derived from the Land Use Code 210 (Single Family Detached Housing). A TIA was prepared for the Project because the proposed development does not qualify for an exemption from Level of Service (LOS) analysis based on guidance in the City of Moreno Valley Transportation Impact Analysis Preparation Guide for Vehicle Miles Traveled and Level of Service Assessment (June 2020) ["City TIA Guidelines"]. In this regard, LOS analysis is needed to document Project conformity with the City's General Plan. The LOS analysis indicates the Project is forecast to generate 1,235 daily trips, including 92 trips during the AM peak hour and 124 trips during the PM peak hour. Most of these forecasted Project trips will occur within the Traffic Study Area that was determined in consultation with the City of Moreno Valley engineering staff. This area consists of classified roadways and intersections to which the Project is forecast to contribute 50 or more peak hour trips. The Project's trip generation and distribution forecasts within this section were based on the intersections below (See Figure 15: Traffic Study Area):</p>				
<ol style="list-style-type: none"> 1. Indian Street (NS) at Iris Avenue (EW)⁷ 2. Indian Street (NS) at Goya Avenue (EW) 3. Indian Street (NS) at Project Driveway (EW) 4. Project Driveway (NS) at Goya Avenue (EW) 5. Emma Lane (NS) at Goya Avenue (EW) 				
Regulatory Setting				
Vehicle Miles Traveled (VMT)				
<p>The new CEQA Guidelines Section 15064.3, subdivision (b) was adopted in December 2018 by the California Natural Resources Agency and enacted in January 2019. These revisions to the CEQA Guidelines changed thresholds of significance for determining transportation impacts under CEQA. In accordance with these current CEQA Guidelines, a project's effect on automobile delay (as measured by LOS) shall not constitute a significant environmental impact due to increased Project traffic under CEQA. VMT analysis shifts the focus from LOS driver delay to Vehicle Miles Traveled, with a focus on reducing VMT and greenhouse gas emissions from new projects by favoring projects associated with creation of multimodal networks and promotion of a mix of land uses. CEQA Guidelines Section 15064.3(b) requires a numeric VMT analysis for land use development projects that result in long term or permanent increases in VMT.</p>				
Level of Service (LOS)				
<p>Level of Service is used to quantitatively describe the performance of a roadway facility, ranging from LOS A (free flow conditions) to LOS F (extreme congestion and system failure). LOS analysis is performed to assess conformance with the City's General Plan and operational standards established by the City of Moreno Valley for the citywide circulation system. The City requires preparation of a Traffic Impact Analysis (TIA) that includes LOS analysis to document General Plan conformity associated with the scope of the Project.</p>				

⁷ (NS)= north-south roadway; (EW)= east- west roadway.

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:

Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Moreno Valley utilizes Intelligent Transportation Systems (ITS) that help to improve the reliability and efficiency of the circulation system within City Limits. These systems allow better management of traffic flows and regulation of transportation patterns to help implement roadway improvements that enhance travel. The City has approved a Circulation Element within the General Plan to help balance multimodal transportation and maintain proper circulation within City Limits. The Circulation Element plans for more efficient circulation by maintaining higher Levels of Service (LOS) (e.g., A, B, C), as described in *Table 26: Level of Service (LOS)*, prioritizing automobiles as the anticipated mode of transportation since 77.6% of resident drive during weekly commutes (MoVal GP 2020).

TABLE 26: LEVEL OF SERVICE (LOS)

Level of Service	Description ¹ :	Intersection Control Delay (Seconds/ Vehicle) ²	
		Signalized Intersection	Unsignalized Intersection
A	Free-flow travel with freedom to maneuver.	≤ 10.0	≤ 10.0
B	Stable operating conditions, but the presence of other road users causes a noticeable, though slight, reduction in convenience, and maneuvering freedom.	> 10.0 to ≤ 20.0	> 10.0 to ≤ 15.0
C	Stable operating conditions, but the operation of individual users is substantially affected by the interaction with others in the traffic stream.	> 20.0 to ≤ 35.0	> 15.0 to ≤ 25.0
D	High-density, but stable flow. Users may experience restriction in speed and freedom to maneuver, with poor levels of convenience.	> 35.0 to ≤ 55.0	> 25.0 to ≤ 35.0
E	Operating conditions at or near capacity. Speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor convenience. Unstable operation is frequent, and minor disturbances in traffic flow can cause breakdown conditions.	> 55.0 to ≤ 80.0	> 35.0 to ≤ 50.0
F	Forced or breakdown conditions. This condition exists wherever the volume of traffic exceeds the capacity of the roadway. Long queues can form behind these bottleneck points with queued traffic traveling in a stop-and-go fashion.	> 80.0	> 50.0

Source: ¹City of Moreno Valley 2020 General Plan
²Highway Capacity Manual (Transportation Research Board, 7th Edition)

Existing Conditions
Regional Circulation

The City of Moreno Valley is connected regionally by State Route 60 (SR-60) and Interstate 215 (I-215) freeways. SR-60 runs east-west and is located approximately four miles north of the Project Site, and I-215 runs north south approximately two miles to the west of the Project Site. East of the Project Site, approximately 0.6 miles, is Perris Boulevard, a divided arterial shown on City Map C-1, Circulation Diagram. For land use planning purposes, the Perris Boulevard corridor has been designated as a Mixed-Use Boulevard due to traffic volumes on this arterial “approaching or exceeding 30,000 vehicles per day (VPD) between freeways to local streets (MoVal GPE EIR 2006). Other roadways are described as follows:

Local Circulation

Local north-south circulation is provided by Indian Street and Emma Lane; and east-west circulation is provided by Iris Avenue, Krameria Avenue and Goya Avenue, which contain the following roadway conditions:

- 1. Indian Street.** Indian Street is a four-lane divided north/south arterial north of Iris Avenue and three-lane divided Arterial (one lane northbound, two lanes southbound) south of Iris Avenue and adjacent to the Project Site with a painted two-way (dedicated) left-turn lane median in the project study area. The posted speed limit is 40 miles per hour north of Iris Avenue, with 25 mile per hour school zone adjacent to Rainbow Ridge Elementary and March Middle Schools, and 45 miles per hour south of Iris Avenue. On-street parking is prohibited on both sides of the roadway. Class II (dedicated/on-street) bicycle lanes are provided north of Iris

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Avenue. Sidewalks are provided on both sides of the roadway north of Iris Avenue and along the southbound side south of Iris Avenue. Adjacent to the west of the Project Site, Indian Street is a designated Riverside Transit Agency Route and there is a bus stop at the southeast corner of Indian Street and Iris Avenue.

2. **Emma Lane.** Emma Lane is a north/south two-lane undivided local street in the project study area. The posted speed limit is 25 miles per hour. On-street parking is generally permitted on both sides of the roadway. There are no existing bicycle facilities. Sidewalks are provided on both sides of the roadway south of Iris Avenue; north of Iris Avenue, Emma Lane is only paved with no curb, gutter, or sidewalks.
3. **Iris Avenue.** Iris Avenue is a four-lane divided east/west arterial roadway with alternating raised and painted (dedicated) two-way left-turn lane medians in the project study area, except for an approximately one-quarter mile segment between Indian Street and immediately east of Emma Lane that consists of one eastbound lane and two westbound lanes. The posted speed limit is 40 miles per hour between Heacock Street and Perris Boulevard, with 25 mile per hour school zone adjacent to Rainbow Ridge Elementary School, and 45 miles per hour east of Perris Boulevard. On-street parking is prohibited on both sides of the roadway. Class II (dedicated/on-street) bicycle lanes are provided on both sides of the roadway east of Indian Street.
4. **Goya Avenue.** Goya Avenue is a two-lane undivided east/west local street in the project study area. There is no posted speed limit. Between Indian Street and Emma Lane, on-street parking is generally permitted, and sidewalks are provided on the north side of the roadway; only one travel lane with no curb, gutter, or sidewalk is provided on the south side of the roadway. There are no existing bicycle facilities. Goya Avenue currently terminates approximately one-quarter mile west of Emma Lane.
5. **Krameria Avenue.** Krameria Avenue is a two-lane divided east/west arterial roadway with painted, dedicated turn lanes in the project study area (between Indian Street and Perris Boulevard. Curb, gutter and sidewalk are on both sides of the Krameria Avenue between Indian Street and Emma Lane. Between Emma Land and Perris Boulevard, Krameria has improved curb, gutter and sidewalk only on the north side of the street.

As shown below within *Table 27: Existing Study Area Level of Service (LOS)*, existing conditions indicate LOS at the Project's study area intersections currently operate within acceptable ranges during peak hours.

TABLE 27: EXISTING STUDY AREA LEVEL OF SERVICE (LOS)

Study Intersection	Traffic Control ¹	Acceptable LOS	AM Peak Hour		PM Peak Hour	
			Delay ²	LOS ³	Delay ²	LOS ³
1. Indian St at Iris Ave	TS	D	39.8	D	34.8	C
2. Indian St at Goya Ave	CSS	D	Future Intersection			
3. Indian St at Project Dwy	CSS	D	Future Intersection			
4. Project Dwy at Goya Ave	CSS	C	Future Intersection			
5. Emma Ln at Goya Ave	AWS	C	7.0	A	7.2	A

Source: (Traffic Impact Analysis, Ganddini, 2023)

Notes: (1) TS= Traffic Signal; CSS= Cross Street Stop; AWS= All Way Stop

(2) Delay is shown in seconds/vehicle. For intersections with traffic signal or all way control, overall average intersection delay and LOS are shown. For intersections with cross street stop control, Level of Service is based on average delay of the worst minor street approach or major street left turn movement.

(3) LOS= Level of Service

Existing bicycle and pedestrian facilities within the Project Vicinity include sidewalks along the northern perimeter of paved Goya Avenue and west side of Indian Street; there are currently no sidewalks along the Project frontage of either roadway. No bicycle facilities are located within the immediate vicinity.

Less than Significant Impact. Vehicular access to the Project Site is proposed along Goya Avenue, a residential connector roadway, and Indian Street, a minor arterial. City plans indicate street improvements along Goya Avenue

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

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<p>and Indian Street are needed adjacent to the Project Site to improve these streets to their ultimate right-of-way widths and function shown in the City's planned circulation system to accommodate future traffic within the context of buildout of the General Plan approved land use map. Improvements along street frontages of the Project Site include extending and paving the westerly portion of Goya Avenue and constructing the Goya Avenue/Indian Street intersection. Goya Avenue is planned with an ultimate right-of-way of 44-feet and includes constructing a curb, gutter, sidewalk approximately 638 linear feet adjacent to the north and south boundaries of the Project. These improvements are anticipated to contribute towards the City's circulation system and accommodate the General Plan buildout. Due to the proposed scale and location of the Project's short-term construction and long-term operations, Project impacts are not anticipated to significantly increase traffic to adjacent arterial streets or affect regional transportation plans to reduce congestion surrounding and within the City. Similarly, the Project will not directly impact SR-60 and I-215 due to the distance between these freeways and the Project Site and the scale of the Project. The City's coordination with Western Riverside Council of Governments (WRCOG), Riverside County of Transportation Commission (RCTC), the Southern California Association of Governments (SCAG), and CALTRANS will ensure that the development of the Project adheres to the policies and goals of regional plans.</p> <p>The proposed Project will construct an internal backbone circulation system with decorative vehicular driveways and pedestrian access at both Goya Avenue and Indian Street. The backbone circulation system will incorporate the "layered network" approach and provide internal connectivity to shared driveways for each of the 19 motor courts and proposed amenities (open spaces, retention basin, tot lot, etc.). From both Indian Street and Goya Avenue to the backbone street, Project circulation will wrap around the inside of the PUD for access to all 19 shared motor courts. See Figure 7: Site Plan. The internal circulation proposed with the Project includes 5-foot-wide pedestrian walkways incorporated within the backbone circulation network and along 638 linear feet of Goya Avenue, and 633.7 linear feet of Indian Street. A shared travel lane for bicycle and vehicular travel will be incorporated into the internal backbone circulation network and Goya Avenue. A designated Class II⁸ bike path is proposed along 638 linear feet of Indian Street, the westerly perimeter of the Project Site, consistent with the City's requirements and General Plan Update 2020 (See Map C-2: Existing and Planned Bicycle and Pedestrian Network, MoVal GP 2020). Within the residential community, residents will be able to enter and exit the neighborhood along from each proposed entrance. Other street improvements consist of landscaped parkways along Goya Avenue and Indian Street, underground telephone lines, streetlights along Indian Street and Goya Avenue pursuant to City standards, and enhanced paving at each access driveway.</p> <p>Project plans show a "layered network" approach to circulation, adopted within the City's 2020 General Plan Update. This approach accommodates all modes of transportation to better meet the needs of bicyclists, motorists, and pedestrians. In accordance with the City's General Plan Update and Circulation Element, the Project displays consistency with the "layered network" approach and the following policies and goals outlined in <i>Table 30: Project Consistency with General Plan Circulation Element Policies and Goals</i> for both the 2006 General Plan and 2021 General Plan Update.</p> <p>During Project construction a traffic control plan will be implemented in connection with an approved encroachment permit for construction within the City's public right-of-way and to minimize potential impacts to public transit and traffic in adjacent streets within Moreno Valley's circulation system. According to Figure 4.16-2 within the City's 2020 General Plan EIR, an existing transit line runs along Indian Street, which borders the western perimeter of the Project Site. However, the closest bus station to the Project Site is approximately 0.6 miles north, located at the Iris Avenue and Indian Street intersection. Due to the proximity of the bus stop from the Project Site, direct impacts from the Project are not anticipated. Project construction may result in temporarily slower moving traffic during construction due to temporary lane closures subject to an encroachment permit; Impacts will be minimized with the implementation of a traffic control plan pursuant to Standard Condition SC TRAF-01: Construction Traffic Control Plan. Due to the grid street system</p>				

⁸ Class II Bikeways (Bike Lanes) are striped lanes designated for the use of bicycles on a street or highway. Vehicle parking and vehicles pedestrian cross flow are permitted at designated locations (MoVal GP EIR 2020).

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Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

within the Local Vicinity, there are many opportunities for avoiding the Project Site during construction. As a result, Project implementation will result in less than significant impacts on nearby bus routes and streets in the study area.

Pursuant to Moreno Valley’s Circulation Element Policy C.3-4, a Transportation Screening Assessment was conducted by Ganddini Associates for the Project, see **Appendix G**. As indicated by the City of Moreno Valley’s “Transportation Analysis Preparation Guide for Vehicle Miles Traveled and Level of Service Assessment” (June 2020) [City TIA Guidelines], the Project does not appear to satisfy any of the City-established VMT screening criteria; therefore LOS analysis is needed to confirm Project consistency with approved City plans including the General Plan. The City-established thresholds indicate that a project may be exempt from future VMT analysis if one or more of the following screening steps are satisfied: (1) Transit Priority Area (TPA)⁹ Screening; (2) Low VMT Area Screening; (3) Project Type Screening. Since the Project is partially located within a TPA and is forecasted to generate 1,235 daily trips (92 trips during AM peak hour and 124 during PM peak hour), further analysis was performed to access the Project potential VMT impact relative to thresholds of significance established within the City’s TIA Guidelines. The forecasted number of daily trips was calculated in accordance with Trip Generation Manual published by the Institute of Transportation Engineers (ITE), as a result of the calculation the Project requires LOS analysis since trip generation exceeds less than 100 vehicle trips in the peak hour. A comprehensive outline of Project Trip Generation can be found below in *Table 28: Project Trip Generation Rates*.

TABLE 28: PROJECT TRIP GENERATION RATES

Trip Generation Rates									
Land Use	Source ¹	Land Use Variable ²	AM Peak Hour			PM Peak Hour			Daily Rate
			%In	%Out	Rate	%In	%Out	Rate	
Single-Family Detached Housing	ITE 210	DU	26%	74%	0.70	63%	37%	0.94	9.43
Trip Generated									
Land Use	Source	Quantity	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Single-Family Detached Housing	ITE 210	131 DU	24	68	92	78	46	124	1,235

Source: (Traffic Impact Assessment, Ganddini Group, 2023)

Notes:

- 1 ITE- Institute of Transportation Engineers Trip Generation Manual (11th Edition, 202); ### = Land Use Code. All rates are based on General Urban/ Suburban setting.
- 2 DU = Dwelling Unit.

The study intersection LOS for Project conditions indicate study intersections will operate within acceptable LOS during peak hours with the Project implemented. In addition, the City does not anticipate significant permanent delays within the study intersections due to the proposed Project and the implementation of Moreno Valley’s cumulative projects (Cumulative Conditions) listed within *Table 5: Moreno Valley Cumulative Projects*, which will result in ambient growth. As shown within *Table 29: Traffic Impact Assessment*, both impact assessments for Project Competition and Cumulative Conditions indicate no significant impacts would result from the Project implementation related to conflict with program plan, ordinance or policy addressing the circulation system, and no improvements are required at the study intersections based on City-established operational criteria.

⁹ A TPA is defined as a half-mile area around an existing major transit stop of an existing stop along a high-quality transit corridor per the definitions below:

Major Transit Stop: an existing transit station, ferry terminal with bus or rail service, or the intersection of two or more major bus routes less than 15 minute-headways during the peak commute hours (Pub. Resource Code, Section 21064.3).

High Quality Transit Corridor: A corridor with fixed bus service with service intervals no longer than 15 minutes during the peak commute hours (Pub. Resources Code, Section 21155).

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Potentially Significant Impact

Less Than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

TABLE 29: TRAFFIC IMPACT ASSESSMENT

Impact Assessment for Project Competition														
Study Intersection	Traffic Control	Acceptable LOS	AM Peak Hour						PM Peak Hour					
			Existing		Existing Plus Ambient Growth Plus Project		Project Related Change	Improvements Required?	Existing		Existing Plus Ambient Growth Plus Project		Project Related Change	Improvements Required?
			Delay ²	LOS ³	Delay	LOS			Delay ²	LOS ³	Delay	LOS		
1. Indian St. @ Iris Ave.	TS	D	39.8	D	42.3	D	+2.5	No	34.8	C	35.1	D	+0.3	No
2. Indian St. @ Goya Ave.	CSS	D	-	-	9.7	A	n/a	No	-	-	8.6	A	n/a	No
3. Indian St. @ Project Dwy	CSS	D	-	-	9.8	A	n/a	No	-	-	8.9	A	n/a	No
4. Project Dwy @ Goya Ave.	CSS	C	-	-	8.6	A	n/a	No	-	-	8.7	A	n/a	No
5. Emma Ln. @ Goya Ave.	AWS	C	7.4	A	7.4	A	+0.1	No	7.5	A	7.6	A	+0.1	No

Impact Assessment for Cumulative Conditions														
Study Intersections	Traffic Control	Acceptable LOS	AM Peak Hour						PM Peak Hour					
			Existing		Existing Plus Ambient Growth Plus Project		Project Related Change	Improvements Required?	Existing		Existing Plus Ambient Growth Plus Project		Project Related Change	Improvements Required?
			Delay ²	LOS ³	Delay	LOS			Delay ²	LOS ³	Delay	LOS		
1. Indian St. @ Iris Ave.	TS	D	64.7	E	64.8	E	+0.1	No	40.2	D	40.2	D	-	No
2. Indian St. @ Goya Ave.	CSS	D	-	-	9.8	A	n/a	No	-	-	8.8	A	n/a	No
3. Indian St. @ Project Dwy	CSS	D	-	-	12.6	B	n/a	No	-	-	10.6	B	n/a	No
4. Project Dwy @ Goya Ave.	CSS	C	-	-	8.9	A	n/a	No	-	-	9.3	A	n/a	No
5. Emma Ln. @ Goya Ave.	AWS	C	7.1	A	7.3	A	+0.2	No	7.3	A	7.5	A	+0.2	No

Source: (Traffic Impact Assessment, Ganddini, 2023)

Notes: (1) TS= Traffic Signal; CSS= Cross Street Stop; AWS= All Way Stop
 (2) Delay is shown as seconds/ vehicle

SC TRAF-01: Construction Traffic Control Plan- Prior to the start of construction, the City of Moreno Valley's standard development review process and conditions of approved shall verify that the Project comply with the following or similar conditions throughout Project construction to ensure minimal traffic impacts during Project construction:

- A construction work zone traffic control plan that complies with State/Federal standards as prescribed in the California Manual on Uniform Traffic Control Devices (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.
- All on-site and off-site roadway design, traffic signing and stripping, and traffic control improvements relating to the proposed project shall be constructed in accordance with applicable State/Federal engineering standards.
- 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 otherwise required by the City

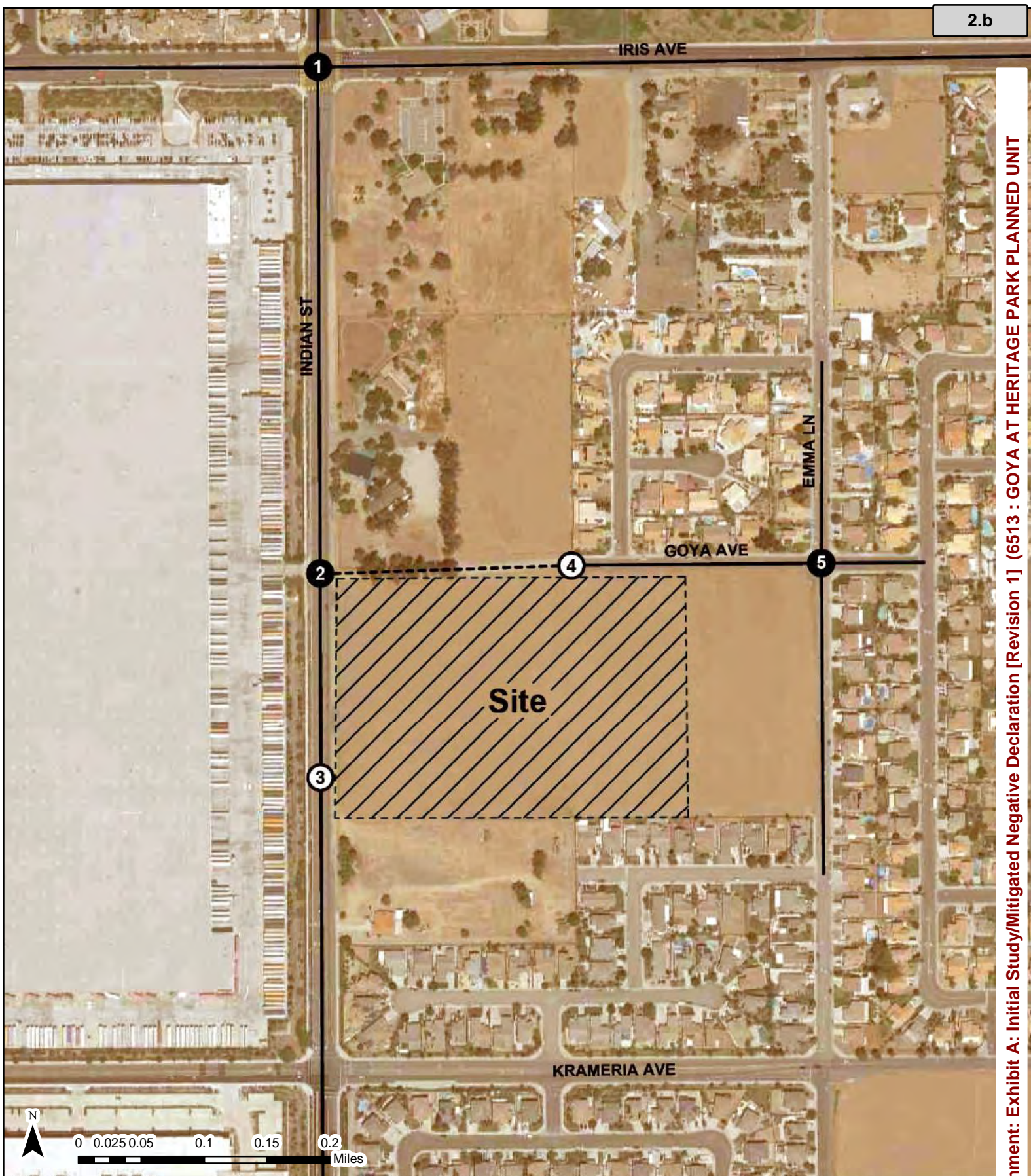
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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>of Moreno Valley. Specifically, the proposed project includes construction of adjacent street improvements to ultimate right-of-way width for Goya Avenue and Indian Street.</p> <ul style="list-style-type: none"> - 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. 				

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TABLE 30: PROJECT CONSISTENCY WITH GENERAL PLAN CIRCULATION ELEMENT POLICIES AND GOALS

2006 General Plan	2021 General Plan	Project Consistency
	Goal C.1: Strengthen connections to the regional transportation network.	Street improvements to Goya Avenue and Indian Street will strengthen connection to regional transportation networks (SR-60, I-215, and March Air Reserve Base). Improvements consist of the implementation of a designated bike path along Indian Street, pedestrian walkways along Indian Street, and Goya Avenue, installation of curbs, gutters, sidewalks, and streetlights. In addition, off-site improvements will extend Goya Avenue to its westerly terminus for increased mobility.
	Goal C-2: Plan, design, construct, and maintain a local transportation network that provides safe and efficient access throughout the City and optimizes travel by all modes.	The backbone circulation plan proposed by the Project consists of 36-foot-wide vehicular access to the proposed developments. This backbone circulation system will incorporate a "layered network" approach that will allow for travel via on foot, car, and bike. This comprehensive, layered transportation network allows for continued growth and evolution within Moreno Valley's City Limits by "fostering compact development pattern(s) and a mix of uses" (MoVal GP 2020).
Policy 5.2.3 Encourage the incorporation of traffic calming design into local and collector streets to promote safe vehicle speeds.	Policy C.2-11 in the General Plan Update 2021.	According to site plans, the proposed backbone circulation system incorporates a 0.48-acre tot lot and dog park and eleven single-family residential developments, combined, in the shape of a square in the center of the development. This design feature creates curves in the roadways around the residential development to mitigate potential speeding.
Policy 5.1.2 Plan the circulation system to reduce conflicts between vehicular, pedestrian and bicycle traffic.	Policy C.2-10 Ensure that complete streets applications integrate the neighborhood and community identity into the street design and retrofits. This can include special provisions for pedestrians and bicycles that complement the context of each community.	Site plans indicate that sidewalks will not end abruptly. Rather, they will display continuity in the sidewalks design from all sides of the backbone circulation system within the planned development into Goya Avenue and Indian Street. To ensure that complete streets application is integrated, the backbone circulation system is designed to accommodate a myriad of transportation networks through its "layered network" approach, encouraged by the City.
Policy 5.5.8 Whenever possible, require private and public land developments to provide on-site and off-site improvements necessary to mitigate any development-generated circulation impacts. A review of each proposed land development project shall be undertaken to identify project impacts to the circulation system. The City may require developers to provide traffic impact studies prepared by qualified professionals to identify the impacts of a development.	Policy C.3-4: Require development projects to complete traffic impact studies that conduct vehicle miles traveled analysis and level of service assessment as appropriate per traffic impact study guidelines.	Refer to Section XVII Response a) for a detailed report of the Transportation Screening Assessment conducted by Ganddini Associates.
Goal 5.10: Encourage bicycling as an alternative to single occupant vehicle travel for the purpose of reducing fuel consumption, traffic congestion, and air pollution.	Policy C.5-3 in the General Plan Update 2021.	Due to the implementation of the "layered network" approach on the proposed backbone circulation system, promotion of bicycle usage will be present. Potential employment hubs and educational centers are within the Project Vicinity; therefore, allows future residence to utilize other modes of transportation to reduce fuel consumption, traffic congestion, and air pollution.
<p>Sources:</p> <ol style="list-style-type: none"> 1. City of Moreno Valley General Plan 2006 (superseded) adopted July 11th, 2006. <ol style="list-style-type: none"> a. Chapter 9: Goals, Objectives, Policies, and Programs 2. City of Moreno Valley General Plan 2040, adopted June 15, 2021 <ol style="list-style-type: none"> a. Chapter 4: Circulation 		



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- Legend
- # Study Intersection
 - # Project Driveway

Source: Traffic Impact Assessment, Ganddini, 2

City of Moreno Valley
 Goya at Heritage Park
 Figure 15. Traffic Study Area



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"/>
<p>Response:</p> <p>Less than Significant Impact. Refer to Section XVII, Response a). Vehicle Miles Traveled (VMT) is the metric utilized to evaluate the transportation impacts under CEQA. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or land use for a region. Based on the review of the Western Riverside Council of Governments (WRCOG) VMT Screening Tool, the proposed Project is partially located within a Transit Priority Area and has a Floor Area Ratio (FAR) of less than 0.75. Therefore, a conclusion less than significant VMT impact based on location within a TPA cannot be supported and additional analysis is needed.</p> <p>Residential and office projects located within a low VMT generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. The WRCOG VMT Screening Tool, developed from the Riverside Transportation Analysis Model (RIVTAM), was used to identify if the Project was in a low VMT area. This travel forecasting model measure VMT performance for individual jurisdictions and for individual traffic analysis zones (TAZs). TAZs are geographic polygons similar to census block groups used to represent areas of homogenous travel behavior. Therefore, projects located in areas that incorporate similar features of the TAZ will tend to exhibit similar VMT. Results from the WRCOG VMT Screening Tool indicated the Project Site is located within TAZ 1202, which generates 13.5 VMT per capita and exceeds the Citywide average of 13.4 VMT per capita. (Appendix G, Exhibit A, Ganddini, 2023). The proposed Project is consistent with existing residential land uses within TAZ 1202 therefore the Project is considered consistent with the WRCOG VMT Screening Tool data for TAZ 1202.</p> <p>Since the Project is estimated to generate 10.5 VMT per capita for Existing Plus Project conditions, which exceeds the City-established threshold of 10.4 VMT per capita, the Project has the potential to result in significant VMT. According to the California Air Pollution Control Officers Association (CAPCOA) <i>Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities and Advancing Health and Equity Designed for Local Governments, Communities and Project Developers</i> (December 2021) [“CAPOCA Handbook”], an industry standard document, an applicable VMT reduction measure includes increasing residential density. The handbook states that “increasing residential density results in shorter and fewer trips by single-family occupancy vehicles and thus reduction in GHG emissions” (CAPOCA Handbook, 2021).</p> <p>The Project proposes to increase density from R5 single-family residential (5 DU/AC) to RS10 single-family residential with a density of 9.56 DU/AC. This increase in density is anticipated to result in a VMT reduction of 1.2 percent (-0.162 VMT per capita) based on the CAPCOA guidance, resulting in Project VMT of 13.3 VMT per capita. Due to the Project’s increased density, VMT is consistent with City-established average VMT thresholds of 13.4 VMT per capita.</p> <p>Therefore, impacts from the proposed Project are not anticipated to result in significant conflict or inconsistencies with CEQA Guidelines section 15064.3, subdivision (b). No Mitigation Measures are needed.</p>				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact. See Section XVII, Response a) through b). The proposed Project’s land use activities are anticipated to be consistent with the long-range development patterns for the area and will be compatible with the Local Vicinity. The installation of sidewalks, streetlight, bike lanes, and establishing public-right-of-way for the Goya Avenue extension will comply with City-established standards outlined in Moreno Valley’s Standard Engineering Plans, posted on the City’s website and in the Circulation Element of the General Plan. These improvements will be constructed with an approved Encroachment Permit issued by the City’s Engineering Department. The following street improvements will be constructed with the Project.</p>				

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Two points of entry are proposed: One is located on the northern border of the Project Site at Goya Avenue and the other is located on the western border at Indian Street. The layout of the internal circulation system is consistent with the City’s design guidelines and does not contain sharp, dangerous intersections. Incompatible uses are not proposed. The Project conforms to the City’s Municipal Code and provides landscaping, sidewalks, curb and gutters along the western and northern perimeter of the Project Site to enhance the pedestrian experience per City guidance. Approximately 110 trees are proposed via the Landscaping Plan (See **Figure 8: Landscape Plan**) and about thirty-six (36) trees will be visible along adjacent street (Goya Avenue and Indian Street), enhancing street-level views.

Traffic Impact Analysis for the Project indicates significant impacts on Goya Avenue and at the proposed Project driveways at Goya Avenue and Indian Street will be less than significant. Results from traffic analysis along Goya Street, forecasted that a total of 2,286 cumulative daily trips would occur along Goya Avenue (See *Table 31: Forecast Daily Trips on Goya Avenue*) under cumulative future conditions including traffic from the Project, other planned and existing development within the study area. This is based on information provide from the Institute of Transportation Engineers Trip Generation Manual (11th Edition, 2021). Half of these trips, approximately 1,143 trips, will be west bound on Goya and half will be eastbound on Goya.

TABLE 31: FORECAST DAILY TRIPS ON GOYA AVENUE

Trip Generation Rates					
Land Use		Source ¹	Land Use Variable ²	Daily Rate	
Single-Family Detached Housing		ITE 210	DU	9.43	
Trips Generated					
Land Use	Source	Quantity	Daily Trips	% To Goya	Daily Trips on Goya
Goya at Heritage Park	ITE 210	131 DU	1,235	50%	410
South of Iris	ITE 210	78 DU	736	50%	368
8.53 AC SEC Indian/ Iris	ITE 210	42 DU	396	50%	198
8.84 AC SWC Emma/ Iris	ITE 210	44 DU	415	25%	104
4.26 AC SEC Emma/ Iris	ITE 210	21 DU	198	25%	50
4.53 AC SWC Emma/Goya	ITE 210	22 DU	207	50%	104
4.67 AC NEC Indian/Krameria	ITE 210	23 DU	217	0%	0
Existing SFD	ITE 210	358 DU	3,376	25%	844
Total		719 DU	6,780		2,286

Source: (Trip Forecast for Goya Avenue, Ganddini, 2023)

Notes:

1. ITE- Institute of Transportation Engineers Trip Generation Manual (11th, Edition, 2021); 210- Land Use Code. DU-Dwelling Units

Calculated future cumulative traffic, including the Project, on Goya Street, a two-lane undivided residential street and other roadways and intersections within the Project study area as shown in *Table 29: Traffic Impact Analysis* will not exceed thresholds of significance established by the Moreno Valley’s Level of Service (LOS) thresholds. Specifically, Goya Avenue at the Project driveway will remain at LOS A and the Project driveway at Indian Street will remain at LOS B. Therefore, the daily trips with Project under future cumulative conditions would not result in dangerous intersections and Project impacts are not anticipated to be significant.

Project-related roadway improvements will be designed to the City’s standards and will complete the City’s planned circulation system surrounding the Project Site. Encroachment permits are subject to review and approval under the City’s standard process for plan check and inspections and permit approval. Project review and approval by the City Engineer pursuant to the City’s Engineering Design Manual will verify less than significant Project impacts due to hazards associated with geometric design features.

d) Result in inadequate emergency access?

Response:

Less than Significant Impact. See Response XVII, a) through c). During Project construction, which is anticipated to last for approximately 8 months, access to the Project Site and Local Vicinity may experience delays. However, emergency access; however, access around the Project Site will remain acceptable pursuant to the contractor’s

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implementation of the Traffic Control Plan and conditions of the approved Encroachment Permit. Therefore, emergency access will not be significantly impacted. Traffic control from the Project contractor pursuant to the City's Municipal Code and Standard Condition **SC TRAF-01: Construction Traffic Control Plan** will be in place to ensure adequate emergency access is maintained onsite and in the Project Vicinity during Project construction.

As a result of the reasons listed above, the Project anticipates less than significant impact due to inadequate emergency access.

Sources:

1. **Appendix G-** Transportation Study Screening Assessment & VMT Impact Analysis for Goya at Heritage Park Project, Moreno Valley, Ganddini Group, April 4th, 2023
2. **Appendix G-** Transportation Impact Analysis for Goya at Heritage Park, City of Moreno Valley, CA, Ganddini Group, May 30th, 2023
3. **Appendix G-** Trip Forecast for Goya Avenue, Ganddini Group, 2023
4. Moreno Valley General Plan, adopted 2020
 - Chapter 4- Circulation Element
 - Map C-2: Existing and Planned Bicycle and Pedestrian Network
5. Moreno Valley General Plan, adopted July 11, 2006
 - Chapter 5 Circulation Element
 - Figure 9-1 – Circulation Plan
 - Figure 9-2 – LOS Standards
 - Figure 9-3 – Roadway Cross-Sections
 - Figure 9-4 – Bikeway Plan
6. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006
 - Section 5.2 – Traffic/Circulation
 - Figure 5.2-1 – Circulation Plan
 - Figure 5.2-2 – General Plan Roadway Cross-Sections
 - Figure 5.2-3 – Year 2000 Number of Through Lanes
 - Figure 5.2-4 – Year 2000 Daily Volume/Capacity (V/C) Ratios
 - Figure 5.2-5 – Year 2000 Average Daily Traffic Volumes
 - Figure 5.2-6 – Proposed Circulation Plan
 - Figure 5.2-7 – LOS Standards
 - Appendix B – Traffic Analysis, City of Moreno Valley General Plan Traffic Study, Urban Crossroads, June 2004.
7. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
8. Moreno Valley Municipal Code Chapter 3.18 Special Gas Tax Street Improvement Fund
9. Moreno Valley Master Bike Plan, adopted January 2015
10. Riverside County Transportation Commission, Congestion Management Program, December 14, 2011

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XVIII. TRIBAL CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k) , or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response:				
<p><u>Regulatory Setting</u> Senate Bill 18 California Senate Bill 18 states that prior to a local (city or county) government’s adoption of any general plan or specific plan, or amendment to general and specific plans, or a designation of open space land proposed on or after March 1, 2005, the city of county shall conduct consultations with California Native American Tribes from the purpose of preserving or mitigating impacts to Cultural Places:</p> <ol style="list-style-type: none"> 1. Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9), or; 2. Native American historic, cultural, or sacred site, which is listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, or any archaeological or historic site (PRC Section 5097.995). <p>Assembly Bill 52 California Assembly Bill 52 was approved on September 2, 2014, and applies to projects that have a Notice of Preparation or a Notice of Intent for Negative Declaration or Mitigated Negative Declaration filed on or after July 1, 2015. The bill also establishes “Tribal cultural resources” (TCRs) as a new category of resources under CEQA.</p> <p>TCRs are defined by Public Resources Code 21074 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>In addition, under Assembly Bill 52, a new consultation process with California Native American tribes for proposed project in geographic areas that are traditionally and culturally affiliated with that tribe is required. It is the responsibility of Lead Agency’s to initiate consultation and carry out this process for CEQA environmental analysis.</p> <p>Less than Significant Impact. According to Public Resources Code Section 5020.1 (k), “Substantial adverse change” is defined as “demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired”. The changes include indirect and direct changes that have the potential to impact historical resources listed or eligible for listing on the State and/or National Register of Historic Places as well as historical structures deemed locally significant by the Lead Agency. The cultural records search indicated that no cultural resources have been found or recorded on the current Project Site and the Project Site is vacant. Therefore, it is not anticipated that the Project will not have impacts on resources that are listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources.</p>				

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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State law and County of Riverside Guidelines identify Native American consultation and participation as an important aspect of cultural resources evaluation. To identify potential Native American resources, a Sacred Land File Search was conducted at the California Native American Heritage Commission (NAHC). A current Sacred Lands File Search response from the NAHC was received on September 28, 2022 (See **Appendix C**). The results of the Sacred Lands File Search were negative in that no resources have been previously identified in the immediate area of the Project Site.

Therefore, based on the results from the SLF, impacts to tribal cultural resources pursuant to Public Resources Code Section 21074 and 5020.1(k) are less than significant. However, impact is subject to change depending on the result of trial outreach explained in response b).

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 . In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1 , the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant with Mitigation Incorporated. See Section XVII, Response a) i). Public Resources Code section 5042.1 subdivision(c) provides criteria following National Register of Historic Places for historical resources in the California Register. The legislature finds and declares the California Native American tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources. For this reason, the City of Moreno Valley will initiate and carry out the required Native American Consultation for tribes of local importance. Outreach from the City will involve scoping letters sent to Native American tribes from a list NAHC provided.

The Project Site is situated in the traditional boundaries of the Cahuilla (Bean and Shipek 1978; Kroeber 1925), who belong to the Cupan subgroup of the Takic subfamily of the Uto-Aztecan language family (Bean and Shipek 1978: 575). The Cahuilla are generally divided into three subgroups: Desert Cahuilla, Mountain Cahuilla, and Western (or Pass) Cahuilla (Kroeber 1925; Bean and Smith 1978). Traditional territories of the Cahuilla lie within the geographic center of Southern California and the Cocopa-Maricopa Trail, a major prehistoric trade route.

This tribe along with many others who are relatively close to the Project Area and were historically present within the region are believed to have knowledge of cultural resources in the Project Area. On September 13, 2022, the Native American Heritage Commission (NAHC), attached a list of Native American Tribes that may have knowledge of cultural resources in the Project Area. This lists includes the following tribes and will be contacted for consultation pursuant to AB 52: Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Cahuilla Band of Indians, Los Coyotes Band of Cahuilla and Cupeno Indians, Morongo Band of Missions Indians, Pala Band of Missions Indians, Pechanga Band of Mission Indians, Quechan Tribe of the Fort Yuma Reservation, Ramona Band of Cahuilla, Rincon Band of Luiseno Indians, Santa Rosa Band of Cahuilla Indians, Soboba Band of Luiseno Indians, and Torres- Martinez Desert Cahuilla Indians. Responses from scoping letters are still pending.

The City of Moreno Valley initiated tribal consultation on August 18, 2023. AB 52 Tribal Consultation was conducted with Agua Caliente Band of Cahullia Indians, Morongo Band of Mission Indians, Desert Cahullia Indians, Pechanga Cultural Resources Department, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and The Yuhaaviatam of San Manuel Nation. On Augst 25, 2023, the City of Moreno Valley received a letter from the Agua Caliente Band of Cahuilla Indians (ACBCI), indicating the Project Location is within the boundaries of the ACBCI Reservation; therefore, ACBCI requested formal government consultation under AB-52 and SB-18. Copies of the cultural resource documentation, records searches with associated survey reports from the SLF information center,

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<p>and cultural resources inventory of the Project Area by a qualified archeologist was sent to the tribe. On August 30, 2023, ACBCI commented on associated cultural resources documentation for the Project and requested the presence of an archeologist at the Project Site pursuant to the Secretary of Interior’s standards during ground disturbing activities pursuant to Mitigation Measure MM CUL-01: Archeological Monitoring; presence of an approved Cultural Resources Monitor during ground disturbing activities pursuant to Mitigation Measure MM CUL-02 Native American Monitoring and MM CUL-03: Cultural Resource Monitoring Plan (CRMP); and provide a copy of the MND once available. The letter indicated the conclusion of AB-52 consultation, since the concerns of ACBCI had been addressed through Mitigation Measures procured during consultation activities.</p> <p>On August 31, 2023, the City of Moreno Valley received a response from Sarah Heysel, a representative for the Yuhaaviatam of San Manuel Nation (formally known as the San Manuel Band of Mission Indians). The YSMNs confirmed the receipt of project documentation; however, indicated the tribe will not be requesting further consultation or participation in the scoping, development, or review period, since the Project Location is outside of Serrano ancestral territory. On September 8, 2023, Rincon Band of Luiseno Indians indicated the Project Site was within the Traditional Use Area (TUA) of the Luiseno people. The requested copies of existing documents pertaining to the project including site records, shapefiles, archeological resource search results, geotechnical report, and grading plans. The City of Moreno Valley sent the tribe these documents and received no further response. On November 18, 2023, the Soboba Band of Luiseno Indians wrote a letter to the City of Moreno Valley indicating the Project Area fell within the Traditional Use Areas of the Tribe and the Project site is considered to be culturally sensitive. As a result, the tribe requested SB18 consultation and cultural resources monitoring pursuant to MM CUL-02 and MM CUL-03. Through the agency-to-agency tribal consultation process, the City of Moreno Valley and Native American Tribes have agreed to Mitigation Measures CUL-01 through CUL-09 as full mitigation for potentially significant impacts on cultural and tribal resources.</p> <p>With the implementation of Mitigation Measures MM CUL-01: Archeological Monitoring, MM CUL-02 Native American Monitoring and MM CUL-03: Cultural Resource Monitoring Plan (CRMP), significant impacts to resources pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1 and subdivision (c) of PRC Section 5024.1 are not anticipated.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.10 – Cultural Resources <ul style="list-style-type: none"> - 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. 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Title 7 – Cultural Preservation 5. 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 (<i>This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.</i>) 				

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant with Mitigation Incorporated. The Project Site is currently vacant agricultural land that has been approved for development; therefore, existing built utilities systems are in adjacent easements within improved streets and have planned extensions to the Project Site which have not yet been fully implemented. Utility and service systems, in adjacent areas and below ground surface, are in both Indian Street and Goya Avenue within 100 feet of the Project Site. These include pipelines and conduit for water, wastewater, electricity, gas, and communications that will need to be upgraded and extended to the Project Site to serve the Project. Project construction will implement new on-site utility systems including water, sewer, surface drainage and electrical utilities that will be installed within the proposed backbone access road and extended to the proposed residential structures. Implementation will require trenching to install new extensions, utility connections, and to provide individual service laterals to each house with backflow devices on-site in compliance with the City’s codes and ordinances. Off-site extension of existing water, wastewater, electricity, storm drain, and natural gas lines will be extended to the Project boundaries and connections with the proposed backbone utility system at the Project driveways at Goya Avenue and Indian Street will occur after the systems have been tested and disinfected for drinking water per City and state requirements.

The Project Site is within the Eastern Municipal Water District (EMWD) service area for water and wastewater. EMWD will provide long-term water and wastewater services to the Project. Building permits for construction will be contingent on receipt of will-serve letters from EMWD prior to issuance of permits. The closest EMWD service lines are a 12-inch water main in the northbound lanes of Indian Street (approximately 100 feet west of the Project Site) and a 12-inch water main in the eastbound travel lane for Goya Avenue approximately 100 feet east of the Project Site. An 8” sewer main is westbound Goya Avenue at Smoke Tree Place (approximately 100 feet east of the Project Site). Off-site service system improvements installed with the Project will occur within areas dedicated to the City for ultimate right-of-way geometrics during the City’s subdivision approval process for TTM 38702. Utilities will be installed within utility easements within Goya Avenue and Indian Street right-of-way. The Project requires the construction of 1,400 linear feet of sewer main within the Indian Street and Krameria Avenue right-of-way, which will extend from the westerly terminus of Goya Avenue to the Krameria Avenue and Orion Way intersection (See **Figure 16: Proposed and Existing Utility Lines**). The proposed sewer main will connect to an existing 8” PVC sewer line, currently running east-west along Krameria Avenue, serving adjacent residential development. The Project will maintain clearances for proper installation, operation, and maintenance of the service systems by EMWD.

Electrical service will be provided by the City of Moreno Valley (Moreno Valley Electrical Utility). Proper installation and conformance with City standards for operation/delivery, and maintenance of electrical service will be verified during the City’s standard plan check for final building plans and the construction inspection process for the Project for both traditional delivery electric service and for solar power. Individual dwellings will be constructed with interconnections for electric vehicle charging stations and roof-mounted solar systems. City standards for easements, physical layout, and energy delivery will be implemented with the Project pursuant to City standards for electrical equipment, communication equipment, and infrastructure conduit, vaults, pull boxes, handholes, transformers and switches.

Storm water from the Project Site currently either infiltrates into site soils and groundwater table below or is discharged off-site to the drainage ditch that is adjacent to the west of the site in the road shoulder of the northbound lanes of Indian Street. The grading plan for the Project shows compliance with surrounding topography and existing general drainage toward the southwest corner of the Project Site. The Project is designed to direct storm water flows away from structures into landscaped areas and a series of onsite inlets which will discharge to a water retention basin in the southwestern corner of the Project Site. The detention basin for the Project is designed to collect surface flows, allow

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onsite infiltration and groundwater recharge, and to discharge filtered stormwater off-site into the City’s storm drain along Indian Street. Plans for the Project indicate a controlled rate and volume of runoff which does not exceed existing conditions. According to site plans, fencing around the perimeter of the retention basin will include a 12-foot access road for long-term maintenance and operations. The basin is part of the Water Quality Management Plan (WQMP) required by the developer to ensure long-term water quality and implementation will occur in perpetuity by homeowners and the HOA.

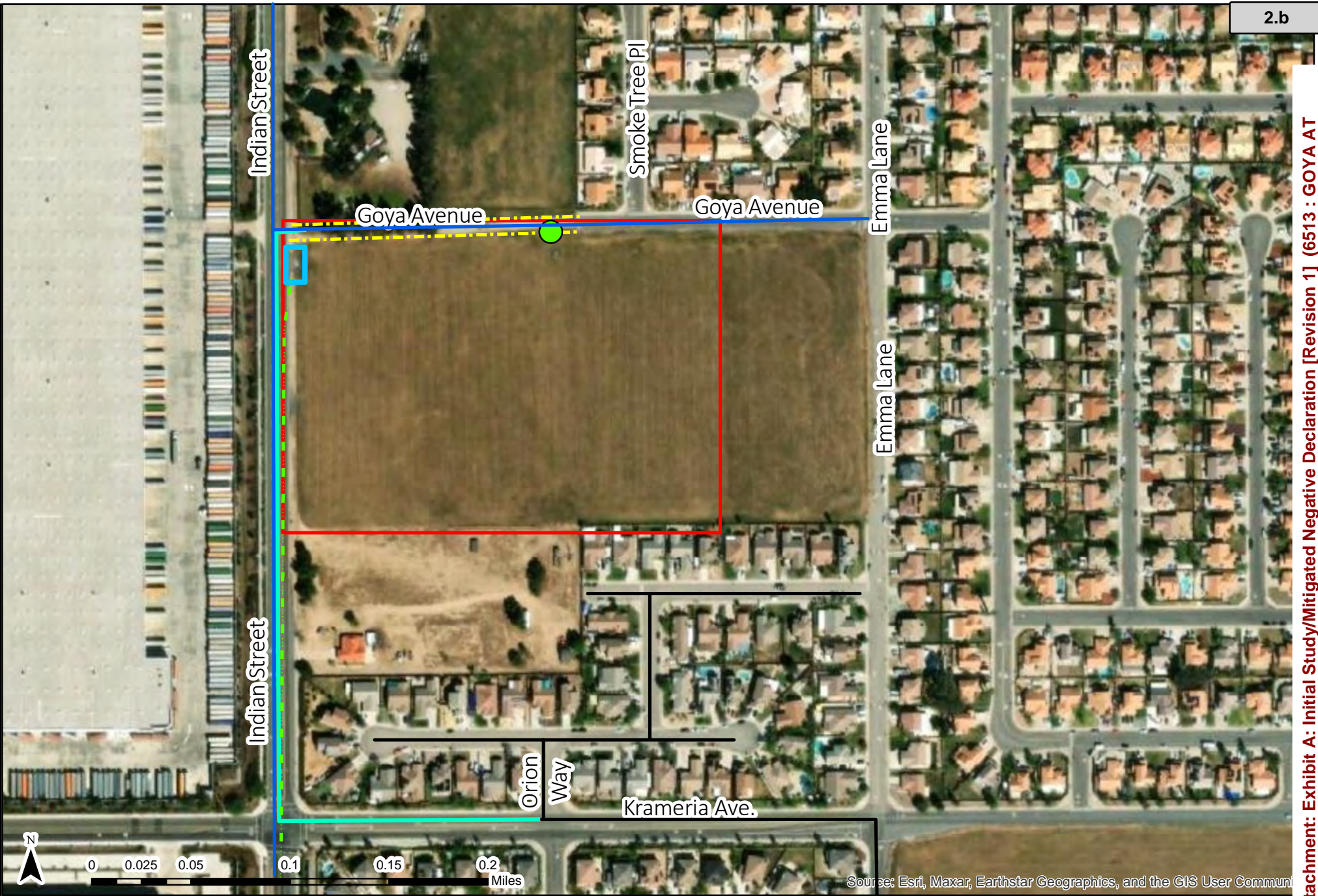
The Project is within existing service areas for, SoCal Gas (natural gas services), Waste Management of Inland Valley (refuse collection and recycling and disposal), and Frontier, Spectrum and AT&T (Cable Communications/Internet). The majority of the solid waste produced at the Project Site will be disposed of at Badlands Sanitary Landfill, northeast of the Project Site at 3115 Ironwood Avenue, Moreno Valley, California. Telecommunication lines will be installed underground during street improvements planned along Goya Avenue and Indian Street in accordance with the City’s Municipal Code requirements.

For the reasons above, the Project will require construction of new expanded water, wastewater treatment or storm water drainage, however, the new construction will be installed during Project construction and will comply with design standards and programs established for health, safety and welfare and implemented by the City. The Project will implement Mitigation Measures **MM UTL-01: Neighborhood Coordination and Traffic Control** and **MM UTL-02: Utility Purveyor Approval**, resulting in less than significant impacts. The Project will comply with the Green Building Code and implement strategies to reduce energy and water consumption that include the accommodation for solar energy and drought tolerate landscaping (See **Figure 8: Landscaping Plan**). Additionally, the Project will accommodate population growth that is anticipated in regional plans and the City’s approved Housing Element.

MM UTL-01- Neighborhood Coordination and Traffic Control: Prior to issuance of permits, the City Engineer shall verify that Project plans include a construction traffic management plan for the off-site improvements that will be constructed within public right-of-way with the Project (pursuant to city standards outlined in “Traffic Control Plan Guidelines and Checklist” updated 04/20/2022).

MM UTL-02- Utility Purveyor Approval: Prior to issuance of final tract map approval and permits, the City Building Official shall verify that improvement plans for utility extensions and connections and service to the structures are approved by each utility purveyor.

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- Legend**
- Monitoring Wells
 - Drainage Inlet
 - Project Site
 - Unpaved Goya Avenue ROW
 - Existing 8" PVC Sewer Line
 - Proposed Sewer Line
 - Existing Water Line
 - Existing Storm Drain

*City of Moreno Valley
Goya at Heritage Park*

Figure 16: Proposed and Existing Utility Lines

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant with Mitigation Incorporated. The approved General Plan and Housing Element indicate increased acreage for development of housing is needed within city limits (increased from 25% of the city according to the 2009 General Plan to 46.9% of the City in the General Plan Update and current Housing Element). A substantial number of new dwellings must be constructed to accommodate population growth anticipated by the Department of Housing and Community Development in all socioeconomic categories. City and regional plans, including the Urban Water Management Plan for this area, indicate that water supplies are available to sufficiently serve increased future demand for water in Moreno Valley if infrastructure improvements are implemented to extend service and water conservation features are implemented with new development.

The Project will contribute 63 additional dwelling units above what is allowed under the current General Plan and Zoning at the Project Site; Project implementation will result in a total of 131 low density dwelling units constructed to meet a portion of the City’s quantified future housing needs of 13,627 new dwellings, 152 rehabilitated dwellings, and 79 preserved dwellings. The clustered layout of the Project allows space for neighborhood parks and open space in an area where future parks, in addition to medium density homes, are needed.

The proposed Project will enforce water conservation policies by including them within CC&Rs enforceable by the PUD’s HOA during long-term use. Each homeowner and tenant will be required to comply with HOA requirements, or they may be subject to fines. New landscaping proposed with the Project consists of 14,882 sq. ft. of low-water demand trees and plants with a plant factor of 0.03, resulting in an irrigation efficiency of 0.75 overhead. According to the landscaping plan, estimated annual water use will be approximately 978,465 gallons, which is approximately 8 percent below the maximum allowable allowance of 1,063,389 gallons due to the application of water-efficient features.

According to an EMWD special report published May 2019, water efficient households utilize approximately 55 gallons per person per day. Since the proposed Project anticipates a total population increase of approximately 504 residents, approximately 10,117,800 gallons of water will be used annually for the Project’s long-term needs. In combination with the proposed Project’s irrigation needs, the Project anticipates a total of 11,096,265 gallons of water use annually. Due to the zone change from R5 to RS10, the proposed Project requires EMWD to supply an additional 4,858,150 gallons of water annually.

The Project will implement water conservation features which will be managed in perpetuity through the application of CC&Rs and the HOA. Therefore, the Project contributes to regional housing needs and maintains goals that are consistent with desired outcomes from city-established policies and objectives contained within the Housing Element and Climate Action Plan as well as the regional plans for water supply in EMWD’s Urban Water Management Plan. The Project provides a unique neighborhood that contributes to the local character, City circulation (internal connectivity), and increases housing in a designated residential land use.

The Eastern Municipal Water District (EMWD) planning documents indicate water supplies are available to provide water services to the Project. Due to the size of the Project, it will not exceed forecasted water demand for EMWD. Improvements to the pipelines as well as implementing new storage tanks outlined in EWMD’s Updated Water Management Plan (UWMP) will assist in better serving the Project and future growth in the Local Vicinity within Moreno Valley. The Project will implement measures to conserve water, such as drought tolerant landscaping and compliance with the Green Building Code.

For these reasons, the proposed Mitigation Measure **MM UTL-03: EMWD Water Conservation Policies** will reduce impacts to sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years to less than significant levels.

MM UTL-03: EMWD Water Conservation Policies: Prior to final tract map approval and issuance of permits the City Engineer and Planning Department shall verify that EMWD Water Conservation Policies are incorporated within the Project’s CC&R’s and construction plan set per the following:

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1. Irrigate landscape only between 9:00 p.m. and 6:00 a.m. except when:
 - o Manually watering.
 - o Establishing new landscape.
 - o Temperatures are predicted to fall below freezing; or
 - o It is very short period of time to adjust or repair an irrigation system.
2. Unattended irrigation systems using potable water are prohibited unless they are limited to no more than 15 minutes watering per day, per station. This limitation can be extended for:
 - o Very low flow drip irrigation systems when no emitter produces more than two gallons of water per hour.
 - o Weather based controllers or stream rotor sprinklers that meet 70 percent efficiency.
 - o Runoff or over watering is not permitted in any case.
3. Irrigation systems operate efficiently and avoid overwatering or watering of hardscape and the resulting runoff.
4. Excessive water flow or runoff is prohibited.
5. Install new landscaping with low-water demand trees and plants. New turf shall only be installed for functional purposes.
6. Watering during rain is prohibited.

Long-term maintenance of items a) through f) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant Impact. Two treatment plants service the Eastern Municipal Water District: Henry J. Mills in Riverside and Robert A. Skinner in Winchester. Wastewater collection systems span over 1,534 miles of gravity sewer, 54 lift stations, and 4 operational regional water reclamation facilities. To ensure the Project Site is compliant with EMWD requirements, the developer will complete the “New Development Process” required by EMWD. The process includes five phases that will help the developer acquire water, sewer, and recycled water service connections to the Project Site.

The Project is consistent with regional land use plans provided by SCAG and EMWD’s plans to implement water conservation strategies that assist in the reduction of wastewater. According to the U.S. EPA, the “typical” average daily wastewater flows are between 40 to 60 gallons per person per day (USEPA, n.d.). As a result of the proposed Project best-case and worst-case scenarios would result in approximately 20,160 gallons and approximately 30,240 gallons of wastewater per day. Since the Project requires the construction of 1,400 linear feet of sewer line along the Indian Street and Krameria Avenue right-of-way, Project implementation is not anticipated to result in demand for wastewater service exceeding the provider’s commitments or outcomes expected from full buildout of the General Plan. The installation of an additional sewer line ensures the Project’s wastewater needs do not impact existing capacities; therefore, EMWD will have adequate capacity to provide wastewater treatment for the Project.

However, during Project construction, short-term and temporary impacts to local roadways including Indian Street and Krameria Avenue many occur. For this reason, prior to construction activities a City approved, traffic control plan pursuant to Standard Condition **SC TRAF-01: Construction Traffic Control Plan** will be implemented during Project implementation, which will specify the need for roadways signs/ striping, shoulder closures, detours or flagging, and roadway closures.

As a result, the Project anticipates less than significant impact.

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. Through the City’s maintenance of contracts with landfills including the Badlands Sanitary Landfill, El Sobrante Landfill, and Lamb Canyon Landfill, waste management services will be provided at the Project Site regularly by Waste Management of Inland Empire. Due to Moreno Valley’s Municipal Code Ordinance 8.80.030: Waste Management Plan, the proposed a completed “waste management plan” for City approval prior to permit issuance, estimated the volume and weight of waste generated at the Project Site along with feasibly diverted waste via recycling and reuse. As a result, Project waste is not anticipated beyond state or local capacity, nor will Project waste exceed the approved Waste Management and Recycling Plan pursuant to the City’s Municipal Code. See Section XIX, response e). According to the Moreno Valley 2006 General Plan EIR, Table 5.13-17 Estimated Current and Future Solid Waste Generation Alternative 1, each single-family residential development generates approximately 10 pounds of solid waste per day. Since the Project proposes to implement 131 dwelling units within the PUD, each day approximately 1,310 pounds of solid waste will be generated at the Project Site: resulting in a weekly total of 9,170 pounds for the proposed Project. The Project is not anticipated to exceed waste generation that was anticipated in the approve General Plan Update and EIR

As a result, impacts are anticipated to be less than significant.

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

Regulatory Setting:
Senate Bill 1383

Senate Bill 1383 grants CALRecycle regulatory authority to set waste disposal reduction targets and establish an additional target that no less than 20 percent of currently disposed edible food is recovered for human consumption by 2025 (MoVal 2040 GP EIR).

Less than Significant Impact. Through the approved Waste Management and Recycling Plan, submitted to the City per the Municipal Code, the Project will comply with state and local management, reduction and recycling strategies and regulations for reducing solid waste disposal. In addition, the Project will follow the California Integrated Waste Management Act,, Senate Bill 1383, and the City Municipal Code.

Sources:

1. Moreno Valley General Plan, adopted July 11, 2006
 - 6) Chapter 2 – Conservation Element – Section 2.4 – Utilities
 - 7) Chapter 6 – Safety Element – Section 6.7 – Water Quality
 - 8) Chapter 7 – Conservation Element – Section 7.3 – Solid Waste
 - 9) Chapter 7 -- Conservation Element – Section 7.5—Water Resources
 - Figure 7-1 – Water Purveyor Service Area Map
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 – Strom 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

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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 Section IX, f). According to the CAL FIRE Fire Hazard Severity Zone (FHSZ) Viewer and the City’s General Plans, areas of the City prone to fire are along the edge of City Limits north and east near the Badlands, east near College Park, and southeast into Lake Perris Recreation Area. CALFIRE designates these locations as “Very High Fire Hazard Severity Zones” (VHFHSZ), refer to Figure 4.18-1: See California FIRE Fire Hazard Severity Zone, Moreno Valley General Plan EIR 2021. However, sites designated as VHFHSZ are over three miles from the Project Site; therefore, the Project Site is not at high risk for association with a potentially significant fire hazard. Additionally, the City’s Local Hazard Mitigation Plan indicated that wildland fires are typically “uncontrolled fire(s) in combustible vegetation that is typically found in rural or wilderness area.” According to site visits and aerial photographs, the Project Site is located within an urbanized area of the City, void of thick vegetation and brush typical for wildland fires.

In the event of a fire near the Project Site or within City Limits, fire stations close to the Project Site are readily available to provide emergency response. The closest fire station to the Project Site includes Riverside County Fire/ Moreno Valley Station 65, approximately 1.4 miles north of the Project Site, and Riverside County Fire Department Station 91, approximately 2.3 miles east of the Project Site. Both stations house Type 1 engines for emergency response; Type 1 fire engines have a “minimum tank capacity of 300 gallons, minimum tank flow of 1,000 gallons per minute (GPM), a minimum of 1,700 feet in hoses, and carries at least 4 personnel” (Municibid 2023). During Project construction, access to local roadways including Indian Street and Goya Avenue will be temporarily impacted due to proposed street improvements. The mobilization of slow-moving, heavy equipment to and from the Project Site and along local roadways including Goya Avenue and Indian Street, will require that the Project contractor implement a Traffic Control Plan in compliance with the City standards to reduce temporary construction impacts on nearby roads. The Project will also implement current design standards outlined in the City’s Municipal Code and California Building Code. Since the Project will construct low profile residential structures with side and rear yard setbacks which are compliant with the Municipal Code, the Project will not require special equipment for firefighting. Fire hydrants will be installed within the PUD pursuant to Moreno Valley’s fire code, which will be enforced throughout the City’s plan check and review process. The closest fire hydrants to the Project site are located approximately 100 feet east at the northwest corner of Smoke Tree Place and Goya Avenue and approximately 100 feet to the west across Indian Street.

Due to the size and nature of the proposed Project, the Project does not anticipate additional or unique emergency response services.

With the implementation of standard condition **SC TRAF-01: Construction Traffic Control Plan**, long-term evacuation routes adjacent to the Project Site, Perris Boulevard and Indian Street, will not be at risk for disruption; however, the use of slower moving trucks and scale of the Project’s construction traffic has the potential to temporarily impair the circulation system or freeway operation with the implementation of a Traffic Control Plan.

As a result of the above reasons, the Project anticipates less than significant impact on emergency response plans or emergency evacuation plans. In addition, due to proximity to very high fire hazard severity zones, Project implementation will involve less than significant impacts on evacuation routes and emergency response plans within vulnerable, fire-prone areas.

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant Impact. See Section XX, response a). The Project Site is relatively flat with a slight natural slope north to south with a 0.8% gradient, for runoff and is not located in a 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 the uncontrolled spread of a wildfire. The Project is proposed for an urban setting and consistent with SCAG Regional policies and goals for land use and the City’s Housing element goals and policies (See <i>Table 19: 2006 General Plan and 2021 General Plan Update: Land Use and Housing Element</i>).</p> <p>Within the City’s Emergency Operations Plan, the land use proposed with the Project is consistent with the existing land use patterns that are currently addressed.</p> <p>For these reasons, the impacts due to slope, prevailing winds and other factors of wildfire rises are less than significant.</p>				
<p>c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant with Mitigation Incorporated. See Response XX, response a). Installation and extension of road and utilities to serve the Project Site are consistent with Moreno Valley’s 2006 General Plan, 2021 General Plan Update, 2021-2029 Housing Policy, and SCAG Regional plans for growth within City Limits. The following documents indicate a critical need for new housing developments. The Project will contribute an additional 131 dwelling units toward the City’s RHNA requirement and will assist the City in improving available housing. The City’s Engineer will review the extension of utilities and services to ensure compliance with the Municipal Code and California Building Code. Extensions of utilities will not obstruct the desired policies and goals of the City’s General Plan or SCAG’s regional plans for this location. The Project Site is planned for development and there are existing services and utilities available for connection within proximity. Therefore, the utility companies will work in coordination with the Project contractor to extend utilities to service the Project Site and ensure existing utilities are not disrupted. Safe second story fire rescue will be able to take place since side yard setbacks will meet zoning requirements of 5-feet between the side lot and the house. In addition, Mitigation Measure MM WILD-01: HOA Fire Safety will ensure residents keep side yard setbacks free and clear of debris for fire safety and emergency response purposes.</p> <p>For the reasons above, implementation of the Mitigation Measure will ensure the Project does not exceed what has already been considered and approved in existing local land use plans for the Project Site. Therefore, impacts will be less than significant upon implementation of the HOA CC&Rs.</p> <p>MM WILD-01: HOA Fire Safety- To ensure fire safety and appropriate emergency response, the Homeowner’s Association shall incorporate requirements within the recorded CC&Rs that require property owners to keep the side yard setbacks free and clear of debris year-round.</p> <p>Long-term maintenance of above requirement shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.</p>				

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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>Response:</p> <p>No Impact. See Response XX, a) through c). The Project Site is not within an area that contains unique features or elevated risk from wildfire, slope, flooding, runoff, landslides, and drainage. The Project Site is in an area with flat terrain and is surrounded by urbanization including fully constructed surface and storm drainage and gently sloping landscaped setbacks and small pockets of irrigated open space. Land use and infrastructure proposed with the Project will comply with the California Building Code and the City’s Municipal Code and will be verified with the standard application of the City’s plan check and inspection processes during construction. Project plans show that the onsite water quality detention basin for the Project will fully contain storm water flows after the Project is constructed so that the volume of runoff discharged downstream will not exceed existing conditions.</p> <p>As a result, impacts related to the exposure of 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, are not anticipated to occur from the proposed Project.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted July 11, 2006 <ul style="list-style-type: none"> • Chapter 6 – Safety Element – Section 6.2- Fire and Emergency Services – 6.2.8—Wildland Urban Interface 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified July 11, 2006 <ul style="list-style-type: none"> • Section 5.5 – Hazards and Hazardous Materials <ul style="list-style-type: none"> - Figure 5.5-2 – Floodplains and High Fire Hazard Areas 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf <ul style="list-style-type: none"> • Chapter 5 – Wildland and Urban Fires <ul style="list-style-type: none"> - Figure 5-2 – Moreno Valley High Fire Area Map 2016 • Chapter 8 – Landslide <ul style="list-style-type: none"> - Figure 8-1 – Moreno Valley Slope Analysis 2016 5. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf <ul style="list-style-type: none"> • Threat Assessment 3 – Wildfire 6. 				

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5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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XXI. MANDATORY FINDINGS OF SIGNIFICANCE

<p>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?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant with Mitigation Incorporated. The Project will be constructed on land that is planned for single-family residential development and has been subject to regular discing for weed abatement. Historical use of the Project site has been for agriculture and the cultural resources report for the Project indicates no sensitive resources are anticipated. The Project will implement mitigation measures for cultural resources (**MM CUL-01 through MM CUL-09**) and tribal cultural resources (**MM CUL-01 through MM CUL-03**) tailgate training and monitoring for archaeological and tribal resources should buried cultural resources be found during earthwork for the Project.

Project implementation will require removal of eucalyptus trees that are currently growing in the planned right-of-way for Goya Avenue and provide habitat for nesting birds. The Project is required to comply with the California Fish and Game Code (Sections 3503, 3503.3, 3511, and 3513 of the California Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs). The Project is also required to comply with the Migratory Bird Treaty Act which requires If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be 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 biologist conducting the clearance survey should document a negative survey with a brief letter report. In addition, A 30-day pre-construction burrowing owl survey shall be conducted prior to any ground disturbing activities to avoid direct take of burrowing owls, in accordance Objectives 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project is within a Habitat Conservation Plan area for Stephen's kangaroo rat (SKR) and is eligible to pay mitigation fees. Payment of this fee is considered full mitigation for this species.

In addition to cultural resources monitoring, the Project is required to implement a SWPPP, WQMP, preconstruction bird nesting surveys for migratory birds and preconstruction surveys for burrowing owl, pay SKR mitigation fees, and which will result in less than significant direct and indirect impacts on habitat and wildlife species. The Project will implement these requirements pursuant to the mitigation measures for biology (**MM BIO-01 through MM BIO-03**) and best management practices for water quality (**MM HYDRO-01: Water Quality Best Management Practices**) to reduce potentially significant impacts to less than significance both onsite and offsite. These mitigation measures are included in the MMRP for the Project and must be implemented pursuant to Public Resources Code (PRC) Section 21081.6.

For these reasons impacts from Project implementation are less than significant 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.)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant with Mitigation Incorporated. Mitigation measures for water quality (**MM HYDRO-01: Water Quality Best Management Practices**) and biological resources (**MM BIO-01 through MM BIO-03**) described above

Attachment: Exhibit A: Initial Study/Mitigated Negative Declaration [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

5.0 ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and listed in the MMRP will reduce the Project’s contribution to cumulative impacts on natural resources to less than significance. Project construction has the potential to occur concurrently with construction of other projects in the Local Vicinity and could result in cumulatively significant temporary impacts from traffic, air quality, hazardous materials, and noise. Mitigation measures are proposed that will be implemented with the Project, pursuant to the MMRP, to reduce potentially significant impacts to less than significance. The implementation of mitigation measures for traffic (**SC TRAF-01: Construction Traffic Control Plan**), noise (**MM NIO-01: Noise Attenuation**), and hazardous materials (**MM HAZ-01: Groundwater Monitoring Wells** and **MM HAZ-02: Coordination with Val Verdes School District**) in addition to mitigation measures for biological and water resources as described in Response a) above will reduce the Project contribution to significant cumulative impacts that may occur during construction to less than significance.

Significant long-term cumulative impacts related to automobile noise adjacent Goya Avenue and Indian Street, will be mitigated to less than significance with mitigation measures listed in the MMRP requiring noise reducing windows facing these streets. Other long-term cumulative impacts are not anticipated because the Project will incorporate applicable statutory requirements and engineering standards for safety through compliance with the City’s standard process for plan check and inspection. In addition, the Project will provide much needed housing consistent with the City’s Housing Element, General Plan and approved regional plans for this area. The Project implements sustainability measures associated with increased residential density within walking distance to potential employment, schools, retail, services, and the mixed-use corridor for Perris Boulevard. The Project is consistent with long-range regional plans and City plans and would not increase VMT or air emissions significantly.

Mitigation measures have been proposed to reduce potentially significant project-related individual impacts from aesthetics (**MM AES-01 through MM AES-03, SC AES-01**), geology/soils/seismicity (**MM GEO-01 through MM GEO-12**), public services and utilities (**MM PUB-01: School Fees, MM UTL-01 through MM UTL-03**), hazards and hazardous materials (**MM HAZ-01: Groundwater Monitoring Wells** and **MM HAZ-02: Coordination with Val Verdes School District**), and fire (**MM WILD-01: HOA Fire Safety**) . The Project is consistent with long-range regional, and city plans and is not anticipated to significantly contribute to cumulative impacts with the implementation of mitigation measures in the MMRP.

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"/>
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Response:

Less than Significant with Mitigation Incorporated. Project construction will incorporate mitigation measures MM for geology and soils (**GEO-01 through MM GEO-12**), hazardous materials (**MM HAZ-01: Groundwater Monitoring Wells** and **MM HAZ-02: Coordination with Val Verdes School District**), and traffic (**SC TRAF-01: Construction Traffic Control Plan**) as well as standard conditions and mitigation measures for air quality (**SC AQ-01: Compliance with SCAQMD Rules; MM AQ-02: Dust Fugitive Dust Control Plan; MM AQ-03: Construction Idling**) and permanent water quality best management practices (**MM HYDRO-01: Water Quality Best Management Practices**) to reduce Project impacts to less than significance. The standard application of the City’s plan check and inspection process and the implementation of the MMRP for the Project will result in less than significant environmental effects resulting in substantial adverse effects on human beings, either directly or indirectly.

Exhibit B

MITIGATION MONITORING AND REPORTING PROGRAM



DRAFT MITIGATION MONITORING AND REPORTING PROGRAM
 FOR GOYA AT HERITAGE PARK AT GOYA

PEN23-0069 (TTM), PEN23-0070 (PUD), PEN23-0071 (Change of Zone), PEN23-0072 (General Plan Amendment), and PEN23-0073 (Expanded Initial Study)

The following is a Mitigation Monitoring and Reporting Program (MMRP) for the Goya at Heritage Park located in Moreno Valley, California. This MMRP has been prepared pursuant to Section 15097 of the CEQA Guidelines and Section 21081.6 of the Public Resources Code. This MMRP lists all applicable Project Mitigation Measures (MM), Standard Condition (SC), and environmental commitments for executing Best Management Practices provided by the Project Applicant that are required to be implemented with the Project under existing Plans, Programs, and Policies for environmental resource protection. This MMRP includes implementation timing and responsible party to ensure proper enforcement of all MMs and SCs to reduce Project impacts. The City of Moreno Valley, as the Lead Agency, will utilize the MMRP to document the implementation of Project mitigation and BMP environmental commitments, which ensure all project impacts are reduced to less than significance pursuant to The California Environmental Quality Act (CEQA).

Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a) Have a substantial adverse effect on a scenic vista? 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?	<p>MM AES-01- Perimeter Walls: Prior to final tract map approval and issuance of permits, the City of Moreno Valley shall verify that Project plans and the recorded CC&Rs for the Project include the following types of perimeter fencing and walls to be installed during construction and maintained in perpetuity throughout the Heritage Park Planned Unit Development:</p> <p>a) Perimeter Block Walls- Perimeter block walls generally located around the exterior of the neighborhood to provide homes with privacy and noise attenuation from abutting roads and off-site land uses. These Perimeter Block Walls consist of textured split-face concrete solid bricks, with no openings. The wall shall measure six (6) feet in height as measured from ground surface including two (2) inch high caps. The wall shall include 16-inch block decorative concrete block pilasters with no openings, at each lot line and change of fence type.</p> <p>b) Interior Vinyl Fence: Interior Vinyl Fences are generally located between side yards and at the back of residential lots (excluding lots which rear on public streets, which are covered in item 1. above) to provide privacy and security for residents. Interior Vinyl Fences have a height of six (6) feet as measured above ground surface and are constructed of tongue and groove</p>	Prior to the issuance of building permits.	City's Building Official, Planning Division, and the City Engineer.	Initials: _____ Date: _____

Attachment: Exhibit B: Mitigation Monitoring and Reporting Program [Revision 1] (6513 : GOYA AT



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	<p>panels, top and bottom rails, and vinyl posts with vinyl caps.</p> <p>c) Tubular Steel Fence: Tubular Steel Fences are generally located at the perimeters of retention basin areas and dog parks. These Tubular Steel Fences preserve scenic views while maintaining security for residents and visitors of the community. View fences have a maximum height of six (6) feet and are constructed of tubular steel 0.5-inch square 16-gauge palings and 1.5-inch square 14-gauge tubing top and bottom rails. The color finish of the tubular steel fence should complement the community design theme.</p> <p>The City’s Building Official, Planning Division, and the City Engineer shall verify construction plans show perimeter fencing and concrete block walls, according to items a through c above, within the Heritage Park Planned Unit Development and that perimeter walls and fences will be constructed from materials, colors, and textures that are similar and harmonious with the architecture and earth tones, as indicated on Project Plans, Design Guidelines, and in Figures 7: Site Plan and Figure 9: Elevations of the Draft ISMND. Long-term maintenance of items a) through 3) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Division prior to issuance of the first final certificate of occupancy.</p> <p>City review of Site Plans, Design Guidelines, CC&Rs and Articles of Incorporation for the HOA shall verify that the CC&Rs provide guidelines for perpetual maintenance of all community perimeter fencing and walls for the Project shown on Figure 7: Site Plan of the ISMND. This verification will be done by the City Engineer, Building Official, and/or Planning Division prior to issuance of final approval of the Tract Map and prior to issuance of building and grading permits for the Project and verified again within the recorded CC&Rs prior to issuance of the first certificate of</p>			

Attachment: Exhibit B: Mitigation Monitoring and Reporting Program [Revision 1] (6513 : GOYA AT



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	occupancy. Implementation will be verified during Project inspections by the City Building Inspector. Inclusion of the fencing plan and maintenance program shall be included in the recorded CC&Rs by the City Inspector, City Engineer, and Building Official prior to issuance of the first certificate of occupancy.			
		<p>MM AES-02- Landscaping and Irrigation: The City Building Official, Planning Division, and the City Engineer shall verify prior to Final Tract Map approval and prior to issuance of permits, that Project plans show landscaping and irrigation along Iris Avenue and Goya Avenue providing effective screening and visual buffers between the adjacent public streets and the Project; this includes permanent maintenance through the CC&Rs and HOA. The second stories of the proposed residential structures that are visible from Goya Avenue and Indian Street shall be buffered. Pursuant to the Heritage Park PUD Design Guidelines, landscaping along Goya Avenue and Indian Street should consist of the following:</p> <p><u>Goya Avenue</u> Goya Avenue shall contain curb separated landscaped parkways maintained by the HOA and adorned with 27 Chinese Pistache trees (or a suitable alternative tree species with similar foliage and mature heights reaching 25- to 35-feet tall and canopies of up to 50-feet wide) that provide a visual buffer between the street and adjacent residential areas. At the Goya Street vehicular entry, a curb-separated walkway lined with four (4) Koelreuteria Bipinnata trees shall be implemented or If an alternative species is selected for implementation it shall provide similar foliage and reach mature heights up to 40- to 60-feet tall with a canopy of up to 30-feet to 40-feet wide.</p> <p><u>Indian Street</u> Indian Street shall feature landscaped parkways, maintained by the HOA, acting as a buffer between the street and surrounding residential areas. Two (2) Crape Myrtle trees (or suitable</p>	Prior to Final Tract Map approval and prior to issuance of permits. Prior to issuance of the first certificate of occupancy	City Building Official, Planning Division, and the City Engineer.	Initials: _____ Date: _____

Attachment: Exhibit B: Mitigation Monitoring and Reporting Program [Revision 1] (6513 : GOYA AT



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	<p>alternative species reaching 15-feet to 25-feet-tall with a canopy of 6-feet to 15-feet wide) and thirteen (13) Lagerstroemia “Catawba” shall adorn the parkways, while five (5) Saratoga Sweet Bay trees (or suitable alternative with similar foliage and up to 15-feet to 35-feet tall and 15-feet to 35-feet wide at maturity) will create a barrier between the street and the retention basin area to the east. At the Indian Street vehicular entry, planted trees at the curb-separated walkway will consist of four (4) Koelreuteria Bipinnata trees (or a suitable alternative with similar foliage with heights up to 40- to 60-feet tall and a canopy of up to 30-feet to 40-feet wide at maturity.</p> <p>Prior to issuance of the first certificate of occupancy, the City Planning Division, Inspector and Building Official shall verify that landscape irrigation and maintenance is included in the recorded CC&Rs for the Project.</p>			
		<p>MM AES-03- Exterior Finishes: The City’s Building Official and/or Planning Division shall verify prior to final tract map approval and issuance of permits, that plans will show the following architectural details on the front and rear facades (exteriors of residential structures) facing Goya Avenue and Indian Street and from public open space. Plan check shall include verification by the City Engineer, Building Official and Planning Division that CC&Rs for the Project include guidelines for long term maintenance of these features on these specific lots as described below and shown in Figure 7: Site Plan and Figure 9: Elevation Plans in the Draft ISMND and the Design Guidelines for the Project:</p> <p><i>a) Building Form, Massing, and Articulation</i></p> <ol style="list-style-type: none"> 1. Front and rear building setbacks along Goya Avenue and Indian Street shall be varied 2. Elevation Plans shown in Figure 9: Elevations of the Draft ISMND provide four architectural styles (Spanish, Ranch, Prairie, and Craftsman). Architectural building styles shall alternate along the streets. 	Prior to final tract map approval and issuance of permits.	City Engineer, City Building Official and Planning Division	Initials: _____ Date: _____

Attachment: Exhibit B: Mitigation Monitoring and Reporting Program [Revision 1] (6513 : GOYA AT



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	<ol style="list-style-type: none"> 3. Street entry driveways from Goya Avenue and Indian Street shall include decorative pavement and large container trees and plants. 4. Plans shall show plane offsets for façade articulation and varied roof forms. 5. Plans shall show matching structure details, such as window trim and exterior doors, according to the architectural style of the structure. 6. Decorative architectural details will be added on building facades that are visible from adjacent streets and parks. These treatments could include varied and complimentary colors to accentuate building features, brackets or trellises for roof overhangs and projections, stonework, window shutters and decorative trim among others. These details should be applied to enhance the elevations of buildings and create a dynamic and aesthetic in public areas. <p><i>b) Windows:</i></p> <ol style="list-style-type: none"> 1. Coordinate each elevation’s window shape, size, and location to provide a logical, proportional, and attractive composition consistent with the architectural style. 2. Arrange and determine the dimensions of windows in accordance with the conditions of the site, taking into account privacy concerns to the extent possible. 3. Feature windows are encouraged to incorporate enhancements such as recess into the wall plane, enhanced sills with corresponding roof elements, shutters, projecting overhead trellis elements, or decorative grilles if appropriate to the architectural style. All other windows on the front elevation feature trim surrounds, headers and/or sills, or other enhancements consistent with the architectural style of the building. 			

Attachment: Exhibit B: Mitigation Monitoring and Reporting Program [Revision 1] (6513 : GOYA AT



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	<p>4. When used, the shape and size of shutters should be proportionate to the window opening and appear as functioning elements.</p> <p>c) <i>Colors and Materials:</i></p> <ol style="list-style-type: none"> 1. Building materials and colors shown on architectural plans are in earthtones. Final color selection should be appropriate to the overall neighborhood design theme and relate to the selected architectural style. 2. Where color or material changes occur on the building, such changes should only occur at inside corners or wrapped to termination points of at least 24 inches that provide a finished appearance from the street. 3. Columns and posts should be enveloped by the color and materials, which should come to an end at the point where the material changes. 4. Apply colors and materials to enhance changes in wall plane, reinforce articulation of elevations, and enhance special features such as entries, single-story elements, etc. 5. Select high-quality, low-maintenance, and durable materials to minimize the need for a replacement that would contribute to landfill waste. 6. Appropriate building materials include, but are not limited to: <ul style="list-style-type: none"> - Stucco - Simulated wood siding - Natural or manufactured stone veneer - Natural or manufactured brick veneer - Metal - Vinyl Windows <p>d) <i>Roofs</i></p> <ol style="list-style-type: none"> 1. Select roof forms, pitches and materials that are consistent with the architectural style of the building. Consider roof forms in relation to the building mass to 			

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	<p>improve massing relief along public streets and on other publicly visible elevations.</p> <ol style="list-style-type: none"> 2. Varied roof forms, offsets and materials consistent with the architectural style of the building are encouraged to create variation in the street level views. 3. Keep roof forms simple and efficient based on the architectural style and plan shape. Avoid overly complicated roof design that detracts from the characteristics of the architectural style. 4. Consider the visual impact of the placement of photovoltaic panels and/or tiles, as well as any solar water heating panels, while designing roof plans. Minimize or group rooftop equipment to leave adequate, continuous space for rooftop photovoltaic systems where feasible. <p><i>e) Gutters and Downspouts:</i></p> <ol style="list-style-type: none"> 1. Where it is feasible, thoughtful consideration should be given as to the location of the overall guttering system during the architectural design process so that the result is a cohesive building façade in which all elements, including gutters and downspouts, work together to create a pleasing building façade. 2. Whenever possible, downspouts should be located in the least conspicuous location, such as side and rear facades of the building. 3. Exposed gutters and downspouts may be painted to complement or match the colors of the surfaces to which they are attached. 4. Gutter and downspout locations shall be subject to CC&R guidelines and HOA approval. <p>Exterior finishes described above shall be constructed with the Project, enforced by the HOA according to recorded CC&Rs as shown on project plans, as verified by the City of Moreno Valley, prior to issuance of final tract map approval and issuance of</p>			

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Aesthetics	a), c) continued...	permits. Incorporation of items a) through e above shall be incorporated in the recorded CC&Rs as verified by the City Planning Division, Building Official and Inspector prior to issuance of the first certificate of occupancy to enhance street-level views from streets and public open spaces			
		<p>SC AES-01: Visual Impacts- Prior to issuance of permits and final tract map approval, the City Engineer and Planning Division shall verify that Project plans and CC&Rs for the Project incorporate guidelines/regulations for the following:</p> <ul style="list-style-type: none"> a) Enforce the Municipal Code requirements and Design Guidelines to ensure that high quality development yielding a pleasant living environment for existing and future residents (GP Objective 2-10) b) New electrical and communication lines are to be placed underground (GP Policy 7.7.1) c) The size, number and design on signs shall be subject to city review and approval to minimize degradation of visual quality (GP Policy 7.7.2) d) Minimize the visibility of wireless communication facilities by the public. Encourage “stealth” designs and encourage new antennas to be located on existing poles, buildings and other structures. Antennas are to be mounted in a manner not exceeding the heights of these structures. (GP Policy 7.7.5) 	During Plan Check and Inspections and ongoing	City Engineer, Planning Division, and Developer/ Builder/ Contractor. HOA	Initials: _____ Date: _____
Air Quality	a) Conflict with or obstruct implementation of the applicable air quality plan?	<p>SC AQ-01: Compliance with SCAQMD Rules- Throughout Project construction, the Project contractor shall adhere to the following rules outlined within SCAQMD’s Air Quality Management Plan:</p> <p>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.</p>	Throughout Project construction.	Project contractor	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Air Quality	a) continued...	<p>SCAQMD Rule 403: Governs 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 application of 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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. 			

Attachment: Exhibit B: Mitigation Monitoring and Reporting Program [Revision 1] (6513 : GOYA AT



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Air Quality	a) continued...	<ul style="list-style-type: none"> • 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 BMPs 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. <p>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.</p> <p>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:</p> <p>(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</p>			

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Air Quality	a) continued...	<p>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.</p> <p>(2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.</p> <p>(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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			

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Air Quality	a) continued...	<p>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.</p> <p>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.</p> <p>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).</p> <p>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.</p>			
		<p>MM AQ-02- Fugitive Dust Control Plan: Due to the size of the Project Area, a Fugitive Dust Control Plan is not needed for the Project, However, in order to mitigate the effects of fugitive dust during Project construction and comply with SCAQMD rules, the Project must implement the established procedures in Rule 403 and follow the application of standard BMPs in construction and operation activities, such as the following:</p> <ul style="list-style-type: none"> The application of water or chemical stabilizers to disturbed soils, managing haul road dust by application 	Throughout Project construction.	Project contractor	Initials: _____ Date: _____

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Air Quality	a) continued...	of water, haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites <ul style="list-style-type: none"> • Application of the best available dust control measures are used for grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. • Require the use of water trucks during all phases where earth moving operations would occur. 			
		MM AQ-03: Construction Idling: During Project construction, the Project contractor must install clear signage around the Project Site reminding construction workers to limit idling of construction equipment pursuant to the California Air Resource Board’s In-use Off Road Diesel-Fueled Fleets Regulation.	Throughout Project construction.	Project contractor	Initials: _____ Date: _____
Biological Resources	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?	Standard Condition	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____
		SC BIO-01- Stephan’s Kangaroo Rat: Since the Project Site is located within the Mitigation Fee Area of the Stephan’s’ Kangaroo Rat Habitat Conservation Plan (SKR HCP), the developer will be required to pay fair share SKR HCP Mitigation Fees prior to issuance of building permits and development of the Project pursuant to Moreno Valley Municipal Code Chapter 8.06, Threatened and Endangered Species.	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____
		MM BIO-02- Pre-construction Nesting Bird Survey: If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be 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.			



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Biological Resources	a) Continued...	<p>a) Construction should stay outside of a no-disturbance buffer. The size of the no disturbance buffer will be determined by the wildlife biologist</p> <p>b) Limits of construction will occur to avoid an active nest and will be established in the field via flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of next areas.</p> <p>c) A biological monitor shall be present to delineate the boundaries of the buffer area and monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity.</p>			
		<p>MM BIO-03- Burrowing Owl: Prior to the issuance of building permits and Project construction and any ground disturbing activities, the City of Moreno Valley’s Planning Division and City Building and/or Grading Inspector shall verify that a 30-day pre-construction burrowing owl clearance survey shall be conducted and that the results of the survey are negative for burrowing owl presence at the Project Site.</p>	Prior to issuance of Permits	City Planning Division, City Building Official, City Inspector	Initials: _____ Date: _____
Cultural Resources	a) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 ?	<p>MM CUL-01: Archeological Monitoring. 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 Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), the contractor, and the City, shall develop a Cultural Resources Monitoring Plan (CRMP) as defined in CR-3. The Project archeologist shall attend the pre-grading meeting with the City, the construction manager and any contractors, and Consulting Tribal representatives; and will conduct a mandatory Cultural Resources Worker Sensitivity</p>	Prior to the issuance of grading permit	Planning Division and Building Official, City’s Archaeological and Paleontological Monitors, Developer, Contractor and Builder, Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Yuhaaviatam of San	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Cultural Resources	a) Continued...	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		Manuel Nation (formerly known as the San Manuel Band of Mission Indians)	
		MM CUL-02: Native American Monitoring. Prior to the issuance of a grading permit(s), the Developer shall secure agreements with the Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), for tribal monitoring. The Developer 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.	Prior to the issuance of grading permit(s)	Project Builder/ Developer/Contractor, Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), Project Archeologist, construction manager	Initials: _____ Date: _____
		MM CUL-03: Cultural Resource Monitoring Plan (CRMP). 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 AB52 to address the details, timing and responsibility of all archaeological and cultural activities that will occur on the project site. A consulting Tribe is defined as a Tribe that initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB52 consultation process, and has completed AB 52 consultation with the City as provided for in Cal Pub Res Code Section 21080.3.2(b)(1) of AB52. Details in the Plan shall include: a. Project description and location b. Project grading and development scheduling;	Prior to the issuance of building permits and Project initiation.	Project Archeologist in consultation with Consulting Tribe(s)	Initials: _____ Date: _____

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Cultural Resources	a) Continued...	<ul style="list-style-type: none"> 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, human remains/cremations, sacred and ceremonial items, 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. 			
		<p>MM CUL-04: 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:</p> <p>A. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Division:</p> <ul style="list-style-type: none"> i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources. ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure MM CUL-03. 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 	<p>In the event that Native American cultural resources are discovering during ground disturbing activities (inadvertent discoveries.</p>	<p>City of Moreno Valley Planning Division</p>	<p>Initials: _____ Date: _____</p>

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Cultural Resources	a) Continued...	Governments as defined in MM CUL-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.			
		<p>MM CUL-05: Archaeological Resources. The City shall verify that the following note is included on the Grading Plan:</p> <ul style="list-style-type: none"> - If any suspected archaeological resources are discovered during ground –disturbing activities and the Project Archaeologist and/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. 	Prior to the issuances of grading permit	City of Moreno Valley Planning Division, Construction supervisor	Initials: _____ Date: _____
		<p>MM CUL-06: 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 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 a treatment plan has been prepared and approved by all Consulting Parties, then work may resume after the treatment plan has been completed. 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</p>	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	A qualified person meeting the Secretary of the Interior's standards	Initials: _____ Date: _____

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Cultural Resources	a) Continued...	consideration and implemented as deemed appropriate by the Community Development Department Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all Consulting Native American Tribes as defined in MM CUL-03: Cultural Resource Monitoring Plan (CRMP) 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 and Consulting Tribes for their review and approval prior to implementation of the said plan.			
		MM CUL-07: 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).	Prior to final inspection	Project developer/permit holder, Project Archeologist	Initials: _____ Date: _____
	b) Disturb any human remains, including those interred outside of formally dedicated cemeteries?	MM CR 7 Human Remains. If human remains and/or cremations are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree	At the time human remains are encountered during Project construction.	Project Developer/ Builder/Contractor, Field Crew/ Personnel, County Coroner	Initials: _____ Date: _____

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Cultural Resources	b) Disturb any human remains, including those interred outside of formally dedicated cemeteries?	<p>and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected; project personnel/observers will be restricted. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.</p> <p>B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.</p> <p>C. The Native American Heritage Commission shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98</p> <p>D. No photographs are to be taken except by the coroner, with written approval by the consulting Tribe[s].</p>			
		<p>MM CUL-09: 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</p>	Upon the reburial of Native American remain or associated grave goods	Project Developer/ Builder/Contractor, County Coroner	Initials: _____ Date: _____

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Cultural Resources	b) Continued...	disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).			



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<p>Geology and Soils</p>	<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: ii) Strong seismic ground shaking?</p> <p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p> <p>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? a) ii), c), & d) Continued...</p>	<p>MM GEO-01: Fill Materials-</p> <p>a) During earthwork, identify locations of fill soils that have not been properly compacted and certified and excavate and recompact these areas. Prior to backfilling, the bottom of the excavation should be observed by the Project Geotechnical Engineer to verify no additional removal or recompacting is required.</p> <p>b) During earthwork, the contractor shall verify that fill soils are placed in lifts approximately 6 inches thick according to the geotechnical engineer's recommendations, moisture-conditioned to a minimum of 2 percent above optimum moisture-content and compacted to achieve at least 95 percent maximum density based on ASTM Test Method D1557.</p> <p>c) During earthwork, the contractor shall verify that Imported Fill should consist of a well-graded, slightly cohesive, fine silty sand or sandy silt, with relatively impervious characteristics when compacted. This material should be approved by the Soils Engineer prior to use and should typically possess the following characteristics: a. <i>Percentage Passing No. 200 Sieve</i>= 20 to 50 b. <i>Plasticity Index</i>= 10 maximum c. <i>UBC Standard 29-2 Expansion Index</i>= 15 maximum</p> <p>d) During earthwork the contractor shall work with the soils engineer to verify suitability of soils for structure foundations. The soils engineer has the option of rejecting any compacted material regardless of the degree of compaction if that material is considered to be unstable or if future instability is suspected.</p>	<p>During earthwork throughout Project construction and prior to backfilling.</p>	<p>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer and Building Official and City Inspector</p>	<p>Initials: _____ Date: _____</p>

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<p>Geology and Soils</p>	<p>a) ii), c), & d) Continued...</p>	<p>MM GEO-02: Minimize Post-construction Soil Movement- In order to reduce post-construction soil movement and provide uniform support for the buildings, proposed parking, driver areas, and other foundations, the Project contractor in coordination with the Project Geotechnical Engineer and City’s Engineer should abide by the following during Project construction and ground disturbing activities:</p> <ul style="list-style-type: none"> a) Overexcavation and recompaction within the proposed building footprint areas should be performed to a minimum depth of at least five (5) feet below existing grades or two (2) feet below the bottom of the proposed foundation bearing grades. In addition, any fill soil present in the building area should be removed and replaced as compacted Engineered Fill. The overexcavation and recompaction should also extend laterally five feet (5’) beyond edges of the proposed footings or building limits. b) Overexcavation and recompaction of the near surface soil in the proposed parking area should be performed to a minimum depth of at least twelve (12) inches below existing grades or proposed subgrade, whichever is deeper. The actual depth of the overexcavation and recompaction should be determined by the geotechnical engineer or authorized representative for the geotechnical engineer during construction. The overexcavation and recompaction should also extend laterally at least three (3) feet beyond edges of the proposed paving limits or to the property boundary. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill. c) Overexcavation and recompaction of the soil in proposed street improvements and driveway approaches should be performed to a minimum depth of at least eighteen (18) inches below existing grades or proposed subgrade, whichever is deeper. The actual depth of the overexcavation and recompaction should 	<p>During Project implementation (construction) and ground disturbing activities.</p>	<p>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Inspector</p>	<p>Initials: _____ Date: _____</p>

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<p>Geology and Soils</p>	<p>a) ii), c), & d) Continued...</p>	<p>be determined by the geotechnical engineer or authorized representative for the geotechnical engineer during construction. The overexcavation and recompaction should also extend laterally at least three (3) feet beyond edges of the proposed paving limits or to the property boundary. Any undocumented fill encountered during grading should be removed and replaced with Engineered Fill.</p>			
		<p>MM GEO-03: Concrete Slabs-on-grade- Unless designed by the project structural engineer, concrete slabs-on-grade should be verified by the City Inspector, ongoing during construction, as a minimum of five (5) inches thick and reinforced per the geotechnical engineer’s recommendations, that the concrete slab be reinforced to reduce crack separation and possible vertical offset at the cracks with at least No. 3 reinforcing bars placed on 18-inch centers. Thicker floor slabs with increased concrete strength and reinforcement should be designed wherever heavy concentrated loads, heavy equipment, or machinery will be placed.</p>	<p>Throughout Project construction.</p>	<p>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, and Building Official City Inspector</p>	<p>Initials: _____ Date: _____</p>
		<p>MM GEO-04: Winterization- The Contractor shall winterize the Project Site prior to the start of and throughout the rainy season (generally October 15th to April 15th) to prevent upper soils from becoming very moist during the winter months due to rain and the absorptive characteristics of the soils. Winterization shall consist of placement of materials on aggregate base and protecting (elevating and covering) exposed soils during the construction phase.</p>	<p>Prior to and during wet winter months of Project construction.</p>	<p>Project Developer/ Builder/Contractor, and City Inspector</p>	<p>Initials: _____ Date: _____</p>
		<p>MM GEO-05: Traffic Indices- Prior to issuance of the final tract map and permits, the City Engineer and/or Building Official shall verify that street improvement plans and construction drawings for the Project show the correct numeric value for the recommended Traffic Index for pavement. Installation per this standard shall be field verified by the City Inspector The following table shows the recommended pavement sections for various traffic indices:</p>	<p>Throughout Project construction and repaving.</p>	<p>Project Developer/ Builder/Contractor, Project Geotechnical Engineer, City Engineer, Building Official, City Inspector</p>	<p>Initials: _____ Date: _____</p>

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Geology and Soils	a) ii), c), & d) Continued...	Traffic Index	Asphaltic Concrete	Class II Aggregate Base*	Compacted Subgrade**																							
		4.0	2.0"	4.0"	18.0"																							
		4.5	2.5"	4.0"	18.0"																							
		5.0	2.5"	4.0"	18.0"																							
		5.5	3.0"	4.0"	18.0"																							
		6.0	3.0"	4.0"	18.0"																							
		6.5	3.5"	4.0"	18.0"																							
		7.0	4.0"	4.0"	18.0"																							
		7.5	4.0"	4.0"	18.0"																							
		<p>The recommended Traffic Index applied to the Project shall be verified by the geotechnical engineer prior to paving. If a higher Traffic Index is required, this shall be obtained from the geotechnical engineer.</p> <p>The following recommendations are for light-duty and heavy-duty Portland Cement Concrete pavement sections.</p> <p style="text-align: center;">Portland Cement Pavement</p> <table border="1" data-bbox="682 873 1312 1140"> <thead> <tr> <th colspan="4" style="text-align: center;">Light Duty</th> </tr> <tr> <th>Traffic Index</th> <th>Portland Cement Concrete***</th> <th>Class II Aggregate Base*</th> <th>Compacted Subgrade**</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">4.5</td> <td style="text-align: center;">5.0"</td> <td style="text-align: center;">--</td> <td style="text-align: center;">12.0"</td> </tr> </tbody> </table> <table border="1" data-bbox="682 1010 1312 1140"> <thead> <tr> <th colspan="4" style="text-align: center;">Heavy Duty</th> </tr> <tr> <th>Traffic Index</th> <th>Portland Cement Concrete***</th> <th>Class II Aggregate Base*</th> <th>Compacted Subgrade**</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">7.0</td> <td style="text-align: center;">6.5"</td> <td style="text-align: center;">--</td> <td style="text-align: center;">12.0"</td> </tr> </tbody> </table> <p>Note: * 95% compaction based on ASTM Test Method D1557 or CAL 216 **95% compaction based on ASTM Test Method D1557 or CAL 216 ***Minimum compressive strength of 3,000 psi</p>		Light Duty					Traffic Index	Portland Cement Concrete***	Class II Aggregate Base*	Compacted Subgrade**	4.5	5.0"	--	12.0"	Heavy Duty				Traffic Index	Portland Cement Concrete***	Class II Aggregate Base*	Compacted Subgrade**	7.0	6.5"	--	12.0"
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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
<p>Geology and Soils</p>	<p>a) ii), c), & d) Continued...</p>	<p>systems. City inspections shall confirm implementation as follows: It is recommended that the location of the infiltration systems not be closer than ten feet (10') as measured laterally from the edge of the adjacent property line, ten feet (10') from the outside edge of any foundation and five (5') from the edge of any right-of way to the outside edges of the infiltration system. If the infiltration location is within ten feet (10') of the proposed foundation, it is recommended that this infiltration system should be impervious from the finished ground surface to a depth that will achieve a diagonal distance of a minimum of ten feet (10') below the bottom of the closest footing in the project.</p>		<p>Inspector, and Contractor</p>	<p>Date: _____</p>
		<p>MM GEO-07: Foundations (Conventional Final Foundation Systems): Prior to issuance of permits, the City Engineer and Building Official shall verify that plans show compliance with the following foundation requirements: During construction, the Contractor, geotechnical engineer, and City Inspector shall verify that proposed structures are supported property on a shallow foundation system bearing a minimum of three (3) feet of Engineered Fill. Spread and continuous footings can be designed for the following maximum allowable soil bearing pressures:</p> <ol style="list-style-type: none"> 1. <i>Dead Load Only</i>- 2,000 psf Allowable Loading 2. <i>Dead-Plus-Live Load</i>- 2,600 Allowable Loading 3. <i>Total Load, including wind or seismic loads</i>- 3,500 psf Allowable Loading <p>The footings should be a minimum depth of 18 inches below pad subgrade (soil grade) or adjacent exterior grade, which is lower. Footings should have a minimum width of 15 inches, regardless of load.</p>	<p>Prior to issuance of permits</p> <p>Throughout Project construction</p>	<p>City Engineer, Building Official</p> <p>Project Geotechnical Engineer, Project contractor and City Inspector</p>	<p>Initials: _____</p> <p>Date: _____</p>
		<p>MM GEO-08: Floor Slabs and Exterior Flatwork: Prior to issuance of permits, the City Engineer and Building Official shall verify that plans show compliance with the following floor slab and flatwork requirements:</p>	<p>Prior to issuance of permits</p>	<p>City Engineer, Building Official</p>	<p>Initials: _____</p> <p>Date: _____</p>



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Geology and Soils	a) ii), c), & d) Continued...	During construction, the Contractor, geotechnical engineer, and City Inspector shall verify that proposed structures are properly supported as follows: <ul style="list-style-type: none"> a) concrete slab-on-grade floors should be underlain by a water vapor retarder. The water vapor retarder should be installed in accordance with accepted engineering practices. The water vapor retarder should consist of a vapor retarder sheeting underlain by a minimum of 3 inches of compacted, clean, gravel of ¾-inch maximum size. b) To aid in concrete curing an optional 2 to 4 inches of granular fill may be placed on top of the vapor retarder. The granular fill should consist of damp clean sand with at least 10 to 30 percent of the sand passing the 100 sieve. c) It is recommended that the concrete slab be reinforced to reduce crack separation and possible vertical offset at the cracks; at least No. 3 reinforcing bars on 18-inch centers, be used for this purpose. Exterior finish grades should be a minimum of 2 percent away from all interior slab areas to preclude ponding of water adjacent to structures. d) It is recommended that the utility trenches within the structure be compacted, as specified in our report, to reduce the transmission of moisture through the utility trench backfill. Special attention to the immediate drainage and irrigation around the building is recommended. 	Throughout Project construction	Project Geotechnical Engineer, Project contractor and City Inspector.	
		MM GEO-09: Lateral Earth Pressures and Retaining Walls- Prior to issuance of permits the City shall verify that plans show walls retaining horizontal backfill and capable of deflecting a minimum of 0.1 percent of its height at the top may be designed using an equivalent fluid active pressure of 39 pounds per square foot per foot of depth. Walls incapable of this deflection or are fully constrained walls against deflection may be designed for an	Prior to issuance of permits	City Engineer, Building Official	Initials: _____ Date: _____

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<p>Geology and Soils</p>	<p>a) ii), c), & d) Continued...</p>	<p>equivalent fluid at-rest pressure of 59 pounds per square foot per foot of depth. During grading and backfilling operation adjacent to any walls, the contractor/builder and city inspector shall verify that heavy equipment is not allowed to operate within a lateral distance of 5 feet from the wall, or within a lateral distance equal to the wall height, whichever is greater, to avoid developing excessing lateral pressures.</p>	<p>Throughout Project construction</p>	<p>Project Geotechnical Engineer, Project contractor and City Inspector.</p>	
		<p>MM GEO-10: Testing and Inspection- Throughout construction the Contractor/Builder and City Inspector shall verify that the geotechnical engineer or his authorized representative are present at the site during the earthwork activities to confirm that actual subsurface conditions are consistent with the exploratory fieldwork and that proper compaction and testing are performed for structure foundations. Earthwork construction is dependent upon compaction testing and stability of the material and it is the duty of the City Inspector to ensure that proper compaction and testing are performed during construction.</p>	<p>During earthwork activities for the duration of construction.</p>	<p>Project Geotechnical Engineer, Project Contractor/Builder City Inspector</p>	<p>Initials: _____ Date: _____</p>
		<p>MM GEO-11: Site Preparation- During all construction activities, the Builder/Contractor and City Inspector shall verify that:</p> <ul style="list-style-type: none"> a) General site clearing should include removal of vegetation; existing utilities; structures including foundations; existing stockpiled soil; trees and associated root systems; rubble; rubbish; and any loose and/or saturated materials. b) Site stripping should extend to a minimum depth of 2 to 4 inches, or until all organics in excess of 3 percent by volume are removed. Deeper stripping may be required in localized areas. c) These materials will not be suitable for use and should not be used as Engineered Fill. However, stripped topsoil may be stockpiled and reused in landscape or non-structural areas. 	<p>During ground disturbances and during earthworks.</p>	<p>Builder/ Contractor City Inspector.</p>	<p>Initials: _____ Date: _____</p>

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<p>Geology and Soils</p>	<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	<p>MM GEO-12: Permanent Drainage and Landscape- Prior to final tract map approval and issuance of permits, the City Engineer, Planning Division and Building Official shall verify that plans for construction and the CC&Rs for the Project include the following specifications for establishing and maintaining proper drainage in perpetuity. The City Inspector and Contractor shall be responsible for implementing these throughout construction. Long-term maintenance of items a) through h) below shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.:</p> <ul style="list-style-type: none"> a) Ground surface adjacent to foundations shall be sloped a minimum of 5 percent for a minimum distance of 10 feet away from structures, or to an approved alternative means of drainage conveyance. b) Swales used for conveyance of drainage and located within 10 feet of foundations shall be sloped a minimum of 2 percent. Impervious surfaces, such as pavement and exterior concrete flatwork, within 10 feet of building foundations should be sloped a minimum of 2 percent away from the structure. c) Drainage gradients shall be maintained to carry all surface water to collection facilities and off-site. These grades should be maintained for the life of the project. d) Slots or weep holes should be placed in drop inlets or other surface drainage devices in pavement areas to allow free drainage of adjoining base course materials. e) Cutoff walls should be installed at pavement edges adjacent to vehicular traffic areas; these walls should extend to a minimum depth of 12 inches below pavement subgrades to limit the amount of seepage water that can infiltrate the pavements. Where cutoff walls are undesirable subgrade drains can be constructed to transport excess water away from planters to drainage interceptors. If cutoff walls can be successfully used at the 	<p>Verified Initially during Plan Check Prior to Issuance of Final Tract Map Approval and Permits. Verified Throughout Project construction. Verified after CC&R recordation and prior to issuance of first certificate of occupancy</p>	<p>Initial Verification by the City Engineer, Planning Division and Building Official. Verified During Construction by the City Inspector and Project contractor. HOA. Verified in recorded CC&Rs prior to issuance of the first certificate of occupancy.</p>	<p>Initials: _____ Date: _____</p>

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Geology and Soils	a) ii), b), c), & d) Continued...	site, construction of subgrade drains is considered unnecessary. f) Drainage pipes should be placed with perforations down and should discharge in a non-erosive manner away from foundations and other improvements. The pipes should be placed no higher than 6 inches above the heel of the wall, in the center line of the drainage blanket and should have a minimum diameter of four inches. g) Collector pipes may be either slotted or perforated. Slots should be no wider than 1/8 inch in diameter, while perforations should be no more than 1/4 inch in diameter. If retaining walls are less than 6 feet in height, the perforated pipe may be omitted in lieu of weep holes on 4 feet maximum spacing. h) The weep holes should consist of 4-inch diameter holes (concrete walls) or unmortared head joints (masonry walls) and not be higher than 18 inches above the lowest adjacent grade. Two 8-inch square overlapping patches of geotextile fabric (conforming to CalTrans Standard Specifications for "edge drains") should be affixed to the rear wall opening of each weep hole to retard soil piping.			
	f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	MM PALEO-01: Paleontological Monitor- Prior to the start of Project construction, a qualified paleontological monitor shall be retained by the Project developer and be present during grading in project areas where paleontological resources are likely to reside within the underlying geologic formations. In addition, the paleontological monitor shall be present during earthwork activities that expose soils beyond depths of previous disturbance.	Prior to the start of Project construction and earthwork activities.	Project developer and Paleontological Monitor	Initials: _____ Date: _____

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Hazards and Hazardous Materials	a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	MM HAZ-01- Groundwater Monitoring Wells: During Project construction, the Project contractor shall protect existing groundwater monitoring wells by creating a buffer zone that includes placing k-rails around the perimeter of the wells. In addition, it is required by March Air Force Base that a 10-foot buffer be maintained between the areas where heavy equipment is in use in relation to the wells.	During Project construction.	Project Builder/ Contractor and City Inspector.	Initials: _____ Date: _____
	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	MM HAZ-02- Coordination with Val Verde School District: Prior to start of construction for the Project, the Contractor shall provide the construction schedule to the Val Verde School District. 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 start of construction.	Project Builder/ Contractor.	Initials: _____ Date: _____
		MM HAZ-03- Hazardous Materials Manifest and Plan: Prior to issuance of permits, the contractor shall provide a manifest of construction materials and a plan for proper handling, disposal, contingency, 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. Contractor compliance shall be monitored throughout construction	Prior to the issuance of permits and throughout construction.	Project Contractor and City Inspectors.	Initials: _____ Date: _____
Hydrology and Water Quality	a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	MM HYDRO-01- Water Quality Best Management Practices: Upon Project implementation, the maintenance of water quality is the responsibility of the property owner, which was disclosed within a statement of compliance prior to the purchase from the builder. The Homeowners Association (HOA) and City or County are responsible for enforcing the Water Quality Management Plan if the resident is not adhering to the following WQMP best management practices and requirements: Treatment Control BMP: 1. A Flogard +Plus CB insert filter shall be used as a treatment control to provide proprietary treatment mechanisms to treat potential pollutants in runoff. The	Upon Project implementation.	Property Owners, Homeowner's Association	Initials: _____ Date: _____



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Hydrology and Water Quality	a) continued...	<p>Flogard +Plus CB insert has a removal efficiency of approximately 80% and removes proprietary pollutants of concern including sediment, gross solids, trash, and petroleum hydrocarbons.</p> <p>Permanent Structural Source Control BMPs:</p> <ol style="list-style-type: none"> 1. At the location of drainage inlets, install storm drain markers "Only Rain Down the Drain/ Drains to Lake". 2. Implement a landscaping plan that will achieve the following: <ol style="list-style-type: none"> a. Preserve existing native trees, shrubs, and groundcover to the maximum extent possible. b. Design landscaping to minimize irrigation and runoff, to promote surface infiltration and runoff where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. c. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. d. Consider using pest-resistant plants, especially adjacent to hardscape. e. To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. 3. HOA CC&Rs shall outline where site refuse and recycled materials will be handled and stored for pickup. If dumpsters or other receptables are outdoors, state how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. Signs will be posted on or near dumpsters stating "Do not dump hazardous materials here" or similar. 			

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Hydrology and Water Quality	a) continued...	<ol style="list-style-type: none"> 4. Cover outdoor storage areas; grade and berm outdoor storage areas to prevent run-on or run-off from area. 5. Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. 6. Storage of hazardous materials and waste must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site. 7. A detailed description of materials stored within storage area and structural features shall be provide by the Property owner to prevent pollutants from entering storm drains. 8. Provide a means to drain fire sprinkler test water to the sanitary sewer. 9. Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. 10. Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. <p>Operational Source Control BMPs:</p> <ol style="list-style-type: none"> 1. Maintain and periodically repaint or replace inlet markings. 2. Provide stormwater pollutant prevention information to new site owners, lessees, or operators. 3. Maintain landscaping using minimum or no pesticides. 4. Provide an adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. 5. Prohibit/ Prevent dumping of liquid of hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. 6. Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any 			

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Hydrology and Water Quality	a) continued...	cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.			
Noise	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?	<p>MM NOI-01- Noise Attenuation: Prior to issuance of the final tract map and permits the Building Official and the Planning Division shall verify that a six-foot concrete wall as shown on Figure 7: Site Plan, and in the CC&Rs for the Project will be constructed and maintained so that exterior noise levels do not exceed the City’s exterior noise level criteria of 65 dBA CNEL. The wall should be continuous, solid, without holes or cracks and be maintained in perpetuity by the HOA.</p> <p>Prior to issuance of permits and as verified through construction inspections, the Building Official and the Planning Department shall verify that construction plans include noise attenuating windows described as follows: To achieve interior noise levels less than 45 dBA CNEL, windows and sliding glass doors on the north, west, and south facing facades of the first row of homes from Indian Avenue shall have an Sound Transmission Class (STC) rating of at least 30. This shall be maintained according to CC&Rs enforced by the HOA.</p> <p>Long-term maintenance of the noise attenuating walls and windows above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Division prior to issuance of the first final certificate of occupancy.</p>	Prior to issuance of the final tract maps, permits and throughout construction and verified in the recorded CC&Rs	Building Official and the Planning Division, building inspectors	
		<p>Best Management Practices</p> <p>BMP NOI-01: Noise Best Management Practices- Prior to the issuances of building permits and grading permits, the Project contractor shall be provided Project plans that include the following specifications to minimize construction noise emanating from the proposed Project:</p> <ol style="list-style-type: none"> 1. All equipment, whether fixed or mobile, will be equipped with properly operating and maintained mufflers, consistent with manufacturer standards. 	Prior to the issuance of building permits and grading permits.	City of Moreno Valley and Project contractor.	Initials: _____ Date: _____

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Noise	a) Continued...	<ol style="list-style-type: none"> 2. All stationary construction equipment will be placed so that emitted noise is directed away from the noise sensitive receptors nearest the Project Site. 3. As applicable, all equipment shall be shut off and not left in idle when not in use. 4. To the degree possible, equipment staging will be located in areas that create the greatest distance between construction-related noise and vibration sources and existing sensitive receptors. 5. Jackhammers, pneumatic equipment, and all other portable stationary noise sources will be directed away and shielded from existing residences in the vicinity of the Project Site. Either one-inch plywood or sound blankets can be utilized for this purpose. They should reach up from the ground and block the line of sight between equipment and existing residences. The shielding should be without holes and cracks. 6. No amplified music and/or voice will be allowed on the Project Site. 7. Haul truck deliveries will not occur outside of the hours presented as exempt for construction per City of Moreno Valley Municipal Code Sections 8.14.040 and 11.80.030(D)(7). 8. The use of vibratory rollers will be limited within 26 feet and large bulldozers within 15 feet of the existing residential structures to the south of the Project Site. <p>Through the City’s standard application of plan check and review process, the City of Moreno Valley will verify noise BMPs are stated on approved plans.</p>			

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Noise	b) Generation of excessive groundborne vibration or groundborne noise levels?	See BMP NIO-01: Noise Best Management Practices.	Prior to the issuance of building permits and grading permits.	City of Moreno Valley and Project contractor.	Initials: _____ Date: _____
Public Services and Utilities	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: iii) Schools?	MM PUB-01- School Fees: Prior to the issuance of the final tract map and permits, City Building Official shall verify that the Developer/Builder has paid required school fees to the City based on square footage of new structures for mitigation of impacts from increased enrollment. Payment of the Development Impact Fee.	Prior to the issuance of the final tract map and permits and Project construction.	City Building Official, Project Developer/Builder.	Initials: _____ Date: _____
Transportation	a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	SC TRAF-01: Construction Traffic Control Plan- Prior to the start of construction, the City of Moreno Valley’s standard development review process and conditions of approved shall verify that the Project contractor comply with the following or similar conditions throughout Project construction to ensure minimal traffic impacts during Project construction: - A construction work zone traffic control plan that complies with State/Federal standards as prescribed in the California Manual on Uniform Traffic Control Devices (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	Prior to the start of construction.	City of Moreno Valley and Project Contractor.	Initials: _____ Date: _____



Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Transportation	a) Continued...	<p>operation. All construction-related trips shall be restricted to off-peak hours to the extent possible.</p> <ul style="list-style-type: none"> - 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. - 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 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 Goya Avenue and Indian Street. - 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. 			



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Tribal Cultural Resources	a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1 . In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1 , the lead agency shall consider the significance of the resource to a California Native American tribe.	See Mitigation Measures MM CUL-01: Archeological Monitoring.	Prior to the issuance of grading permit	Planning Division and Building Official, City's Archaeological and Paleontological Monitors, Developer, Contractor and Builder, Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians)	Initials: _____ Date: _____
		See Mitigation Measure MM CUL-02 Native American Monitoring.	Prior to the issuance of grading permit(s)	Project Builder/ Developer/Contractor, Pechanga Band of Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band	Initials: _____ Date: _____

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Tribal Cultural Resources	a) ii) Continued...			of Mission Indians), Project Archeologist, construction manager	
		See Mitigation Measure MM CUL-03: Cultural Resource Monitoring Plan (CRMP).	Prior to the issuance of building permits and Project initiation.	Project Archeologist in consultation with Consulting Tribe(s)	Initials: _____ Date: _____
Utilities and Services	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?	MM UTL-01- Neighborhood Coordination and Traffic Control: Prior to issuance of permits, the City Engineer shall verify that Project plans include a construction traffic management plan for the off-site improvements that will be constructed within public right-of-way with the Project (pursuant to city standards outlined in "Traffic Control Plan Guidelines and Checklist" updated 04/20/2022).	Prior to issuance of permits	City Engineer	Initials: _____ Date: _____
		MM UTL-02- Utility Purveyor Approval: Prior to issuance of final tract map approval and permits, the City Building Official shall verify that improvement plans for utility extensions and connections and service to the structures are approved by each utility purveyor.	Prior to issuance of permits and final tract map approval	Building Official	Initials: _____ Date: _____
	b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	MM UTL-03: EMWD Water Conservation Policies: Prior to final tract map approval and issuance of permits the City Engineer and Planning Department shall verify that EMWD Water Conservation Policies are incorporated within the Project's CC&R's and construction plan set per the following: a) Irrigate landscape only between 9:00 p.m. and 6:00 a.m. except when: <ul style="list-style-type: none"> o Manually watering; o Establishing new landscape; o Temperatures are predicted to fall below freezing; or o It is very short period of time to adjust or repair an irrigation system. 	Prior to final tract map approval and issuance of permits	Project City Engineer and Planning Department.	Initials: _____ Date: _____

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Issue	Potentially Significant Impact reduced to Less than Significant with Mitigation Incorporated	Recommended Mitigation Measure	Timing	Responsible Party	Date Completed and Initials
Utilities and Services	b) Continued...	b) Unattended irrigation systems using potable water are prohibited unless they are limited to no more than 15 minutes watering per day, per station. This limitation can be extended for: <ul style="list-style-type: none"> o Very low flow drip irrigation systems when no emitter produces more than two gallons of water per hour. o Weather based controllers or stream rotor sprinklers that meet 70 percent efficiency. o Runoff or over watering is not permitted in any case. c) Irrigation systems operate efficiently and avoid overwatering or watering of hardscape and the resulting runoff. d) Excessive water flow or runoff is prohibited e) Install new landscaping with low-water demand trees and plants. New turf shall only be installed for functional purposes. f) Watering during rain is prohibited. Long-term maintenance of items a) through f) above shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.			
Wildfire	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?	MM WILD-01: HOA Fire Safety- To ensure fire safety and appropriate emergency response, the Homeowner’s Association shall incorporate requirements within the recorded CC&Rs that require property owners to keep the side yard setbacks free and clear of debris year-round. Long-term maintenance of above requirement shall be included in the recorded CC&Rs as verified by the City Building Official and Planning Department prior to issuance of the first final certificate of occupancy.	Prior to the finalization of HOA CC&Rs.	Property owner, HOA	Initials: _____ Date: _____

Attachment: Exhibit B: Mitigation Monitoring and Reporting Program [Revision 1] (6513 : GOYA AT

Exhibit C

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**CITY OF MORENO VALLEY
NOTICE OF INTENT TO ADOPT A
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: General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070)

Applicant: David Patton

Owner: South of Iris, LLC

Representative: David Patton

APN: 316-020-020, 021, 022, 023, 024, and 025

Location: Southeast corner of Goya Avenue and Indian Street

Proposal: A request to subdivide and develop a project site containing approximately 13.73 acres with a Planned Unit Development comprised of 131 detached single-family residences, 0.43-acre tot-lot & dog park, 0.57-acre retention basin, and the on-site and off-site improvements.

Council District: 4

This Notice of Intent 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 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 Proposed Project consists of a General Plan Amendment (PEN23-0072) to change the General Plan Land Use Designation of the project site from Residential 5 to Residential 10, Change of Zone (PEN23-0071) to change the Zoning District Classification of the project site from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District, Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070) to allow the subdivision of the 13.73-acre project site into 131 single-family residential lots and a Planned Unit Development for 131 detached single-family residences. The Proposed Project design also includes landscaping, lighting, and off-site improvements.

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 30-day public review period for the Initial Study/Mitigated Negative Declaration, which begins on December 29, 2023, and ends January 29, 2024. Written comments on the Initial Study/Mitigated Negative Declaration must be received at the City of Moreno Valley Community Development Department by no later than the conclusion of the 30-day review period, 5:30 p.m. on January 29, 2024. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Oliver Mujica, Contract Planner
14177 Frederick Street
Post Office Box 88005
Moreno Valley, California 92552 Phone: (951) 413-3206
Email: planningnotices@moval.org

	Press-Enterprise	December 29, 2023
Sean Kelleher Community Development Director Community Development Department	Newspaper	Date of Publication

RESOLUTION NUMBER 2024-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT (PEN23-0072) TO AMEND THE GENERAL PLAN LAND USE MAP CHANGING THE LAND USE DESIGNATION FROM R5 RESIDENTIAL TO R10 RESIDENTIAL FOR THE REAL PROPERTY LOCATED ON THE SOUTHEAST CORNER OF GOYA AVENUE AND INDIAN STREET (APN: 316-020-020, 021, 022, 023, 024, AND 025)

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

WHEREAS, David Patton, Mark Patton, Tracey Duesler, and Michael and Karen Patton (“Applicants”) have submitted applications for a General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Conditional Use Permit (PEN23-0070), and Tentative Tract Map 38702 (PEN23-0069), for the development of a 131 unit detached single-family residential project with associated amenities and public improvements (“Proposed Project”) on 13.72 acres located on the southeast corner of Goya Avenue and Indian Street (APN: 316-020-020, 021, 022, 023, 024 and 025) (“Project Site”); and

WHEREAS, General Plan Amendment (PEN23-0072) requests an amendment to the Moreno Valley General Plan from R5 Residential to R10 Residential for the Project Site; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Moreno Valley Municipal Code and Government Code section 65905, a public hearing for the Proposed Project was scheduled for February 8, 2024, and notice thereof was duly published and posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on February 8, 2024, 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 to present evidence; and

WHEREAS, on February 8, 2024, in accordance with the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², the Planning Commission approved Resolution 2024-07, recommending that the City Council adopt the Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Proposed Project.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

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 General Plan Amendment, 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 General Plan Amendment (PEN23-0072) changing the Land Use Designation from R5 Residential to R10 Residential for the Project Site and all relevant provisions contained therein as shown on Exhibit A, and all documents, records, and references contained therein;
- (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;
- (e) Testimony, and/or comments from the Applicants and their representatives during the public hearing; and
- (f) 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:

- (a) The proposed General Plan Amendment is consistent with the existing

- goals, objectives, policies, and programs of the General Plan; and
- (b) The proposed General Plan Amendment will not adversely affect the public health, safety, or general welfare.

Section 5. Approval

That based on the foregoing Recitals, Administrative Record and Findings, as set forth herein, the Planning Commission hereby recommends that the City Council approve General Plan Amendment (PEN23-0072) 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 8th DAY OF FEBRUARY, 2024.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette, Chairperson

ATTEST:

Sean Kelleher, Acting Assistant City Manager /
Community Development Director

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

Exhibit:

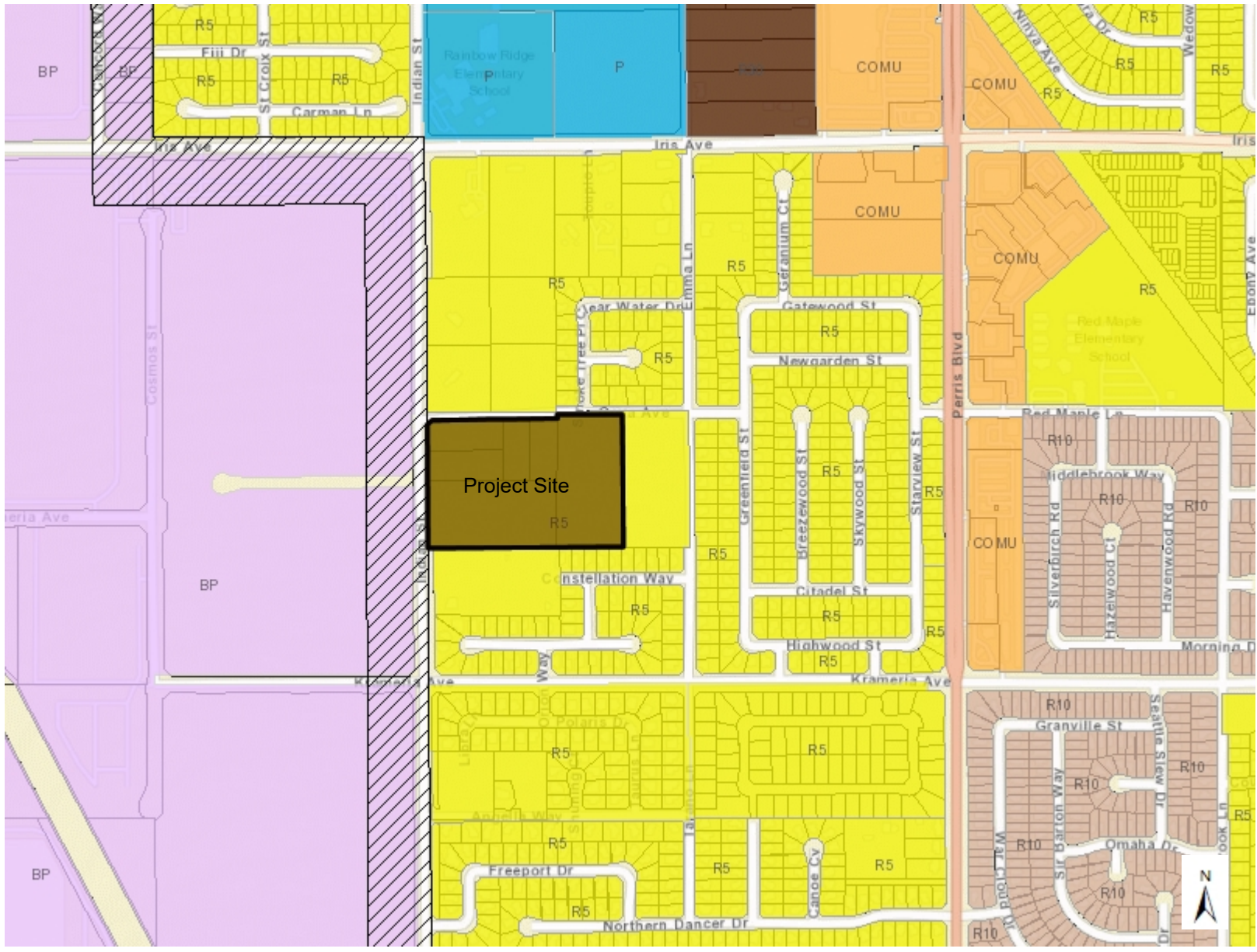
Exhibit A: General Plan Amendment

Attachment: Resolution No. 2024-08 General Plan Amendment [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT

Exhibit A

GENERAL PLAN AMENDMENT

General Plan Amendment PEN23-0072

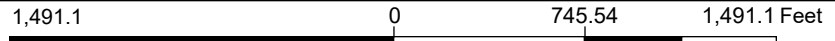


Legend

- Zoning Residential Buffer
- Land Use**
- R1 Residential
- R2 Residential
- Rural Residential
- R3 Residential
- R5 Residential
- R10 Residential
- R15 Residential
- R20 Residential
- R30 Residential
- Hillside Residential Downtown
- Center
- Center Mixed Use
- Corridor Mixed Use
- Commercial
- Residential/Office
- Highway Office/Commercial
- Office
- Business Park/Light Industrial
- Business Flex
- Public
- Project Site

Existing Land Use:
Residential Max. 5 du/ac

Proposed Land Use:
Residential Max 10 du/ac



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:

RESOLUTION NUMBER 2024-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE CHANGE OF ZONE (PEN23-0071) TO AMEND THE CITY'S ZONING ATLAS FROM RESIDENTIAL 5 (R5) DISTRICT TO RESIDENTIAL SINGLE-FAMILY 10 (RS10) DISTRICT FOR THE REAL PROPERTY LOCATED ON THE SOUTHEAST CORNER OF GOYA AVENUE AND INDIAN STREET (APN: 316-020-020, 021, 022, 023, 024, AND 025)

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

WHEREAS, David Patton, Mark Patton, Tracey Duesler, and Michael and Karen Patton ("Applicants") have submitted applications for a General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Conditional Use Permit (PEN23-0070), and Tentative Tract Map 38702 (PEN23-0069), for the development of a 131 unit detached single-family residential project with associated amenities and public improvements ("Proposed Project") on 13.72 acres located on the southeast corner of Goya Avenue and Indian Street (APN: 316-020-020, 021, 022, 023, 024 and 025) ("Project Site"); and

WHEREAS, the application for Change of Zone (PEN23-0071) requests an amendment to the City's Zoning Atlas from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District for the Project Site; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Moreno Valley Municipal Code and Government Code section 65905, a public hearing for the Proposed Project was scheduled for February 8, 2024, and notice thereof was duly published and posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on February 8, 2024, 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 to present evidence; and

WHEREAS, on February 8, 2024, in accordance with the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², the Planning Commission approved Resolution 2024-07, recommending that the City Council adopt the Initial Study and Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

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 Change of Zone, including, but not limited to, the following:

- (a) Moreno Valley General Plan and all relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all relevant provisions referenced therein;
- (c) General Plan Amendment (PEN23-0072) and Change of Zone (PEN23-0071) to amend the City's Zoning Atlas from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District and all relevant provisions contained therein as shown on Exhibit A, including all documents, records, and references contained therein;
- (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;
- (e) Testimony, and/or comments from the Applicants and their representatives during the public hearing; and
- (f) 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 hereby finds as follows:

- (a) The proposed Change of Zone is consistent with the existing goals, objectives, policies, and programs of the General Plan;

- (b) The proposed Change of Zone will not adversely affect the public health, safety, or general welfare; and
- (c) The proposed Change of Zone is consistent with the purposes and intent of Title 9.

Section 5. Approval

That based on the foregoing Recitals, Administrative Record and Findings, as set forth herein, the Planning Commission hereby recommends that the City Council approve Change of Zone (PEN23-0071) 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 8th DAY OF FEBRUARY 2024.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette, Chairperson

ATTEST:

Sean Kelleher, Acting Assistant City Manager /
Community Development Director

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

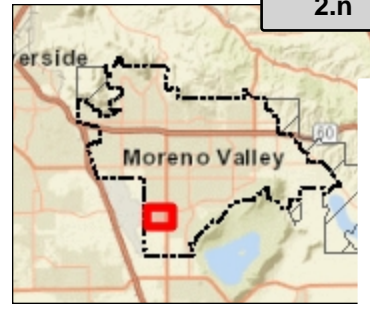
Exhibit:

Exhibit A: Change of Zone

Attachment: Resolution No. 2024-09 Change of Zone [Revision 1] (6513 : GOYA AT HERITAGE PARK PLANNED UNIT DEVELOPMENT)

Exhibit A
CHANGE OF ZONE

Change of Zone PEN23-0071



Legend

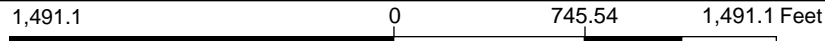
- Zoning Residential Buffer
- Zoning**
- Commercial
- Center Mixed Use
- Downtown Center
- Corridor Mixed Use
- Industrial/Business Park
- Public Facilities
- Highway Office/Commercial
- Office
- Business Flex
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban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

Existing Zoning:
Residential 5 (R5)

Proposed Zoning:
Residential 10 (R10)

Notes:

Packet Pg. 714



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.

Attachment: Resolution No. 2024-09 Change of Zone [Revision 1] (6513 : GOYA AT HERITAGE PARK

RESOLUTION NUMBER 2024-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT (PEN23-0070) AND TENTATIVE TRACT MAP 38702 (PEN23-0069) FOR THE DEVELOPMENT OF A 131-UNIT DETACHED SINGLE-FAMILY RESIDENTIAL PROJECT LOCATED ON THE SOUTHEAST CORNER OF GOYA AVENUE AND INDIAN STREET (APN: 316-020-020, 021, 022, 023, 024, AND 025)

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

WHEREAS, David Patton, Mark Patton, Tracey Duesler, and Michael and Karen Patton (“Applicants”) submitted applications for a General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Conditional Use Permit (PEN23-0070), and Tentative Tract Map 38702 (PEN23-0069), for the development of a 131 unit detached single-family residential project with associated amenities and public improvements (“Proposed Project”) on 13.72 acres located on the southeast corner of Goya Avenue and Indian Street (APN: 316-020-020, 021, 022, 023, 024 and 025) (“Project Site”); and

WHEREAS, Section 9.02.060 (Conditional Use Permits) of the Moreno Valley Municipal Code acknowledges that the purpose of a Conditional Use Permit is to allow the establishment of uses that may have special impacts or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location and that the Conditional Use Permit application process involves the review of the location, design, and configuration of improvements related to the Proposed Project, and the potential impact of the Proposed Project on the surrounding area based on fixed and established standards; 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, the applications for the Proposed Project have been evaluated in accordance with Section 9.02.060 (Conditional Use Permits) and Chapter 9.14 (Land Divisions), respectively, of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

WHEREAS, consistent with the requirements of Section 9.02.060 (Conditional Use Permits) and Chapter 9.14 (Land Divisions) of the Municipal Code, at the public hearing, the Planning Commission considered Conditions of Approval to be imposed upon both

Conditional Use Permit (PEN23-0070) and Tentative Tract Map 38702 (PEN23-0069), 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 Moreno Valley Municipal Code and Government Code section 65905, a public hearing for the Proposed Project was scheduled for February 8, 2024, and notice thereof was duly published and posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on February 8, 2024, 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 to present evidence; and

WHEREAS, on February 8, 2024, in accordance with the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², the Planning Commission approved Resolution 2024-07, recommending that the City Council adopt the Initial Study and Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program.

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:

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

- (a) Moreno Valley General Plan and all relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all relevant provisions referenced therein;
- (c) General Plan Amendment (PEN23-0072) and Change of Zone (PEN23-0071);
- (d) Conditional Use Permit (PEN23-0070) and Tentative Tract Map 38702 (PEN23-0069) including Resolution No. 2024-07, and all documents, records, and references contained therein;
- (e) Conditions of Approval for Conditional Use Permit (PEN23-0070) attached as Exhibit A;
- (f) Conditions of Approval for Tentative Tract Map 38702 (PEN23-0069) attached as Exhibit B;
- (g) Staff Report prepared for the Planning Commission's consideration and all documents, records, and references related thereto, and Staff's presentation at the public hearing;
- (h) Testimony, and/or comments from the Applicants and its representatives during the public hearing; and
- (i) 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 recommending approval of 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.
- (e) That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans;
- (f) That the Project Site is physically suitable for the type of development;
- (g) That the Project Site of the proposed land division is physically suitable for the proposed density of the development;
- (h) That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- (i) That the design of the subdivision or type of improvements is not likely to cause serious public health problems;
- (j) 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

3

Resolution No. 2024-10
February 8, 2024

- or use of, property within the proposed subdivision;
- (k) That the requirements of CEQA have been satisfied;
- (l) That the proposed land division is not subject to the Williamson Act pursuant to the California Land Conservation Act of 1965;
- (m) That the proposed land division and the associated design and improvements are consistent with applicable ordinances of the City;
- (n) 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
- (o) That the effect of the Proposed Project 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.

Section 5. Recommendation

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings, as set forth herein, the Planning Commission hereby recommends that the City Council approve Conditional Use Permit (PEN23-0070) and Tentative Tract Map 38702 (PEN23-0069) subject to the Conditions of Approval for Conditional Use Permit (PEN23-0070) and Tentative Tract Map 38702 (PEN23-0069) and attached hereto as Exhibits A and B, respectively.

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.

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PASSED AND ADOPTED THIS 8th DAY OF FEBRUARY 2024.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette, Chairperson

ATTEST:

Sean Kelleher, Acting Assistant City Manager /
Community Development Director

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

Exhibits:

Exhibit A: Conditions of Approval for Conditional Use Permit (PEN23-0070)

Exhibit B: Conditions of Approval for Tentative Tract Map 38702 (PEN23-0069)

Attachment: Resolution No. 2024-10 Conditional Use Permit & Tentative Tract Map 38702 [Revision 1] (6513 : GOYA AT HERITAGE PARK

Exhibit A

CONDITIONS OF APPROVAL
FOR
CONDITIONAL USE PERMIT (PEN23-0070)

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN23-0070)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN23-0070)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning 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. In accordance with the Developer's obligation to defend, indemnify and hold harmless the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.
3. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
4. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
5. 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

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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.

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 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 a Conditional Use Permit (PEN23-0070) for Tentative Tract Map 38702 (PEN23-0069) for a Planned Unit Development comprised of 131 detached single-family residences with a tot-lot and dog park, retention basin, and associated on-site and off-site improvements per the approved plans and the Planned Unit Development Design Guidelines. A change or modification shall require separate approval.
11. The Conditional Use Permit (PEN23-0070) and Tentative Tract Map 38702 (PEN23-0069) for the approved Planned Unit Development are tied together and

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- shall expire at the same time. Extensions of time must be filed individually for each project and future extensions cannot exceed the Subdivision Map Act.
12. 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)
 13. Separate Administrative Plot Plans, including Design Review (product approval), Model Home Complex(es), or custom home reviews are required for approval of the design of the future detached single-family residences for Tentative Tract Map 38702.
 14. An Administrative Plot Plan shall be submitted to the Planning Division for a Model Conversion to Single Family Residences.
 15. Temporary awnings/trellis features are approved for the front elevations of the model homes. All awnings shall be removed prior to release for occupancy.
 16. 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. (MC 9.02.230)
 17. Mechanical equipment shall be located outside any required setback area.
 18. Two non-illuminated signs are permitted not to exceed 25 square feet in copy area, 45 square feet in sign area and 6 feet in height at each major entrance to the complex. Signs shall be removed at the completion of home sales.
 19. The parking lot surface and accessories (plants, irrigation, hardscape elements, etc.), secondary sidewalks between models, exterior restroom facilities, and trap fencing shall be removed and rear and side yard cross fencing installed prior to building final of the last unit in the tract(s) or when the models are closed, whichever comes first.
 20. The sales areas within the living quarters shall be converted to residential use prior to release for occupancy.
 21. 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

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Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)

22. The model home(s) shall conform to the approved plans on file in the Community Development Department consistent with the Approved Planned Unit Development Design Guidelines.
23. Structures in the front setback are not permitted.
24. This model home complex shall be used only for the sale of homes in Tract 38702.
25. The sales areas within garage areas shall be converted back to garages prior to release for occupancy. A minimum two-car garage shall remain in each model.

Prior to Grading Permit

26. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Building and Safety Division for review and approval by the Planning Division per the Planned Unit Development Design Guidelines and if silent, the City's Municipal Code.
27. Prior to issuance of any building permit, all Conditions of Approval, and Mitigation Measures shall be printed on the building plans.
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 the issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approval by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the Planned Unit Development Design Guidelines and City's Landscape Development Guidelines.
30. 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)
31. 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)
32. Prior to the issuance of any building permits, landscaping and irrigation plans for

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areas maintained by the Homeowner's Association shall be submitted to the Planning Division. All landscape plans shall be approved by the Planning Division prior to the release of any building permits for the site. The plans shall be prepared in accordance with the Planned Unit Development Design Guidelines and City's Landscape Development Guidelines. Landscaping is required for the sides and or slopes of all water quality basin and drainage areas, while a hydroseed mix with irrigation is acceptable for the bottom of the basin areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Planning Division is required to secure all water quality and detention basins.

33. Prior to issuance of building permits, for projects that will be phased, a phasing plan shall be submitted to and approved by the Planning Division if occupancy is proposed to be phased.
34. 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.
35. At least thirty days prior to issuance of any grading permit, the developer shall retain a qualified archaeologist, provide a letter identifying the name and qualifications of the archaeologist to the Planning Division for approval, to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources and to evaluate and recommend appropriate actions for any archaeological deposits exposed by construction activity.

At least thirty days prior to issuance of a grading permit, the applicant shall provide evidence that contact has been established with the appropriate Native American Tribe(s), providing notification of grading, excavation and the proposed monitoring program and to coordinate with the City and Tribe(s) to develop a cultural resources treatment and monitoring agreement. The agreement shall address treatment of known cultural resources, the designation, responsibilities and participation of Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

A report documenting the proposed methodology for grading monitoring shall be

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submitted to and approved by the Planning Division prior to issuance of any grading permit. The monitoring archaeologist shall be empowered to stop and redirect grading in the vicinity of an exposed archaeological deposit until that deposit can be fully evaluated. The archaeologist shall consult with affected Tribe(s) to evaluate any archaeological resources discovered on the project site. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have authority to stop and redirect grading activities in consultation with the project archaeologist.

The property owner shall relinquish ownership to the Tribe(s) of all Native American cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project site for proper treatment and disposition. All sacred sites, should they be encountered with the project site, shall be avoided and preserved as the preferred mitigation.

If any inadvertent discoveries of subsurface archaeological or cultural resources occur during grading, the applicant, project archaeologist, and Tribe(s) shall assess the significance of such resources and shall meet and confer regarding mitigation of such resources. Avoidance is the preferred method of preservation of archaeological resources. If the applicant, project archaeologist and Tribe(s) cannot agree on the significance or mitigation for such resources, the issue(s) will be presented to the Planning Official with adequate documentation. The Official shall make a determination based on the provisions of CEQA and consideration of the religious beliefs, customs and practices of the Tribe(s).

36. Prior to issuance of any grading permit, all Conditions of Approval, and Mitigation Measures shall be printed on the grading plans.
37. 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)
38. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
39. If potential historic, archaeological, Native American cultural resources or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by

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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 affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered during grading and other construction excavation, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the “most likely descendant.” The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

40. 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.
41. Prior to approval of any grading permit, the tree plan shall be submitted to and approved by the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)

Prior to Building Final or Occupancy

42. 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).
43. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.
44. 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).

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Building Division

45. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.

The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:

- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
- b) must be registered as a retailer, not consumer, of materials, and
- c) have an executed contract over \$5 million to install materials at the jobsite.

The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.

46. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Standards Code (California Code of Regulations, Title 24) including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.
47. Any construction within the city shall only be completed between the hours of seven a.m. to seven p.m. Monday through Friday, excluding holidays, and from eight a.m. to four p.m. on Saturday, unless written approval is first obtained from the Building Official or City Engineer per City of Moreno Valley Municipal Code (MC 8.14.040E).
48. The proposed development is subject to the payment of required development fees as required by the City's current Fee Ordinance at either 1) based on time of valid building application submittal, 2) prior to permit issuance, or 3) as determined by the City (via special ordinance, etc.).
49. The proposed residential project shall comply with the California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Stations (EVCS).
50. Prior to construction submittal, all new development, including residential accessory

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dwelling units (ADU's) are required to obtain a new property address. Address requests must be part of your initial application. The form can be obtained at http://www.moval.org/city_hall/forms/building-safety/AddressRequest.pdf.

51. 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.
52. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code. Electronic/Digital signature is acceptable as all plan submittals are electronic reviews.
53. Contact the Building Safety Division for permit application submittal requirements. The following link gives the minimum plan submittal requirements: http://www.moval.org/city_hall/forms/building-safety/SFD-ADU-RoomAdditionPlanGuidelines.pdf.
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).
55. The proposed project is subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact EMWD at 951.928.3777 for specific details.
56. The proposed project is subject to approval by the Val Verde Unified School District and all applicable fees and charges shall be paid prior to permit issuance. Contact VVUSD at 951.940.6100 for specific details.

FIRE DEPARTMENT**Fire Prevention Bureau**

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

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Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)

59. 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)
60. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.
The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
- The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.
61. 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)
62. 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)
63. 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)
64. 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

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- 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.
65. 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.
 66. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
 67. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
 68. 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])
 69. 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])
 70. 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)
 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. 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)
 73. During phased construction, dead end roadways and streets which have not been

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- completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
74. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
 75. 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])
 76. 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).
 77. 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.
 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

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maintained accessible.

PUBLIC WORKS DEPARTMENT**Land Development**

80. 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.
81. 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]
82. 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.
83. 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.

84. 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.
85. Local tax from construction contracts may be allocated to the local jurisdiction of the specific construction jobsite. This is accomplished by a contractor or subcontractor electing to obtain a construction site sub-permit for the jobsite. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are eligible for this election. This qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to be eligible for a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
- The \$5 million threshold applies to individual contracts held by a contractor or subcontractor and not the total project value. The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor will require that the subcontractor or other contractors provide the City of Moreno Valley with either a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project. The Prime Contractor will provide the City with a list of subcontractors associated with the project.
86. 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)]
87. 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]

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88. 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.
89. 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 grading permit issuance);
 - d. Public Improvement Plan(e.g., Street/Storm Drain w/ Striping, Sewer/Water, 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 (right-of-way dedication) prior to Building Permit Issuance.
 - h. As-Built revision for all plans (prior to Occupancy release);
90. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for single-family residential 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). The Homeowner's Association shall enter into an agreement with the City for basin maintenance.
91. The proposed private storm drain system shall connect to the existing storm drain on Indian Avenue. 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.

Prior to Grading Plan Approval

92. Resolution of all drainage issues shall be as approved by the City Engineer.
93. 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

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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.

94. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
95. 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 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.

96. 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.
97. 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.
98. The developer shall select Low Impact Development (LID) Best Management

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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.

99. 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.
100. 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

101. 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)]
102. 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.
103. 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]
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 project. [MC 8.21.070]

Prior to Map Approval

106. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]

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107. 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.
108. Resolution of all drainage issues shall be as approved by the City Engineer.
109. If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all public improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. In either case, the City Engineer may require the dedication and construction of necessary utility, street or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California Bureau of Real Estate. [MC 9.14.080(B)(C), GC 66412 & 66462.5]
110. 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.
111. 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:
 - 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.
112. 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]
113. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).
114. 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.

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Prior to Improvement Plan Approval

115. 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.
116. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
117. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
118. 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.
119. 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.
120. 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]
121. 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.
122. Any missing or deficient existing improvements along the project frontage within Goya Street & Indian Avenue 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.
123. The full width of right-of-way (66') on Goya Avenue shall be dedicated per standard MVSI-107A-0 along the project frontage. the Developer shall be required to

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construct full width improvements along the project frontage.

124. 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.
125. 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

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

Prior to Building Permit

128. 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.
129. 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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130. 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 model homes).
131. For all subdivision projects, the map shall be recorded (excluding model homes). [MC 9.14.190]

Prior to Occupancy

132. 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.
133. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
134. 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: electrical, cable and telephone.
135. Prior to issuance of a certificate of occupancy or building final for the last 20% or last 5 homes (whichever is more) of any Map Phase, punch list work for improvements and capping of streets in that phase must be completed and approved for acceptance by the City.
136. 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

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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.

137. 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.
138. 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

139. 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.
140. 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

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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.

141. 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

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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.

142. 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 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.

143. CFD 2014-01. Prior to City Council action authorizing the recordation of the final 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 b) Landscape Maintenance Services for public parkway, traffic circle, open space, and/or median

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landscaping on Goya Ave. and/or Indian St. and/or c) 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 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 fundi

144. 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.

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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 SAdmin@moval.org to satisfy this condition.

145. 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.
146. 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.
147. CFD 7. This project is included within the future annexation boundaries for Community Facilities District No. 7 (CFD No. 7). The Local Component portion of the Area Drainage Plan (ADP) fee for Riverside County Flood Control and Water Conservation District (RCFCWCD) has been allocated toward the debt service payments on CFD No. 7 bonds and/or paid directly for acquisition of RCFCWCD facilities. In order for the Developer to meet its financial obligation, it must notify the Special Districts Administration at SAdmin@moval.org when applying for a grading permit or if a grading permit is not required, when applying for building permit issuance and select one of the funding options outlined below. a) Participate in a special election to annex into CFD No. 7 and pay the equivalent to the Local Component portion of the ADP fee including interest as a special tax levied annually on the Riverside County property tax bill; or b) Pay the Local Component portion of the ADP fee directly to the City of Moreno Valley, Special Districts Administration which shall be used for any authorized purpose for CFD No. 7. If the funding option selected is to annex into the District, a minimum of 90-days is needed to complete the special election process. This allows adequate time to complete the special election process in compliance with the provisions of Article 13C of the California Constitution for conducting a special election. Annexation to CFD No. 7 shall be completed or proof of payment of the Local Component portion of the ADP fee shall be provided to the Special Districts Administration at SAdmin@moval.org prior to issuance of the 1st Building Permit for this project.
148. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.

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Prior to Grading Permit

149. CFD 7. This project is included within the future annexation boundaries for Community Facilities District No. 7 (CFD No. 7). The Local Component portion of the Area Drainage Plan (ADP) fee for Riverside County Flood Control and Water Conservation District (RCFCWCD) has been allocated toward the debt service payments on CFD No. 7 bonds and/or paid directly for acquisition of RCFCD facilities. In order for the Developer to meet its financial obligation, it must notify the Special Districts Administration at SDAdmin@moval.org when applying for a grading permit or if a grading permit is not required, when applying for building permit issuance and select one of the funding options outlined below. a) Participate in a special election to annex into CFD No. 7 and pay the equivalent to the Local Component portion of the ADP fee including interest as a special tax levied annually on the Riverside County property tax bill; or b) Pay the Local Component portion of the ADP fee directly to the City of Moreno Valley, Special Districts Administration which shall be used for any authorized purpose for CFD No. 7. If the funding option selected is to annex into the District, a minimum of 90-days is needed to complete the special election process. This allows adequate time to complete the special election process in compliance with the provisions of Article 13C of the California Constitution for conducting a special election. Annexation to CFD No. 7 shall be completed or proof of payment of the Local Component portion of the ADP fee shall be provided to the Special Districts Administration at SDAdmin@moval.org prior to issuance of the 1st Building Permit for this project.
150. Conditions of approval may be modified or added if a phasing plan is submitted for this development.
151. Driveway approaches shall conform to City of Moreno Valley Standard Plans No. MVSI-112A-0 for commercial driveway approaches.
152. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).
153. Indian Street is designated and shall be improved as a Minor Arterial (88'RW/64'CC) per City Standard Plan No. MVSI-105A-2. Improvements include, but are not limited to, streetlights, curb ramps including on the northeast corner of Indian Street and Goya Avenue, and transition improvements.
154. Goya Avenue shall be improved as a Collector (66'RW/44'CC) per City Standard Plan No. MVSI-106B-0. Full-width improvements shall be constructed along project frontage. Any necessary transition improvements shall be provided.
155. A stop sign, bar, and legend shall be provided at the following locations:
 - Project Driveway at Goya Avenue (Facing northbound traffic)

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- Project Driveway at Indian Street (Facing westbound traffic)
 - Goya Avenue at Indian Street (Facing westbound traffic)
156. Prior to issuance of a certificate of occupancy, all approved street improvements shall be installed to the satisfaction of the City Engineer.
157. Prior to issuance of a certificate of occupancy, all approved signing and striping shall be installed per current City Standards.
158. Prior to issuance of an encroachment permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer shall be required for plan approval, as required by the City Traffic Engineer.
159. Access at the project driveways/intersections shall be as follows:
- Project Driveway at Goya Avenue: Full-Access
 - Project Driveway at Indian Street: Full-Access
 - Goya Avenue at Indian Street: Full-Access
160. Prior to the approval of the street improvement plan, an exclusive southbound left-turn lane shall be provided at the intersection of Indian Street and Goya Avenue.
161. Prior to final approval of any landscaping or monument sign plans, the project plans shall demonstrate that sight distance at the project driveways conforms to City Standard Plan No. MVS1-164A, B, C-0.

PARKS & COMMUNITY SERVICES DEPARTMENT

162. This project is subject to current Development Impact Fees.
163. This project is subject to current Quimby Fees.

Exhibit B
**CONDITIONS OF APPROVAL
FOR
TENTATIVE TRACT MAP 38702 (PEN23-0069)**

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN23-0069)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Tentative Tract Map (PEN23-0069)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division**

1. 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.
2. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
3. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Division. (MC 9.14.020)

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Tentative Tract Map (PEN23-0069)

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4. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
5. 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.
6. 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.
7. In accordance with the Developer's obligation to defend, indemnify and hold harmless the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.
8. 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)
9. 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)

Special Conditions

10. An Administrative Plot Plan shall be submitted to the Planning Division for a Model Conversion to Single Family Residences.
11. Temporary awnings/trellis features are approved for the front elevations of the model homes. All awnings shall be removed prior to release for occupancy.
12. Mechanical equipment shall be located outside any required setback area.
13. Two non-illuminated signs are permitted not to exceed 25 square feet in copy area,

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN23-0069)

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- 45 square feet in sign area and 6 feet in height at each major entrance to the complex. Signs shall be removed at the completion of home sales.
14. The parking lot surface and accessories (plants, irrigation, hardscape elements, etc.), secondary sidewalks between models, exterior restroom facilities, and trap fencing shall be removed and rear and side yard cross fencing installed prior to building final of the last unit in the tract(s) or when the models are closed, whichever comes first.
 15. The sales areas within the living quarters shall be converted to residential use prior to release for occupancy.
 16. 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)
 17. The model home(s) shall conform to the approved plans on file in the Community Development Department consistent with the approved Planned Unit Development Design Guidelines.
 18. The sales areas within garage areas shall be converted back to garages prior to release for occupancy. A minimum two-car garage shall remain in each model.
 19. The model home(s) shall be used only for the sale of homes in Tract 38702.
 20. Prior to building final, a basin maintained by an HOA or other private entity, landscape (trees, shrubs and groundcover) and irrigation shall be installed, and maintained by the HOA or other private entity with documentation provided to the Planning Division.
 21. Prior to issuance of building permits, final front and street side yard landscape and irrigation plans, and slope landscape plans and basin landscape plans, shall be approved.
 22. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
 23. 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)
 24. A drought tolerant landscape palette shall be utilized throughout the tract in

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- compliance with the Planned Unit Development Design Guidelines and City's Landscape Requirements. (9.17)
25. All landscaped areas in perpetuity shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
 26. 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)
 27. 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.
 28. Prior to any site disturbance and/or grading plan submittal, and or final map recordation, a mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant/owner. No City permit or approval shall be issued until such fee is paid. (CEQA)
 29. 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)
 30. 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.
 31. 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)
 32. Separate Administrative Plot Plans, including, Design Review (product approval), Model Home(s) or custom home reviews are required for approval of the design of the future single-family homes for Tentative Tract Map 38702.
 33. 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

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Tentative Tract Map (PEN23-0069)

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the project will be developed and maintained in accordance with the intent and purpose of the approval:

- a. The document to convey title
- b. Deed restrictions, easements, or Covenants, Conditions and Restrictions to be recorded

The approved documents shall be recorded at the same time that the subdivision map is recorded. The documents shall contain provisions for general maintenance of the site, joint access to proposed parcels, 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.
34. The site has been approved for a Conditional Use Permit (PEN23-0070) for Tentative Tract Map 38702 (PEN23-0069) for a Planned Unit Development comprised of 131 detached single-family residences with a tot-lot and dog park, retention basin, and associated on-site and off-site improvements per the approved plans and the Planned Unit Development Design Guidelines. A change or modification shall require separate approval.
 35. The Conditional Use Permit (PEN23-0070) and Tentative Tract Map 38702 (PEN23-0069) for the approved Planned Unit Development are tied together and shall expire at the same time. Extensions of time must be filed individually for each project and future extensions cannot exceed the Subdivision Map Act.

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36. 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 conditions herein 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)
37. 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)
38. The approval of model home(s) does not supersede conditions of approval previously approved for Tract Map No. 38702.

Prior to Grading Permit

39. Prior to approval of any grading permit, the tree plan shall be submitted to and approved by the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)
40. Prior to issuance of any building permit, all Conditions of Approval, and Mitigation Measures shall be printed on the building plans.
41. 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.
42. Prior to issuance of building permits, landscape and irrigation plans for areas maintained by the HOA shall be submitted to and approved by the Planning Division. The plans shall be prepared in accordance with the Planned Unit Development Design Guidelines and City's Landscape Development Guidelines. 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 wall with tubular steel fence with pilasters is required to secure all water quality and detention basins more than 18 inches in depth.
43. 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

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plans shall be prepared in accordance with the Planned Unit Development Design Guidelines and City's Landscape Requirements.

44. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)
45. 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)
46. Prior to issuance of building permits, for projects that will be phased, a phasing plan shall be submitted to and approved by the Planning Division if occupancy is proposed to be phased.
47. At least thirty days prior to issuance of any grading permit, the developer shall retain a qualified archaeologist, provide a letter identifying the name and qualifications of the archaeologist to the Planning Division for approval, to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources and to evaluate and recommend appropriate actions for any archaeological deposits exposed by construction activity.

At least thirty days prior to issuance of a grading permit, the applicant shall provide evidence that contact has been established with the appropriate Native American Tribe(s), providing notification of grading, excavation and the proposed monitoring program and to coordinate with the City and Tribe(s) to develop a cultural resources treatment and monitoring agreement. The agreement shall address treatment of known cultural resources, the designation, responsibilities and participation of Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

A report documenting the proposed methodology for grading monitoring shall be submitted to and approved by the Planning Division prior to issuance of any grading permit. The monitoring archaeologist shall be empowered to stop and redirect grading in the vicinity of an exposed archaeological deposit until that deposit can be fully evaluated. The archaeologist shall consult with affected Tribe(s) to evaluate any archaeological resources discovered on the project site. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have authority to stop and redirect grading activities in consultation with the project archaeologist.

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The property owner shall relinquish ownership to the Tribe(s) of all Native American cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project site for proper treatment and disposition. All sacred sites, should they be encountered with the project site, shall be avoided and preserved as the preferred mitigation.

If any inadvertent discoveries of subsurface archaeological or cultural resources occur during grading, the applicant, project archaeologist, and Tribe(s) shall assess the significance of such resources and shall meet and confer regarding mitigation of such resources. Avoidance is the preferred method of preservation of archaeological resources. If the applicant, project archaeologist and Tribe(s) cannot agree on the significance or mitigation for such resources, the issue(s) will be presented to the Planning Official with adequate documentation. The Official shall make a determination based on the provisions of CEQA and consideration of the religious beliefs, customs and practices of the Tribe(s).

48. Prior to issuance of any grading permit, all Conditions of Approval, and Mitigation Measures shall be printed on the grading plans.
49. 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)
50. Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)
51. If potential historic, archaeological, Native American cultural resources or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be 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 affected Native American Tribes before any further work commences in the affected area.

If human remains are discovered during grading and other construction excavation, no further disturbance shall occur until the County Coroner has made necessary

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findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the “most likely descendant.” The “most likely descendant” shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).

52. 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.
53. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Building and Safety Division for review and approval by the Planning Division per the Planned Unit Development Design Guidelines and if silent, the City's Municipal Code.
54. 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.

Prior to Building Final or Occupancy

55. 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).
56. Prior to building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.
57. 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).

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Building Division

58. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.

The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:

- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
- b) must be registered as a retailer, not consumer, of materials, and
- c) have an executed contract over \$5 million to install materials at the jobsite.

The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.

59. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Standards Code (California Code of Regulations, Title 24) including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.

60. Any construction within the city shall only be completed between the hours of seven a.m. to seven p.m. Monday through Friday, excluding holidays, and from eight a.m. to four p.m. on Saturday, unless written approval is first obtained from the Building Official or City Engineer per City of Moreno Valley Municipal Code (MC 8.14.040E).

61. The proposed development is subject to the payment of required development fees as required by the City's current Fee Ordinance at either 1) based on time of valid building application submittal, 2) prior to permit issuance, or 3) as determined by the City (via special ordinance, etc.).

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

63. Prior to construction submittal, all new development, including residential accessory

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dwelling units (ADU's) are required to obtain a new property address. Address requests must be part of your initial application. The form can be obtained at http://www.moval.org/city_hall/forms/building-safety/AddressRequest.pdf.

64. 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.
65. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code. Electronic/Digital signature is acceptable as all plan submittals are electronic reviews.
66. Contact the Building Safety Division for permit application submittal requirements. The following link gives the minimum plan submittal requirements: http://www.moval.org/city_hall/forms/building-safety/SFD-ADU-RoomAdditionPlanGuidelines.pdf.
67. The proposed project is subject to approval by the Val Verde Unified School District and all applicable fees and charges shall be paid prior to permit issuance. Contact VVUSD at 951.940.6100 for specific details.
68. 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).
69. The proposed project is subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact EMWD at 951.928.3777 for specific details.

FIRE DEPARTMENT**Fire Prevention Bureau**

70. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
71. 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

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- Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)
72. 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)
 73. 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)
 74. 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)
 75. 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)
 76. 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.
 77. 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.
 78. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
 79. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
 80. 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])
 81. Prior to issuance of Certificate of Occupancy or Building Final, the

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- 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])
82. 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)
 83. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
 84. 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)
 85. 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)
 86. 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)
 87. 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)
 88. 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])

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89. 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**

90. 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.
91. 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

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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.

92. 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.
93. 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.
94. 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.
95. This project may 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.
96. 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**

97. 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 (recording 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, Sewer/Water, 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 (right-of-way dedication) prior to Building Permit Issuance.
 - h. As-Built revision for all plans (prior to Occupancy release);
98. 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).
99. 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.
100. 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,

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said sections also referred to as the Subdivision Map Act (SMA). [MC 9.14.010]

101. 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.
102. 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.
103. 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.
104. Local tax from construction contracts may be allocated to the local jurisdiction of the specific construction jobsite. This is accomplished by a contractor or subcontractor electing to obtain a construction site sub-permit for the jobsite. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are eligible for this election. This qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to be eligible for a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
- The \$5 million threshold applies to individual contracts held by a contractor or subcontractor and not the total project value. The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California

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Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor will require that the subcontractor or other contractors provide the City of Moreno Valley with either a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project. The Prime Contractor will provide the City with a list of subcontractors associated with the project.

105. 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)]
106. 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]
107. 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.
108. The proposed private storm drain system shall connect to the existing storm drain on Indian 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.

Prior to Grading Plan Approval

109. Resolution of all drainage issues shall be as approved by the City Engineer.
110. 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.
111. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.

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112. 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.
113. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- 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.
 - Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
 - 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.
114. 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.
115. 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.
116. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in conformance with the State's current Construction Activities Storm Water General

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Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.

117. 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

118. 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)]
119. 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.
120. 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]
121. 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)]
122. 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

123. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]
124. 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

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residential development, bylaws and articles of incorporation shall also be included as part of the maintenance agreement for any water quality BMPs.

125. Resolution of all drainage issues shall be as approved by the City Engineer.
126. If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all public improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. In either case, the City Engineer may require the dedication and construction of necessary utility, street or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California Bureau of Real Estate. [MC 9.14.080(B)(C), GC 66412 & 66462.5]
127. 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.
128. 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 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.
129. 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]
130. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).
131. 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, as applicable.

Prior to Improvement Plan Approval

132. The developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements.

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- 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.
133. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
 134. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVS1-160 series, etc.) throughout this project.
 135. 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.
 136. 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]
 137. 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.
 138. Any missing or deficient existing improvements along the project frontage Goya Street and Indian Ave. within 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.
 139. 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.
 140. 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

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developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.

141. The full width of right-of-way (66') on Goya Avenue shall be dedicated per standard MVSI-107A-0 along the project frontage. the Developer shall be required to construct full width improvements along the project frontage.
142. 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.

Prior to Encroachment Permit

143. 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.
144. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

145. 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.
146. 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.
147. 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 model homes).
148. For all subdivision projects, the map shall be recorded (excluding model homes).

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[MC 9.14.190]

Prior to Occupancy

149. 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.
150. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
151. 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.
152. Prior to issuance of a certificate of occupancy or building final for the last 20% or last 5 homes (whichever is more) of any Map Phase, punch list work for improvements and capping of streets in that phase must be completed and approved for acceptance by the City.
153. 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.
154. The Developer shall comply with the following water quality related items:

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- 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.
155. A "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant", "Maintenance Agreement for Water Quality Improvements located in the public right-of-way" and a "Declaration of Restrictive Covenants (encroachment on City easement)" shall be recorded to provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of the covenants and agreements can be obtained by contacting the Land Development Division.

Special Districts Division

156. 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.
157. 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

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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.

158. 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

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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.

159. 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 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.

160. CFD 2014-01. Prior to City Council action authorizing the recordation of the final 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 b) 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

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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 fundi

161. 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.

162. The ongoing maintenance of any water quality BMP (e.g. Bioswale) constructed in

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN23-0069)

Page 29

the public right of way shall be the responsibility of a property owner association or the property owner.

163. 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.
164. CFD 7. This project is included within the future annexation boundaries for Community Facilities District No. 7 (CFD No. 7). The Local Component portion of the Area Drainage Plan (ADP) fee for Riverside County Flood Control and Water Conservation District (RCFCWCD) has been allocated toward the debt service payments on CFD No. 7 bonds and/or paid directly for acquisition of RCFCWCD facilities. In order for the Developer to meet its financial obligation, it must notify the Special Districts Administration at SDAdmin@moval.org when applying for a grading permit or if a grading permit is not required, when applying for building permit issuance and select one of the funding options outlined below. a) Participate in a special election to annex into CFD No. 7 and pay the equivalent to the Local Component portion of the ADP fee including interest as a special tax levied annually on the Riverside County property tax bill; or b) Pay the Local Component portion of the ADP fee directly to the City of Moreno Valley, Special Districts Administration which shall be used for any authorized purpose for CFD No. 7. If the funding option selected is to annex into the District, a minimum of 90-days is needed to complete the special election process. This allows adequate time to complete the special election process in compliance with the provisions of Article 13C of the California Constitution for conducting a special election. Annexation to CFD No. 7 shall be completed or proof of payment of the Local Component portion of the ADP fee shall be provided to the Special Districts Administration at SDAdmin@moval.org prior to issuance of the 1st Building Permit for this project.
165. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.

Prior to Grading Permit

166. CFD 7. This project is included within the future annexation boundaries for Community Facilities District No. 7 (CFD No. 7). The Local Component portion of the Area Drainage Plan (ADP) fee for Riverside County Flood Control and Water Conservation District (RCFCWCD) has been allocated toward the debt service payments on CFD No. 7 bonds and/or paid directly for acquisition of RCFCWCD facilities. In order for the Developer to meet its financial obligation, it must notify the Special Districts Administration at SDAdmin@moval.org when applying for a

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN23-0069)

Page 30

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167. Conditions of approval may be modified or added if a phasing plan is submitted for this development.
168. Driveway approaches shall conform to City of Moreno Valley Standard Plans No. MVS1-112A-0 for commercial driveway approaches.
169. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).
170. Indian Street is designated and shall be improved as a Minor Arterial (88'RW/64'CC) per City Standard Plan No. MVS1-105A-2. Improvements include, but are not limited to, streetlights, curb ramps including on the northeast corner of Indian Street and Goya Avenue, and transition improvements.
171. Goya Avenue shall be improved as a Collector (66'RW/44'CC) per City Standard Plan No. MVS1-106B-0. Full-width improvements shall be constructed along project frontage. Any necessary transition improvements shall be provided.
172. A stop sign, bar, and legend shall be provided at the following locations:
 - Project Driveway at Goya Avenue (Facing northbound traffic)
 - Project Driveway at Indian Street (Facing westbound traffic)
 - Goya Avenue at Indian Street (Facing westbound traffic)
173. Access at the project driveways/intersections shall be as follows:
 - Project Driveway at Goya Avenue: Full-Access
 - Project Driveway at Indian Street: Full-Access
 - Goya Avenue at Indian Street: Full-Access
174. 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

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN23-0069)

Page 31

Standard Plan No. MVS1-164A, B, C-0.

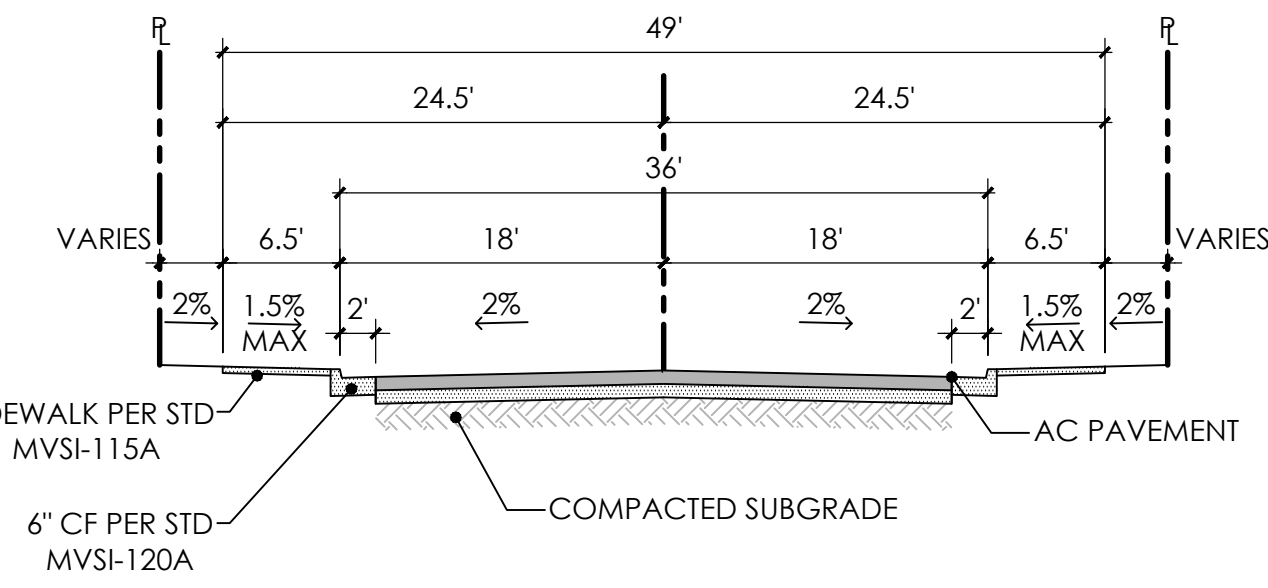
175. Prior to the approval of the street improvement plan, an exclusive southbound left-turn lane shall be provided at the intersection of Indian Street and Goya Avenue.
176. Prior to issuance of a certificate of occupancy, all approved street improvements shall be installed to the satisfaction of the City Engineer.
177. Prior to issuance of a certificate of occupancy, all approved signing and striping shall be installed per current City Standards.
178. Prior to issuance of an encroachment permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer shall be required for plan approval, as required by the City Traffic Engineer.

PARKS & COMMUNITY SERVICES DEPARTMENT

179. This project is subject to current Development Impact Fees.
180. This project is subject to current Quimby Fees.

Site Summary

Total Acres 13.7 Acres
Total Homes 131
Density 9.56 DU/AC
Provided Parking 335 (2.6:1 overall)
Total Provided Assigned Parking: 262
Provided Guest Parking: 66 (8'x22' Parallel)
7 (9'x20' Head-In)
73 Total Guest Spaces



PRIVATE INTERIOR STREET SECTION
LOCAL STREET PER MVS1-107A-0

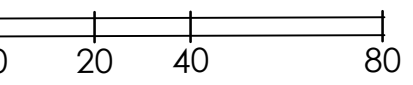
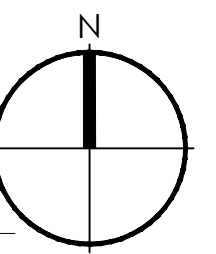


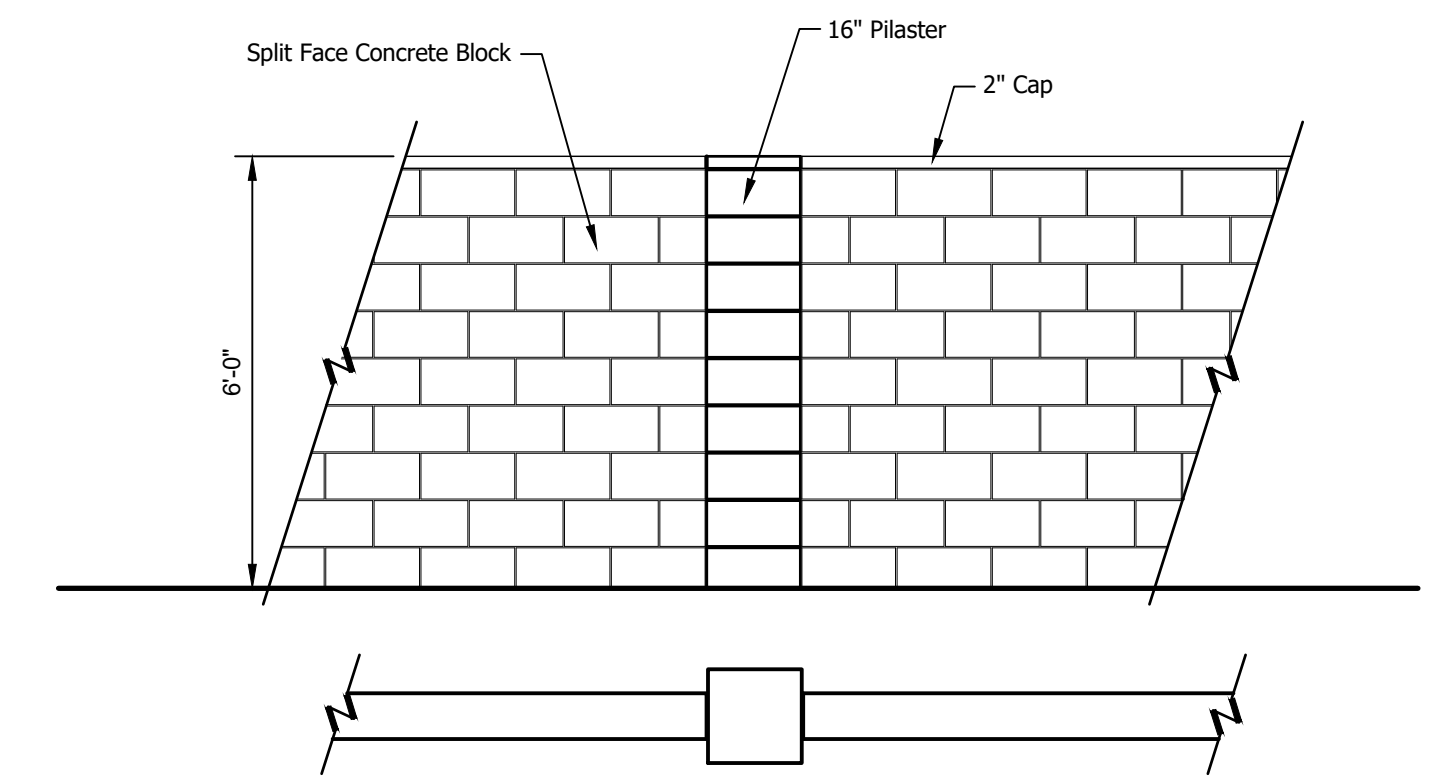
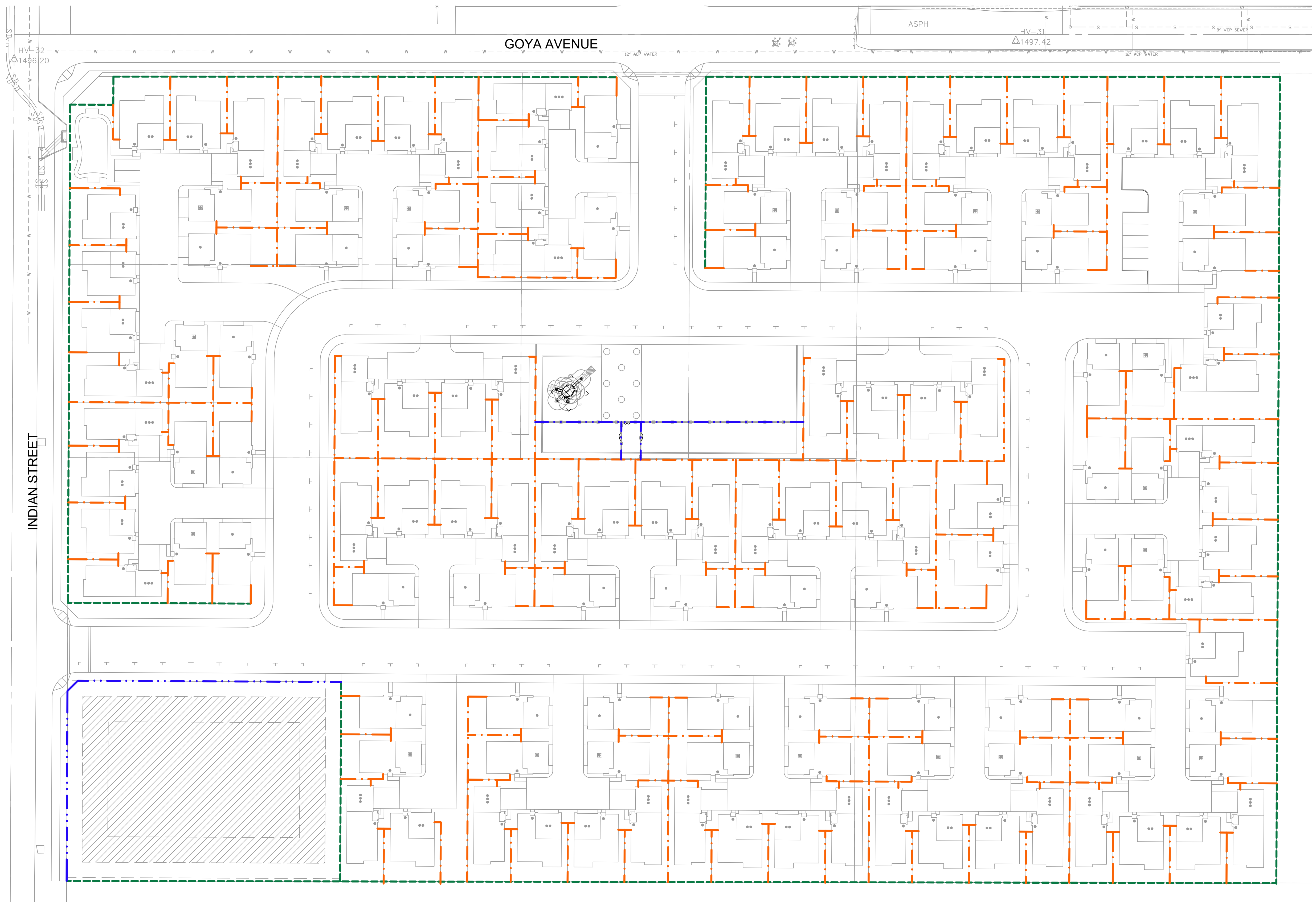
- Notes:
1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per parcel map.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints may change due to the final design elevation style.
6. Open space area is subject to change.
7. Building setbacks are measured from property lines to building foundation lines.

CONCEPTUAL SITE PLAN

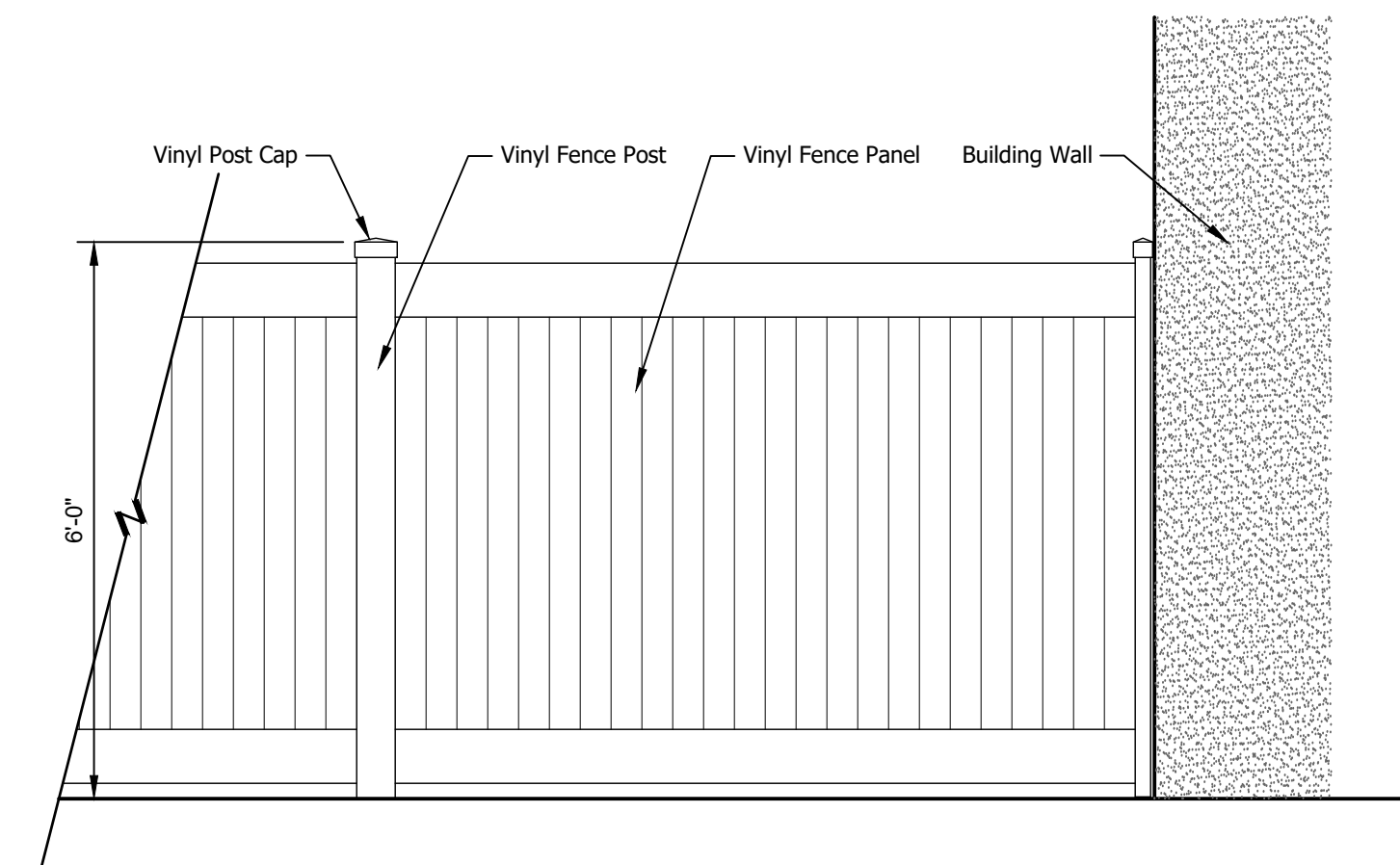
GOYA AT HERITAGE PARK
MORENO VALLEY, CALIFORNIA

09/11/23

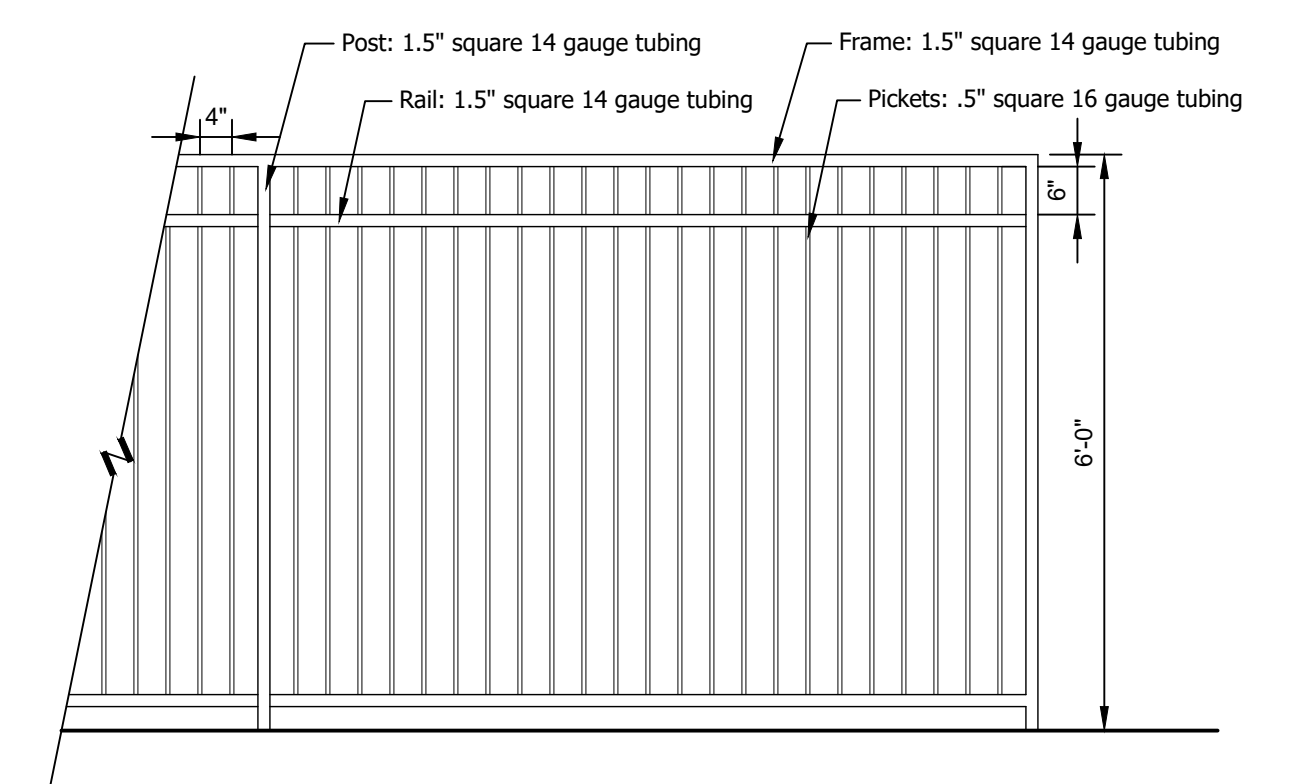




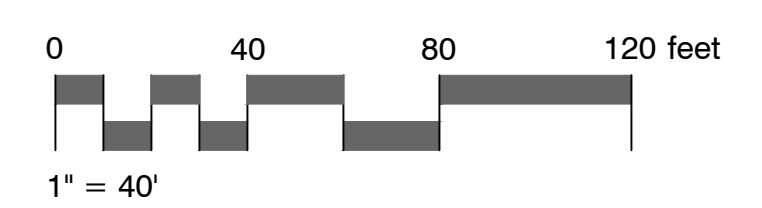
PERIMETER BLOCK WALL



INTERIOR VINYL FENCE



TUBULAR STEEL FENCE



WALL AND FENCE PLAN

GOYA AT HERITAGE PARK

MORENO VALLEY, CA

WOOD ARCHITECTURE
 Project: 22056_WA
 Date: 05.25.2023
 Scale: 1" = 40'
www.iwoodarchitecture.com

Attachment: Project Plans 2 (6513 - GOYA AT HERITAGE PARK PLANNED UNIT DEVELOPMENT)

CONTACT INFO

DAVID PATTON
GOYA AT HERITAGE PARK
OWNER / DEVELOPER
41 CORPORATE PARK
SUITE 250
IRVINE, CA 92606
949.852.0266
dpatton545@gmail.com

KURT KOETHER
WOOD ARCHITECTURE
LANDSCAPE ARCHITECT
1512 W MINERAL KING AVE
VISALIA, CA 93291
805.468.5300
kurt@iwoodarchitecture.com

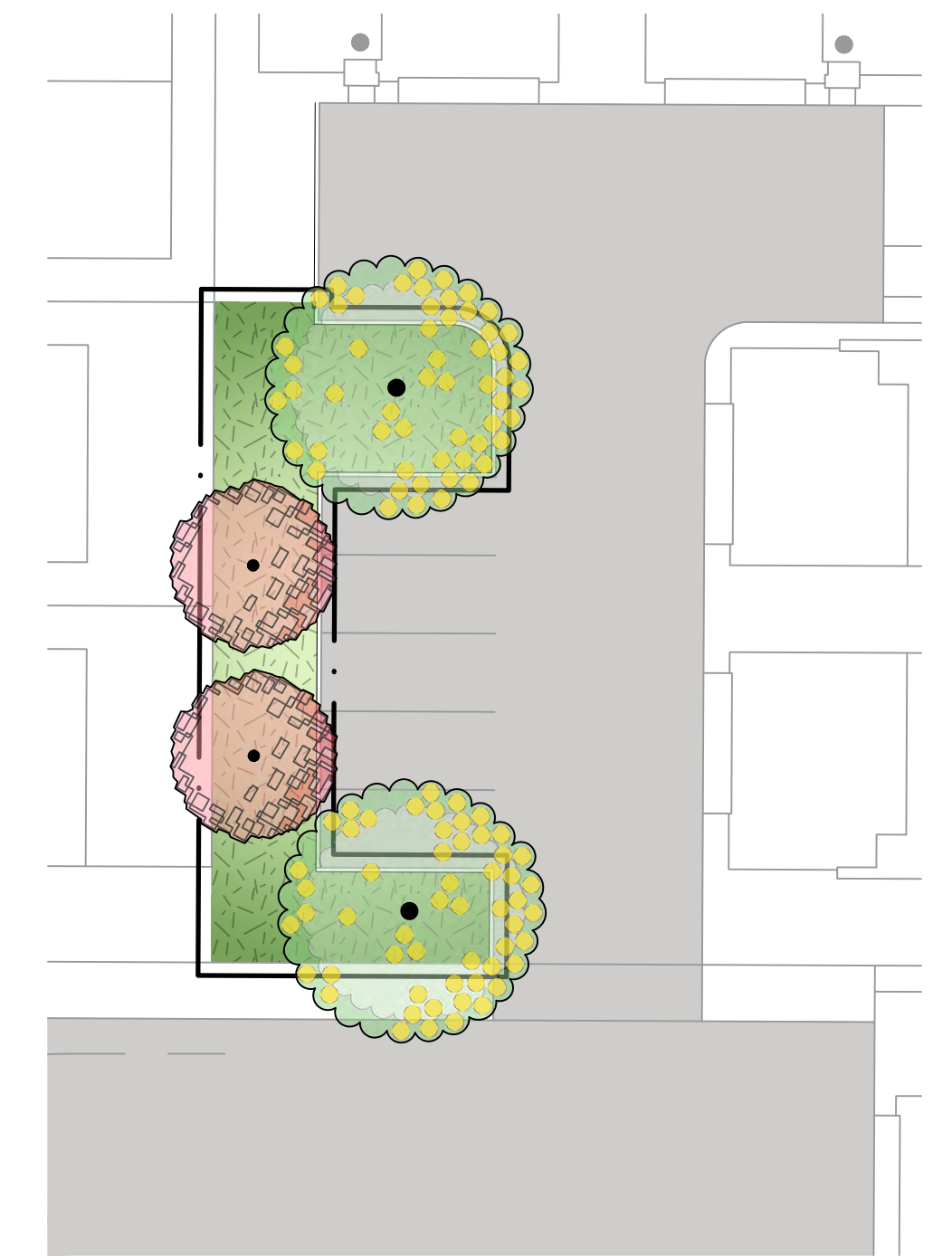
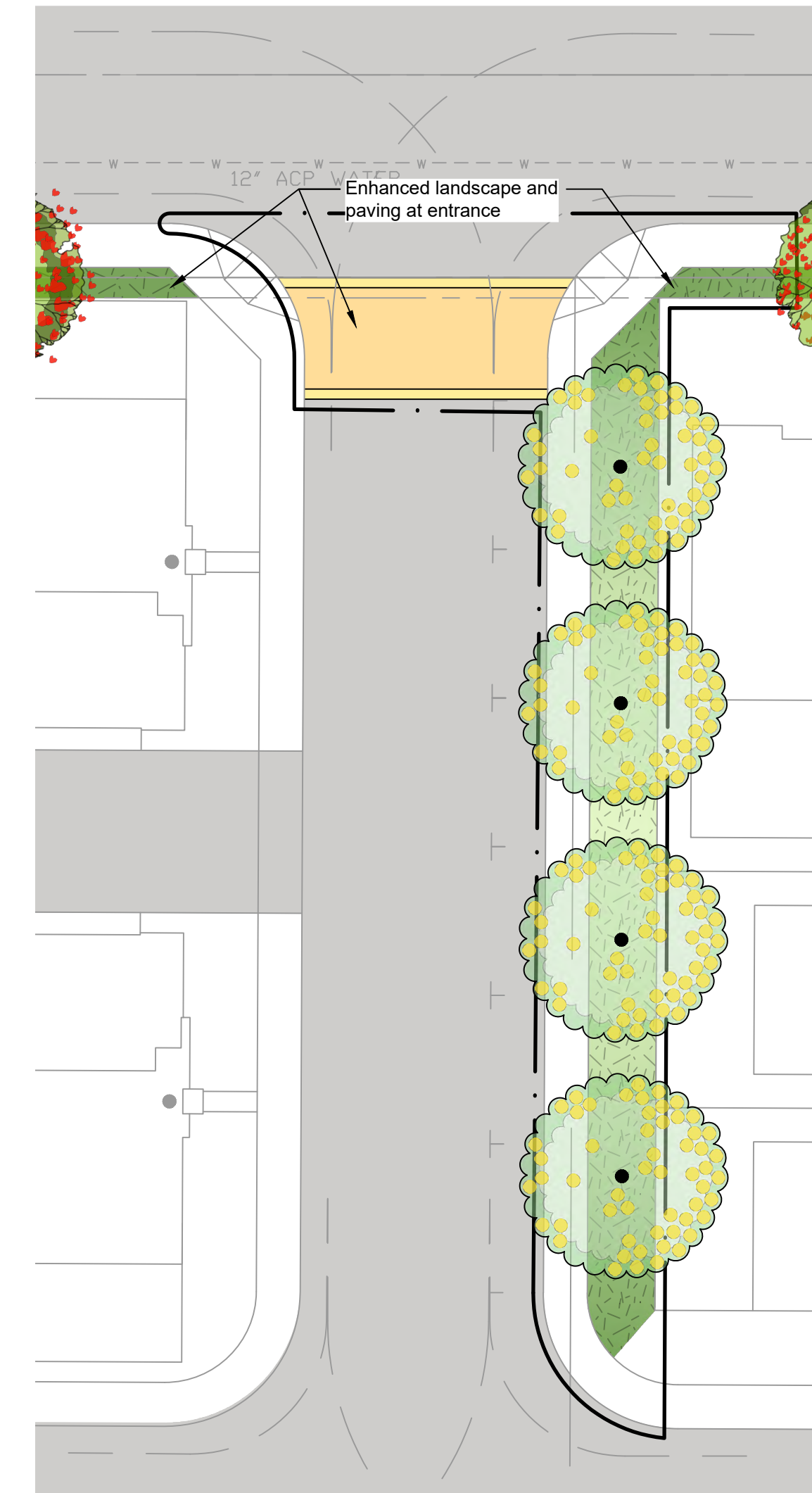
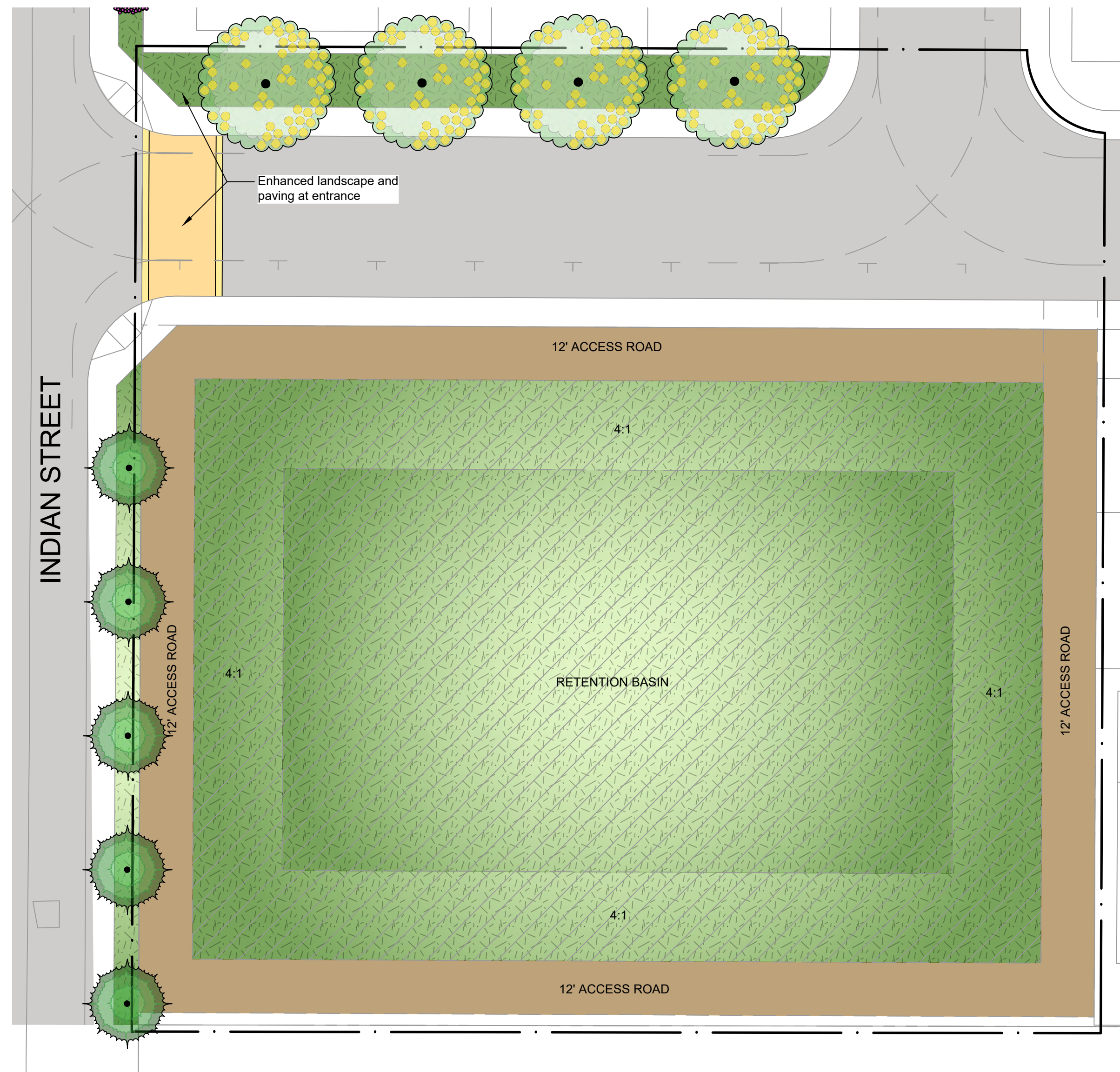
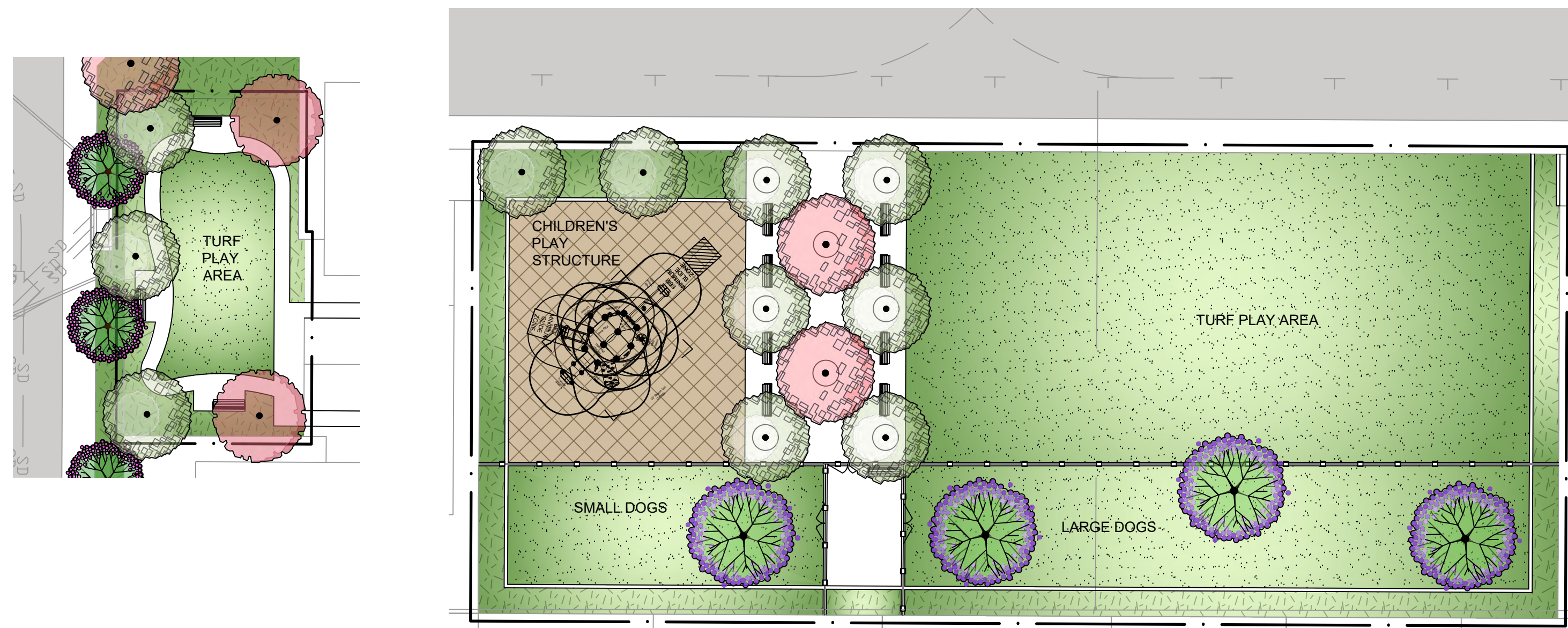
JASON PASCUAL
GREENBERG FARROW
CIVIL ENGINEER
30 EXECUTIVE PARK
SUITE 100
IRVINE, CA 92614
949.424.7455
jpascual@greenbergfarrow.com

Notes:

- 1- All landscape plans and installations shall comply with the City of Moreno Valley design guidelines, standards, codes and regulations.
2- All landscape areas shall receive permanent irrigation.
a. Irrigation system shall be point source with gallon per minute emitters for trees and gallon per hour emitters for shrubs.
b. Irrigation system shall have a flow sensor and master valve.
c. Irrigation controller shall be a smart controller operating off of weather data and soil moisture sensors.
d. Irrigation controller management software shall be cloud based with remote/online access.
3- All landscape installations shall be permanently maintained.
4- All landscape plans shall comply with the Model Water Efficient Landscape Ordinance (MWELO) or the local jurisdictions water ordinance, whichever is more stringent.
5- All plants shall be of quality as prescribed in the details and specifications of the landscape construction plans.
6- 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
Landscape Area: 14,882 SF
Average Plant Factor: 0.03 Low water use plants
Irrigation Efficiency: 0.81 Drip Irrigation
Landscape Area: 24,700 SF (Retention Basin)
Average Plant Factor: 0.03 Low water use plants
Irrigation Efficiency: 0.75 Overhead
Special Landscape Area: 12,491 SF
Total Regular Landscape Area: 39,582 SF
Total Landscape Area: 52,073 SF
Estimated Annual Water use: 978,465 gallons
Maximum allowed water Allowance: 1,063,389 gallons



Moreno Valley Retention Basin approved plants list

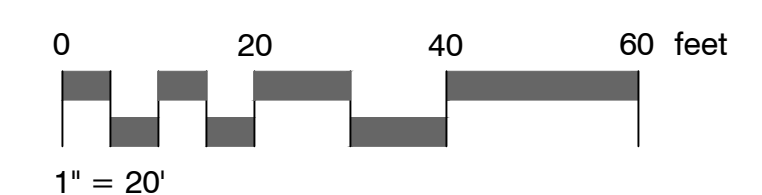
Table with columns: Botanical Name, Common Name. Lists various plants like Achillea millefolium, Anemopsis californica, Baccharis douglasii, etc.

CONCEPT SHRUB LEGEND

Table with columns: Botanical Name, Common Name. Lists various shrubs like Acacia, Yarrow, Agave, Aloe, etc.

Concept Plant Legend

Table with columns: Botanical Name, Common Name. Lists various plants like JACARANDA MIMOSIFOLIA, KOELREUTERIA BIPINNATA, LAGERSTROEMIA 'CATAWBA', etc.



LANDSCAPE CONCEPT PLAN
GOYA AT HERITAGE PARK
MORENO VALLEY, CA

WOOD ARCHITECTURE
Project: 22056_WA
Date: 05.25.2023
Scale: 1" = 20'
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CONTACT INFO

DAVID PATTON
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41 CORPORATE PARK
SUITE 250
IRVINE, CA 92606
949.852.0266
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KURT KOETHER
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1512 W MINERAL KING AVE
VISALIA, CA 93291
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- Notes:
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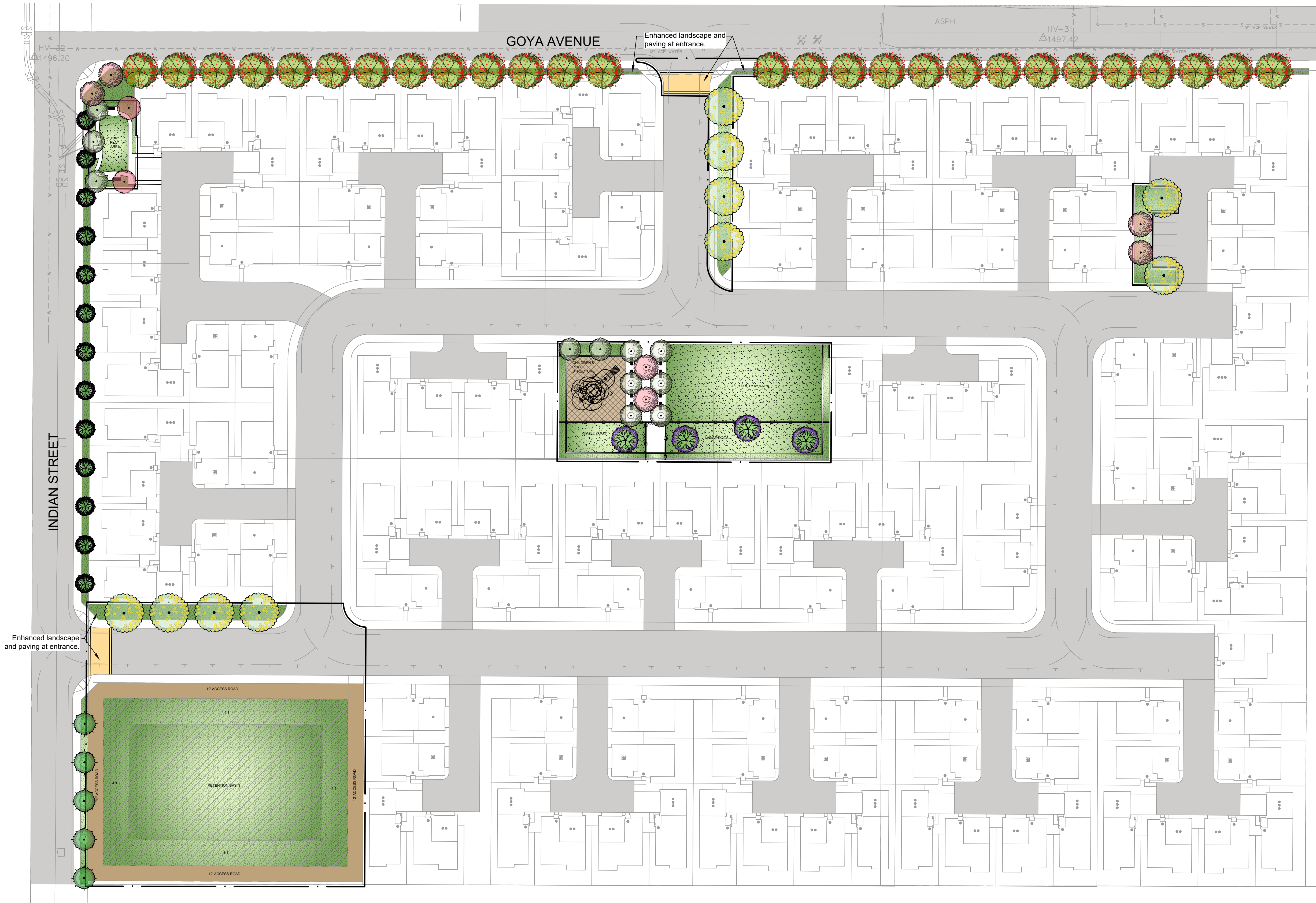
Special Landscape Area: 12,491 SF

Total Regular Landscape Area: 39,582 SF

Total Landscape Area: 52,073 SF

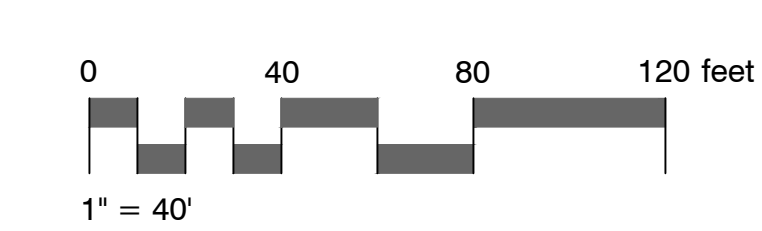
Estimated Annual Water use: **978,465 gallons**

Maximum allowed water Allowance: 1,063,389 gallons



Concept Plant Legend

- JACARANDA MIMOSIFOLIA
Jacaranda
- KOELREUTERIA BIPINNATA
- LAGERSTROEMIA 'CATAWBA'
- LAGERSTROEMIA 'MUSKOGEE'
- LAGERSTROEMIA 'NATCHEZ'
Crape Myrtle 'Natchez'
- LAGERSTROEMIA 'TUSCARORA'
Crape Myrtle 'Tuscarora'
- LAURUS X 'SARATOGA'
- PISTACHIA 'KEITH DAVEY'
Chinese Pistache 'Keith Davey'
- PLANTING AREA
- TURF
- TOT LOT



LANDSCAPE CONCEPT PLAN

GOYA AT HERITAGE PARK

MORENO VALLEY, CA

WOOD ARCHITECTURE
Project: 22056_WA
Date: 05.25.2023
Scale: 1" = 40'
www.iwoodarchitecture.com

Oliver Mujica

From: George Hague <gbhague@gmail.com>
Sent: Monday, January 29, 2024 3:06 PM
To: Planning Notices_DG
Cc: City Clerk; Oliver Mujica
Subject: Comments on Goya at Heritage Park

Warning: External Email – Watch for Email Red Flags!

<https://oag.ca.gov/news/press-releases/attorney-general-bonta-moreno-valley-general-plan-would-exacerbate-pollution>

Attorney General's Press Release upon joining lawsuit against Moreno Valley's GPU/CAP

Good afternoon Mr Mujica,

Re: Goya at Heritage Park General Plan Amendment (GPA) and Zone Change and Initial Study/Mitigated Negative Declaration (IS/MND)

In the last few months the Sierra Club has provided families through a warehouse litigation settlement special HVAC/Air Filtration systems for homes across the street from a warehouse and its health-harming diesel-truck traffic. This settlement agreement was shared with each Planning Commissioner and therefore they know what can be done to help protect the health of Moreno Valley families from diesel pollution. This housing project would place families in the same health-harming situation because of the warehouse diesel trucks you can see in the site picture are directly across the street from homes in this project. Where are the conditions of approval for these special builtin air-filtration systems to capture the fine diesel particulate pollution that goes deep into peoples' lungs — especially children and the elderly where they are very damaging? **The site plan shows eight or maybe nine homes that will be directly across Indian Street from a large existing warehouse with toxic diesel trucks, but this proposal does nothing special to protect these families.**

The Attorney General provided the following paragraph in his press release in the link found above when he joined the lawsuit against Moreno Valley:

*“Moreno Valley should be working to address existing environmental inequities in the city’s western region. Instead, its 2040 General Plan exacerbates them,” said Attorney General Bonta. “Communities in Moreno Valley experience some of the highest levels of air pollution in the state. We’re intervening today so that those communities do not continue to bear the brunt of poor land use decisions that site warehouses **outside their doors**. At the California Department of Justice, we’re fighting day in and day out for communities who live at the intersection of poverty and pollution. Economic development and environmental justice are not mutually exclusive, and we’re committed to helping local governments find a sustainable path forward.” (Attorney General Rob Bonta June 20, 2022)*

In less than a month the California Attorney General (AG) will be in court against the City of Moreno Valley because of our City's inadequate Climate Action Plan (CAP) and General Plan

Update (GPU). A large part of the litigation deals with our City requiring little to reduce our greenhouse gas (GHG) emissions which we increase with each project that allows the use of natural gas. If the City would just require electric water heaters and HVAC heat pumps it would help us reduce our share of GHG impacts.

All Planning Commissioners and City Council members need to ask the city for the AG's Brief they submitted on the GPU/CAP litigation and also their reply Brief. I am sure the city will provide you with their Brief. This would help you understand what we are doing to the environment and how we are part of the problem.

Moreno Valley is suppose be part of the solution to reduce greenhouse gas (GHG) emissions 40% below 1990 levels by 2030, but we keep adding to the GHG without doing enough to reduce impacts. In 2020 the state of California did meet the goal of reducing GHG to the 1990 levels, but now we have only seven years to be 40% below 1990 levels and the South Iris project adds to them.

How is California going to reach these important GHG reduction levels if there are cities like Moreno Valley that continue to include all gas appliances without eliminating some — such as water heaters and HVAC? **As you can read below my name almost 13% of children** in the United States can attribute their asthma to gas appliances such as stove tops and it is even higher in California.

Therefore to protect children and reduce our impacts on Climate Change please do not continue including gas appliances in homes. At least eliminate some of them.

Elements of a General Plan are suppose to work together. A General Plan, however, can become internally inconsistent when General Plan Amendments (GPA) continue to take place causing an imbalance in such things as Circulation, Air Quality and Environmental Justice. This issue needs to be more fully considered/addressed each time a GPA is proposed and approved as is the case with this project.

How can the City on one project tell neighbors you need to have read the General Plan - as was done on the Village at Moreno Valley — and then recommend changes to our General Plan that will impact neighbors as will be the case with this project?

Please keep me informed of all meetings and documents related to this project.

Sincerely,

George Hague

<https://www.mdpi.com/1660-4601/20/1/75#B1-ijerph-20-00075>

| Population Attributable Fraction of Gas Stoves and Childhood Asthma in the United States

Results

"We found that 12.7% (95% CI = 6.3–19.3%) of current childhood asthma in the US is attributable to gas stove use (**Figure 1**). At the state level, the proportion of childhood asthma that could be theoretically prevented if gas stove use was not present (e.g., state-specific PAFs) varied. Illinois experiences the highest burden (21.1%), **followed by California (20.1%)**, New York (18.8%), Massachusetts (15.4%), and Pennsylvania (13.5%). Texas, Colorado, and Ohio all experience burdens around 10%. Florida experiences the lowest burden (3%). The state-level PAFs differ due to varying exposure to gas stoves among children. In Illinois, for example, approximately 79.1% of households with children cook with gas, whereas in Florida, the figure is only

9.1%. States with a higher percentage of children living in households with gas stoves have higher proportions of current childhood asthma attributable to gas stove usage.” (This paragraph is from link just above)