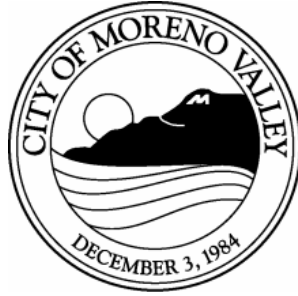

PLANNING COMMISSIONERS

BRIAN LOWELL
Chair

JEFFREY SIMS
Vice-Chair

RAY L. BAKER
Commissioner



JEFFREY BARNES
Commissioner

CARLOS RAMIREZ
Commissioner

PATRICIA KORZEC
Commissioner

MELI VAN NATTA
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, November 12, 2015 at 7:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of Agenda

CONSENT CALENDAR

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

APPROVAL OF MINUTES

None

PUBLIC COMMENTS PROCEDURE

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

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

None

PUBLIC HEARING ITEMS

1. Case: PA15-0009 (Conditional Use Permit)
Applicant: Verizon Wireless
Owner: Shinder Kaur and Parmjit Singh
Representative: SAC Wireless (Dail Richard)
Location: 14058 Redlands Boulevard (Farm Market)
Case Planner: Claudia Manrique
Council District: 3
Proposal: Applicant request for continuance of PA15-0009 (Conditional Use Permit) to the December 10, 2015 Planning Commission meeting for a proposed new Wireless Communication Facility (WCF) with a 60 foot monopine.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

1. **APPROVE** the applicant's request for a continuance of this item to the Planning Commission's December 10, 2015 public hearing agenda.

2. Case: PA14-0038 General Plan Amendment
Applicant: City of Moreno Valley
Owner: Not Applicable
Representative: Planning Division
Location: City-wide
Case Planner: Gabriel Diaz
Council District: City-wide
Proposal: Energy Efficiency General Plan Amendment

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2015-30 entitled

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (ENERGY EFFICIENCY GENERAL PLAN AMENDMENT) (PA14-0038), WHICH IS INTENDED TO ASSIST THE CITY IN ACHIEVING COMPLIANCE WITH ASSEMBLY BILL 32 AND SENATE BILL 375, BOTH STATE INITIATIVES AIMED AT REDUCING GREENHOUSE GAS EMISSIONS IN CALIFORNIA

and thereby:

1. **CERTIFY** that the proposed General Plan Amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15061 (b)(3); and
2. **RECOMMENDS CITY COUNCIL APPROVAL** of General Plan Amendment PA14-0038 based on the findings contained in Planning Commission Resolution 2015-30.

3. Case: PA15-0004 – Conditional Use Permit
Applicant: El Pollo Loco, Inc., c/o Armet, Davis, Newlove & Associates
Owner: Professor’s Fund IV, LLC
Representative: Armet, Davis, Newlove & Associates
Location: West side of Perris Boulevard and approximately 550 feet south of John F. Kennedy Drive
Case Planner: Jeff Bradshaw
Council District: 4
Proposal: Conditional Use Permit for El Pollo Loco drive-through restaurant

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2015-31, and thereby:

1. **ADOPT** a Mitigated Negative Declaration for Conditional Use Permit PA15-0004, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** Conditional Use Permit PA15-0004 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

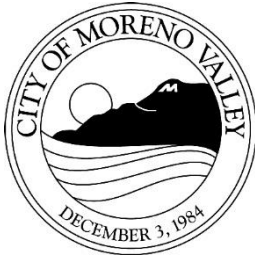
OTHER COMMISSION BUSINESS

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Next Meeting: Planning Commission Regular Meeting, December 10, 2015 at 7:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.



PLANNING COMMISSION

STAFF REPORT

Meeting Date: November 12, 2015

APPLICANT REQUEST FOR CONTINUANCE OF PA15-0009 (CONDITIONAL USE PERMIT) TO THE DECEMBER 10, 2015 PLANNING COMMISSION MEETING FOR A PROPOSED NEW WIRELESS COMMUNICATION FACILITY (WCF) WITH A 60 FOOT MONOPINE.

Case: PA15-0009 (Conditional Use Permit)

Applicant: Verizon Wireless

Owner: Shinder Kaur and Parmjit Singh

Representative: SAC Wireless (Dail Richard)

Location: 14058 Redlands Boulevard (Farm Market)

Case Planner: Claudia Manrique

Council District: 3

SUMMARY

This item was originally scheduled for a public hearing on the Planning Commission's October 8, 2015 agenda. With some outstanding areas needing further consideration, the Planning Commission voted to continue the item to their next meeting. At the October 22, 2015 meeting, at the request of the applicant to be given additional time to consider the design further, the Planning Commission voted 7-0 to continue the public hearing to this November 12, 2015 meeting. On November 4, 2015, the applicant submitted a second written request (Attachment 1) to postpone this November 12, 2015 public hearing date to allow them additional time to revise the site plan and related exhibits, including preparation of new photo simulations.

The applicant informed staff that with the additional time they feel the outstanding issues could be resolved by the December 10, 2015 Planning Commission meeting

date. Therefore, staff recommends the Planning Commission continue the public hearing on this matter to December 10, 2015.

NOTIFICATION

The public hearing notice for the October 8, 2015 public hearing for this project was published in the local newspaper on September 25, 2015. Public notice was sent to all property owners of record within 300 feet of the project site on September 25, 2015. The public hearing notice for this project was also posted on the project site on September 25, 2015.

Given the prior action of the Planning Commission to formally continue the hearing to a date certain, no new public noticing has been required. If the new continuance request of the applicant is approved by the Planning Commission and the hearing is continued to the December 10th, no additional public noticing will be required for the December 10, 2015 public hearing.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

1. **APPROVE** the applicant's request for a continuance of this item to the Planning Commission's December 10, 2015 public hearing agenda.

Prepared by:
Claudia Manrique
Associate Planner

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. Continuance Request for PA15-0009
2. Staff Report from 10-8-15



Claudia Manrique
City of Moreno Valley Planner
14177 Frederick Street
Moreno Valley, CA 92553
(951) 413-3225

Re: Verizon Project "Maltby" (PA15-0009)

Claudia,

We would like to request a continuance to the planning commission hearing on December 10, 2015.

Verizon has agreed to relocate the proposed lease area so that the proposed wireless telecommunications facility meets current setback requirements. We are currently considering placing the wireless facility and proposed landscaping behind the Farm Market's trash enclosure. Efforts are underway to get approval from the property owner and verify the new location's construction feasibility.

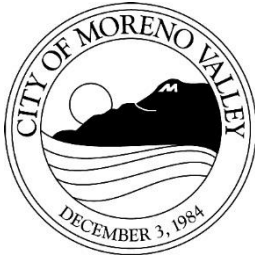
Barring any setbacks, we hope to have a revised set of plans to Planning Staff in time for inclusion in the staff report. We are optimistic that this decision, as well as the multiple conversations and meetings with Planning Staff over the last few weeks, will be seen as signs of positive movement to the Planning Commission.

Please let me know if we are able to be continued to the hearing on December 10th.

Warm Regards,

Dail Richard
Site Development Specialist
SAC Wireless
858-200-6541
Dail.Richard@sacw.com

Attachment: Continuance Request for PA15-0009 (1769 : Applicant request for continuance of PA15-0009 (Conditional Use Permit) to the



PLANNING COMMISSION

STAFF REPORT

Meeting Date: October 8, 2015

CONDITIONAL USE PERMIT (PA15-0009) FOR A NEW WIRELESS COMMUNICATIONS FACILITY.

Case: PA15-0009 (CUP)

Applicant: Verizon Wireless

Owner: Shinder Kaur and Parmjit Singh

Representative: SAC Wireless (Dail Richard)

Location: 14058 Redlands Boulevard (Farm Market)

Case Planner: Claudia Manrique

Council District: 3

SUMMARY

The proposal is for a new Verizon wireless telecommunications facility with a 60 foot monopine located at 14058 Redlands Boulevard (APN(s): 478-430-031& -029) which is the site of Farm Market. The facility includes a new equipment enclosure designed to match the neighboring Farm Market structure.

PROJECT DESCRIPTION

Verizon Wireless is proposing a Wireless Communication Facility (WCF) consisting of a 60 foot monopine. The WCF is proposed to be located at 14058 Redlands Boulevard (APN(s): 478-430-031& -029), behind the Farm Market (Attachment 1). Under the current WCF regulations pursuant to Municipal Code Section 9.09.040.E.3 WCFs are permitted with a Conditional Use Permit (CUP) within a Commercial zone. Due to the site being less than three hundred (300) feet from a residential zone, the project approval authority has been elevated to the Planning Commission as provided for Municipal Code Section 9.02.060.B. The nearest home to the project, located directly

across Kimberly Street, is approximately 98 feet away. In addition to this home, there are several other existing homes that are in immediate proximity of the proposed tower and equipment enclosure.

The proposed new Verizon WCF is proposed as a 60 foot tall monopine designed to mask its appearance as a tower and attempts to match existing pine trees around the site (Attachment 2). The WCF will consist of three sectors, each with four antennas, for a total of twelve (12) antennas. One (1) microwave dish or “parabolic antenna” and twelve (12) Remote Radio Units (RRUs) are proposed on the monopine. Antenna arrays and panels will be painted to match the faux pine fronds; helping to blend the equipment with the faux pine. The 190 square foot equipment shelter will be housed, along with the monopine, within a 900 square foot lease area and screened by an 8 foot tall decorative block wall, painted to match the existing Farm Market building.

The design of the monopine tree blends in with the existing tree species near the site and plant species approved for the Farm Market. Three (3) additional 24” boxed pine trees will be planted as well. The applicant has prepared photographic simulations of the proposed installation from multiple perspectives, which are included as Attachment 3.

The proposed 60 foot tall monopine will fill a gap in cell coverage capacity for Verizon Wireless. The three nearest existing WCFs are located approximately 1.5 miles northeast at Theodore Street and Eucalyptus Avenue, 1.7 miles northwest at Spruce Avenue on the north side of Highway 60 and 2.2 miles southwest at Iris Avenue near the Kaiser Hospital. The three existing WCFs have co-located equipment for various carriers on them. The proposed monopine could also serve as a co-location site, but no colocation is currently proposed, and would be subject to a separate application and approval process.

Site/Surrounding Area

The project site is located at 14058 Redlands Boulevard. The site includes the Farm Market (PA06-0173), which is currently under construction. The market was designed consistent with the Village Commercial (VC) standards. The standards recognize the historic significance of the area and encourage a “turn of the century”/Old Moreno architectural atmosphere. The Village Commercial zone provides limited retail commercial services, which are compatible with the surrounding residential community. The Farm Market building is the largest structure within this commercial zone and provides the best opportunity to blend the necessary height of the proposed WCF with developed property in the area. In addition, the WCF design is considerate of building materials, colors and landscape pallet in the area.

The parcel is within the Village Commercial (VC) zoning district (Attachment 4), which extends through properties at all four corners of the intersection of Alessandro Boulevard and Redlands Boulevard. In addition to the Farm Market discussed above, the Easter Market is located directly north of the project site, and a small US Post Office station is located to the west. The areas just beyond the VC zoning and surrounding

the project site to the north, south, east and west are Residential 3 (R3) zoned parcels. The majority of the parcels are developed with single-story older custom homes. The architectural style, infrastructure and existing landscape establishes somewhat of a rural feel to the area. The WCF's equipment will be screened from the residences with a wall designed to be consistent with Farm Market's architecture, and is considerate of proximity to the neighboring homes.

The proposed wireless tower has been evaluated against General Plan policy 7.7.6 and Section 9.09.040 (Communication facilities, antennas and satellite dishes) of the City Municipal Code and staff has confirmed that the proposed project does not conflict with any of the goals, objectives, policies, and programs of the General Plan.

Access

Vehicular access to the site will be from Alessandro Boulevard through the Farm Market's parking lot. The applicant will use one unassigned parking space next to the Farm Market's trash enclosure and walk to the lease area and monopine for maintenance purposes.

Review Process

This project was submitted in March 2015. City staff from various departments including the Fire Prevention Bureau reviewed the proposal and worked with the applicant to resolve the issues and interests raised, as well as taking into account community sensitivities and aesthetics.

ENVIRONMENTAL

Planning staff, as is typical with all planning projects, has reviewed the request in accordance with the latest edition of the California Environmental Quality Act (CEQA) Guidelines and has determined the project will not result in any significant effect on the environment and qualifies for an exemption under the provisions of the CEQA as a Class 3 Categorical Exemption, CEQA Guidelines, Section 15303 for New Construction or Conversion of Small Structures.

NOTIFICATION

In accordance with Section 9.02.200 of the Municipal Code, public notification was sent to all property owners of record within 300' of the proposed project site on September 25, 2015 (Attachment 5). In addition, the public hearing notice for this project was posted on the project site on September 25, 2015, and published in the Press Enterprise newspaper September 25, 2015.

STAFF RECOMMENDATION

Recommend the Planning Commission **APPROVE** Resolution No. 2015-25.

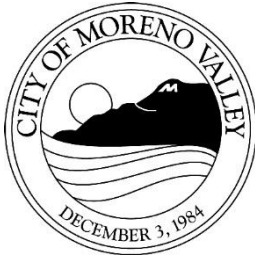
1. **CERTIFY** that the proposed Verizon wireless telecommunications facility is exempt from the provisions of the California Environmental Quality Act (CEQA), as a Class 3 Categorical Exemption, CEQA Guidelines, Section 15303 for New Construction or Conversion of Small Structures; and
2. **APPROVE** Conditional Use Permit PA15-0009 based on the findings contained in Planning Commission Resolution 2015-25, subject to the conditions of approval included as Exhibit A of the Resolution.

Prepared by:
Claudia Manrique
Associate Planner

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. Aerial
2. Site Plans & Elevations
3. Photo Simulations
4. Zoning
5. Public Hearing Notice
6. Resolution 2015-25
7. Final Conditions of Approval (COAs)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: November 12, 2015

ENERGY EFFICIENCY GENERAL PLAN AMENDMENT

Case: PA14-0038 General Plan Amendment

Applicant: City of Moreno Valley

Owner: Not Applicable

Representative: Planning Division

Location: City-wide

Case Planner: Gabriel Diaz

Council District: City-wide

SUMMARY

This proposed General Plan Amendment will add a new Energy Efficiency Section 7.6.3 to the Conservation Element (Chapter 7) of the General Plan. The Conservation Element contains goals, policies, and programs dealing with local existing and future energy efficiency conditions and needs. This planning effort is supported by funding from Southern California Edison and is for the use of promoting and encouraging energy efficiency in the City of Moreno Valley.

PROJECT DESCRIPTION

Project

The City applied for and received funding under the Southern California Edison (SCE) Strategic Plan Strategies Phase 3. On February 11, 2014, the City Council accepted the Southern California Edison Local Government Strategic Plan Strategies funding for Phase 3 (i.e. referred to by SCE as a “strategic solicitation”). The strategic solicitation provides up to \$100,920 in funds to complete four tasks related to energy efficiency.

- Redesign forms and handouts and create new informational material for energy efficiency code requirements.
- Develop standards for City structures to match LEED certification requirements.
- Update General Plan's Conservation Element to include detailed energy efficiency policies.
- Develop a Municipal Code amendment for "density bonuses" for residential developments exceeding State energy code requirements.

The funds can be used to cover use of existing staff resources to complete the required tasks. The contract/statement of work for the solicitation allows funding to continue through the end of the calendar year (December 31, 2015). The contract termination date (i.e. close out) is March 31, 2016.

The amendment of the General Plan is identified as Task 4 under the contract with SCE. Task 4 consists of an update to the Conservation Element of the City's General Plan to include a detailed discussion of energy efficiency. The proposed General Plan Amendment text provides an overview of the larger context of energy efficiency policy, and the City's approved Energy Efficiency, Climate Action Strategy and Greenhouse Gas Analysis. The final General Plan document will provide useful information that can be integrated into the planning efforts for use by the general public, private developers, and city staff or other governmental entities.

In the development of the proposed General Plan Amendment, the City researched other cities that had incorporated energy efficiency into their General Plans. Local cities, including Chula Vista, Palm Desert, Riverside, and Perris were researched. Each of the cities approaches their General Plan framework differently. Planning Staff developed Section 7.6.3 Energy Efficiency within the existing framework of the City's General Plan. Staff identified various past, current and potential policies and practices, that further energy efficiency and the reduction in greenhouse gases in the proposed General Plan Amendment.

In addition, a public outreach meeting was held on November 2, 2015 to obtain input on the proposal. Staff presented a PowerPoint to the public and explained the work that has gone into the General Plan Amendment. Some of the public input included positive feedback on energy efficiency. There was direction by the public for the City to use Energy Efficiency on the City's web page as a marketing tool. The City's G.R.E.E.N. website does promote energy efficiency, but the public comment was directed for energy efficiency to be more prominent on the City's webpage.

The above-referenced activities are an overview of the efforts of the Energy Efficiency General Plan Amendment. The amendment has evolved as a result of research on other cities, input of the public, and the fine tuning of City Staff to fit the City of Moreno Valley.

ENVIRONMENTAL

Planning staff has reviewed the request in accordance with the California Environmental Quality Act (CEQA) Guidelines and has determined that the activity does not have the potential to result in a significant effect on the environment therefore is exempt from CEQA as provided for in Section 15061(b)(3) of the CEQA Guidelines.

NOTIFICATION

Public notification of the public hearing on this item has been conducted in accordance with Section 9.02.200 of the City Municipal Code. Given the proposed General Plan Amendment contains policy language that would apply to the entire City, the public notification included the placement of a one-eighth (1/8) page notice published in the Press Enterprise newspaper on October 31, 2015.

REVIEW AGENCY COMMENTS

SCE reviewed the draft Energy Efficiency General Plan Amendment language as required under the contract/statement of work for the solicitation. SCE approved the proposed language.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2015-30 entitled

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (ENERGY EFFICIENCY GENERAL PLAN AMENDMENT) (PA14-0038), WHICH IS INTENDED TO ASSIST THE CITY IN ACHIEVING COMPLIANCE WITH ASSEMBLY BILL 32 AND SENATE BILL 375, BOTH STATE INITIATIVES AIMED AT REDUCING GREENHOUSE GAS EMISSIONS IN CALIFORNIA

and thereby:

1. **CERTIFY** that the proposed General Plan Amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15061 (b)(3); and
2. **RECOMMENDS CITY COUNCIL APPROVAL** of General Plan Amendment PA14-0038 based on the findings contained in Planning Commission Resolution 2015-30.

Prepared by:
Gabriel Diaz
Principal Planner

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. General Plan Amendment Chap7_Conservation Element
2. PC Resolution 2015-30

7. CONSERVATION ELEMENT

7.1 BIOLOGICAL RESOURCES

7.1.1 Background

The native habitats within the study area have undergone considerable modification over the years. The majority of the valley floor was cultivated in the past, which resulted in the removal of native plants. Introduced grasses became established when cultivation ended. Introduced grasses and native plant and wildlife species were progressively removed as the area urbanized. Animal species currently found in urbanized areas are limited to those capable of adapting to living in close proximity to man.

Many of the species that once inhabited the valley remain in nearby natural areas. There are several such areas within or adjacent to the planning area. The San Jacinto Wildlife Area, located at the southeast corner of the planning area was established in 1983. This 12,000-acre wildlife preserve is noted its diversity of migratory birds. There are three additional large areas where natural habitat is retained in public ownership: Lake Perris Recreation Area, adjacent to the southern city limits, Norton Younglove Park, east of the city limits, and the Box Springs Mountain Park, located northwest of the city limits. A considerable amount natural habitat is in private ownership in the hillsides situated at the northern and eastern end of the planning area.

Due to wide variations in soil types, terrain, and micro-climates, several different plant communities occur. Grasslands are predominant in the undeveloped portions of the valley floor. Unless cultivated, they contain grasses, annuals, shrubs, and thistle, including foxtail grass (*Hordeum*), cheatgrass (*Bromus*), mustards (*Brassica*), lupines (*Lupinus*), and Russian thistle

(*Salsola kali*).

Another plant community within the study area is the Chamise Chaparral, found on steep northerly slopes within the study area. Chamise (*Adenostoma fasciculatum*) is the dominant member of this community. Other common plants in this zone include whitehorn brush (*Ceanothus crassifolius*), sugar sumac (*Rhus ovata*), yucca (*Yucca whipplei*), and black sage (*Salvia mellifera*).

The third common plant community found within the study area is Coastal Sage Scrub, generally found on hillsides. Coastal sage brush (*Artemesia californica*) is the dominant species on the north slopes while Brittlebrush (*Encelia farinosa*) dominates the south facing slopes. Other species commonly associated with this zone are: black sage (*Salvia mellifera*), white sage (*Salvia apiana*), Yucca (*Yucca shidigera*), sugar sumac (*Rhus ovata*) and California buckwheat (*Eriogonum fasciculatum*).



Coastal sage scrub vegetation

Springs and drainage courses support water-oriented, riparian species. They include elderberry (*Sambucus mexicanus*), sunflower (*Helianthus*), willows (*Salix*), mulefat (*Baccharis viminalis*), horseweed (*Conyza coulteri*), and wild rhubarb (*Rumex hymenosepalum*). The larger drainage courses also support sycamore and cottonwood trees.



Riparian vegetation

According to the California Department of Fish and Game, there is no record of any plant that has been given Federal or State status as endangered, threatened, or rare within the study area. However, the absence of listed plants does not mean that they do not exist within the study area, only that no occurrence data has been entered in the database.

The wide variations in topography and vegetation within the undeveloped portions of the study area resulted in a rich diversity of wildlife species. Mammals include animals such as mule deer can be found in the Box Springs Mountains and in the Badlands. Large carnivores, such as coyotes, bobcats, badgers, and gray fox also exist in the undeveloped portions of the study area. Opossums, raccoons, skunks, cottontail rabbits and many rodent species are common to the study area.

A wide variety of reptiles are found in the study area. Well over one hundred species of birds, including owls, hawks and other birds of prey, can be seen at various times throughout the year, either as residents or during migration periods.

According to the California Department of Fish and Game's Natural Diversity Data Base (NDDDB), there are recorded occurrences of species listed as endangered or threatened within the study area as well as potentially listed species.

Listed species are protected under the federal Endangered Species Act and/or the California Endangered Species Act. It is unlawful to harm an endangered or threatened species or to damage the habitat that it occupies. As such, development of property occupied by listed species is subject to serious obstacles.

The listed species include the Stephens' kangaroo rat (*Dipodomys stephensi*), the California gnatcatcher (*Polioptila californica*) and the Least bells vireo (*Vireo belli pusilus*). The potentially listed species include the Orange Throated whiptail, the San Diego horned lizard and the Short nosed pocket mouse. The absence of certain species from the Natural Diversity Data Base does not mean that they do not exist within the study area, only that no occurrence data had been entered in the database.

The Stephen's kangaroo rat (SKR), a small nocturnal rodent related to the squirrel family, is listed as an endangered species under federal law and threatened under state law. It prefers sparse cover and relatively level or gently sloping coastal sage scrub and adjoining grasses.

Development of habitat occupied by the SKR is allowed pursuant to permits from the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Permits were issued to the Riverside County Habitat Conservation Agency (RCHCA), an agency formed by several jurisdictions within western Riverside County, including Moreno Valley. The permits require the RCHCA to implement a long-term habitat conservation plan (HCP) for the conservation of SKR habitat within five core reserves.

The California gnatcatcher is a small gray songbird that prefers coastal sage scrub plant communities. It can also be found in other plant communities adjacent to sage scrub habitat. The California gnatcatcher

was listed as a threatened federal species in 1993.

The least bells vireo is an insectivorous bird listed as a state and federal endangered species. It is a summer resident of dense riparian habitats in Central and Southern California and thought to winter in Mexico. Riparian portions of San Timoteo Canyon in the northeastern corner of the study area are considered suitable habitat for the least bells vireo.

7.1.2 Issues and Opportunities

Future urban development will result in the loss of natural vegetation and wildlife habitats as development spreads over the valley floor and into the surrounding hills. The vegetative and wildlife communities present in the hillside areas will be impacted to the extent that development occurs in the hillsides.

Riparian vegetation along drainage ways will also be impacted as existing flood control plans are implemented, and natural drainage courses are replaced with man-made features. While it may be possible to preserve some drainage courses in a natural condition, it will require revisions to existing master drainage plans and maintenance mechanisms.

The listing of threatened and endangered species in western Riverside County prompted the private sector and public agencies to work together toward a long-term solution to wildlife conservation. Riverside County assumed the lead role in the effort to develop a Multi-Species Habitat Conservation Plan (MSHCP) for western Riverside County, which was approved in 2003. The MSHCP is a comprehensive, multi-jurisdictional effort that includes the County and fourteen cities. Rather than deal with endangered species on a one-by-one basis, this Plan focuses on the conservation of 146 species. The MSHCP consists of a reserve system of

approximately 500,000 acres of which approximately 347,000 acres were public ownership and 153,000 acres was in private ownership. The MSHCP provides landowners, developers, and those who build public infrastructure with certainty, a streamlined regulatory process, and identified project mitigation.

7.2 CULTURAL AND HISTORICAL RESOURCES

7.2.1 Background

Ancestors of the Luiseno and Cahuilla Indian tribes were the first inhabitants of Moreno Valley. They hunted game and gathered seeds and plants. They left evidence in rocks that they used to grind seeds. They also left primitive rock paintings.

Early settlers traveled through the area from northern Mexico to various mission settlements along a trail charted in 1774 by Juan Bautista de Anza. The trail passed through the San Jacinto Valley, the Perris Valley and southwest Moreno Valley.

Moreno Valley and the rest of California became part of the United States in 1850. John Butterfield operated a stagecoach line between Tucson, San Diego, Los Angeles and San Francisco. A separate stage line went through Moreno Valley from Perris Valley to Pigeon Pass and Reche Canyon.

An irrigation district was formed in 1891 for the purpose of importing water from a reservoir in the San Bernardino Mountains. Most of the valley was subdivided and two town sites were established in anticipation of the new water supply. The town of Moreno was established at the intersection of Alessandro and Redlands Boulevards. Alessandro was located along the Southern California Railway line at the intersection of Iris Avenue and Elsworth Street.

The road circulation system in Moreno Valley was established with the original subdivision map. The major north-south streets were established at one-half mile intervals with names in alphabetical order from west to east. The avenues, oriented east to west, were established at one-quarter mile intervals. The names of the avenues were also established in alphabetical order; tree names north of Alessandro Boulevard; botanical names south of Alessandro Boulevard.

Water deliveries began in 1891 from a new aqueduct that terminated at the northeast corner of the valley. The flow of water was soon interrupted by a period of drought and a legal dispute over water rights. Crops failed and most of the residents left the area by the turn of the century. Many of the original homes were relocated to other areas.

Development interest in the western side of the valley was renewed with activation of March Air Force Base in 1918. The base closed in 1922 and reopened as a flight training school in 1927.

Well drilling in the 1920's allowed local groundwater to be developed. Mutual water companies were formed, land was subdivided and people began to settle in the communities the Edgemont and Sunnymead. Development activity slowed during the depression era until March Air Force Base was reactivated during World War II.

The Cultural Preservation Advisory Board was created in 1987 to advise the City in all matters relating to the preservation of the heritage and culture of Moreno Valley. The Board was later renamed the Cultural Preservation Advisory Committee. Moreno Valley Historical Society is a private organization dedicated to the appreciation and preservation of the history of Moreno Valley.

7.2.2 Archaeological and Historical Sites

There are no sites within the Moreno Valley study area listed as a state landmark, nor are there any sites on the National Register of Historic Places. The Old Moreno Schoolhouse was designated a city landmark in 1988.

The schoolhouse was built in 1928 at the northeast corner of Alessandro Boulevard and Wilmot Street. The schoolhouse, built in the mission revival style of architecture, replaced the building constructed on the site in 1892. The City purchased the schoolhouse in 1988 with the intent of restoring the structure and grounds for public use. The restoration cost was later determined to be excessive. As a result, the building was sold and the new owners converted the structure into a residence in 2005.

The First Congregational Church of Moreno was the first church built in Moreno Valley. The church building was constructed in 1891 at the northeast corner of Alessandro Boulevard and Sterling Street in the town of Moreno. In 1943, the building was moved to 24215 Fir Avenue, east of Heacock Street. The Moreno Valley Congregation Church still uses the structure, but it was no longer used as the main sanctuary.



Moreno Valley Congregational Church

In 1987, the Archaeological Research Unit of the University of California conducted an inventory of archaeological sites within the City of Moreno Valley. A total of 168-recorded sites were located. The majority of the sites are in the hillsides and most of the identified artifacts relate to milling and food processing by native peoples. Rock art sites and the remains of an adobe structure were identified as well. The report contains recommendations for recordation, protection or excavation.

The Archaeological Research Unit also prepared a report and a map of paleontological sensitivity. The sedimentary formations of the Badlands were determined to have high potential of containing vertebrate fossils. The report recommended monitoring of the area during excavation to protect and preserve any important fossils that might be uncovered.

In the 1980's, the State of California Department of Parks and Recreation conducted an inventory of historic resources in Moreno Valley. The inventory identified 26 structures of historical interest. Most of the structures were residences. Several of the structures no longer exist.

7.2.3 Issues and Opportunities

Rapid urban development in Moreno Valley has led to a loss of several buildings of historical interest. Continued development could result in the loss of historical and cultural resources unless mitigation is undertaken prior to grading and construction. Many old structures are in poor condition and in some cases restoration may not be feasible.

7.3 SOLID WASTE

California and the region are faced with a long-term solid waste disposal problem. Existing landfills are filling up and there is a shortage of new landfills. The amount of solid waste continues to grow in step with

growth in population, commerce and industry.

Locally generated solid waste is deposited in several local landfills, including the Badlands Sanitary Landfill at the eastern end of Ironwood Avenue. The Badlands Sanitary Landfill is owned and operated by the Riverside County Waste Resources Management District.

Recognizing the severity of the waste disposal problem, the state legislature enacted the California Integrated Waste Management Act of 1989 (AB939). The purpose of the Act was to reduce the amount of solid waste that must be disposed of in landfills.

The City Council adopted a "Source Reduction and Recycling Element" in 1992, describing how Moreno Valley plans to meet the goals mandated by AB939. The element includes strategies to address various components of the solid waste challenge, including the character of the waste stream, source reduction, recycling, composting, special waste (e.g. construction debris, auto bodies, medical waste, tires and appliances), education and public information, disposal facility capacity, funding and integration of the various components.

Moreno Valley works in concert with the local waste hauling company to meet its waste diversion requirements. Residential customers place recyclable materials at the curb for collection by the waste hauler, Waste Management of the Inland Empire. The waste hauler separates and markets the recyclable materials, including cardboard, paper, tin/metal, aluminum cans, plastics and glass. In 2004, fifty-one percent of the solid waste generated in Moreno Valley was diverted from landfills.

7.4 SOILS

7.4.1 Background

The United States Soils Conservation Service (SCS) mapped soils within Western Riverside County. A general classification used in soil mapping is called a soil association. An association is a landscape that has a distinctive pattern of soil types. Identification of soil associations is helpful to 1) get a general idea of the soils in an area, 2) identify large areas of land suitable for a particular purpose, and 3) to identify general areas with potential constraints.

Five soil associations are found within the Moreno Valley study area. The Monserate - Arlington - Exeter Association is found on terraces and on old alluvial fans adjacent to and within the eastern half of March Air Reserve Base. It consists of well-drained soils that developed in alluvium from predominantly granitic materials. This association is found on nearly level to moderately steep slopes from 0 to 25 percent with a surface layer of sandy loam and a shallow to deep sandy clay loam hardpan.

The Hanford - Tujunga - Greenfield Association occurs on alluvial fans and flood plains. It is common in the central portion of Moreno Valley, generally extending northeast to southeast of March Air Reserve Base. This association consists of well-drained to somewhat excessively drained soils, developed in granitic alluvium. These soils are found on nearly level to moderately steep slopes of 5 to 15 percent. They have a good topsoil layer of coarse sandy loam texture with underlying layers that are coarse sandy loam and loamy sand.

Cieneba - Rock Land - Fallbrook Association is found on uplands located in the Box Springs Mountains area, extending east to Reche Canyon as well as the Mount Russell area. These soils are formed in coarse-grained igneous rock. This

association consists of somewhat excessively drained soils on undulating to steep slopes ranging from 5 to 50 percent. They generally have a poor topsoil layer of sandy loam above a layer of gravelly coarse sand and a third layer of weathered granodiorite. Rock outcrop areas are present along with weathered rock close to the surface.

The San Emigdio - Grangeville - Metz Association is found on alluvial fans and floodplains. The soils along the western side of Gilman Springs Road comprise this association. These soils are well-drained and found on nearly level to very steep slopes ranging from 0 to 50 percent. They have good topsoil and an underlying layer consisting of fine sandy loam.

The Badlands - San Timoteo Association soils occupy the area along the northern side of Gilman Springs Road into the Badlands region. This association consists of well-drained soils found on steep to very steep slopes ranging from 30 to 70 percent. The soils are variable, consisting of soft sandstone, siltstone, and beds of gravel. These soils also range in texture from sandy loam to clay loam, having poor topsoil characteristics. The very shallow depth to bedrock severely limits the use of septic tank sewage disposal systems in this area. Soil stability is considered poor to fair with significant potential for erosion.

In general, prime agricultural soils are found on the alluvial deposits of the valley floor, while the soils subject to the greatest limitations for agriculture and development are located in the Box Springs Mountains, Reche Canyon area, the Badlands and the Mount Russell area.

7.4.2 Issues and Opportunities

With exception of the Cieneba - Rock Land - Fallbrook Association and the Badlands - San Timoteo Association, soils within the study area present few limitations for

development. Conditions of shallow depth to bedrock and rock outcroppings generally occur on the steeper slopes and are the most significant physical constraint to development. Ripping may be required in order to loosen weathered rock and blasting of hard rock may be required. Although intense urban and agricultural development of these soils would be constrained, low intensity, large lot development is feasible.

As development of the study area proceeds, soils will be exposed during grading operations. During this time, soils may become susceptible to water erosion and wind erosion. The extent that erosion would occur depends on the particular soil, the extent of area being exposed, the slope, the time of year grading operations occur and erosion control methods that are used.

The use of septic tanks for sewage disposal is standard practice in the eastern portion of the Moreno Valley study area. The soils of the valley portion of the study area generally have only slight limitations for use with subsurface sewage disposal systems. However, the steeper slopes and floodplains are less suitable.

None of the soil associations in the Moreno Valley study area are significantly limited by soil corrosiveness or shrink-swell characteristics that could affect the construction of roads, foundations of structures, or other urban uses.

While the State of California and local agencies have advocated the preservation of prime agricultural soils for agricultural use, the retention of agricultural land is far more complicated than identifying prime agricultural soils and requiring that they used for agricultural purposes only. Agriculture is a business that exists only where economics and area land use are favorable toward animal and crop production. The issues affecting the potential success of an agricultural preservation program include the availability

and cost of water, land use competition, urban/rural land use conflicts and the economics of agricultural production.

7.5 WATER RESOURCES

7.5.1 Background

The early history of water in Moreno Valley began with the creation of the Alessandro Irrigation District in 1891. The irrigation district was formed for the purpose of importing water from a reservoir in the San Bernardino Mountains. The reservoir was originally built for the community of Redlands.

The community of Moreno was founded at the intersection of Alessandro Boulevard and Redlands Boulevard in advance of the new water supply. An aqueduct was completed, but the flow of water ended quickly due to drought and because there was not enough water for both Redlands and Moreno. The courts decreed that City of Redlands had priority water rights. By the turn of the century most of the early farmers and settlers left the area. The farmers that remained in the area relied on winter rains and local wells.

In 1919, the Moreno Mutual Irrigation Company acquired wells in Moreno Valley and San Timoteo Canyon. Water was delivered from San Timoteo Canyon through the old aqueduct system until the 1954. Water agencies in the Yucaipa/Beaumont area successfully challenged the company's right to well water from that area.

Groundwater no longer provides a significant percentage of the local water supply. There are two hydrological groundwater basins in the planning area. The Perris Basin is on the western side of Moreno Valley. The San Jacinto Basin is on eastern side of the study area.

Box Springs Mutual Water Company serves a small portion of the community, while the

primary purveyor of water in Moreno Valley since the 1950's is Eastern Municipal Water District (EMWD). EMWD, incorporated in 1950, became a member of the Metropolitan Water District in 1951. The original district boundary encompassed most of the San Jacinto Valley and Perris Valley and a small portion of Moreno Valley. Additional territory in Moreno Valley was annexed in 1953. At that time the primary water source was the Colorado River. The water was imported through the Metropolitan Water District's Colorado River Aqueduct.

EMWD completed a major water supply line along Perris Boulevard in 1954 through which water became available in 1955. The existing water companies were responsible for connecting to the main water supply system, including the Edgemont Gardens Mutual Water Company and the Sunnymead Mutual Water Company.

Up until the time that EMWD provided imported water, the local mutual water companies drew their water from local wells. Eventually, two of the mutual water companies turned over their operations to EMWD; Sunnymead Mutual Water Company did so in 1990; Edgemont Gardens (Moreno Valley) Mutual Water Company in 1997.



Water tank

The State Water Project brought additional imported water to Moreno Valley and EMWD's service area. It brought water from the rivers of northern California through a

series of aqueducts, pipelines and reservoirs, including Lake Perris. Lake Perris was completed in 1973. An underground segment of the aqueduct runs from the northwest corner of Moreno Valley to Lake Perris. Water from Lake Perris is pumped to the Mills Filtration Plant in the City of Riverside before it is distributed to Moreno Valley customers.

Water from the State Water Project was needed to supplement water supplies from the Colorado River. The water supply available to California from the Colorado River will diminish as Arizona uses its legally established allocation of water. In addition, the quality of untreated water from the Colorado River is lower than the quality of State Water Project water.

The Metropolitan Water District constructed another major reservoir, the Diamond Valley Lake, in the Domenigoni Valley area south of Hemet. The reservoir holds 800,000 acre-feet of water. The water in Diamond Valley Lake improves the reliability of the water supply. It stores water that is available during wet years for use during periods of drought.

7.5.2 Issues and Opportunities

Even with the development of the Diamond Valley Reservoir, water supply, storage and conservation will be needed to meet the long-term water demands of region. EMWD has several such programs in place. For example, prior to issuance of landscape irrigation meters, new public and private developments must install landscaping and irrigation systems that operate at high levels of water use efficiency. In addition, increasing amounts of water reclaimed from sewage treatment plants is being used for landscape irrigation and agriculture. EMWD is also recharging groundwater basins and desalinating saline groundwater to protect and increase the supply of water.

Insert
Figure 7-1
Water Purveyor Service Area Map

(file name: Figure 7-1_WaterServiceArea.pdf)

Attachment: General Plan Amendment Chap7_Conservation Element (1714 : PA14-0038 General Plan Amendment)

The EMWD's 2000 Urban Water Management Plan predicts that supplies will meet demand through the year 2010 even under worst-case conditions. Supply reliability after 2010 depends on the outcome of the CAL-FED process, a collaborative effort of multiple state and federal agencies to resolve conflicts between urban, agricultural and environmental water interests. The goal is ensure that there will be a reliable long-term supply of water for California.

The Urban Water Management Plan contains the following statement on Page 19 regarding future water supply: "based on the regional progress to date in developing off-stream storage for surplus imported water, coupled with the local plans for resource development, the District is confident of its ability to meet the water demands of its customers through 2020."

7.6 ENERGY RESOURCES

7.6.1 Background

Modern society depends on energy resources, including electricity, natural gas and other types of fuel. Energy is used for transportation, heating, cooling, lighting and manufacturing purposes. Continued development within the study area and the nation will consume additional energy resources.

Moreno Valley is dependent on outside sources of energy, including electricity and fossil fuels. State and federal institutions and the private sector are responsible for the supply and price of electricity. Electricity used within the study area is generated in the region and at distant locations in the western United States. Electricity is derived from nonrenewable fossil fuels, such as natural gas, renewable wind energy and waterpower, and other sources. The City and Southern California Edison distribute electricity within the planning area.

The State experienced a period of supply unreliability and price volatility during 2000. The demand for electricity in California exceeded the supply generated by power plants within the state. The average price of electricity was among the highest in the nation.

As with electricity, the City does not have direct control over the supply of natural gas and gasoline. Natural gas is delivered to the area from out of state sources. The national supply of gasoline is derived from both domestic and foreign sources. Both natural gas and gasoline are nonrenewable energy sources, meaning that they cannot be replenished.

7.6.2. Issues and Opportunities

Increasing demands upon America's supply of energy has led to an increased reliance on foreign energy supplies and energy price escalation. The use of energy resources is also closely correlated with air quality.

Air pollution is generated when fossil fuels are burned to produce electricity. Emissions are released when natural gas is used for space heating and manufacturing. Motor vehicle emissions are the result of the combustion of gasoline, diesel fuels and natural gas.

Energy conservation is a way to control energy costs, reduce reliance on foreign energy supplies and minimize air pollution. Energy efficiency can be derived in the arrangement of land uses, in the design of developments and the architecture of individual buildings.

The amount of energy consumed in automobile travel can be reduced if commercial and recreational opportunities are located near residential uses. Commuter travel can be minimized if there is a reasonable balance between jobs and housing within the area. Placing high intensity uses along transit corridors can

also reduce automobile travel.

Reducing residential street width can affect microclimates and reduce the summer cooling needs of adjacent homes. The orientation of buildings can be arranged to affect the amount of heat gain. Shade trees can also cool microclimates and aid in energy conservation.

Building construction options are available to reduce energy consumption. Building construction methods include, but are not limited to, insulation of walls and ceilings, insulated windows and solar water heating systems. Many building energy conservation measures have been incorporated into Title 24 of the California Administrative Code and are required of all residential structures.

7.6.3 Energy Efficiency

The City recognizes the need to reduce energy use and greenhouse gas emissions and become a more sustainable community. In October 2012 the City of Moreno Valley approved the Energy Efficiency and Climate Action Strategy, a policy document, which identifies ways that the City of Moreno Valley can reduce energy and water consumption and greenhouse gas emissions as an organization. In addition the document outlines actions that the City can encourage and community members can employ to reduce their own energy and water consumption and greenhouse gas emissions.

The City of Moreno Valley is committed to providing a more livable, equitable, and economically vibrant community through the incorporation of sustainability features, energy efficiency, and reduction of greenhouse gas (GHG) emissions. By using energy more efficiently, harnessing renewable energy to power our buildings,

recycling our waste, conserving water, and enhancing access to sustainable transportation modes, Moreno Valley will keep dollars in our local economy, create new green jobs and improve community quality of life. These General Plan efforts toward energy efficiency and reducing GHG emissions described in the City's Energy Efficiency and Climate Action Strategy and Greenhouse Gas Analysis must be considered in coordination with the City's land use decisions.

The City of Moreno Valley has demonstrated its commitment to sustainability through a variety of programs and policies. These programs include Energy Efficiency Community Block Grant (EECBG) funded energy upgrade projects, participation in the Community Energy Partnership, tracking of building energy use through the Energy Star Portfolio Manager, the Solar Incentive Program for Moreno Valley Utility customers, Energy Efficiency Fund Policy 2.17, and creating the G.R.E.E.N MoVal web page.

AGRICULTURAL RESOURCES

7.7.1 Background

Open space devoted to agriculture encompasses a minor portion of the City's total land area. The area devoted to agricultural production diminished over time as urban development encroached on agricultural lands.

Agricultural land within the study area is generally leased to farm operators. Few, if any of the farms within the valley are owner-operated. Four major types of agriculture take place in Moreno Valley: grazing, fruit orchards, dry grain farming, potato and fruit crop farming and poultry production. Nearly all of the remaining agricultural use occurs in the rural eastern portion of Moreno Valley.

To provide an economic incentive to preserve agricultural lands, the State of California passed the California Land Conservation Act, commonly referred to as the Williamson Act, in 1965. Under this act, agricultural lands are taxed at their agricultural value rather than their value for higher valued uses. In exchange, the landowner enters into a contract to retain the land in agricultural use for at least 10 years. The contract is automatically renewed annually for one year at the end of the term; therefore, once a "Notice of Nonrenewal" is filed, it is ten years until the contract expires. A Notice of Nonrenewal was filed for the land within the city limits that was under Williamson Act contract and the contract has since expired. There is a Williamson Act contract in effect on a site within the City's sphere of influence, located on the south side of Gilman Springs Road, east of Jack Rabbit Trail.

For many years the major agricultural enterprise within the study area was the University of California Field Station, located between Lasselle and Nason Streets and south of Brodiaea Avenue. Since the 1960's, the Field Station was used to raise experimental crops suited to dry and semi-dry climates.

The University decided to replace the Field Station with a research station in the Coachella Valley. The Moreno Valley Field Station Specific Plan, a mixed-use plan, was adopted for the property in 1999.

7.7.2. Issues and Opportunities

Preservation of prime agricultural land is an important state and national goal and many of the soils in Moreno Valley are well suited for agricultural production. However, soil alone does not guarantee the success of an agricultural enterprise. The high cost of land, the high cost of water and energy, fragmented ownership patterns and market conditions limit the potential return on

investment. These economic factors are a disincentive to continued farming in Moreno Valley. It is, however, a viable interim use.

Sometimes nearby residents are affected by the dust, spray drift and odors associated with agricultural production. The ability to farm in close proximity to residential land uses will continue to be a community concern.

7.7 SCENIC RESOURCES

7.8.1 Background

The City of Moreno Valley lies on a relatively flat valley floor surrounded by rugged hills and mountains. The topography of the study area is defined by the Box Springs Mountains and Reche Canyon area to the north, the "Badlands" to the east, and the Mount Russell area to the south. These features provide the City with outstanding vistas.

The major aesthetic resources within the study area include views of the mountains and southerly views of the valley. The man-made environment is equally important in terms of scenic values. Buildings, landscaping and signs often dominate the view. Agricultural uses such as citrus groves are less common, but visually pleasing features.

The major scenic resources within the Moreno Valley study area are visible from State Route 60, the major transportation route in the area. Upon entering the Moreno Valley from the west, the dominant view is of the Box Springs Mountains to the immediate north and the Mount Russell foothills to the south. Both mountain ranges display numerous rock outcroppings and boulders that add visual character to these landforms.

Moreno Peak is part of a prominent landform located south of State Route 60 along Moreno Beach Drive. This landform only rises a few hundred feet above the valley

floor but has a unique location near the center of the valley. Moreno Beach Drive, the main route to Lake Perris from State Route 60, offers views of Moreno Peak and a panoramic view of Moreno Valley.



Hills Adjacent to Moreno Peak

Scenic resources contribute to the overall desirability of a community. The distinctive physical setting of Moreno Valley creates much of the City's appeal as a place in which to live and do business. Thus, Moreno

Panoramic views of the valley can be seen from elevated segments of some local roads and from hillside residences. The views are particularly attractive on clear days and at night when the glow of city lights can be seen.

As State Route 60 traverses east through Moreno Valley, it passes through the Badlands area. Characterized by steep and eroded hillsides, the Badlands form the eastern boundary of the study area and provide a sweeping range of hills that act as a visual backdrop to the valley.

Expanses of open land are found throughout the eastern portion of the study area. These tracts of land allow for uninterrupted scenic vistas from State Route 60, Gilman Springs Road and other roadways and provide views of the San Jacinto Valley and the ephemeral Mystic Lake.

Views of the San Bernardino and San Gabriel mountains are evident at times from the valley floor. Winter snows in the San Bernardino and San Jacinto Mountains often provide a striking view.

7.8.2 Issues and Opportunities

Insert
Figure 7-2
Major Scenic Resources

(file name: Figure 7-2_ScenicResources.pdf)

Attachment: General Plan Amendment Chap7_Conservation Element (1714 : PA14-0038 General Plan Amendment)

Valley's visual resources are also of economic value to the community.

The City of Moreno Valley has the opportunity to designate scenic routes as the basis for preserving outstanding scenic views. Special attention to the location and design of buildings, landscaping and other features should be made to protect and enhance views from scenic roadways.

7.8 MINERAL RESOURCES

The mineral resources known to be located within the study area are common materials: sand, gravel and rock. Sand and gravel is used to make concrete and as road base. There was one recently active sand and gravel quarry on record within the City's sphere of influence: the Jack Rabbit Canyon

Quarry. It was inactive as of 2001. It is in a drainage course located at the northeast corner of Jack Rabbit Trail and Gilman Springs Road, adjacent to the Quail Ranch Golf Course. The extent of the associated sand and gravel deposit is very limited.

Surface mining operations are regulated in accordance with the Surface Mining and Reclamation Act of 1975. No person may conduct surface mining operations without first obtaining a surface mining permit. Surface mining permits also including mining and reclamation plans. The purpose of surface mining permits is to ensure that mining of valuable minerals can continue while the adverse environmental impacts of mining activities are minimized and mined lands are reclaimed properly.

PLANNING COMMISSION RESOLUTION NO. 2015-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT (ENERGY EFFICIENCY GENERAL PLAN AMENDMENT) (PA14-0038), WHICH IS INTENDED TO ASSIST THE CITY IN ACHIEVING COMPLIANCE WITH ASSEMBLY BILL 32 AND SENATE BILL 375, BOTH STATE INITIATIVES AIMED AT REDUCING GREENHOUSE GAS EMISSIONS IN CALIFORNIA

WHEREAS, the City of Moreno Valley initiated an activity (PA14-0038) with the interest to amend policy language in the City General Plan to enhance energy efficiency goals and objectives, as described in the title of this Resolution; and

WHEREAS, the City of Moreno Valley has received Strategic Plan Strategies Phase 3 funding from Southern California Edison for this activity; and

WHEREAS, City staff has incorporated the Energy Efficiency Climate Action Strategy and the Greenhouse Gas Analysis language into the General Plan Amendment, as described in the title of this Resolution; and

WHEREAS, on November 12, 2015, the Planning Commission of the City of Moreno Valley (Planning Commission) held a properly noticed public hearing on this matter; and

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

NOW, THEREFORE, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission as follows:

- A. This Planning Commission hereby specifically finds that all of the facts set forth above in this Resolution are true and correct.
- B. Based upon substantial evidence presented to this Planning Commission during the above-referenced public hearing on November 12, 2015, including written and oral staff reports, public testimony and the record from the public hearing, this Planning Commission hereby specifically finds as follows:
 1. **Conformance with General Plan Policies** – The Energy Efficiency General Plan Amendment is consistent with the General Plan, and its goals, objectives, policies and programs, and with any applicable specific plan.

FACT: The proposed Energy Efficiency General Plan Amendment is consistent with, and does not conflict with the goals, objectives, policies, and programs established within the General Plan or any specific plan. The proposed Energy Efficiency General Plan Amendment encourages potential

programs and policies to reduce overall energy use, increase the use of renewable energy, and the reduction of greenhouse gas (GHG) emissions. The City direction is to promote and encourage energy efficiency and to lead by example in the implementation of best practices for energy efficiency.

2. **Health, Safety and Welfare** – The Energy Efficiency General Plan Amendment will not be detrimental to the public health, safety or general welfare.

FACT: The proposed Energy Efficiency General Plan Amendment does not have the potential of adversely affecting the public health, safety or welfare of the residents of the City of Moreno Valley or surrounding jurisdictions. The Energy Efficiency General Plan Amendment with administrative goals, objectives, policies, and programs would not cause a physical effect on the environment. The proposed energy efficient language creates policy that can improve the Health, Safety and Welfare of the City.

3. **Conformance with Zoning Regulations** – The proposed Energy Efficiency General Plan Amendment is consistent with the purpose and intent of Title 9 of the City Municipal Code.

FACT: The Energy Efficiency General Plan Amendment provides for a consistent set of goals, objectives, policies, and programs that are compatible with the purpose and intent of Title 9 of the City Municipal Code. The proposed policy language of the Energy Efficiency General Plan Amendment provides clear objectives for consideration in land use planning and development. As such, it further enables the specific purpose and intent of Title 9 to “implement the goals, objectives, policies and programs of the Moreno Valley General Plan and manage future growth and change in accordance with that plan.”

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2015-30 and thereby:

1. **CERTIFIES** that that the proposed General Plan Amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15061 (b)(3); and
2. **RECOMMENDS CITY COUNCIL APPROVAL** of General Plan Amendment PA14-0038 based on the findings contained in this Resolution.

APPROVED this 12th day of November, 2015.

Brian R. Lowell
Chair, Planning Commission

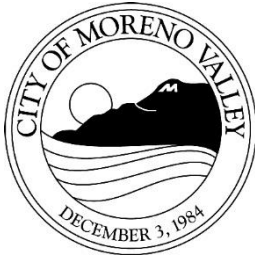
ATTEST:

Richard J. Sandzimier, Planning Official

APPROVED AS TO FORM:

City Attorney

Attachment: PC Resolution 2015-30 [Revision 5] (1714 : PA14-0038 General Plan Amendment)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: November 12, 2015

CONDITIONAL USE PERMIT FOR EL POLLO LOCO DRIVE-THROUGH RESTAURANT

Case: PA15-0004 – Conditional Use Permit

Applicant: El Pollo Loco, Inc., c/o Armet, Davis, Newlove & Associates

Owner: Professor's Fund IV, LLC

Representative: Armet, Davis, Newlove & Associates

Location: West side of Perris Boulevard and approximately 550 feet south of John F. Kennedy Drive

Case Planner: Jeff Bradshaw

Council District: 4

SUMMARY

Conditional Use Permit for a 2,995 square foot fast food restaurant (El Pollo Loco) with a drive-through on a 0.66 acre parcel located within the Neighborhood Commercial (NC) zone.

PROJECT DESCRIPTION

Conditional Use Permit PA15-0004 proposes development of a 2,995 square foot fast food restaurant (El Pollo Loco) with a drive-through on a 0.66 acre parcel located within the Neighborhood Commercial (NC) zone. The applicant proposes to modify the subdivision of two existing parcels that collectively total 4.54 acres via a lot line adjustment. Upon approval of the lot line adjustment, the 4.54 acres will include parcels

totaling 3.88 acres and 0.66 acre. The project proposes both indoor seating and a patio for outdoor seating for customers.

Development of the restaurant will require installation of a new driveway as well as undergrounding of overhead utility lines, and construction of a detention basin on the adjacent 3.88 acre parcel. The earthen basin will be located immediately adjacent to the El Pollo Loco site and oriented north/south with approximate dimensions of 27 feet wide and 160 feet long as measured at the top of the basin. The basin will have a maximum of 3:1 side slopes and have a total depth of three feet.

Project

Site

The project site has topography that varies from level to gently sloping. The project site is routinely disked for weed abatement in accordance with the requirements of the City. There are no significant existing trees or vegetation on the project site. The project site is bounded by existing single-family residences to the west and south and apartments to the east on the other side of Perris Boulevard, with a vacant parcel and existing commercial development to the north.

The project site is zoned Neighborhood Commercial (NC) with a Commercial land use designation. The proposed fast food restaurant with drive-through is a use that is allowed in the NC zone subject to approval of a conditional use permit.

Surrounding Area

The area surrounding the proposed project includes existing tract homes in the R5 zone to the west and the south. Land uses to the east and southeast include existing apartments in the R15 and R20 zones with a service station and a fast food restaurant at the southeast corner of John F. Kennedy Drive and Perris Boulevard and Armada Elementary School located further to the east on John F. Kennedy Drive.

Land uses to the north include an adjacent vacant parcel and a drug store, retail store and auto parts store immediately to the north in the Neighborhood Commercial zone. Further to the north land uses include a mobile home park in the RS-10 zone at the northwest corner of John F. Kennedy Drive and Perris Boulevard and a shopping center at the northeast corner of John F. Kennedy Drive and Perris Boulevard.

The proposed fast food restaurant with drive-through is compatible with the City's General Plan and Zoning Atlas and existing land uses.

Access/Parking

Access to the proposed fast food restaurant is from Perris Boulevard via a shared driveway near the northern property and a second driveway near the southern property

line. There is an existing landscaped median in Perris Boulevard, so access is limited to right-in, right-out turning movements.

An easement for reciprocal access was recorded with the original parcel map for this site (Parcel Map 36449). This easement guarantees access to the remainder parcel located to the west of the El Pollo Loco site.

Municipal Code Section 9.11 requires a total of 30 spaces for the proposed fast food restaurant. The project as designed provides a total of 32 parking spaces which exceeds the required parking for this use.

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

The project as designed satisfies all parking requirements of the City's Municipal Code including ADA accessible parking and parking for fuel efficient vehicles.

Design/Landscaping

The proposed project includes a single story fast food restaurant building of 2,995 square feet.

The design of the building relies on simple massing with some articulation. Details include metal awnings over entrances, windows and the drive-up window with stone veneer, metal grill work and trellis on all four elevations. The exterior finish is a stucco treatment with dark earth tones that are compatible with the restaurant's corporate colors.

Block walls are already in place at the rear of the single-family homes located to the south and west of the project site. This project is conditioned to ensure that walls with a minimum height of six feet are in place at the southern property line prior to occupancy of the restaurant building.

This project, as designed and conditioned, conforms to all development standards of the NC zone and the design guidelines for commercial uses and fast food restaurants as required within the City's Municipal Code. It should be noted that signs are not a part of this approval and will be reviewed and approved under separate administrative permit.

The City's Municipal Code does not require a minimum percentage of landscape for commercial development. Instead, there are requirements for landscape setback areas along perimeter streets, parking lot landscape, street trees and landscape treatments around the perimeter of buildings where visible from the public right-of-way.

The project as designed and conditioned conforms to all requirements of the City Municipal Code and Landscape Standards.

REVIEW PROCESS

The project was originally reviewed by the Project Review Staff Committee (PRSC) in March 2015. Modifications were required to the conditional use permit exhibits and preliminary grading plan.

Revised plans were submitted in July and September 2015. Upon review of a final draft of the site plan and completion of the Initial Study / Mitigated Negative Declaration in October 2015, a determination was made to schedule this project for a Planning Commission public hearing on November 12, 2015.

ENVIRONMENTAL

An Initial Study / Mitigated Negative Declaration were prepared which examined the potential of the proposed project to have an impact on the environment. The Initial Study provides information in support of the findings in the Mitigated Negative Declaration that the proposed project will not have a significant effect on the environment with the implementation of mitigation measures.

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

The following mitigation measures have been included to ensure potential impacts from traffic are reduced to less than significant thresholds:

- **TRA-1** To accommodate additional U-turn traffic contributed by the project at the intersection of Perris Boulevard/John F. Kennedy Drive, the existing landscaped median on Perris Boulevard, south of John F. Kennedy Drive, shall be modified to increase the storage length of the existing northbound left-turn lane at Perris Boulevard/John F. Kennedy Drive intersection; and
- **TRA-2** Cumulative impacts will be mitigated through the payment of City of Moreno Valley Development Impact Fees (DIF) and regional Transportation Uniform Mitigation Fees (TUMF).

A mitigation monitoring program has been prepared to ensure implementation of the mitigation measures (see Attachment 6).

NOTIFICATION

The public hearing notice for this project was published in the local newspaper on October 23, 2015. Public notice was sent to all property owners of record within 300 feet

of the project site on October 29, 2015. The public hearing notice for this project was also posted on the project site on October 29, 2015.

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

REVIEW AGENCY COMMENTS

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

<u>Agency</u>	<u>Response Date</u>	<u>Comments</u>
Riverside County Flood Control	April 15, 2015	Area drainage fees required

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Resolution No. 2015-31, and thereby:

1. **ADOPT** a Mitigated Negative Declaration for Conditional Use Permit PA15-0004, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVE** Conditional Use Permit PA15-0004 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

Prepared by:
Jeffrey Bradshaw
Associate Planner

Approved by:
Allen Brock
Community Development Director

ATTACHMENTS

1. Public Hearing Notice
2. Planning Commission Resolution 2015-31
3. Exhibit A to Resolution 2015-31 - Conditions of Approval
4. Mitigated Negative Declaration
5. Initial Study Checklist
6. Mitigation Monitoring Program

- 7. Project Plans
- 8. Aerial Map



Notice of PUBLIC HEARING

This may affect your property. Please read.

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

CASE: PA15-0004 – Conditional Use Permit
APPLICANT: Armet, Davis, Newlove & Associates
OWNER: Professor's Fund IV, LLC
REPRESENTATIVE: Armet, Davis, Newlove & Associates
LOCATION: West side of Perris Boulevard and approximately 550 feet south of John F. Kennedy Drive.

PROPOSAL: Conditional Use Permit for a 2,995 square foot fast food restaurant (El Pollo Loco) with a drive-through on a 0.66 acre parcel located within the Neighborhood Commercial (NC) zone. The applicant proposes to modify the subdivision of two existing parcels that collectively total 4.54 acres via a lot line adjustment. Upon approval of the lot line adjustment, the 4.54 acres will include parcels totaling 3.88 acres and 0.66 acre. The project proposes both indoor seating and a patio for outdoor seating for customers. The site development would include 32 parking spaces. Development of the restaurant will require installation of a new driveway as well as undergrounding of overhead utility lines, and construction of a detention basin on the adjacent 3.88 acre parcel.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

COUNCIL DISTRICT: 4

STAFF RECOMMENDATION: Approval

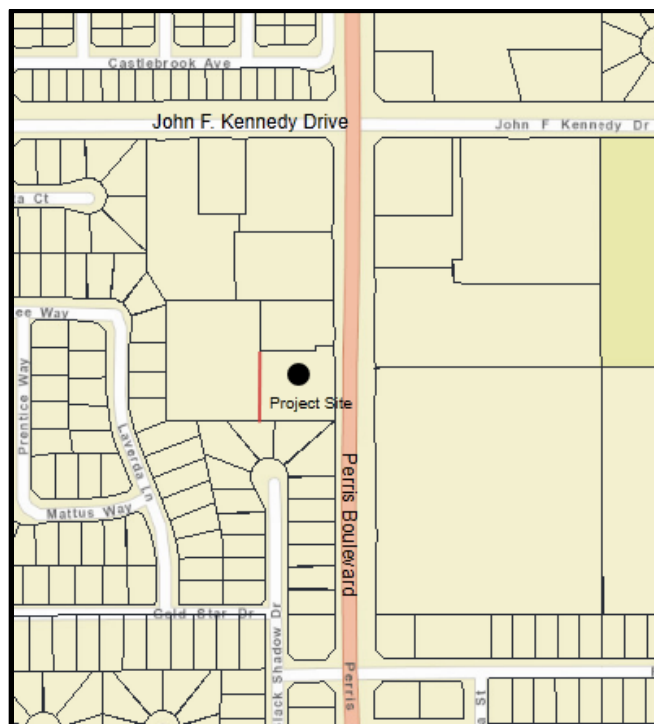
Any person interested in any listed proposal can contact the Community Development Department, Planning Division, at 14177 Frederick St., Moreno Valley, California, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Friday), or may telephone (951) 413-3206 for further information. The associated documents will be available for public inspection at the above address.

In the case of Public Hearing items, any person may also appear and be heard in support of or opposition to the project or recommendation of adoption of the Environmental Determination at the time of the Hearing.

The Planning Commission, at the Hearing or during deliberations, could approve changes or alternatives to the proposal.

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

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



LOCATION N ↑

PLANNING COMMISSION HEARING

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

DATE AND TIME: November 12, 2015 at 7 PM

CONTACT PLANNER: Jeff Bradshaw

PHONE: (951) 413-3224

PLANNING COMMISSION RESOLUTION NO. 2015-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY APPROVING CONDITIONAL USE PERMIT APPLICATION PA15-0004 FOR DEVELOPMENT OF A FAST FOOD RESTAURANT WITH A DRIVE-THROUGH ON A 0.66 ACRE PARCEL (ASSESSOR'S PARCEL NUMBER 485-081-040).

Section 1:

WHEREAS, Armet, Davis, Newlove & Associates, on behalf of El Pollo Loco, Inc., has filed an application for the approval of Conditional Use Permit PA15-0004 for development of a fast food restaurant with a drive-through on a 0.66 acre; and

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

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

WHEREAS, the public hearing notice for this project was published in the local newspaper on October 23, 2015. Public notice was sent to all property owners of record within 300 feet of the project site on October 29, 2015. The public hearing notice for this project was also posted on the project site on October 29, 2015;

WHEREAS, on November 12, 2015, the Planning Commission held a public hearing to consider the application; and

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

WHEREAS, pursuant to Government Code Section 66020(d)(1), **NOTICE IS HEREBY GIVEN** that this project is subject to certain fees, dedications, reservations and other exactions as provided herein.

NOW, THEREFORE, BE IT RESOLVED, it is hereby found, determined and resolved by the Planning Commission as follows:

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

B. Based upon substantial evidence presented to this Planning Commission during the above-referenced meeting on November 12, 2015, including written and oral staff reports, public testimony and the record from the public hearing, this Planning Commission hereby specifically finds as follows:

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

FACT: General Plan Objective 2.4 states that commercial areas are to be provided within the City that are conveniently located, efficient, attractive, and have safe and easy pedestrian and vehicular circulation in order to serve the retail and service commercial needs of Moreno Valley residents and businesses. The proposed project has a Commercial land use designation.

The area surrounding the proposed project includes existing tract homes in the R5 zone to the west and the south. Land uses to the east and southeast include existing apartments in the R15 and R20 zones with a service station and a fast food restaurant at the southeast corner of John F. Kennedy Drive and Perris Boulevard and Armada Elementary School located further to the east on John F. Kennedy Drive.

Land uses to the north include an adjacent vacant parcel and a drug store, retail store and auto parts store immediately to the north in the Neighborhood Commercial zone. Further to the north land uses include a mobile home park in the RS-10 zone at the northwest corner of John F. Kennedy Drive and Perris Boulevard and a shopping center at the northeast corner of John F. Kennedy Drive and Perris Boulevard.

The proposed project is located along Perris Boulevard, a divided arterial roadway. The proposed use is consistent with the objectives and goals of the Commercial land use designation and satisfies the City's policies regarding pedestrian access, and vehicular circulation. Stated policies require the avoidance of adverse noise impacts on surrounding properties and require well-lighted entrances, walkways and parking lots, and street lighting to facilitate nighttime surveillance and discourage crime.

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

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

FACT: The project site is currently zoned Neighborhood Commercial (NC). The proposal for a fast food restaurant with drive-through requires approval of a Conditional Use Permit in the NC zone. The project is designed in accordance with the provisions of Chapter 9.04 Commercial Districts of the City's Municipal Code and Sections 9.09.080 Drive-in, Drive-through, Fast Food and Take-out Restaurants. The project as

designed and conditioned would comply with all applicable zoning and other regulations.

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

FACT: The proposed fast food restaurant as designed and conditioned will not result in unacceptable levels of protection from natural and man-made hazards to life, health, and property and is therefore consistent with General Goal 9.6.1. The project site is located within approximately 1 mile of Fire Station #65 and within close proximity to emergency services which is consistent with General Plan Goal 9.6.2 which requires emergency services that are adequate to meet minor emergency and major catastrophic situations.

The proposed project will not result in a development that would be inconsistent with General Plan Objective 6.1 to minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage due to seismic ground shaking and secondary effects or General Plan Objective 6.2 to minimize the potential for loss of life and protect residents, workers, and visitors to the City from physical injury and property damage, and to minimize nuisances due to flooding.

The project has been designed consistently with the City's Municipal Code Section 9.04 Commercial Districts and meets all City requirements related to light and noise. A Mitigated Negative Declaration has been prepared to address the potential environmental impacts of the project in accordance with the provisions of the California Environmental Quality Act (CEQA).

- 4. Location, Design and Operation** – The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

FACT: The project is located on the west side of Perris Boulevard and approximately 550 feet south of John F. Kennedy Drive. The project site is zoned Neighborhood Commercial (NC). The area surrounding the proposed project includes existing tract homes in the R5 zone to the west and the south. Land uses to the east and southeast include existing apartments in the R15 and R20 zones with a service station and a fast food restaurant at the southeast corner of John F. Kennedy Drive and Perris Boulevard and Armada Elementary School located further to the east on John F. Kennedy Drive.

Land uses to the north include an adjacent vacant parcel and a drug store, retail store and auto parts store immediately to the north in the Neighborhood Commercial zone. Further to the north land uses include a

mobile home park in the RS-10 zone at the northwest corner of John F. Kennedy Drive and Perris Boulevard and a shopping center at the northeast corner of John F. Kennedy Drive and Perris Boulevard.

The proposed fast food restaurant with a drive-through is allowed in the NC zone with approval of a conditional use permit. The project as designed and conditioned is compatible with existing and planned land uses in the vicinity. With the implementation of required mitigation measures and as designed and conditioned, the operation of the proposed project will be compatible with existing and proposed land uses in the vicinity.

Section 2:

FEES, DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

1. FEES

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

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

2. DEDICATIONS, RESERVATIONS, AND OTHER EXACTIONS

The adopted Conditions of Approval for PA15-0004, incorporated herein by reference, may include dedications, reservations, and exactions pursuant to Government Code Section 66020 (d) (1).

3. CITY RIGHT TO MODIFY/ADJUST; PROTEST LIMITATIONS

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

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

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

Section 3:

BE IT FURTHER RESOLVED that the Planning Commission **HEREBY APPROVES** Resolution No. 2015-31, and thereby:

1. **ADOPTS** a Mitigated Negative Declaration for Conditional Use Permit PA15-0004, pursuant to the California Environmental Quality Act (CEQA) Guidelines; and
2. **APPROVES** Conditional Use Permit PA15-0004 based on the findings contained in this resolution, and subject to the attached conditions of approval included as Exhibit A.

APPROVED this 12th day of November, 2015.

Brian Lowell
Chair, Planning Commission

ATTEST:

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

APPROVED AS TO FORM:

City Attorney

Exhibit A

**CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL FOR PA15-0004
 CONDITIONAL USE PERMIT FOR OPTION
 FAST FOOD RESTAURANT
 ASSESSOR'S PARCEL NUMBER: 485-081-040**

**APPROVAL DATE:
 EXPIRATION DATE:**

- Planning (P), including School District (S), Post Office (PO), Building (B)
- Economic Development Department (EDD)
- Fire Prevention Bureau (F)
- Public Works Department – Land Development Division (LD)
- Public Works Department – Special Districts Division (SD)
- Public Works Department – Transportation Engineering (TE)
- Financial & Management Services Dept. – Moreno Valley Utilities (MVU)
- Police Department (PD)
- Parks & Community Services Department (PCS)

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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

- P1. Conditional Use Permit PA15-0004 is approved for development of a 2,995 square foot fast food restaurant with drive-through on a 0.66 acre parcel.
- P2. 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)
- P3. 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)
- P4. In the event that Conditional Use Permit PA15-0004, hereby permitted, ceases

Timing Mechanisms for Conditions (see abbreviation at beginning of affected condition):

R - Map Recordation	GP - Grading Permits	CO - Certificate of Occupancy or building final
WP - Water Improvement Plans	BP - Building Permits	P - Any permit

Governing Document (see abbreviation at the end of the affected condition):

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

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0004
PAGE 2 OF 31

operation for a period of one (1) year or more, or as defined in the current Municipal Code, this permit may be revoked in accordance with provisions of the Municipal Code. (MC 9.02.260)

- P5. 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)
- P6. 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)
- P7. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
- P8. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), proposed for this development shall be designed in conformance with the sign provisions of the Municipal Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
- P9. (GP) 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.
- P10. The following requirements of Municipal Code Section 9.09.080 shall apply to development of the fast food restaurant:
1. Hours of Operation. When located on a site adjacent to, or separated by an alley from any residentially zoned property, a drive-in, drive-through, fast food or take-out restaurant shall not open prior to six a.m., nor remain open after ten p.m. Where a conditional use permit is required, hours of operation may be restricted for a drive-in, drive-through, fast food or take-out restaurant located adjacent to, or separated by an alley from any districts other than residential.
 2. Driveways. Drive-in and drive-through restaurants sites shall have two points of ingress and/or egress.
 3. Queuing. Drive-up and drive-through restaurants shall have a capacity for queuing a minimum of eight vehicles awaiting service. Queuing area shall not interfere with on- or off-site circulation patterns and shall be reviewed and approved by the city traffic engineer prior to issuance of a building permit.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0004
PAGE 3 OF 31

4. Parking. A parking and vehicular circulation plan encompassing adjoining streets and alleys shall be submitted for review and approval by the city traffic engineer prior to approval of a conditional use permit.
5. Trash Receptacle. A minimum of one outdoor trash receptacle shall be provided on-site. At least one additional on-site outdoor trash receptacle shall be provided for every ten (10) required parking spaces.
6. Noise. Any drive-up or drive-through speaker system shall not be detectable above daytime ambient noise levels beyond the property boundaries. The system shall be designed to compensate for ambient noise levels in the immediate area, and shall not be located within one hundred (100) feet of any residential district or any property used for residential uses. (Ord. 359, 1992)

Prior to Issuance of Grading Permits

- P11. (GP) 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.
- P12. (GP) If potential historic, archaeological, or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area will 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 implemented as deemed appropriate by the Community & Economic 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, 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 contacted within a reasonable timeframe 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).

- P13. (GP) Prior to issuance of grading permits, the developer shall pay the applicable Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee. (Ord)

**CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0004
 PAGE 4 OF 31**

- P14. (GP) Prior to approval of any grading permits, final median enhancement/landscape/irrigation plans shall be submitted to the Planning Division, and Public Works Department – Special Districts Division for review and approval by each division (GP - Circulation Master Plan). The timing of installation shall be determined by Special Districts.
- P15. (GP) Within thirty (30) days prior to any grading or other land disturbance, a pre-construction survey for Burrowing Owls shall be conducted pursuant to the established guidelines of Multiple Species Habitat Conservation Plan.
- P16. (GP) Prior to the issuance of grading permits, the grading plan shall show decorative concrete paving for all driveway ingress/egress locations of the project and across drive aisles throughout the development to connect required paths of travel with the public right-of-way.
- P17. (GP) Prior to issuance of grading permits, the grading plan shall reference the staging of construction equipment at the greatest distance possible from the adjacent residential lots to the south and west.
- P18. (GP) Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:
- A. A 3 foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening; and
 - B. Any proposed perimeter or retaining walls shall be constructed or decorative block, while the combination of retaining and other walls on top shall not exceed the City's maximum height standard.

Prior to Issuance of Building Permits

- P19. (BP) Prior to issuance of building permits, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as shown on the final working drawings. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping. (GP Objective 43.30, DG)
- P20. (BP) Prior to issuance of building permits, screening details shall be addressed on plans for roof top equipment and trash enclosures submitted for Planning Division review and approval. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. For trash enclosures, landscaping shall be included on at least three sides. The

**CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0004
 PAGE 5 OF 31**

trash enclosure, including any roofing, shall be compatible with the architecture for the building(s). (GP Objective 43.6, DG)

- P21. (BP) Prior to issuance of building permits, two copies of a detailed, on-site, computer generated, point-by-point comparison lighting plan, including exterior building, parking lot, and landscaping lighting, shall be submitted to the Planning Division for review and approval. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used and shall include style, illumination, location, height and method of shielding. The lighting shall be designed in such a manner so that it does not exceed one-quarter foot-candle minimum maintained lighting measured from within five feet of any property line. The lighting level for all parking lots or structures shall be a minimum coverage of one foot-candle of light with a maximum of eight foot-candles. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, DG)
- P22. (BP) Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), Multi-species Habitat Conservation Plan (MSHCP) mitigation fees, and the City's adopted Development Impact Fees. (Ord)
- P23. (BP) Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Standards and shall include:
- A. A three (3) foot high decorative wall, solid hedge or berm shall be placed in any setback areas between a public right of way and a parking lot for screening.
 - B. Finger and end planters with required step outs and curbing shall be provided every 12 parking stalls as well as at the terminus of each aisle.
 - C. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas.
 - D. Street trees shall be provided every 40 feet on center in the right of way.
 - E. On-site trees shall be planted at an equivalent of one (1) tree per thirty (30) linear feet of the perimeter of a parking lot and per thirty linear feet of a building dimension for the portions of the building visible from a parking lot or right of way. Trees may be massed for pleasing aesthetic effects.
 - F. Enhanced landscaping shall be provided at all driveway entries and street corner locations
 - G. The review of all utility boxes, transformers etc. shall be coordinated to

**CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0004
 PAGE 6 OF 31**

- provide adequate screening from public view.
- H. Landscaping on three sides of any trash enclosure.
- I. Bio-retention or other water quality or storm water infrastructure placed in a required landscape planter shall be landscaped per Municipal Code Section 9.17 and the City's Landscape Standards.

Prior to Certificate of Occupancy

- P24. (CO) Prior to issuance of a Certificate of Occupancy or building final, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein.
- P25. (CO) Prior to issuance of a Certificate of Occupancy or building final, the required landscaping and irrigation shall be installed. (MC 9.04.040)
- P26. (CO) Prior to the issuance of a Certificate of Occupancy or 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).
- P27. (BP/CO) Prior to issuance of a Certificate of Occupancy or building final, installed landscaping and irrigation shall be inspected by the Planning Division. All on-site and common area landscaping shall be installed in accordance with the City's Landscape Standards and the approved project landscape plans and all site clean-up shall be completed.
- P28. (BF) Prior to the issuance of building final, Planning approved/stamped landscape plans shall be provided to the Community Development Department – Planning Division on a CD disk.

MITIGATION MEASURES

Traffic and Circulation

- P29. **TRA-1** To accommodate additional U-turn traffic contributed by the project at the intersection of Perris Boulevard/John F. Kennedy Drive, the existing landscaped median on Perris Boulevard, south of John F. Kennedy Drive, shall be modified to increase the storage length of the existing northbound left-turn lane at Perris Boulevard/John F. Kennedy Drive intersection.
- P30. **TRA-2** Cumulative impacts will be mitigated through the payment of DIF and TUMF.

**CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0004
 PAGE 7 OF 31**

Building and Safety Division

- B1. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, fire wall protection at property lines, occupancy separations, fire suppression systems, etc. The current code edition is the 2013 CBC.
- B2. The proposed project shall be classified as an A occupancy and must comply with construction type, exiting, and minimum plumbing fixture requirements from the 2013 California Plumbing Code Table 4-1.
- B3. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
- B4. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid to the District prior to permit issuance.
- B5. Any construction within the city shall only be as follows: Monday through Friday (except for holidays which occur on weekdays), six a.m. to eight p.m.; weekends and holidays (as observed by the city and described in Chapter 2.55 of the MVMC), seven a.m. to eight p.m., unless written approval is obtained from the city building official or city engineer.

SCHOOL DISTRICT

- S1. (BP) Prior to issuance of building permits, the developer shall provide to the Community Development Director a written certification by the affected school district that either: (1) the project has complied with the fee or other exaction levied on the project by the governing board of the district, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the project.

UNITED STATES POSTAL SERVICE

- PO1. (BP) Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0004
PAGE 8 OF 31**

ECONOMIC DEVELOPMENT DEPARTMENT

EDD1. New Moreno Valley businesses are encouraged to hire local residents.

EDD2. New Moreno Valley businesses may utilize the workforce recruitment services provided by the Moreno Valley Employment Resource Center (“ERC”).

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

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

EDD3. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.

EDD4. New Moreno Valley businesses are encouraged to provide a job fair flyer and/or web announcement to the City in advance of job recruitments, so that the City can assist in publicizing these events.

EDD5. New Moreno Valley businesses may adopt a “First Source” approach to employee recruitment that gives notice of job openings to Moreno Valley residents for one week in advance of the public recruitment.

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FIRE PREVENTION BUREAU

With respect to the conditions of approval, the following fire protection measures shall be provided in accordance with Moreno Valley City Ordinances and/or recognized fire protection standards:

- F1. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in force at the time of building plan submittal.
- F2. 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)
- F3. 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 six (6) inches in height for buildings and six (6) inches in height for suite identification on a contrasting background. Unobstructed lighting of the address(s) shall be by means approved by the Fire Prevention Bureau and Police Department. In multiple suite centers (strip malls), businesses shall post the name of the business on the rear door(s). (CFC 505.1, MVMC 8.36.060[I])
- F4. Prior to issuance of Certificate of Occupancy or Building Final, a permit shall be obtained from the Fire Department to operate a place of assembly. (C.F.C., 105.6.34)
- F5. Prior to issuance of a Certificate of Occupancy or Building Final, a “Knox Box Rapid Entry System” shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Chief. (CFC 506.1)
- F6. 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 400 feet of all portions of the exterior walls of the building. 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)
- F9. 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;

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- 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.

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.

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)

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PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT DIVISION

The following are the Public Works Department – Land Development Division Conditions of Approval for this project and shall be completed at no cost to any government agency. All questions regarding the intent of the following conditions shall be referred to the Public Works Department – Land Development Division.

General Conditions

- LD1. (G) The developer shall comply with all applicable City ordinances and resolutions including the City’s Municipal Code (MC) and if subdividing land, the Government Code (GC) of the State of California, specifically Sections 66410 through 66499.58, said sections also referred to as the Subdivision Map Act (SMA). (MC 9.14.010)
- LD2. (G) It is understood that the conditional use permit correctly shows all existing easements, traveled ways, and drainage courses, and that their omission may require the map or plans associated with this application to be resubmitted for further consideration. (MC 9.14.040)
- LD3. (G) If improvements associated with this project are not initiated within two years of the date of approval of the Public Improvement Agreement, the City Engineer may require that the improvement cost estimate 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 Public Improvement Agreement or issuance of a permit.
- LD4. (G) The developer shall monitor, supervise and control all construction and construction supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - (b) Observance of working hours as stipulated on permits issued by the Public Works Department.
 - (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 shall be adhered to during the grading operations.

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

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noted in the 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.

- LD5. (G) The developer shall protect downstream properties from damage caused by alteration of drainage patterns, i.e., concentration or diversion of flow. 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)
- LD6. (G) Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and/or plan, and noted as follows: "Drainage Easement – no structures, obstructions, or encroachments by land fills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.
- LD7. (G) A detailed drainage study shall be submitted to the City Engineer for review and approval at the time of any improvement or grading plan submittal. The study shall be prepared by a registered civil engineer and shall include existing and proposed hydrologic conditions. Hydraulic calculations are required for all drainage control devices and storm drain lines. (MC 9.14.110). Prior to approval of the related improvement or grading plans, the developer shall submit the approved drainage study, on compact disk, in (.pdf) digital format to the Land Development Division of the Public Works Department.
- LD8. (G) The final conditions of approval issued by the Planning Division subsequent to Planning Commission approval shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plan sets on twenty-four (24) inch by thirty-six (36) inch mylar and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field during grading and construction.

Prior to Grading Plan Approval or Grading Permit

- LD9. (GPA) Prior to approval of the grading plans, plans shall be drawn on twenty-four (24) inch by thirty-six (36) inch mylar and signed by a registered civil engineer and other registered/licensed professional as required.
- LD10. (GPA) Prior to approval of grading plans, the developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:

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- 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. A grading permit shall be obtained from the Public Works Department Land Development Division prior to commencement of any grading outside of the City maintained road right-of-way.
 - d. All improvement plans are substantially complete and appropriate clearance and at-risk letters are provided to the City. (MC 9.14.030)
 - e. The developer shall submit a soils and geologic report to the Public Works Department – Land Development Division. The report shall address the soil's stability and geological conditions of the site.
- LD11. (GPA) Prior to grading plan approval, the developer shall select and implement treatment control best management practices (BMPs) that are medium to highly effective for treating Pollutants of Concern (POC) for the project. Projects where National Pollution Discharge Elimination System (NPDES) mandates water quality treatment control best management practices (BMPs) shall be designed per the City of Moreno Valley guidelines or as approved by the City Engineer.
- LD12. (GPA) Prior to approval of the grading plans 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). The WDID# shall be noted on the grading plans prior to issuance of the first grading permit.
- LD13. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall submit two (2) copies of the final project-specific Water Quality Management Plan (WQMP) for review by the City Engineer that :
- 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. Incorporates Treatment Control BMPs and provides information regarding design considerations;

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- d. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
- e. 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 of the Public Works Department.

- LD14. (GPA) Prior to the grading plan approval, or issuance of a building permit, if a grading permit is not required, the Developer shall secure approval of the final project-specific WQMP from the City Engineer. The final project-specific WQMP shall be submitted at the same time of grading plan submittal. The approved final WQMP shall be submitted to the Storm Water Program Manager on compact disk(s) in PDF format prior to grading plan approval. Upon approval, a WQMP Identification Number is issued by the Storm Water Management Section and shall be noted on the rough grading plans as confirmation that a project-specific F-WQMP approval has been obtained.
- LD15. (GPA) Prior to the grading plan approval, or issuance of a building permit as determined by the City Engineer, the approved final project-specific WQMP shall be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
- LD16. (GPA) Prior to grading plan approval, the developer shall prepare a Storm Water Pollution Prevention Plan (SWPPP) in conformance with the state's 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.
- LD17. (GPA) Prior to the approval of the grading plans, the developer shall pay applicable remaining grading plan check fees.
- LD18. (GPA/MA) Prior to the later of either grading plan or final map approval, resolution of all drainage issues shall be as approved by the City Engineer.
- LD19. (GP) Prior to the issuance of a grading permit the developer shall submit recorded slope easements from adjacent landowners in all areas where grading resulting in slopes is proposed to take place outside of the project boundaries. For all other offsite grading, written permission from adjacent property owners shall be submitted.
- LD20. (GP) Prior to issuance of a grading permit, if the fee has not already been paid prior to map approval or prior to issuance of a building permit if a grading permit is not required, the developer shall pay Area Drainage Plan (ADP) fees. The

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developer shall provide a receipt to the City showing that ADP fees have been paid to Riverside County Flood Control and Water Conservation District. (MC 9.14.100)

- LD21. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the completion of the grading required as a condition of approval of the project. (MC 8.21.070)
- LD22. (GP) Prior to issuance of a grading permit, security, in the form of a cash deposit (preferable), letter of credit, or performance bond shall be required to be submitted as a guarantee of the implementation and maintenance of erosion control measures required as a condition of approval of the project. At least twenty-five (25) percent of the required security shall be in cash and shall be deposited with the City. (MC 8.21.160)
- LD23. (GP) Prior to issuance of a grading permit, the developer shall pay the applicable grading inspection fees.
- LD24. (GP) Prior to issuance of a grading permit, the developer shall submit a copy of the Covenants, Conditions and Restrictions (CC&Rs) to the Land Development Division for review and approval. The CC&Rs shall include, but not be limited to, access easements, drainage easements, reciprocal access, private and/or public utility easements as may be relevant to the project. Alternatively, easements and/or agreements by separate instrument may be submitted for review and approval.

Prior to Improvement Plan Approval or Construction Permit

- LD25. (IPA) The project shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. All storm drain design and improvements shall be subject to review and approval of the City Engineer. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of the Development Code will 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 Public Works Department – Land Development Division. (MC 9.14.110)
- LD26. (CP) All work performed within the City right-of-way requires a construction permit. As determined by the City Engineer, security may be required for work within the right-of-way. Security shall be in the form of a cash deposit or other approved means. The City Engineer may require the execution of a public

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improvement agreement as a condition of the issuance of the construction permit. All inspection fees shall be paid prior to issuance of construction permit. (MC 9.14.100)

- LD27. (CP) Prior to issuance of a construction permit, all public improvement plans prepared and signed by a registered civil engineer in accordance with City standards, policies and requirements shall be approved by the City Engineer.
- LD28. (CP) Prior to issuance of construction permits, the developer shall submit all improvement plans on compact disks, in digital format (PDF) to the Land Development Division of the Public Works Department.
- LD29. (CP) Prior to issuance of construction permits, the developer shall pay all applicable inspection fees.

Prior to Building Permit

- LD30. (BP) Prior to issuance of building permits for non-subdivision projects, all street dedications shall be 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. All dedications shall be free of all encumbrances as approved by the City Engineer.
- LD31. (BP) Prior to issuance of building permits for non-subdivisions, security shall be required to be submitted as a guarantee of the completion of the improvements required as a condition of approval of the project. A public improvement agreement will be required to be executed.
- LD32. (BP) Prior to issuance of a building permit, all pads shall meet pad elevations per approved plans as noted by the setting of "Blue-top" markers installed by a registered land surveyor or licensed engineer.
- LD33. (BP) Prior to issuance of a building permit, the developer shall submit for review and approval, a Waste Management Plan (WMP) that shows data of waste tonnage, supported by original or certified photocopies of receipts and weight tags or other records of measurement from recycling companies and/or landfill and disposal companies. The Waste Management Plan shall contain the following:
- a. The estimated volume or weight of project waste to be generated by material type. Project waste or debris may consist of vegetative materials including trees, tree parts, shrubs, stumps, logs, brush, or any other type of plants that are cleared from a site. Project waste may also include

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- roadwork removal, rocks, soils, concrete and other material that normally results from land clearing.
- b. The maximum volume or weight of such materials that can be feasibly diverted via reuse and recycling.
 - c. The vendor(s) that the applicant proposes to use to haul the materials.
 - d. Facility(s) the materials will be hauled to, and their expected diversion rates.
 - e. Estimated volume or weight of clearing, grubbing, and grading debris that will be landfilled .

Approval of the WMP requires that at least fifty (50) percent of all clearing, grubbing, and grading debris generated by the project shall be diverted, unless the developer is granted an exemption. Exemptions for diversions of less than fifty (50) percent will be reviewed on a case by case basis. (AB939, MC 8.80)

Prior to Certificate of Occupancy

- LD34. (CO) Prior to issuance of the last certificate of occupancy or building final, the developer shall pay all outstanding fees.
- LD35. (CO) Prior to issuance of a certificate of occupancy, this project is subject to requirements 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. In compliance with Proposition 218, the developer shall agree to approve the City of Moreno Valley NPDES Regulatory Rate Schedule that is in place at the time of certificate of occupancy issuance. Following are the requirements:
- a. Select one of the following options to meet the financial responsibility to provide storm water utilities services for the required continuous operation, maintenance, monitoring system evaluations and enhancements, remediation and/or replacement, all in accordance with Resolution No. 2002-46.
 - i. Participate in the mail ballot proceeding in compliance with Proposition 218, for the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule and pay all associated costs with the ballot process; or
 - ii. Establish an endowment to cover future City costs as specified in the Common Interest, Commercial, Industrial and Quasi-Public Use NPDES Regulatory Rate Schedule.
 - b. Notify the Special Districts Division of the intent to request building permits 90 days prior to their issuance and the financial option selected. The financial option selected shall be in place prior to the issuance of certificate of occupancy. (California Government Code & Municipal Code)

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- LD36. (CO) Prior to issuance of a certificate of occupancy or building final, the developer shall construct all public improvements in conformance with applicable City standards, except as noted in the Special Conditions, including but not limited to the following applicable improvements:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights, signing, striping, under sidewalk drains, landscaping and irrigation, medians, redwood header boards, pavement tapers/transitions and traffic control devices as appropriate.
 - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of existing and proposed utility lines less than 115,000 volts.
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
- LD37. (CO) Prior to issuance of a certificate of occupancy or building final, all existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Moreno Valley ordinances. (MC 9.14.130)
- LD38. (CO) Prior to issuance of a certificate of occupancy, the Developer shall record a “Stormwater Treatment Device and Control Measure Access and Maintenance Covenant,” to provide public notice of the requirement to implement the approved final project-specific WQMP and the maintenance requirements associated with the WQMP. A boilerplate copy of the “Stormwater Treatment Device and Control Measure Access and Maintenance Covenant,” can be obtained by contacting the Land Development Division of the Public Works Department.
- LD39. (CO) Prior to issuance of a certificate of occupancy or building final for any Commercial/Industrial facility, whichever occurs first, the owner may have to secure coverage under the State’s General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.
- LD40. (CO) Prior to issuance of a certificate of occupancy or building final, 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)

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- b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted to the City for review and approval.

Prior to Acceptance of Streets into the City Maintained Road System

LD41. (AOS) Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, may be required just prior to the end of the one-year warranty period of the public streets at the discretion of the City Engineer. If slurry is required, the developer/contractor must provide a slurry mix design submittal for City Engineer approval. The latex additive shall be Ultra Pave 70 (for anionic – per project geotechnical report) or Ultra Pave 65 K (for cationic – per project geotechnical report) or an approved equal. 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.

SPECIAL CONDITIONS

LD42. Prior to rough grading plan approval, this project shall demonstrate, via a final drainage study, that the increased runoff resulting from the development of this site is mitigated. During no storm event shall the flow leaving the site in the developed condition be larger than that of the pre-developed condition, unless the study demonstrates that the existing or proposed drainage facilities can accommodate the increased run-off. The drainage study shall analyze the following events: 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events. The applicant understands that additional detention measures may be required beyond those shown on the site plan, preliminary grading plans and preliminary drainage study.

LD43. Prior to rough grading plan approval, a lot line adjustment (LLA) shall be submitted for review, approval and recordation. The LLA shall include existing Parcels 1 and 5 of Parcel Map 36449 (APN's 485-081-036 and 485-081-040). The LLA shall include a lot of sufficient size to accommodate the proposed development as shown on the approved site plan. It should be noted that the LLA (LLA No. 1032) has been submitted and is under review. The proposed development will be located on Parcel 2 and the remaining vacant portion of land will be located on Parcel 1 of the LLA.

LD44. Prior to rough grading plan approval, the future owners of the reconfigured parcels from the LLA shall record a private drainage easement and maintenance agreement. The agreement shall include the proposed off-site detention basin that will be located on Parcel 1 of the LLA and a proposed drainage easement

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with storm drain located along the southerly property line of Parcel 2 of the LLA. The agreement shall be submitted to the City for review prior to recordation.

- LD45. Prior to rough grading plan approval, the Applicant shall prepare and submit for approval a final, project-specific water quality management plan (F-WQMP). The F-WQMP shall be consistent with the approved P-WQMP, as well as in full conformance with the document; "Water Quality Management Plan - A Guidance Document for the Santa Ana Region of Riverside County" dated October 22, 2012. The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits. At a minimum, the F-WQMP shall include the following: Site Design BMPs; Source Control BMPs, Treatment Control BMPs, Operation and Maintenance requirements for BMPs and sources of funding for BMP implementation.
- a. The Applicant has proposed to incorporate the use of two (2) bioretention BMPs. Final design and sizing details of all BMPs must be provided in the first submittal of the F-WQMP. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance document.
 - b. All proposed LID BMP's shall be designed in accordance with the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011.
 - c. The proposed LID BMP's as identified in the project-specific P-WQMP shall be incorporated into the Final WQMP.
 - d. The NPDES notes per City Standard Drawing No. MVFE-350-0 shall be included in the grading plans.
 - e. Post-construction treatment control BMPs, once placed into operation for post-construction water quality control, shall not be used to treat runoff from construction sites or unstabilized areas of the site.
- LD46. Prior to precise grading plan approval, emergency overflow area(s) 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, undersidewalk parkway drains.
- LD47. Prior to precise grading plan approval, the grading plan shall show any proposed trash enclosure as dual bin; one bin for trash and one bin for recyclables. The trash enclosure shall be per City Standard Plan MVFG-660 Series.
- LD48. Prior to precise grading plan approval, the grading plans shall clearly show that the parking lot conforms to City standards. The parking lot shall be 5% maximum, 1% minimum, 2% maximum at or near any disabled parking stall and travel way. Ramps, curb openings and travel paths shall all conform to current ADA standards as outlined in Department of Justice's "ADA Standards for Accessible

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Design”, Excerpt from 28 CFR Part 36. (www.usdoj.gov) and as approved by the City’s Building and Safety Division.

- LD49. Prior to precise grading plan approval, all dry and wet utilities shall be shown on the plans and any crossings shall be potholed to determine actual location and elevation. Any conflicts shall be identified and addressed on the plans. The pothole survey data shall be submitted to Land Development with the public improvement plans for reference purposes only. The developer is responsible to coordinate with all affected utility companies and bear all costs of any utility relocation.
- LD50. Prior to issuance of a building permit, the precise grading plans shall be approved.
- LD51. Prior to issuance of a building permit, the abutter’s rights of access shall be vacated along the proposed driveway on Perris Boulevard.
- LD52. Prior to issuance of a building permit, a 4-foot minimum pedestrian right-of-way dedication behind the proposed driveway approach on Perris Boulevard shall be submitted for review, approval and recordation. The driveway approach shall be constructed per City Standard MVSI-112C-0.
- LD53. Prior to building permit issuance, the applicant shall schedule a walk through with a Public Works Inspector to inspect existing improvements within public right-of-way along project frontage. The applicant may be required to install, replace and/or repair any missing, damaged or substandard improvements that do not meet current City standards. The applicant may be required to 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.
- LD54. Prior to occupancy, all overhead utility lines less than 115,000 volts fronting or within the entire project site boundary shall be placed underground per Section 9.14.130C of the City Municipal Code. This includes the replacement and installation of a street light per City Standard Plan No. MVLT-400B-0.
- LD55. The Applicant shall, prior to building or grading permit closeout or the issuance of a certificate of occupancy, demonstrate:
- a. That all structural BMPs have been constructed and installed in conformance with the approved plans and specifications;
 - b. That all structural BMPs described in the F-WQMP have been implemented in accordance with approved plans and specifications;

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- c. That the Applicant is prepared to implement all non-structural BMPs included in the F-WQMP, conditions of approval, and building/grading permit conditions; and
- d. That an adequate number of copies of the approved F-WQMP are available for the future owners/occupants of the project.

LD56. Prior to occupancy, as-built precise grading plans shall be submitted for review and approved.

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PUBLIC WORKS DEPARTMENT – SPECIAL DISTRICTS DIVISION

Acknowledgement of Conditions

The following items are the Special Districts Division's Conditions of Approval for project PA15-0004; this project shall be completed at no cost to any Government Agency. All questions regarding the following Conditions including but not limited to intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Special Districts Division of the Public Works Department 951.413.3480 or by emailing specialdistricts@moval.org.

General Conditions

- SD1. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services District Zone A (Parks & Community Services), Zone C (Arterial Street Lighting), and M (Commercial, Industrial, and/or Multifamily Improved Median Maintenance). All assessable parcels therein shall be subject to annual parcel taxes for Zone A and Zone C and shall be subject to an annual parcel charge for Zone M for operations and capital improvements.
- SD2. 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.
- SD3. The ongoing maintenance of any landscaping required to be installed behind the curb on Perris Boulevard shall be the responsibility of the property owner.

Prior to Building Permit Issuance

- SD4. (BP) This project has been identified to be included in the formation of a Community Facilities District (Mello-Roos) for Public Safety services, including but not limited to Police, Fire Protection, Paramedic Services, Park Rangers, and Animal Control services. The property owner(s) shall not protest the formation; however, they retain the right to object to the rate and method of maximum special tax. In compliance with Proposition 218, the property owner shall agree to approve the mail ballot proceeding (special election) for either formation of the CFD or annexation into an existing district. The Developer must notify the Special Districts Division at 951.413.3480 or at specialdistricts@moval.org when submitting the application for building permit issuance to determine the requirement for participation. If the first building permit is pulled prior to formation of the district, this condition will not apply. If the condition applies, the special election will require a minimum of 90 days to process prior to issuance of the first building permit to allow adequate time to be in compliance with the provisions of

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

- SD5. (BP) This project is conditioned for a proposed district to provide a funding source for the operation and maintenance of public improvements and/or services associated with new development in that territory. The Developer shall satisfy this condition with one of the options outlined below.
- a. Participate in a special election for maintenance/services and pay all associated costs of the election process and formation, if any. Financing may be structured through a Community Facilities District, Landscape and Lighting Maintenance District, or other financing structure as determined by the City; or
 - b. Establish an endowment fund to cover the future maintenance and/or service costs.

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

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

**CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0004
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PUBLIC WORKS DEPARTMENT – TRANSPORTATION ENGINEERING DIVISION

Based on the information contained in our standard review process we recommend the following conditions of approval be placed on this project:

General Conditions

- TE1. All 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-112A~D-0 for commercial driveway approach. Access to the project site shall be right-in and right-out only.
- TE2. Sight distance within drive aisles shall conform to City of Moreno Valley Standard No. MVSI-164A-0, MVSI-164B-0, MVSI-164C-0 at the time of preparation of final grading, landscape, and/or street improvements.
- TE3. All on-site signing and striping shall be per the current California Manual on Uniform Traffic Control Devices (CA MUTCD) standards.
- TE4. Perris Boulevard is classified as a 6-Lane Divided Arterial (110'RW/86'CC) per City Standard Plan No. MVSI-103C-0. Any improvements undertaken by this project shall be consistent with the City's standards for this facility or as approved by the City Engineer.
- TE5. The first parking stall perpendicular to a driveway shall be a minimum 50' from the property line.
- TE6. Existing street lights located along the project frontage on Perris Boulevard, if replaced, shall conform to City of Moreno Valley Standard No. MVLT-400B-0.
- TE7. Conditions of approval may be modified or added if a phasing plan is submitted for this development.

PRIOR TO IMPROVEMENT PLAN APPROVAL OR CONSTRUCTION PERMIT

- TE8. To accommodate additional U-turn traffic contributed by the project at the intersection of Perris Boulevard/John F. Kennedy Drive, the existing landscaped median on Perris Boulevard, south of John F. Kennedy Drive, shall be modified to increase the storage length of the existing northbound left-turn lane at Perris Boulevard/John F. Kennedy Drive intersection. The existing 160 feet storage length shall be increased to 260 feet or as approved by the City Engineer. Prior to issuance of a construction permit, a street improvement/median modification plan shall be prepared and submitted to the Transportation Engineering Division for approval.

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0004
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- TE9. 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.
- TE10. Prior to issuance of a construction permit, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer may be required for plan approval or as required by the City Traffic Engineer.
- TE11. 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.

PRIOR TO CERTIFICATE OF OCCUPANCY OR BUILDING FINAL

- TE12. (CO) Prior to issuance of Certificate of Occupancy, the median modification required to increase the storage length of the existing northbound left-turn lane at Perris Boulevard/John F. Kennedy Drive intersection shall be completed and fully operational per the approved plans to the satisfaction of the City Engineer.
- TE13. (CO) Prior to issuance of a Certificate of Occupancy, all approved signing and striping shall be installed per current City Standards.

**CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0004
 PAGE 27 OF 31**

FINANCIAL & MANAGEMENT SERVICES DEPARTMENT – ELECTRIC UTILITY

Acknowledgement of Conditions

The following items are Moreno Valley Utility's Conditions of Approval for project PA15-0004; this project shall be completed at no cost to any Government Agency. All questions regarding Moreno Valley Utility's Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from Moreno Valley Utility (the Electric Utility Division) of the Public Works Department 951.413.3500. The applicant is fully responsible for communicating with Moreno Valley Utility staff regarding their conditions.

PRIOR TO ENERGIZING MVU ELECTRIC UTILITY SYSTEM AND CERTIFICATE OF OCCUPANCY

- MVU1. (R) For single family subdivisions, a three foot easement along each side yard property line shall be shown on the final map and offered for dedication to the City of Moreno Valley for public utility purposes, unless otherwise approved by the City Engineer. If the project is a multi-family development, townhome, condominium, apartment, commercial or industrial project, and it requires the installation of electric distribution facilities within common areas, a non-exclusive easement shall be provided to Moreno Valley Utility to include all such common areas. All easements shall include the rights of ingress and egress for the purpose of operation, maintenance, facility repair, and meter reading.
- MVU2. (BP) City of Moreno Valley Municipal Utility Service – Electrical Distribution: Prior to constructing the MVU Electric Utility System, the developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer shall execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and concurrent with trenching operations and other subdivision improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

The Developer shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City, or the City's designee, all utility infrastructure (including but not limited to conduit, equipment, vaults, ducts, wires, switches, conductors, transformers, and "bring-up" facilities including electrical capacity to serve the identified development and other adjoining/abutting/ or benefiting projects as determined by Moreno Valley

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0004
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Utility) – collectively referred to as “utility system” (to and through the development), along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and /or delivery of any and all “utility services” to each lot and unit within the Tentative Map. For purposes of this condition, “utility services” shall mean electric, cable television, telecommunication (including video, voice, and data) and other similar services designated by the City Engineer. “Utility services” shall not include sewer, water, and natural gas services, which are addressed by other conditions of approval.

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

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

**CONDITIONS OF APPROVAL
 CONDITIONAL USE PERMIT PA15-0004
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POLICE DEPARTMENT

- PD1. 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 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 as determined by the Public Works Department. If security fencing is required, it shall remain in place until the project is completed or the above conditions no longer exist. (MC 9.08.080)
- PD2. (GP) 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. (MC 9.08.080)
- PD3. (CO) Prior to the issuance of a Certificate of Occupancy, an Emergency Contact information Form for the project shall be completed at the permit counter of the Community Development Department - Building Division for routing to the Police Department. (MC 9.08.080)
- PD4. Address numbers should be placed at multiple locations on the building and shall be illuminated and clearly visible from the street.
- PD5. Rooftop addressing shall also be required of all buildings.
- PD6. All exterior doors in the rear and the front of the buildings need an address or suite number on them.
- PD7. All rear exterior doors should have an overhead low sodium light or a light comparable to the same.
- PD8. All lighting affixed to the exterior of buildings less than 8 feet high shall be vandal resistant.
- PD9. All exterior doors shall have a vandal resistant light fixture installed above the door. The doors shall be illuminated with a minimum one foot candle illumination at ground level, evenly dispersed.

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0004
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- PD10. The doors shall be illuminated with a minimum one foot candle illumination at ground level, evenly dispersed.
- PD11. The exterior of the building should have high-pressure sodium lights and or Metal halide lights installed and strategically placed throughout the exterior of the building.
- PD12. The parking lot should have adequate lighting to insure a safe environment for customers and or employees. The parking lot and buildings should be well lit to minimize the shadows cast by landscaping and trees on the property.
- PD13. All landscape cover should not exceed over 3' from the ground in the parking lot.
- PD14. Bushes that are near the exterior of the building should not exceed 4' and should not be planted directly in front of the buildings or walkways.
- PD15. Trees, which exceed 20', should have a 7' visibility from the ground to the bottom half of the tree. This is so that patrons or employees can view the whole parking lot while parking their vehicles in the parking lot.
- PD16. Ensure any trees surrounding building rooftops be kept at a distance to prevent roof accessibility by potential burglars. Since trees also act as a natural ladder, the branches must be pruned to have at least six foot clearance from the buildings.
- PD17. Cash registers shall be placed near the front entrance of the store.
- PD18. Window coverings shall comply with the city ordinance.
- PD19. No loitering signs shall be posted in plain view throughout the building.
- PD20. Sufficient lighting is to be provided over all mailbox areas.

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT PA15-0004
PAGE 31 OF 31**

PARKS AND COMMUNITY SERVICES DEPARTMENT

Acknowledgement of Conditions

The following items are Parks and Community Services Department Conditions of Approval for Case No. PA15-0004; this project shall be completed at no cost to any Government Agency. All questions regarding Parks and Community Services Department Conditions including but not limited to, intent, requests for change/modification, variance and/or request for extension of time shall be sought from the Parks and Community Services Department 951.413.3280. The applicant is fully responsible for communicating with the Parks and Community Services Department regarding the conditions.

- PCS1. The parcel(s) associated with this project have been incorporated into the Moreno Valley Community Services Districts Zones A (Parks and Community Services). All assessable parcels therein shall be subject to the annual Zone 'A' charge for operations and capital improvements. Proof of such shall be supplied to Parks and Community Services upon Final Map and at Building Permits.

MITIGATED NEGATIVE DECLARATION

PROJECT TITLE AND FILE NUMBER: PA15-0004 – Conditional Use Permit
PROJECT APPLICANT: El Pollo Loco, Inc., c/o Armet, Davis, Newlove & Associates
TELEPHONE NUMBER: (310) 773-7772
PROJECT LOCATION: West side of Perris Boulevard and approximately 550 feet south of John F. Kennedy Drive, Moreno Valley, Riverside County, CA
PROJECT DESCRIPTION: Conditional Use Permit for a 2,995 square foot fast food restaurant (El Pollo Loco) with a drive-through on a 0.66 acre parcel located within the Neighborhood Commercial (NC) zone. The applicant proposes to modify the subdivision of two existing parcels that collectively total 4.54 acres via a lot line adjustment. Upon approval of the lot line adjustment, the 4.54 acres will include parcels totaling 3.88 acres and 0.66 acre. The project proposes both indoor seating and a patio for outdoor seating for customers. The site development would include 32 parking spaces. Development of the restaurant will require installation of a new driveway as well as undergrounding of overhead utility lines, and construction of a detention basin on the adjacent 3.88 acre parcel.

FINDING

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

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

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

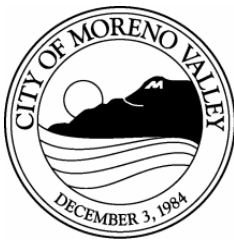
PREPARED BY: Jeff Bradshaw	DATE: October 22, 2015
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NOTICE

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

DATE ADOPTED: _____ BY: _____

Attachment: Mitigated Negative Declaration [Revision 1] (1765 : Conditional Use Permit for El Pollo Loco drive-through restaurant)



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

1. Project Title: El Pollo Loco
Conditional Use Permit – PA15-0004
2. Lead Agency Name and Address: City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92553
3. Contact Person and Phone Number: Jeff Bradshaw
(951) 413-3224
4. Project Location: West side of Perris Boulevard and approximately 550 feet south of
John F. Kennedy Drive
5. Project Sponsor's Name and Address: Armet, Davis, Newlove & Associates
1330 Olympic Boulevard
Santa Monica, CA 90404
6. General Plan Designation: Commercial (C)
7. Zoning: Neighborhood Commercial (NC)
8. Description of the Project:

The project is a 2,995 square foot fast food restaurant with a drive-through on a 0.66 acre parcel located within the Neighborhood Commercial (NC) zone. The project requires approval of a Conditional Use Permit. The applicant proposes to modify the subdivision of two existing parcels that collectively total 4.54 acres via a lot line adjustment. Upon approval of the lot line adjustment, the 4.54 acres will include parcels totaling 3.88 acres and 0.66 acre. The project proposes both indoor seating and a patio for outdoor seating for customers. The site development would include 32 parking spaces. Development of the restaurant will require installation of a new driveway as well as undergrounding of overhead utility lines, and construction of a detention basin on the adjacent 3.88 acre parcel. The earthen basin will be located immediately adjacent to the restaurant site and oriented north/south with approximate dimensions of 27 feet wide and 160 feet long as measured at the top of the basin. The basin will have a maximum of 3:1 side slopes and have a total depth of three feet.

9. Surrounding Land Uses and Setting:

The area surrounding the proposed project includes existing tract homes in the R5 zone to the west and the south. Land uses to the east and southeast include existing apartments in the R15 and R20 zones with a service station and a fast food restaurant at the southeast corner of John F. Kennedy Drive and Perris Boulevard and Armada Elementary School located further to the east on John F. Kennedy Drive. Land uses to the north include an adjacent vacant 1.85 acre parcel and a drug store, retail store and auto parts store immediately to the north in the Neighborhood Commercial zone. Further to the north land uses include a mobile home park in the RS-10 zone at the northwest corner of John F. Kennedy Drive and Perris Boulevard and a shopping center at the northeast corner of John F. Kennedy Drive and Perris Boulevard.

Overall, the proposed Conditional Use Permit is compatible with the City's General Plan and existing land uses.

10. Other public agencies whose approval is required:

Riverside County Flood Control and Water Conservation District will require a permit for connection to the storm drain located in Perris Boulevard.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature	October 22, 2015
Jeff Bradshaw	Date
Printed Name	Planning Commission
	For

Attachment: Initial Study Checklist [Revision 1] (1765 : Conditional Use Permit for El Pollo Loco drive-through restaurant)

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

a) Have a substantial adverse effect on a scenic vista?				X
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The Moreno Valley General Plan identifies scenic highways, panoramic viewsheds, and photographic viewing locations within the aesthetic resource element. The General Plan identifies no scenic roadways or panoramic viewsheds in the project vicinity. The project site is comprised of level to gently sloping topography with no rock outcroppings. The site has been disturbed previously under permit. The project proposes to develop within the disturbed portion of the site. The proposed development includes a single-story, fast food restaurant building of 2,995 square feet. As designed and conditioned, the proposed project will have no effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
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The project property topography varies from level to gently sloping. Based upon site visits by staff and review of the General Plan, the subject site does not include scenic resources. The site is regularly cleared for purposes of weed abatement. There are no rock outcroppings, trees or historic buildings on site. There are no scenic highways in the area. The site has been previously disturbed under authorized permit. The project proposes to develop a 0.66 acre portion of a 2.69 acre parcel along the site's Perris Boulevard frontage. As designed and conditioned, the proposed project will not substantially damage scenic resources.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
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The project is a 2,995 square foot fast food restaurant with a drive-through on a 0.66 acre parcel located within the Neighborhood Commercial (NC) zone. The project requires approval of a Conditional Use Permit. The applicant proposes to modify the subdivision of two existing parcels that collectively total 4.54 acres via a lot line adjustment. Upon approval of the lot line adjustment, the 4.54 acres will include parcels totaling 3.88 acres and 0.66 acre. The project proposes both indoor seating and a patio for outdoor seating for customers. The site development would include 32 parking spaces. Development of the restaurant will require installation of a new driveway as well as undergrounding of overhead utility lines, and construction of a detention basin on the adjacent 3.88 acre parcel. The Design Guidelines and the Municipal Code provide a framework that ensures that any new development would be designed and constructed in a manner consistent with surrounding land uses. The proposed project as designed is aesthetically compatible with adjacent commercial uses with regard to architectural style, design, materials, colors, landscaping, and height. As designed and conditioned, the proposed project would not significantly degrade the existing visual character or quality of the site and surroundings.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
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The project would introduce some additional new light sources into the area as the project site is currently vacant. The proposed fast food restaurant would include required parking lot lighting and exterior building mounted lights. The project has been conditioned for compliance with the City's light standards as referenced in Municipal Code Section 9.08.100 including the shielding of lighting and restrictions on the intensity of exterior lighting which will reduce light and glare impacts to City accepted levels on surrounding properties. Therefore, potential impacts resulting from a new source of substantial light or glare which would adversely affect day or nighttime views in the area are less than significant and no mitigation would be required.

II. AGRICULTURE & 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?				X
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The Municipal Code allows for agricultural uses such as crops in all zoning districts. The site is designated as 'Farmland of Local Importance', on the 2015 State Important Farmland Map. This category is described as soils that lack irrigation and are suited for dryland farming or dairylands of 10 acres or more. The site is surrounded on all sides by existing residential and commercial development classified as 'Urban' on the Farmland map. There are currently no agriculturally productive activities occurring within the project boundaries. There will be no impact to farmlands as this development of this project will not result in the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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Attachment: Initial Study Checklist [Revision 1] (1765 : Conditional Use Permit for El Pollo Loco drive-through restaurant)

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The site is not currently in agricultural use, or under Williamson Act control. There is no existing surrounding agricultural use, or sites under Williamson Act contract. The Municipal Code allows for agricultural uses such as crops in all zoning districts, therefore, the proposed project does not conflict with existing zoning for agricultural use, or impact sites under Williamson Act contract.				
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))?				X
The project site is not zoned or designated on the City's General Plan for forest land, timberland, or timberland zoned Timberland Production. Therefore, since the project will not result in impacts to forest land, timberland, or timberland zoned timberland production, no impacts would occur and no mitigation measures would be required.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
The project site is not forest land as defined by Public Resources Code section 1220(g). The project site does not involve the loss of forest land or the conversion of forest land to non-forest use. Therefore, since the project will not result in the loss of forest land or the conversion of forest land to non-forest use, no impacts would occur and no mitigation measures would be required.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
There is no immediate surrounding or proposed agricultural use according to the General Plan. The proposed project will not involve changes to the existing environment, which will result in the conversion of farmland to non-agricultural use.				
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.			X	
(a and b) The Air Quality Management Plan (AQMP) adopted by the South Coast Air Quality Management District in 2012 sets forth a comprehensive program that will lead the air basin into compliance with all federal and state air quality standards. The proposed project is located within the boundaries of the AQMP. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from General Plan land use, population, and employment characteristics defined in consultation with local governments. Moreno Valley's General Plan Land Use Element was considered in the preparation of the 2012 AQMP. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections.				
Based upon the conclusions of a Traffic Impact Analysis prepared by LSA Associates, Inc. (dated June 30, 2015), traffic resulting from the proposed project is not greater than traffic projections for build-out under the existing Commercial land use designation and will not exceed General Plan build out projections for the project site. The proposed project would not obstruct implementation of the AQMP or violate any air quality standard or contribute substantially to an existing or projected air quality violation.				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	

Attachment: Initial Study Checklist [Revision 1] (1765 : Conditional Use Permit for El Pollo Loco drive-through restaurant)

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA Section 21100 (e) addresses evaluation of cumulative effects allowing the use of approved land use documents in a cumulative impact analysis. CEQA Guidelines Section 15064 (i)(3) further stipulates that for an impact involving a resource that is addressed by an approved plan or mitigation program, the lead agency may determine that a project's incremental contribution is not cumulatively considerable if the project complies with the adopted plan or program. In addressing cumulative effects for air quality, the AQMP is the most appropriate document to use because the AQMP sets forth a comprehensive program that will lead the air basin, including the project area, into compliance with all federal and state air quality standards and utilizes control measures and related emission reduction estimates based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Based upon the conclusions of a Traffic Impact Analysis prepared by LSA Associates, Inc. (dated June 30, 2015), traffic resulting from the proposed project not greater than traffic projections for build-out under the existing Commercial land use designation and will not exceed General Plan build out projections for the project site. The Air Quality Management Plan (AQMP) sets forth a comprehensive program that will lead the air basin into compliance with all federal and state air quality standards. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from General Plan land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections. Therefore, it is appropriate to conclude that the project's incremental contribution to criteria pollutant emissions is not cumulatively considerable.

d) Expose sensitive receptors to substantial pollutant concentrations?			X	
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The nearest sensitive receptors include Armada Elementary School located to the northeast approximately 700 feet to the east of Perris Boulevard on John F. Kennedy Drive. Existing single-family tract homes are located immediately to the south (nearest home is approximately 25 feet from the property line) and to the west (nearest home is approximately 280 feet from the property line with apartments located across the street on the east side of Perris Boulevard (approximately 130 feet). Considering the direction of the prevailing winds from northwest to southeast, dispersion of potential pollutants, and the quantity of potential pollutants generated, the project will not expose sensitive receptors to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?			X	
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The preliminary grading plan identifies that the site will require grading within the 0.66 acre parcel. Additionally, this project will also require installation of an off-site detention basin. The earthen basin will be located immediately adjacent to the western property line and oriented north/south with approximate dimensions of 27 feet wide and 160 feet long as measured at the top of the basin. The basin will have a maximum of 3:1 side slopes and have a total depth of three feet including one foot of free board. The earthwork quantities identified on the preliminary grading plan propose approximately 128 cubic yards of cut and 333 cubic yards of fill for an approximate net fill of 204 cubic yards. It is anticipated that the earthwork will be balanced on-site and that the project will not require truck trips to import soil. Under normal construction conditions, the duration of grading for a parcel of this size should not exceed 4-6 weeks. The proposed project presents the potential for generation of objectionable odors in the form of diesel exhaust in the immediate vicinity of the site during construction of the project. The closest areas with substantial numbers of people are existing single-family residences located immediately adjacent to the south and west and apartments located across the street on the east side of Perris Boulevard. The nearest school is approximately 700 feet to the northeast on John F. Kennedy Drive. However, these emissions would rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. Recognizing the direction of the prevailing winds (northwest to southeast), dispersion and quantity of the potential pollutants, the project will not subject a substantial number of people to objectionable odors. Air quality pollutants associated with fast food restaurant uses are primarily generated from mobile sources such as cars. No other uses are proposed that would generate substantial concentrations of harmful air pollutants, as well as objectionable odors not typical of a residential area. No significant impacts would occur.

IV. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?			X	
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b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Wildlife Service?			X	
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is bounded on the west, south and east by commercial and single-family residential development. There is a vacant acre parcel located immediately to the north. The site is comprised of level to gently sloping topography. Based upon information from the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Full Report as provided by the Riverside County Transportation and Land Management Agency, there are no identified candidate, sensitive or special status species associated with the project site. Following a site inspection by staff in February 2015 and again in September 2015, no burrows or other evidence of burrowing owl habitat and no riparian habitat or other sensitive natural habitat was noted on the project site or the adjacent vacant parcel. Based on the results of the City's site inspection, the size of the project site and the urban nature of surrounding development, preparation of a burrowing owl assessment was not required for the project site. However, the project has been conditioned to conduct a pre-construction burrowing owl assessment 30 days prior to issuance of a grading permit. Therefore, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service. The project will not have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Wildlife Service.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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The project site has topography that varies from level to gently sloping. The project site is routinely disked for weed abatement in accordance with the requirements of the City. There are no significant existing trees or vegetation on the project site. The project site is bounded by existing single-family residences to the west and south and apartments to the east on the other side of Perris Boulevard, with a vacant parcel and existing commercial development to the north. Following a site inspection by staff in February 2015 and again in September 2015, no riparian habitat or other sensitive natural habitat was noted on the project site or the adjacent vacant 1.85 parcel. Therefore, no impacts would occur to federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, and no mitigation measures would be required.

d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
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The project site has topography that varies from level to gently sloping. The project site is routinely disked for weed abatement in accordance with the requirements of the City. There are no significant existing trees or vegetation on the project site. The project site is bounded by existing single-family residences to the west and south and apartments to the east on the other side of Perris Boulevard, with a vacant parcel and existing commercial development to the north. Following a site inspection by staff in February 2015 and again in September 2015, no evidence of resident or migratory fish or wildlife species was noted on the project site or the adjacent vacant parcel. Therefore, the project will not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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The project site has topography that varies from level to rolling. The project site has been routinely disked over the past several years for weed abatement in accordance with the requirements of the City. There are no existing significant trees or vegetation on the project site. Therefore related to any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, no impacts would occur and no mitigation measures would be required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?			X	
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The project site is not located within one of the Multiple Species Habitat Conservation Plan (MSHCP) criteria areas, which are potential habitat preservation areas. The proposed project will not conflict with the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) or MSHCP or any other known local, regional or state habitat conservation plans. The project will be conditioned to pay required SKR mitigation fees. Also, the City participates in the MSHCP, a comprehensive habitat conservation-planning program addressing multiple species' needs, including preservation of habitat and native vegetation in Western Riverside County. This project will also be subject to impact fees to support the implementation of the Multiple Species Habitat Conservation Plan.

V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
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b) Cause a substantial adverse change in the significance of an archaeological				X
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
resources pursuant to Section 15064.5?				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
The project site has topography that varies from level to rolling with no rock outcroppings or other unique geologic features. Based upon inspections of the project site in February and September 2015 and review of a 1987 citywide survey (Archeological Research Unit, University of California, Riverside), there are no known archaeological resources on the project site. There are no historical structures existing on the project site (General Plan, Figure 5.10-1, Historic Resources Inventory). There are no known historical paleontological or unique geological features on the project site (General Plan, Figures 5.10-2, Prehistoric Sites). Additionally, the City's Final Program EIR (June 2006), Figure 5.10-3 list the project site as low potential for paleontological sensitive area based on extensive field work (Page 5.10-10). Therefore, development of the project will not result in substantial adverse change in the significance of a historical or archaeological resource or result directly or indirectly in the destruction of a unique paleontological resource or site or unique geologic feature.				
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
No known human remains have been identified at the project site. Conditions of approval address the issue of inadvertent discoveries. A standard condition of approval will be placed on the project to cease excavation or construction activities if archaeological, paleontological, or historical resources uncovered on the project site.				
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
According to the City's General Plan, the project site is not on, or close to, any known earthquake fault. There is no new information that would indicate the existence of a fault or fault tract in proximity of the site. Accordingly, there is no risk of ground rupture due to faulting at the proposed project site.				
(ii) Strong seismic ground shaking?			X	
According to the City's General Plan, the project site is not on, or close to, any known earthquake fault. The nearest fault is the San Jacinto fault system, which is located about 15-miles to the northeast. The San Andreas fault system is more than 25 miles from the site. The active Sierra Madre and San Gabriel fault zones lie roughly 35 and 40 miles respectively to the northwest of the site. The active Elsinore and Newport-Inglewood fault zones lie approximately 20 and 45 miles, respectively, to the southwest of the site. This faulting is not considered a significant constraint to development on the site with the use of current building codes. Ground-shaking intensity could be moderately-high during a 100-year interval earthquake. Foundation designs will be reviewed to ensure incorporation of appropriate engineering recommendations to mitigate any such seismicity. There is no new information that would indicate the existence of a fault on the site.				
(iii) Seismic-related ground failure, including liquefaction?			X	
According to the City's General Plan, the project site is not on, or close to, any known earthquake fault. However, ground-shaking intensity could be moderately-high during a 100-year interval earthquake. The potential for seismic related failure or liquefaction on the site is minimal based on the water table and soil conditions at the site.				
(iv) Landslides?				X
The project site is not near or adjacent to mountainside areas. Due to a lack of slopes within or nearby the project site seismically induced landslides are not anticipated to pose a danger to the project site. Development of the project will not result in impacts from landslides and no mitigation measures would be required.				
(b) Result in substantial soil erosion or the loss of topsoil?			X	
The development of the site will likely result in the reduction of erosion with the placement of buildings and landscaping on the site. During construction, there is the potential for less than significant impacts for short-term soil erosion from minimal excavation and grading. This will be addressed as part of standard construction, such as watering to reduce dust and sandbagging, if required, during raining periods.				
(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?			X	
According to the City's environmental information, the geologic unit or soil is not known to be unstable (Western Riverside Area Soil Survey – University of California Agricultural Experiment Station, 1971). As designed and conditioned, the potential for the impacts resulting from a landslide, lateral spreading, subsidence, liquefaction or collapse is less than significant.				
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Building Code (1994), creating substantial risks to life or property?				
According to the City's environmental information and the results of a Geotechnical Engineering Exploration and Analysis prepared by Giles Engineering Associates, Inc. on March 9, 2015, project soils evaluated in a near surface sample have a very low expansion potential. The potential for the project to create substantial risks to life or property is less than significant.				
(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?				X
The proposed apartment project will operate on a sewer system that will be reviewed, approved and installed according to Eastern Municipal Water District requirements. The proposed project will not be introducing septic tanks or alternative water disposal systems.				
VII. GREENHOUSE GAS EMISSIONS. Would this project?				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
Global climate change is caused by greenhouse gas (GHG) emissions throughout the world. Mitigating global climate change will require worldwide solutions. Greenhouse gases are gases emitted from the earth's surface that absorb infrared radiation in the atmosphere. Increases in these gases lead to more absorption of radiation and warm the lower atmosphere, and therefore increase evaporation rates and temperatures on the Earth's surface. The City of Moreno Valley has adopted a Climate Action Strategy. However, at this time, there are no widely accepted thresholds of significance for determining the impact of GHG emissions from an individual project, or from a cumulative standpoint. As provided for in the CEQA Guidelines (Section 15064.4), it is necessary for the lead agency to make a good-faith effort in considering GHG emissions on a project specific basis. Based on the scope of the project and consistency of the proposed fast food restaurant use with existing General Plan Commercial land use designation and Neighborhood Commercial zoning, and consistency with the City's adopted General Circulation Element and build out scenarios, the City has chosen to rely on a qualitative analysis. To the extent possible based on scientific and factual data available, it has been determined that this project will not result in generating greenhouse gas emissions that will either directly or indirectly have a significant impact on the environment.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
On October 9, 2012, the Moreno Valley City Council approved an Energy Efficiency and Climate Action Strategy and related Greenhouse Gas Analysis. The proposed project does not conflict with this strategy or any other applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.				
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project?				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
The proposed project will not involve the routine transport, use or disposal of hazardous materials. Since the project will not involve the routine transport, use or disposal of hazardous materials, there will be no potential for a significant hazard to the public or the environment.				
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?				X
The proposed project will not involve the routine transport, use or disposal of hazardous materials. The proposed project will not create a significant hazard to the public or the environment through the routine transport, or use or disposal of hazardous materials. Since the project will not involve the routine transport, use or disposal of hazardous materials, there will be no potential for a significant hazard to the public or the environment.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
Amada Ranch Elementary School is located approximately 700 feet to the northeast of the project on John F. Kennedy Drive. The project as designed and conditioned will not emit hazardous emissions or handle hazardous materials.				
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?				X
The site was checked against the list of hazardous material sites pursuant to Government Code Section 65962.5. The project is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
area?				
<p>The nearest airport is the March Air Reserve Base located approximately one mile to the west. The distance to the runway is approximately 2 miles. The project site is located within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Noise impacts are identified as low since the project site is located beyond the 55 CNEL contour. There are no restrictions on land use within this zone. The project has been conditioned to record an aviation easement to be dedicated to the March Inland Port Airport Authority.</p>				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
<p>There are no private airstrips within the City of Moreno Valley. The project is not within proximity of a private airstrip. Therefore, the project would not result in a safety hazard pertaining to proximity of a private airstrip.</p>				
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
<p>The proposed project would not have any direct effect on an adopted emergency response plan, or emergency evacuation plan. The City's emergency plans are also consistent with the General Plan. The proposed project has been designed and conditioned to provide required circulation and required fire access to allow for ingress of emergency vehicles and egress of passenger and commercial vehicles. Therefore, the proposed project would not be in conflict in any way with the emergency response or emergency evacuation plans.</p>				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<p>The proposed project site is not adjacent to wildlands and is not located within the Very High Fire Hazard Severity Zone. As designed and conditioned, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. In addition, the project is not located within a designated wildland area.</p>				
<p>IX. HYDROLOGY AND WATER QUALITY. Would the project:</p>				
a) Violate any water quality standards or waste discharge requirements?			X	
<p>Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board, a project specific Water Quality Management Plan (WQMP) is required of certain projects involving discretionary approval. This project requires a WQMP to address pollutants of concern. Site Design and Source Control best management practices (BMP) are conditioned to be used throughout the project. Treatment BMPs will be selected and implemented which are medium to highly effective in treating pollutants of concern. Final design and sizing details of all BMPs must be provided in the first submittal of the F-WQMP, per the Special Project Conditions listed above. The project has been conditioned to provide documentation that runoff will be treated in conformance with the "Riverside County Water Quality Management Plan for Urban Runoff" dated October 22, 2012 and approved by the Santa Ana Regional Water Quality Control Board (Guidance Document).</p> <p>Additionally, grading activities would temporarily expose soils to wind and water erosion that would contribute to downstream sedimentation. The proposed project would comply with all permits and development guidelines associated with urban water runoff and discharge set forth by the City of Moreno Valley and the Regional Water Quality Control Board. With the approval of the storm drainage facilities by the City Engineer and Riverside County Flood Control District, as well as complying with all applicable storm water discharge permits, impacts would be less than significant.</p>				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
<p>The Eastern Municipal Water District (EMWD) would provide the proposed project with potable water as opposed to utilizing individual water wells. Potable water is adequate to serve the proposed project. Although the project would cover a majority of the site with impervious surfaces, the landscaped areas would still provide a means for groundwater recharge. Impacts would be less than significant.</p>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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There is no streambed or river on the project site, so the project will not cause a change in the existing on-site drainage pattern that would result in substantial erosion or siltation on- or off-site. During construction of the project, there is the potential for some sediments to be discharged within the storm water system. Erosion control plans are required for projects prior to issuance of grading permits for preventing substantial erosion. The project as designed and conditioned will not change the existing drainage pattern that would result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?			X	
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There is no streambed or river on the project site, however, there are surface drainage facilities that will be removed through development of the project site. The project as designed and conditioned will not cause a change in the existing drainage pattern that would result in substantial erosion or siltation on- or off-site. Therefore, project implementation would not result in modifications that could ultimately result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.

e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
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The proposed project is consistent with the City's General Plan. All storm drainage improvements would be developed to the standards of the City Engineer and the Riverside County Flood Control Agency. Additionally, the project has been designed in accordance with the City's standard conditions of approval, which includes measures pertaining to storm drainage facilities and runoff. It should be noted that the Riverside County Flood Control Agency was contacted and indicated in a letter dated April 8, 2015, that the proposed project involves District Master Plan facilities and is located within the limits of the District's Sunnymead Area Drainage Plan, Sunnymead MDP Line M-4 and that drainage fees have been adopted, which will need to be paid prior to the issuance of permits.

The project proposes to create a 0.66 acre parcel through a lot line adjustment and develop the newly created parcel for use as restaurant site. The pad elevation for the building and the site changes required to develop the site will block or cutoff historic drainage from the remainder area and the vacant parcel to the north. To mitigate and treat increased on-site runoff and water quality volumes, the project proposes the installation of two bioretention basins to be constructed along Perris Boulevard. To mitigate and treat off-site runoff, the project also proposes construction of an off-site earthen basin. The earthen basin will be located immediately adjacent to and west of the restaurant site and oriented north/south with approximate dimensions of 27 feet wide and 160 feet long as measured at the top of the top of the basin. The basin will have a maximum of 3:1 side slopes and have a total depth of three feet. This basin will detain the 100 year storm event while discharging the allowable 10 year storm event to the existing Riverside County Flood Control storm drain main located in Perris Boulevard.

As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to water erosion that would contribute to downstream sedimentation. However, the project is subject to the permit requirements of the Santa Ana Regional Water Quality Control Board. As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. With the approval of the storm drainage facilities by the City Engineer and Riverside County Flood Control District, incorporation of conditions of approval into the project's design, as well as compliance with all applicable storm water discharge permits, impacts would be less than significant.

f) Otherwise substantially degrade water quality?			X	
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The proposed project is consistent with the City's General Plan. All storm drainage improvements would be developed to the standards of the City Engineer and the Riverside County Flood Control Agency. Additionally, the project has been designed in accordance with the City's standard conditions of approval, which includes measures pertaining to storm drainage facilities and runoff. As with any urban project, runoff entering the storm drainage system would contain minor amounts of pollutants (including pesticides, fertilizers and motor oil). This would incrementally contribute to the degradation of surface and sub-surface water quality. Additionally, grading activities would temporarily expose soils to water erosion that would contribute to downstream sedimentation. However, the tract is subject to the permit requirements of the Santa Ana Regional Water Quality Control Board. As the site is currently unpaved and exposed, development of the proposed project would lessen the existing site contribution to sediment runoff at project completion. With the approval the storm drainage facilities by the City Engineer and Riverside County Flood Control District, incorporation of conditions of approval into the project's design, as well as compliance with all applicable storm water discharge permits, impacts would be less than significant.

g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation			X	
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Attachment: Initial Study Checklist [Revision 1] (1765 : Conditional Use Permit for El Pollo Loco drive-through restaurant)

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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map?				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	

(g and h) The proposed project site is located within Federal Emergency Management Agency Zone “A” area. This is a 100 year flood zone area for which base flood elevations have not been determined. The project has been designed according to the 100-year storm event criteria by the project engineer. Consequently, the storm drainage system and pad location and placement have all been designed to adequately convey flows of such a magnitude. The project is outside of the delineated dam inundation area for Perris Dam at Lake Perris Reservoir and will not place housing or structures within a 100-year flood hazard area. Additionally, due to the position of the proposed project, mudflows from local mountains would be unlikely due to surrounding development. Therefore, impacts would be less than significant. The project as designed and conditioned will not place structures which would impede or redirect flood flows.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
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The proposed project site is located within a Federal Emergency Management Agency Zone “A” area. This is a 100 year flood zone area for which base flood elevations have not been determined. The project has been designed according to the 100-year storm event criteria by the project engineer. Consequently, the storm drainage system and pad location and placement have all been designed to adequately convey flows of such a magnitude. The project is outside of the delineated dam inundation area for Perris Dam at Lake Perris Reservoir and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

j) Inundation by seiche, tsunami, or mudflow?				X
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The project site is not identified in the General Plan as a location subject to seiche, or mudflow. The project is outside of the delineated dam inundation area for Perris Dam at Lake Perris Reservoir. Additionally, due to the position of the proposed project, mudflows from local mountains would be unlikely due to surrounding development. There would be no impacts resulting from Inundation by seiche, tsunami, or mudflow.

X. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?			X	
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The project is a 2,995 square foot fast food restaurant with a drive-through on a 0.66 acre parcel located within the Neighborhood Commercial (NC) zone. The applicant proposes to modify the subdivision of two existing parcels that collectively total 4.54 acres via a lot line adjustment. Upon approval of the lot line adjustment, the 4.54 acres will include parcels totaling 3.88 acres and 0.66 acre. The project proposes both indoor seating and a patio for outdoor seating for customers. The site development would include 32 parking spaces. Development of the restaurant will require installation of a new driveway as well as undergrounding of overhead utility lines, and construction of a detention basin on the adjacent 3.88 acre parcel. The earthen basin will be located immediately adjacent to the restaurant site and oriented north/south with approximate dimensions of 27 feet wide and 160 feet long as measured at the top of the top of the basin. The basin will have a maximum of 3:1 side slopes and have a total depth of three feet.

The area surrounding the proposed project includes existing tract homes in the R5 zone to the west and the south. Land uses to east and southeast include existing apartments in the R15 and R20 zones with a service station and a fast food restaurant at the southeast corner of John F. Kennedy Drive and Perris Boulevard and Armada Elementary School located further to the east on John F. Kennedy Drive. Adjacent land uses to the north include an adjacent vacant 1.85 acre parcel and three separate parcels that have been developed as a drug store, a retail store and an auto parts store in the Neighborhood Commercial zone. Further to the north land uses include a mobile home park in the RS-10 zone at the northwest corner of John F. Kennedy Drive and Perris Boulevard and a shopping center at the northeast corner of John F. Kennedy Drive and Perris Boulevard.

Development of the project as designed and conditioned results in a land use that is an extension of an established land use pattern and which is compatible with the City’s General Plan and Zoning and existing land uses. This project will not physically divide an established community and impacts would be less than significant under this category.

b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
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Based upon the conclusions of a Traffic Impact Analysis prepared by LSA Associates, Inc. (dated June 30, 2015), traffic resulting from the proposed project is not greater than traffic projections for build-out under the existing Commercial land use designation and will not exceed General Plan build out projections for the project site. The proposed project as designed and conditioned will not conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project including the City’s General Plan.

Attachment: Initial Study Checklist [Revision 1] (1765 : Conditional Use Permit for El Pollo Loco drive-through restaurant)

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	
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The project is not within one of the Multiple Species Habitat Conservation Plan (MSHCP) criteria areas, which are potential habitat preservation areas. The proposed project will not conflict with the Stephen's Kangaroo Rat Habitat Conservation Plan (SKR HCP) or MSHCP or any other known local, regional or state habitat conservation plans. The project will be conditioned to paying required SKR mitigation fees. Also, the City participates in the MSHCP, a comprehensive habitat conservation-planning program addressing multiple species' needs, including preservation of habitat and native vegetation in Western Riverside County. This project will also be subject to fees to support the implementation of the Multiple Species Habitat Conservation Plan.

XI. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
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?				X

(a and b) The project site is located in an urbanized area with additional development occurring in the vicinity. No active mines or mineral recovery programs are currently active within the project site or the surrounding area. Consequently, the development of the project site would not conflict with a mineral recovery plan as adopted by the General Plan. No significant impacts would occur.

XII. NOISE. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
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Based upon the conclusions of a Traffic Impact Analysis prepared by LSA Associates, Inc., traffic resulting from the proposed project is not greater than traffic projections for build-out under the existing Commercial land use designation and will not exceed General Plan build out projections for the project site. It is anticipated that project traffic will operate within acceptable Levels of Service at General Plan build-out, therefore, noise levels will be consistent with General Plan criteria for noise, and noise levels will not exceed the standards set forth in the General Plan. The proposed fast food restaurant as designed and conditioned is consistent with City Municipal Code development standards and Design Guidelines for fast food restaurants with a drive-through. The menu board is located 160 feet from the southern property which exceeds the City's requirements for separation from adjacent residential uses. The project has been conditioned to require that any drive-up or drive-through speaker system will not be detectable above daytime ambient noise levels beyond the property boundaries. The earthwork quantities identified on the preliminary grading plan propose approximately 128 cubic yards of cut and 333 cubic yards of fill for an approximate net fill of 204 cubic yards. It is anticipated that the earthwork will be balanced on-site and that the project will require minimal truck trips to import soil. Under normal construction conditions, the duration of grading for a parcel of this size should not exceed 4-6 weeks.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
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The earthwork quantities identified on the preliminary grading plan propose approximately 128 cubic yards of cut and 333 cubic yards of fill for an approximate net fill of 204 cubic yards. It is anticipated that the earthwork will be balanced on-site and that the project will require minimal truck trips to import soil. Under normal construction conditions, the duration of grading for a parcel of this size should not exceed 4-6 weeks. The proposed project has incorporated the City's conditions of approval into the project design. As a result, construction and operation activities would be restricted to Monday through Friday from 6:00 AM to 8:00 PM, excluding holidays, and from 7:00 AM to 8:00 PM on weekends and holidays. As a result, less than significant impacts would occur.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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Based upon the conclusions of a Traffic Impact Analysis was prepared by LSA Associates, Inc. on June 30, 2015 for the project, traffic resulting from the proposed project is not greater than traffic projections for build-out under the existing Commercial land use designation and will not exceed General Plan build out projections for the project site. The proposed fast food restaurant as designed and conditioned is consistent with City Municipal Code development standards and Design Guidelines for fast food restaurants with a drive-through. Permanent noises associated with the proposed project includes, but are not limited to, traffic, people talking, speaker box in the drive-through and maintenance of common landscape areas. However, the City's conditions of approval have been incorporated into the project design to ensure land use compatibility with regards to noise resulting from the project site. Project traffic is anticipated to operate within acceptable Levels of Service at General Plan build-out, therefore, noise levels would be consistent with General Plan criteria for noise, and noise levels will not exceed the standards set forth in the General Plan. Impacts would be less than significant as a result of the proposed project.

d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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Attachment: Initial Study Checklist [Revision 1] (1765 : Conditional Use Permit for El Pollo Loco drive-through restaurant)

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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During construction, there will be limited impact of noise from construction equipment. The nearest sensitive receptors include Amada Elementary School located approximately 700 feet northeast of the project site, on John F. Kennedy Drive. Existing single-family tract homes are located to the south and west of the project with apartments located across the street on the east side of Perris Boulevard. There is a mobile home park located approximately 700 feet to the north on the north side of John F. Kennedy Drive. The Public Works Department has a standard condition of approval regarding the public nuisance aspect of the construction activities. The construction operations including building related activities and deliveries shall be restricted to Monday through Friday from 6:00 AM to 8:00 PM, excluding holidays, and from 7:00 AM to 8:00 PM on weekends and holidays, in accordance with City Municipal Code 8.14.040, unless otherwise extended or shortened by the City Engineer or Building Official. Noise levels would be consistent with Municipal Code and General Plan criteria for noise, and noise levels will not exceed the standards set forth in the General Plan and Municipal Code. Impacts would be less than significant as a result of the proposed project.

e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
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The nearest airport is the March Air Reserve Base located approximately one mile to the west. The distance to the runway is approximately 2 miles. The project site is located within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Noise impacts are identified as low since the project site is located beyond the 55 CNEL contour. There are no restrictions on land use within this zone. The project has been conditioned to record an aviation easement to be dedicated to the March Inland Port Airport Authority.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
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There is no private airstrip within the vicinity of the site, or within the City of Moreno Valley.

XIII. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
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Based upon the conclusions of a Traffic Impact Analysis prepared by LSA Associates, Inc. (dated June 30, 2015), traffic resulting from the proposed project is not greater than traffic projections for build-out under the existing Commercial land use designation and will not exceed General Plan build out projections for the project site. Therefore, the addition of the proposed fast food restaurant is consistent with the General Plan Circulation element and General Plan policies related to commercial development and would not result in substantial growth either directly or indirectly.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
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(b and c) This property is currently vacant, and no housing is currently located on the project site. No housing will be displaced by development of this project. The project will not displace any residents.

XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?			X	
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The proposed project has incorporated the City's standard Fire Prevention Bureau conditions of approval into its design. These standards include providing approved fire hydrants, fire flow requirements and payment of mitigation impact fees have all been incorporated into the project's design. ISO ratings are given to firefighting districts in order to rank their operation level. This scale ranges from one (1) the highest possible score, to a ten (10), the worst possible score. The City of Moreno Valley currently has an ISO rating of three (3), which is considered high. With the implementation of the conditions of approval of the project pertaining to Fire Services, impacts would be less than significant

b) Police protection?			X	
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The proposed project conforms to the City's Municipal Code and to the General Plan. Police protection to the project area is provided through the Moreno Valley Police Department. The Police Department was involved in the project review process. Conditions of approval have been included by Police Department to ensure health and safety is protected during construction. Development of the project site would increase the demand for services on the Police Department. The project will pay development impact fees related to Police Facilities. With payment of impact fees, the addition of the proposed fast food restaurant would not over-burden their service ability in continuing to provide high quality police service.

Attachment: Initial Study Checklist [Revision 1] (1765 : Conditional Use Permit for El Pollo Loco drive-through restaurant)

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Schools?				X
d) Parks?				X
(c and d) The project would not directly increase the use of schools or park facilities. The project will pay development impact fees collected and administered by the Moreno Valley Unified School District.				
e) Other public facilities?			X	
There will be an incremental increase in the demand for new or altered public services including city hall, and city yard facilities. These facilities would be needed with or without the project. This project will be subject to development impact fees, which shall address the impact of the proposed office building.				
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
(a and b) As a non-residential use, the proposed fast food restaurant will not increase the use of parks or other recreational facilities. The proposed project does not include recreational amenities or facilities in its design.				
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
<p>The proposed fast food restaurant with a drive-through requires approval of a conditional use permit under the existing Zoning and General Plan designations. The project is compatible with the General Plan and does not conflict with any City plans, ordinances or policies establishing measures of effectiveness for the performance of the circulation system. Based upon the conclusions of a Traffic Impact Analysis prepared by LSA Associates, Inc. (dated June 30, 2015), traffic resulting from the proposed project is not greater than traffic projections for build-out under the existing Commercial land use designation and will not exceed General Plan build out projections for the project site. The trip generation shows 1,486 weekday trips, 136 AM peak hour trips, and 98 PM peak hour trips. Access to the retail center is will include two restricted access driveways on Perris Boulevard (right-in, right-out). The study shows direct project impact at the following location and the following mitigation is needed:</p> <ul style="list-style-type: none"> To accommodate additional U-turn traffic contributed by the project at the intersection of Perris Boulevard/John F. Kennedy Drive, the existing landscaped median on Perris Boulevard, south of John F. Kennedy Drive, will be modified to increase the storage length of the existing northbound left-turn lane at Perris Boulevard/John F. Kennedy Drive intersection. Cumulative impacts will be mitigated through the payment of DIF and TUMF. <p>These mitigation measures will be included as conditions of approval for the project.</p>				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
The proposed fast food restaurant with a drive-through requires approval of a conditional use permit under the existing Zoning and General Plan designations. The project is compatible with the General Plan and General Plan build out projections under the current Circulation Element. As designed and conditioned, the project will not individually or cumulatively exceed a level of service standard.				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
The project site is not located in, around or under any airport or airport fly-zone. The proposed project would have no direct or indirect effect on air traffic patterns.				

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?			X	
The project has been conditioned by Public Works to complete half-width street improvements. The street improvements will include but not be limited to, pavement, curb, gutter, sidewalk, streetlights, storm drain, median modifications, signing and striping, and dry and wet utilities. As designed, the project will not result in hazards, but will help decrease potential hazards at this location. The project is not adjacent to any potential incompatible uses.				
e) Result in inadequate emergency access?			X	
As designed and conditioned, all driveways and drive aisles will be built to the specifications of the City Engineer and Traffic Engineer, the Fire Prevention Bureau and the General Plan. This will ensure that no hazardous traffic situations would occur during construction or with completion of the project. The site will be readily accessible for emergency access.				
f) Conflict with adopted policies or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
The project as designed and conditioned will not conflict with adopted alternative transportation policies, therefore, no adverse impacts would occur.				
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
(a and b) A Preliminary Water Quality Management Plan (PWQMP) which identifies treatment BMP's to address the project's pollutants of concern has been approved by the City. The information presented in the P-WQMP has been found by the City to be in general conformance with the document, "Water Quality Management Plan for the Santa Ana Region of Riverside County" dated October 22, 2012 and approved by the Santa Ana Regional Water Quality Control Board (Guidance Document). This project will not exceed the wastewater treatment requirements of the Regional Water Quality Control Board. The Eastern Municipal Water District (EMWD) is the sanitary district provider for the project. The project will not exceed wastewater treatment capacity of the Moreno Water Reclamation Facility.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
The Riverside County Flood Control and Water Conservation District (RCFCD) indicated in a letter received dated April 8, 2015, that the proposed project is located within the limits of the District's Sunnymead Area Drainage Plan and that drainage fees have been adopted, which will need to be paid prior to the issuance of permits. RCFCD did not indicate the need for the expansion of existing infrastructure or construction of new storm water drainage facilities.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
The water purveyor, Eastern Municipal Water District (EMWD), prepared an Urban Water Management Plan in 2010 demonstrating that it has or will have sufficient water supplies available to serve urban development within the City of Moreno Valley. EMWD's plan was based on the City's General Plan Land Use Element. The proposed fast food restaurant with a drive-through required approval of a conditional use permit under the existing Zoning and General Plan designations. Therefore, sufficient water supplies exist to support the proposed project.				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
The wastewater treatment provider is EMWD. The current wastewater treatment facility has adequate capacity to serve projects within Moreno Valley that are consistent with the General Plan. EMWD has plans for major expansions of the Moreno Water Reclamation Facility. Source: Draft EIR for the 2006 General Plan Update.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Waste Management provides waste hauling service to the City of Moreno Valley. The project will be served by a landfill in the Badlands with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Source: Draft EIR for the 2006 General Plan Update.				
g) Comply with federal, state, and local statues and regulations related to solid waste?				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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City policies require compliance with State and Federal regulations regarding solid waste. This project will be required to comply with the current policies regarding solid waste. (Municipal Code Section 6.02)

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
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There are no streambeds or riparian habitat within the project site. There were no surveyed rare plant or animal species noted on the project site. The project would not significantly degrade the quality of the environment or reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. There are no historic structures on the site, and there will be no impact to historic resources. The project will not eliminate important examples of the major periods of California history or prehistory. The analysis in this Initial Study demonstrates that project and cumulative impacts would be less than significant. The project as designed and conditioned would not cause substantial adverse health effects on human beings.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
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This project will not create any impacts, that when viewed in connection with existing land uses, other recently approved projects, and existing land use designations, would be considered cumulatively considerable. It is not expected that the proposed project would result in incremental effects. The analysis in this Initial Study demonstrates that the proposed project’s cumulative impacts would be less than significant.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
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The project consists of a Conditional Use Permit application for the development of a 2,995 square foot fast food restaurant with drive-through on a 0.66 acre parcel. The project as designed and conditioned will not cause substantial adverse effects on human beings, either directly or indirectly for the reasons described in this checklist/initial study.

List of Key Documents and Resources:

- City of Moreno Valley General Plan, adopted by City Council on July 11, 2006
- City of Moreno Valley Municipal Code, adopted by City Council in 1997
- Preliminary Water Quality Management Plan prepared by Tait and Associates, Inc. dated October 9, 2015
- Traffic Impact Analysis prepared by LSA Associates, Inc., dated June 30, 2015
- Riverside County Integrated Project Summary Report, Riverside County Transportation and Land Management Agency, June 17, 203
- Western Riverside Area Soil Survey – University of California Agricultural Experiment Station, 1971
- Urban Water Management Plan, Eastern Municipal Water District, 2010
- State Important Farmland Map, 2015, <http://maps.conservation.ca.gov/ciff/ciff.html>
- Air Quality Management Plan (AQMP), South Coast Air Quality Management Board, 2012
- Cultural Resources Inventory, Archeological Research Unit, University of California, Riverside), October 1987
- Geotechnical Engineering Exploration and Analysis, Giles Engineering Associates, Inc., dated March 9, 2015,
- March Air Reserve Base /Inland Port Airport Land Use Compatibility Plan, Riverside County Airport Land Use Commission, adopted November 13, 2014
- Hydrology Study, Tait and Associates, Inc., dated September 2015
- Flood Insurance Rate Map, Federal Emergency Management Agency, Map Number 06065C0765G, August 28, 2008

**The above documents and studies are incorporated by reference and available in the case file for Conditional Use Permit PA15-0004 and the Community Development Department – Planning Division or Public Works Department – Land Development Division.

Attachment: Initial Study Checklist [Revision 1] (1765 : Conditional Use Permit for El Pollo Loco drive-through restaurant)

PA15-0004 (Conditional Use Permit for fast food restaurant with drive-through)

Mitigation Monitoring and Reporting Program

Introduction

This Mitigation Monitoring and Reporting Program has been prepared for the use in implementing mitigation for the Mitigated Negative Declaration (MND) for Conditional Use Permit PA15-0004. The program has been prepared in compliance with State law and the MND prepared for the project.

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

The monitoring program contains the following elements:

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

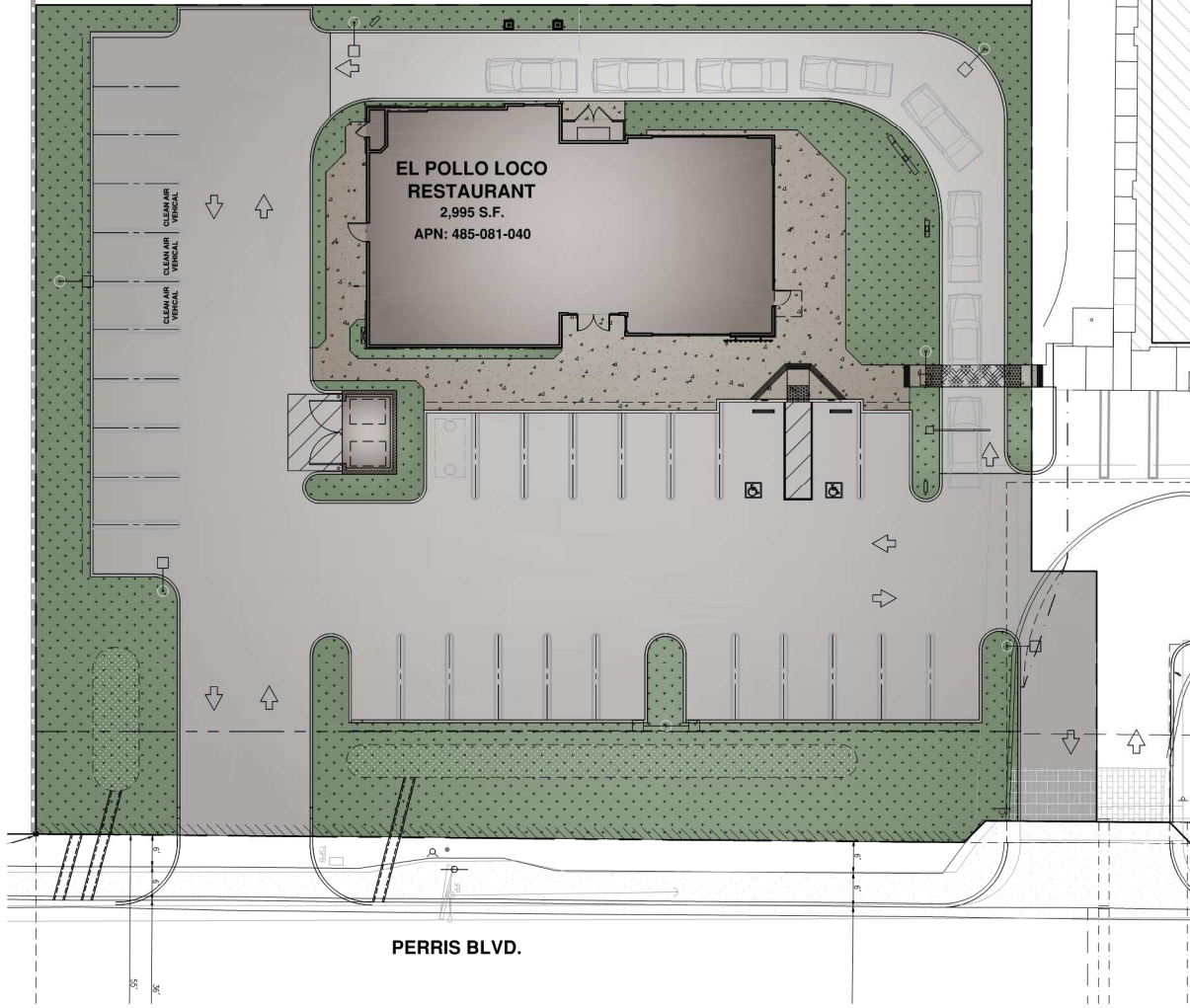
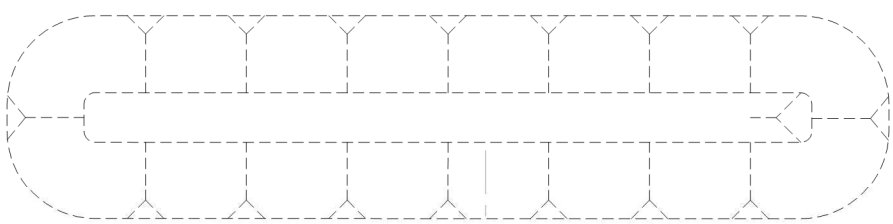
Mitigation Monitoring and Responsibilities

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

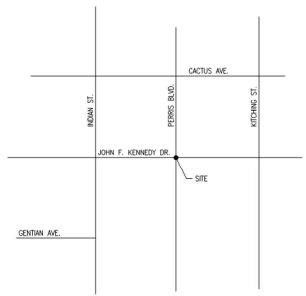
Mitigation Monitoring and Reporting Program Checklist
Project: Conditional Use Permit PA15-0004
Applicant: El Pollo Loco, Inc., c/o Armet, Davis, Newlove & Associates

Date: November 12, 2015

Mitigation Measure No./ Implementation Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Traffic/Transportation						
TRA-1 To accommodate additional U-turn traffic contributed by the project at the intersection of Perris Boulevard/John F. Kennedy Drive, the existing landscaped median on Perris Boulevard, south of John F. Kennedy Drive, shall be modified to increase the storage length of the existing northbound left-turn lane at Perris Boulevard/John F. Kennedy Drive intersection.	City of Moreno Valley Transportation Engineering Division, Engineering and Planning Division	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy
TRA-2 Cumulative impacts will be mitigated through the payment of DIF and TUMF.	City of Moreno Valley Transportation Engineering Division, Engineering and Planning Division	Ongoing during construction	Prior to Certificate of Occupancy	Review of construction documents and on-site inspection		Withhold Certificate of Occupancy



PERRIS BLVD.



VICINITY MAP
N.T.S.

-  PARKING
-  DRIVE THROUGH
-  HARDSCAPE
-  LANDSCAPE
-  BUILDING / TRASH YARD

SITE PLAN

SCALE: 1:10
0 10' 20'



adn
ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

ALL USE OF FIELD MARKS AND SPECKLING SHALL BE SUBJECT TO THE SURVEY. USE OF MARKS THAT ARE PREPARED AND MAINTAINED THEREOF IS EXPRESSLY LIMITED TO THIS USE. REUSE, REPRODUCTION OR PUBLICATION OF ANY MATERIAL IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PROJECT AND DEVELOPMENT RIGHTS ARE RESERVED. ARCHITECTS' WORK SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECTURE CONTRACT. CONTRACT SHALL PREVAIL OVER ANY DISCREPANCY OF THE ARCHITECTURE.



LOCATION
P-PROTO REVERSE V2
STORE #6131
15135 PERRIS BLVD.
MORENO VALLEY, CA 92551

DATE
10/14/15
JOB NO.
15-6131
DRAWN BY
C/W
CHECKED BY
TJ/PD

SITE PLAN

C1



MAIN ENTRANCE (NORTH)
 SCALE: 1/4" = 1'-0"



SIDE ENTRANCE (EAST)
 SCALE: 1/4" = 1'-0"

LEGEND

- EP1 GLIDDEN PROFESSIONAL - J0469 SICLIAN SLUMMER
SMOOTH FINE SAND STUCCO
 - EP2 GLIDDEN PROFESSIONAL - A0650 WOOD THRUSH
SMOOTH FINE SAND STUCCO
 - EP3 BENJAMIN MOORE - HC-72 BRANCHPORT BROWN
SMOOTH FINE SAND STUCCO
 - EP4 GLIDDEN PROFESSIONAL - A1722 COTTAGE CHOCOLATE
SMOOTH FINE SAND STUCCO
 - EP5 GLIDDEN PROFESSIONAL - A1792 SLATE BROWN
 - AW1 FININGS BY VENDOR; DUPONT ALESTA - PFJ407AS STATUARY BRONZE
 - SV1 STONE VENEER - CORONA/DO; HONEY LEDES - CHAMEL MTL. WITH
MATCHING CHECKED STONE; SILL, SET
WITHOUT GROUT JOINTS. ICC: ESR-2588
 - AL1 DARK BRONZE ALUMINUM STOREFRONT
 - AL2 ARCH. GRILL BY VENDOR; DUPONT ALESTA - POWDER COATING FACTORY
FINISH: PFJ407AS STATUARY BRONZE.
- NOTE: FOR TOUCH-UP PAINT ON CANOPIES, MARQUEE FRAME BOLTS, METAL
 DECORATIVE FIXTURES, ETC. USE EP8

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE
 RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE
 PREPARED AND NO OTHER REUSE OR MODIFICATION SHALL BE
 MADE. IN WITNESS WHEREOF, I HAVE HEREBY SET MY
 HAND AND PROFESSIONAL SEAL ON THE DATE AND PLACE
 INDICATED BELOW.



LOCATION
 P-PROTO REVERSE V2
 STORE #6131
 15158 FERRIS BLVD.
 MORENO VALLEY, CA 92551

DATE
 10/14/15
 JOB NO.
 15-6131

DRAWN BY
 CNW

CREATED BY
 TF/PD

ELEVATIONS

A4



DRIVE-THRU ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

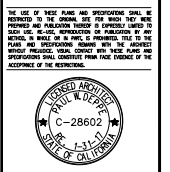


BACK ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

LEGEND

- EP1 GLIDDEN PROFESSIONAL - 04689 SICLIAN SUMMER
SMOOTH FINE SAND STUCCO
 - EP2 GLIDDEN PROFESSIONAL - 06050 WOOD THRUSH
SMOOTH FINE SAND STUCCO
 - EP3 BENJAMIN MOORE - HC-72 BRAND-PORT BROWN
SMOOTH FINE SAND STUCCO
 - EP4 GLIDDEN PROFESSIONAL - A1722 COTTAGE CHOCOLATE
SMOOTH FINE SAND STUCCO
 - EP5 GLIDDEN PROFESSIONAL - A1792 SLATE BROWN
 - AW1 MINNINGS BY VODOR: DUPONT ALESTA - PF4076 STATUARY BRONZE
 - SV1 STONE VENEER - COROMACO: HONEY LEDGE - CARMEL MTL. WITH
MATCHING CHISELED STONE SILL, SET
WITHOUT GROUT JOINTS. ICC: ESR-2598
 - AL1 DARK BRONZE ALUMINUM STOREFRONT
 - AL2 BRSL GRILL BY VENDOR: DUPONT ALESTA - POWDER COATING FACTORY
FINISH: PF4076 STATUARY BRONZE.
- NOTE: FOR TOUCH-UP PAINT ON CANOPIES, WAREHOUSE FRAME BOLTS, METAL
DECORATIVE FIXTURES, ETC. USE EP5

adn
ARMET DAVIS NEWLOE &
ASSOCIATES, AIA ARCHITECTS
1330 OLIVE ST. BLDG.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742



LOCATION
P-PROTO REVERSE V2
STORE #6131
15135 FERRIS BLVD.
MORENO VALLEY, CA 92551

DATE
10/14/15

JOB NO.
15-6131

DRAWN BY
CN

CHECKED BY
TF/PD

ELEVATIONS

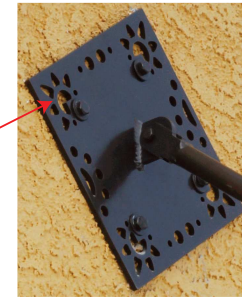
A5



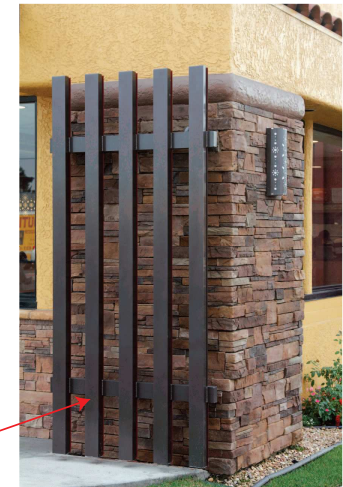
Sconce Light



Awning from another installation, shows the shape and finish color.



Small grill from another location, shows finish color. Stone can also be seen on column



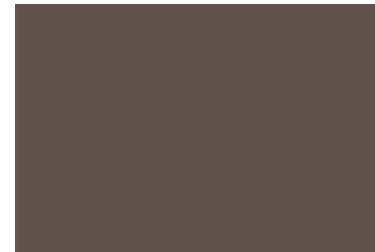
Glidden "Sicilian Summer"
30YR 12/292



Glidden "Cottage Chocolate"
70YR 13/140



Glidden "Wood Thrush"
10YY 45/419



Benjamin Moore "Branchport Brown" HC-72

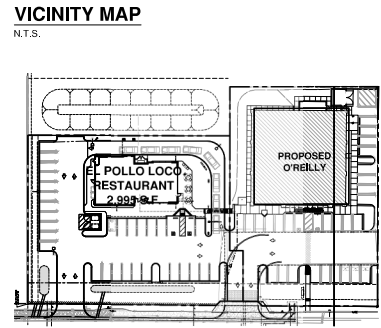
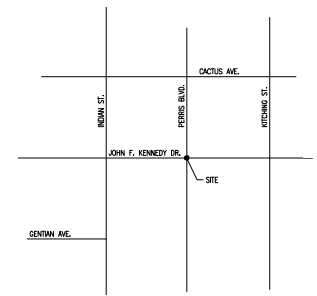
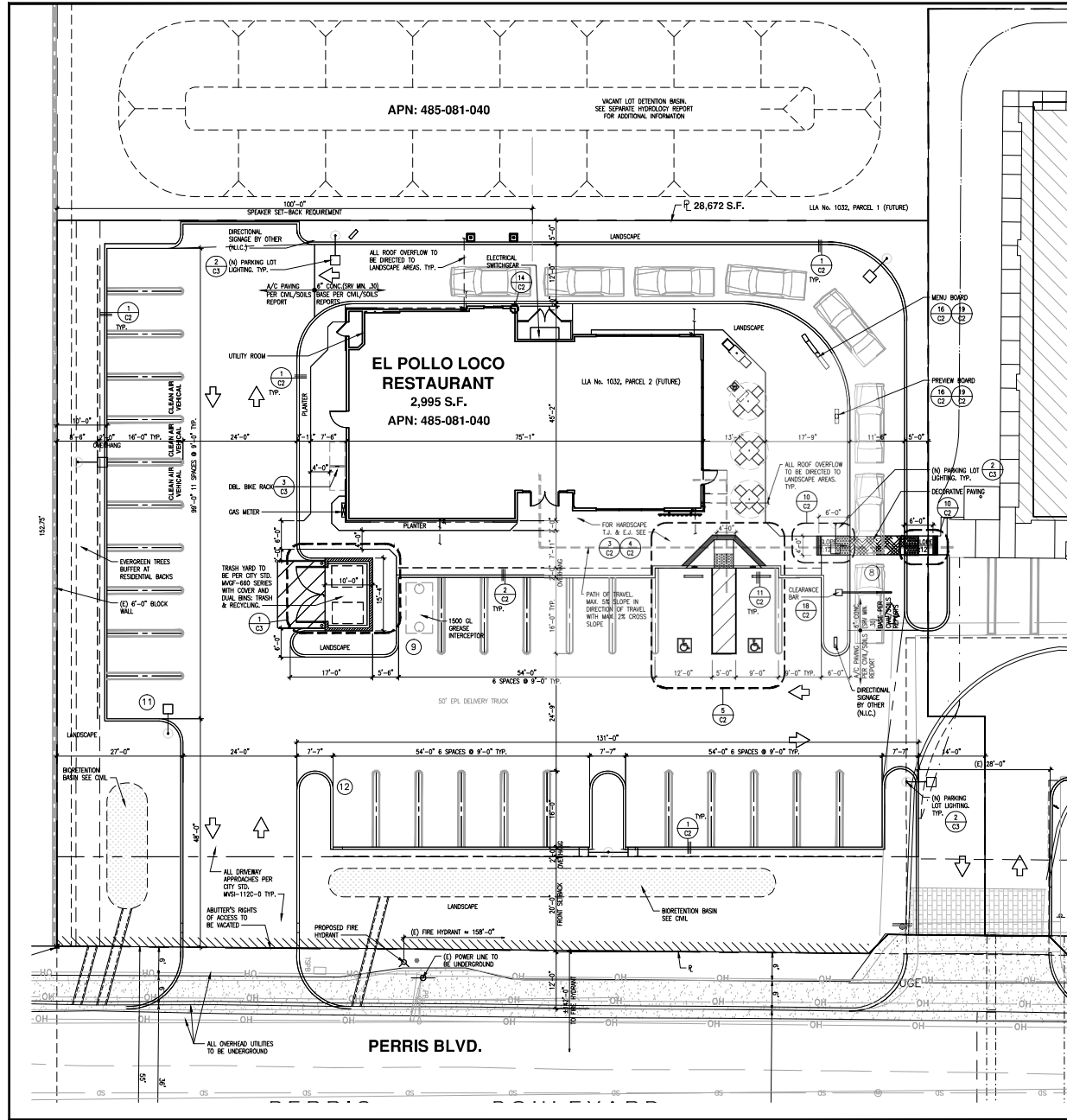


Stone Wainscot - Coronado Honey Ledge, Carmel Mountain



El Pollo Loco #3764
15135 Perris Blvd.
Moreno Valley, CA 92553

adn ARMET DAVIS NEWLOVE ARCHITECTS
PHONE: 310-452-5533



PARKING PROVIDED

STANDARD PARKING STALLS	30
HANDICAP PARKING STALLS	2
TOTAL	32

PARKING REQUIRED

STANDARD PARKING STALLS	28
HANDICAP PARKING STALLS	2
TOTAL	30

ABUTTER'S RIGHTS AREA

LEGAL DESCRIPTION
 IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL 5 OF PARCEL MAP NO. 38449 AS PER MAP FILED ON NOVEMBER 28, 2012 IN BOOK 234, PAGES 60 AND 61 OF PARCELMAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 485-081-040-0
 NOTE:
 ALL POWER POLES ON SITE OR WITHIN 50 FT. OF PROJECT SITE, INCLUDING FRONTAGE, TO BE UNDERGROUND.
 SITE AREA: 0.68 AC
 OWNER INFORMATION: TOM ROSSOWSKI, PROFESSORS CAPITAL, 980 HIGHLAND DRIVE, #204, SEALAM BEACH, CA 92775, PHONE 808-755-0615
 EASTERN MUNICIPAL WATER DISTRICT, MORENO VALLEY UNITED DISTRICT, RIVERSIDE COUNTY FLOOD CONTROL TRASH GROUP ON FERRY, MORENO VALLEY ELECTRIC UTILITY



ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS
 1330 OLYMPIC BLVD.
 SANTA MONICA, CALIFORNIA 90404
 PH: 310 452-5533 FAX: 310 450-4742

REV.	DATE	DESCRIPTION
		PLANNING REVISIONS #1
		PLANNING REVISIONS #2
	08/22/15	PLANNING REVISIONS #3
	10/06/15	PLANNING REVISIONS #4
	10/20/15	PLANNING REVISIONS #5

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO MODIFICATION THEREOF IS EXPRESSLY LIMITED TO BE MADE. THE DESIGN REPRESENTATIVE IS PROVIDING ALL MATERIALS IN ACCORDANCE WITH THE CITY OF MORENO VALLEY ORDINANCES AND THE RIVERSIDE COUNTY PROFESSIONAL SEAL. CONTRACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FINAL AND BINDING OF THE ACCEPTANCE OF THE RESTRICTIONS.

LOCATION
 P-PROTO REVERSE V2
 STORE #6131
 15135 FERRIS BLVD.
 MORENO VALLEY, CA 92551

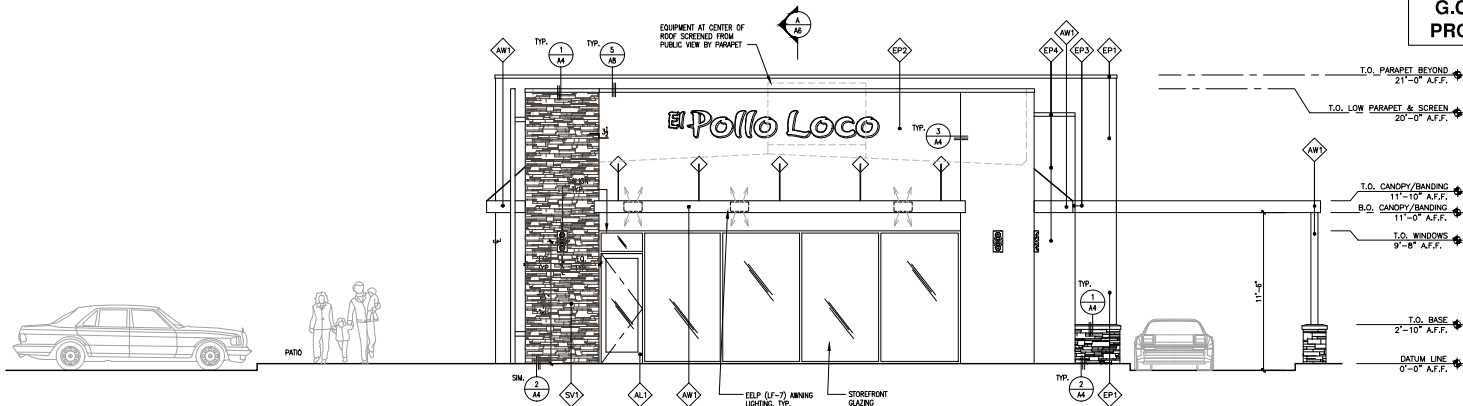
DATE
 10/14/15

DRAWN BY
 CW

CHECKED BY
 TP/PD

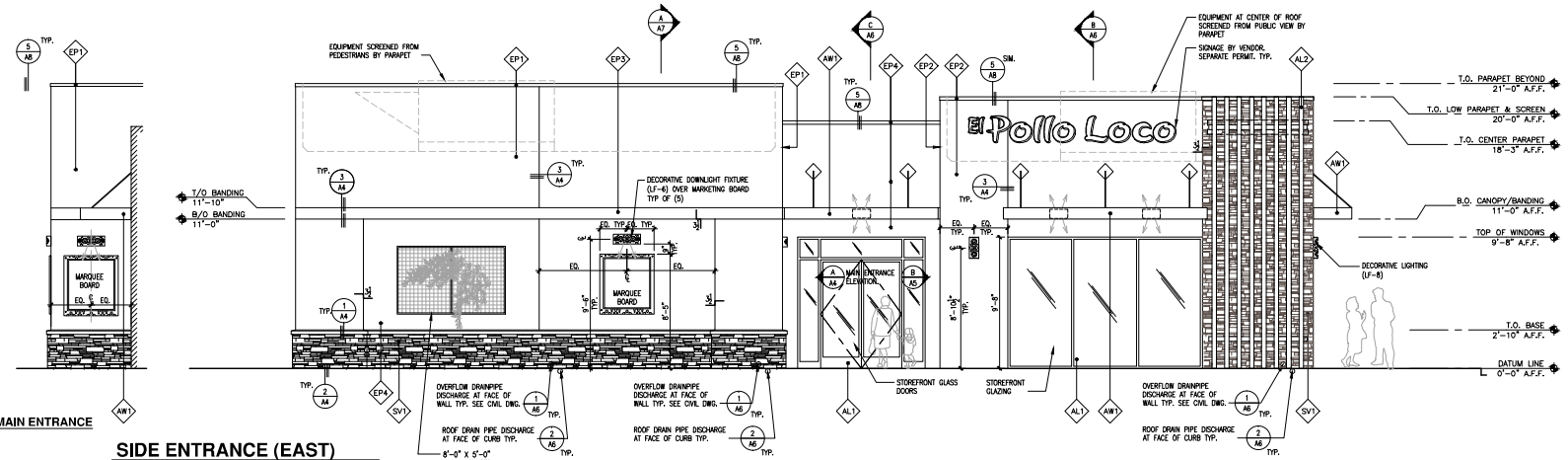
C1

G.C. TO USE LOW PROFILE 8" CURBS



MAIN ENTRANCE (NORTH)
SCALE: 1/4" = 1'-0"

SIGNAGE SEPARATE PERMIT

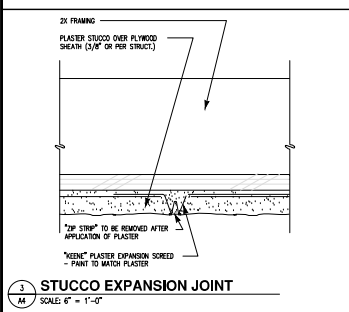


SIDE ENTRANCE (EAST)
SCALE: 1/4" = 1'-0"

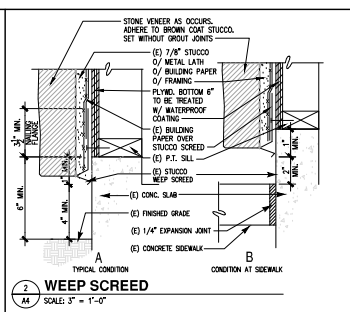
adn
ARNET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS
1330 OLIVINO BLVD
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742
REV. DATE DESCRIPTION

THE USE OF THESE GRILLS AND WINDOWFRAMES SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE DESIGNED AND MANUFACTURED. ANY OTHER USES, INCLUDING BUT NOT LIMITED TO, THE USE OF THESE GRILLS AND WINDOWFRAMES AS PART OF AN INTERIOR OR EXTERIOR WALL OR AS PART OF A SIGN, IS PROHIBITED. THE USER OF THESE GRILLS AND WINDOWFRAMES SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF THESE GRILLS AND WINDOWFRAMES. THE USER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF THESE GRILLS AND WINDOWFRAMES. THE USER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF THESE GRILLS AND WINDOWFRAMES.

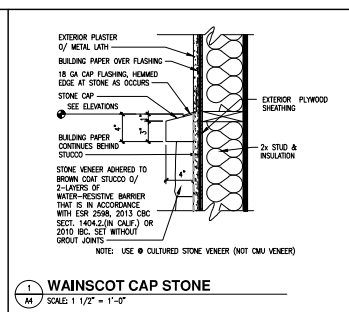
SEAL OF ARCHITECT
ARNET DAVIS NEWLOVE & ASSOCIATES
C-28602
STATE OF CALIFORNIA



STUCCO EXPANSION JOINT
SCALE: 6" = 1'-0"



WEEP SCREED
SCALE: 3" = 1'-0"



WAINSCOT CAP STONE
SCALE: 1 1/2" = 1'-0"

- GENERAL NOTES**
1. CALCUL ALL WALL AND ROOF PENETRATIONS.
 2. SEE SHEAR WALL SCHEDULE PER STRUCTURAL FOR NAILING PATTERN AND REQUIREMENTS FOR ALL EXTERIOR GRADE PLYWOOD.
 3. CALCUL ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB.
 4. ALL BUILDING SIGNAGE ARE UNDER SEPARATE PERMIT. LOCATION AND SIZE OF SIGNAGE TO BE FIELD COORDINATED WITH THE SIGN CONTRACTOR.
 5. ENTIRE BUILDING TO BE SHEATED IN PLYWOOD/OSB IN ADDITION TO SHEAR SHOWN ON STRUCTURAL PLANS.
 6. ADDRESS NUMBERS AT 8" HT TO BE ILLUMINATED BY ADJACENT SITE LIGHT (MINIMUM 5 FOOT CANDLES).
 7. ALL SIGNAGE ALLC. TO THIS PERMIT VERIFY ALL LOCATION WITH APPROVED SIGN VENDOR PLANS.
 8. REFLECTIVE GLAZING AT THE PEDESTRIAN LEVEL IS PROHIBITED. (GLAZING ABOVE THE PEDESTRIAN LEVEL SHALL BE LIMITED TO MAX. REFLECTANCE RATING OF 22% PER NIST). (PER CONDITION 9 OF SSP-25003)
 9. STUCCO, STANDARD THREE (3) COAT, 7/8" EXTERIOR CEMENT PLASTER OVER MESH LATH OVER TWO (2) LAYERS OF 1/2" BUILDING PAPER. FINISH PER SCHEDULE ABOVE. A.C.C. TO PROVIDE ALL CORNER BEADS, CONTROL JOINTS, & FLASHING AS REQUIRED.
 10. COPING NOTE: COPING FLASHING TO BE PAINTED TO MATCH COLOR OF MATERIAL BELOW. TYP. UNLS.
 11. DOOR NOTE: EXTERIOR DOORS & SWITCH GEAR TO BE PAINTED TO MATCH COLOR OF ADJ. WALL TYP.
 12. ANTI-GRAFFITI: ALL EXTERIOR WALLS & DOORS, MEASURED 9'-0" FROM GRADE, AND ANY WALLS ENCLOSING THE PROPERTY SHALL BE COATED W/ AN RENEWABLE COATING OF AN ANTI GRAFFITI MATERIAL.
 13. ALL WINDOWS SHALL BE PROVIDED WITH ANTI-GRAFFITI FILM.
 14. ALL MARKETING BRANDERS ARE TO BE CHANGED EVERY 8 - 9 WEEKS, THEY WILL BE USED TO GET MARKETING ITEMS THROUGHO ON WINDOWS TO A DEDICATED SPACE.

- LEGEND**
- EP1 GLIDDEN PROFESSIONAL - 40489 SICLAN SUMMER SMOOTH FINE SAND STUCCO
 - EP2 GLIDDEN PROFESSIONAL - HX650 WOOD THRUH SMOOTH FINE SAND STUCCO
 - EP3 BENJAMIN MOORE - HC-771 BRANCHPORT BROWN SMOOTH FINE SAND STUCCO
 - EP4 GLIDDEN PROFESSIONAL - A1722 COTTAGE CHOCOLATE SMOOTH FINE SAND STUCCO
 - EP5 GLIDDEN PROFESSIONAL - A1792 SLATE BROWN
 - AW1 FININGS BY VENDOR: DUPONT ALESTA - PF440745 STATUARY BRONZE
 - SV1 STONE VENEER - CORONADO: HONEY LEDGE - CARREL VTM, WITH MATCHING CHISELED STONE SILL SET WITHOUT GROUT JOINTS. ECC: ESR-2598
 - AL1 DARK BRONZE ALUMINUM STOREFRONT
 - AL2 ARCH. GRILL BY VENDOR: DUPONT ALESTA - POWDER COATING FACTORY FINISH PF440745 STATUARY BRONZE.
- NOTE: FOR TOUCH-UP PAINT ON CANOPIES, MARQUEE FRAME BOLTS, METAL DECORATIVE FIXTURES, ETC. USE

LOCATION
P-PROTO REVERSE V2
STORE #6131
15135 FERRIS BLVD.
MORENO VALLEY, CA 92551

DATE
10/14/15

SCALE
15'-6131

DRAWN BY
C/W

CHECKED BY
T/P/DO

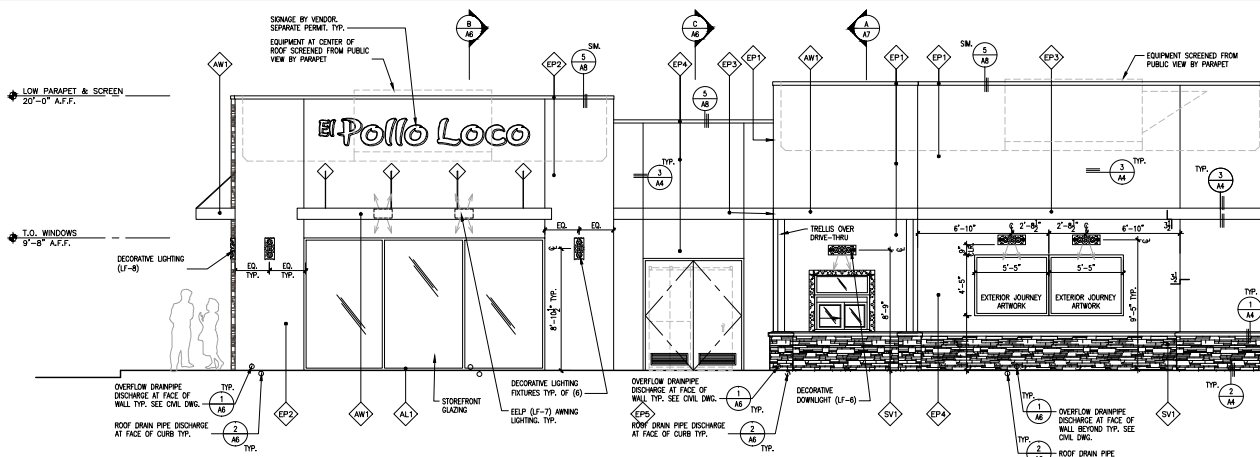
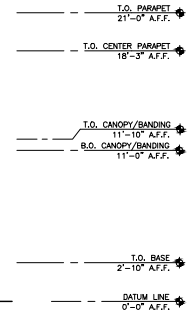
ELEVATIONS

A4



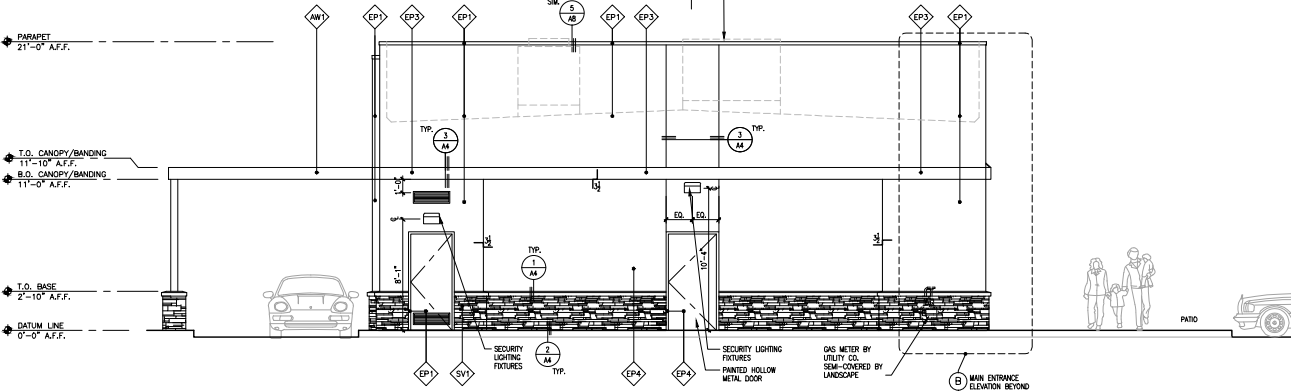
ARNET DAVIS NEWLOE & ASSOCIATES, AIA ARCHITECTS
 1330 OLIVAR BLVD.
 SANTA MONICA, CALIFORNIA 90404
 PH 310 452-5533 FAX 310 450-4742
 REV. DATE DESCRIPTION

G.C. TO USE LOW PROFILE 8" CURBS

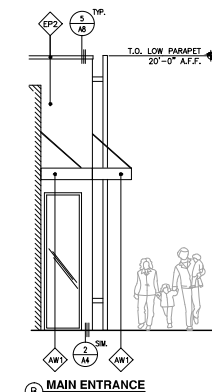


DRIVE-THRU ELEVATION (WEST)
 SCALE: 1/4" = 1'-0"

SIGNAGE SEPARATE PERMIT



BACK ELEVATION (SOUTH)
 SCALE: 1/4" = 1'-0"



B MAIN ENTRANCE

THE USE OF THESE PLANS AND INFORMATION SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND NO PART THEREOF IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR TRANSMISSION OF THIS INFORMATION SHALL CONSTITUTE A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND THE ARCHITECT'S LIABILITY INSURANCE POLICY. THE ARCHITECT'S LIABILITY INSURANCE POLICY DOES NOT COVER THE ARCHITECT FOR NEGLIGENCE OR FOR ANY OTHER REASON.

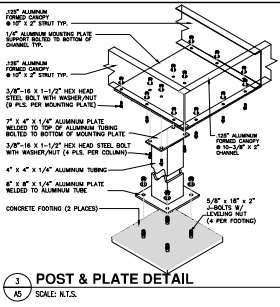


GENERAL NOTES

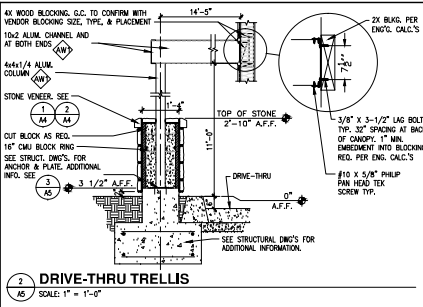
1. SEE A4.

LEGEND

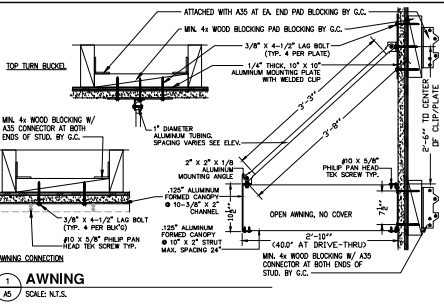
- EP1 GLIDDEN PROFESSIONAL - A0469 SOLIAN SUMMER SMOOTH FINE SAND STUCCO
 - EP2 GLIDDEN PROFESSIONAL - A0650 WOOD THRUSH SMOOTH FINE SAND STUCCO
 - EP3 BENJAMIN MOORE - HC-72 BRANDSPORT BROWN SMOOTH FINE SAND STUCCO
 - EP4 GLIDDEN PROFESSIONAL - A1722 COTTAGE CHOCOLATE SMOOTH FINE SAND STUCCO
 - EP5 GLIDDEN PROFESSIONAL - A1792 SLATE BROWN
 - AW1 AWNING BY VENDOR: DUPONT ALESTA - PF40765 STATUARY BRONZE
 - SV1 STONE VENEER - CORONADO: HONEY LEISURE - CARMEL MTN. WITH MATCHING CHISELED STONE SILL, SET WITHOUT DRAINT JOINTS, ICC: ESR-2598
 - AL1 DARK BRONZE ALUMINUM STOREFRONT
 - AL2 BRASS GRILL BY VENDOR: DUPONT ALESTA - POWDER COATING FACTORY FINISH: PF40765 STATUARY BRONZE.
- NOTE: FOR TOUCH-UP PAINT ON CANOPIES, MARQUEE FRAME BOLTS, METAL DECORATIVE FIXTURES, ETC. USE



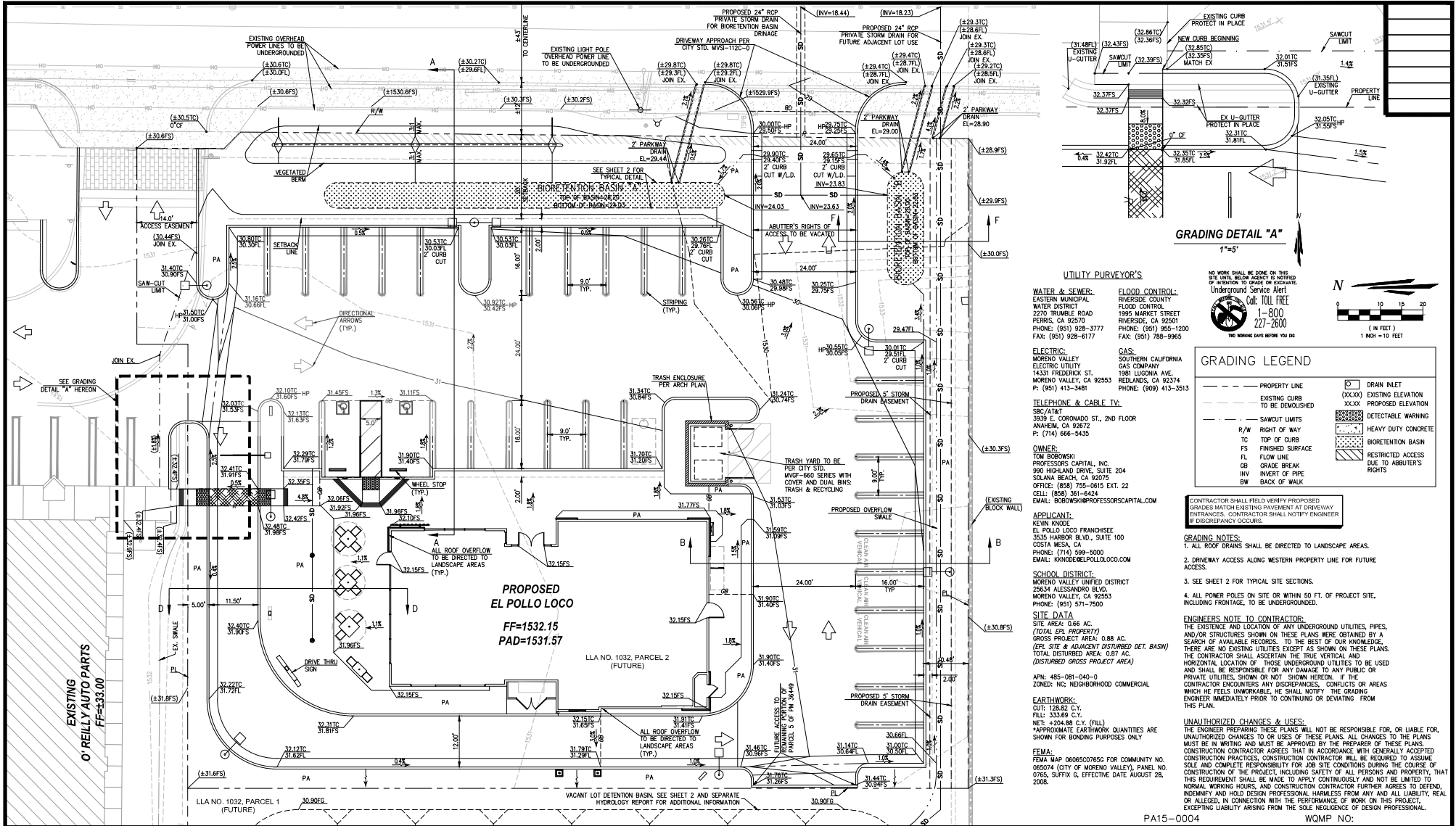
3 POST & PLATE DETAIL
 SCALE: N.T.S.



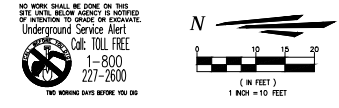
2 DRIVE-THRU TRELLIS
 SCALE: 1" = 1'-0"



1 AWNING
 SCALE: N.T.S.



GRADING DETAIL "A"
1"=5'



UTILITY PURVEYOR'S

WATER & SEWER:
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CA 92570
PHONE: (951) 928-3777
FAX: (951) 928-6177

FLOOD CONTROL:
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET STREET
RIVERSIDE, CA 92501
PHONE: (951) 965-1200
FAX: (951) 788-9965

ELECTRIC:
SOUTHERN CALIFORNIA GAS COMPANY
14331 FREDERICK ST.
MORNO VALLEY, CA 92553
P. (951) 413-3481

TELEPHONE & CABLE TV:
SBC/AT&T
3939 E. CORONADO ST., 2ND FLOOR
ANAHEIM, CA 92872
P. (714) 668-5425

GRADING LEGEND

---	PROPERTY LINE	○	DRAIN INLET
---	EXISTING CURB TO BE DEMOLISHED	○(XX)	EXISTING ELEVATION
---	SAW-CUT LIMIT	XX/XX	PROPOSED ELEVATION
R/W	RIGHT OF WAY	▨	DETECTABLE WARNING
TC	TOP OF CURB	▨	HEAVY DUTY CONCRETE
FS	FINISHED SURFACE	▨	BIORETENTION BASIN
FL	FLOW LINE	▨	RESTRICTED ACCESS DUE TO ABUTTER'S RIGHTS
GB	GRADE BREAK		
INV	INVERT OF PIPE		
BW	BACK OF WALK		

CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

- GRADING NOTES:**
- ALL ROOF DRAINS SHALL BE DIRECTED TO LANDSCAPE AREAS.
 - DRIVEWAY ACCESS ALONG WESTERN PROPERTY LINE FOR FUTURE ACCESS.
 - SEE SHEET 2 FOR TYPICAL SITE SECTIONS.
 - ALL POWER POLES ON SITE OR WITHIN 50 FT. OF PROJECT SITE, INCLUDING FRONTAGE, TO BE UNDERGROUND.

ENGINEER'S NOTE TO CONTRACTOR:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT, SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR DEVIATING FROM THIS PLAN.

UNAUTHORIZED CHANGES & USES:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

PA15-0004 WQMP NO:

BENCHMARK	BASIS OF BEARING	REVIEW BY CITY STAFF
ELEV: 1540.32' NAVD 1988 LOCATION/DESCRIPTION: ALL POINTS SHOWN HEREON BASED UPON BENCHMARK "BM 600-64 869", 3-1/2 INCH S DISK IN THE TOP OF 1-1/2 INCH DIAMETER MONUMENT. ALL ELEVATED ELEVATIONS TO BE ADDED TO 1500' FINAL ELEVATION.	THE BEARING OF NORTH 89°51'00" WEST ALONG THE CENTERLINE OF JOHN F. KENNEDY DRIVE AS SHOWN IN PARCEL MAP NO. 36449 FILED IN BOOK 234, PAGES 60 AND 61 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS HELD AS THE BASIS FOR THIS SURVEY.	OFFICE: _____ ENGINEERING DIVISION MANAGER: _____ LAND DEVELOPMENT: _____ PLANNING: _____ TRANSPORTATION: _____ PARKS AND COMMUNITY SERVICES: _____ SPECIAL DISTRICTS: _____ STORM WATER MANAGEMENT PRGM: _____
Packet Pg. 106		

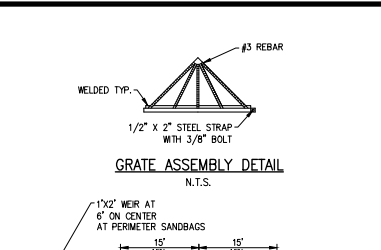
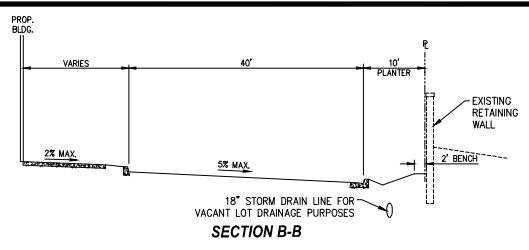
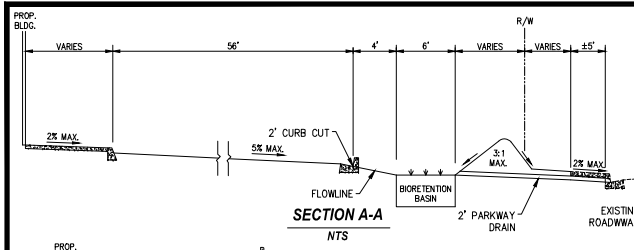
MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR.	DATE
			REVISION			

CITY OF MORENO VALLEY APPROVALS		ENGINEER OF RECORD'S SEAL	
RECOMMENDED:			
APPROVED:			
PREM KUMAR DEPUTY PW DIR/ASSISTANT CITY ENGINEER R.C.E. #C23463	DATE	AHMAD R. ANSARI PUBLIC WORKS DIRECTOR/CITY ENGINEER R.C.E. #C23318	DATE

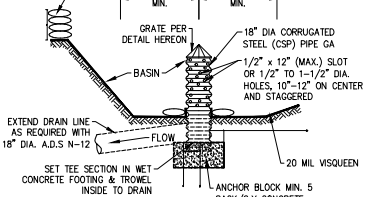
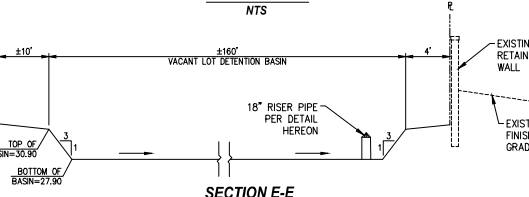
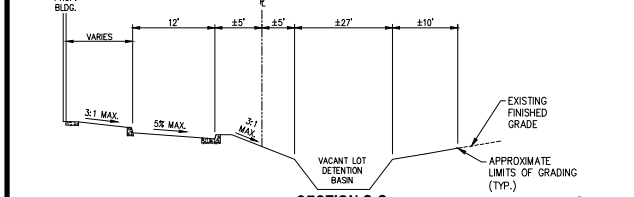
TAIT
418 East Street, Suite 114
Lombard, CA 95748
Tel: (916) 431-4447 Fax: (916) 431-4497
www.tait.com

UNDER THE SUPERVISION OF:
STEVEN JOHNSON, PE
R.C.E. #83319 (EXP. 03/31/2017)

CITY OF MORENO VALLEY	
PRELIMINARY GRADING PLAN-APN: 485-081-040	SHEET 1 of 3
PERRIS BLVD, MORENO VALLEY, CALIFORNIA	CITY ID No
NEW EL POLLO LOCO RESTAURANT	

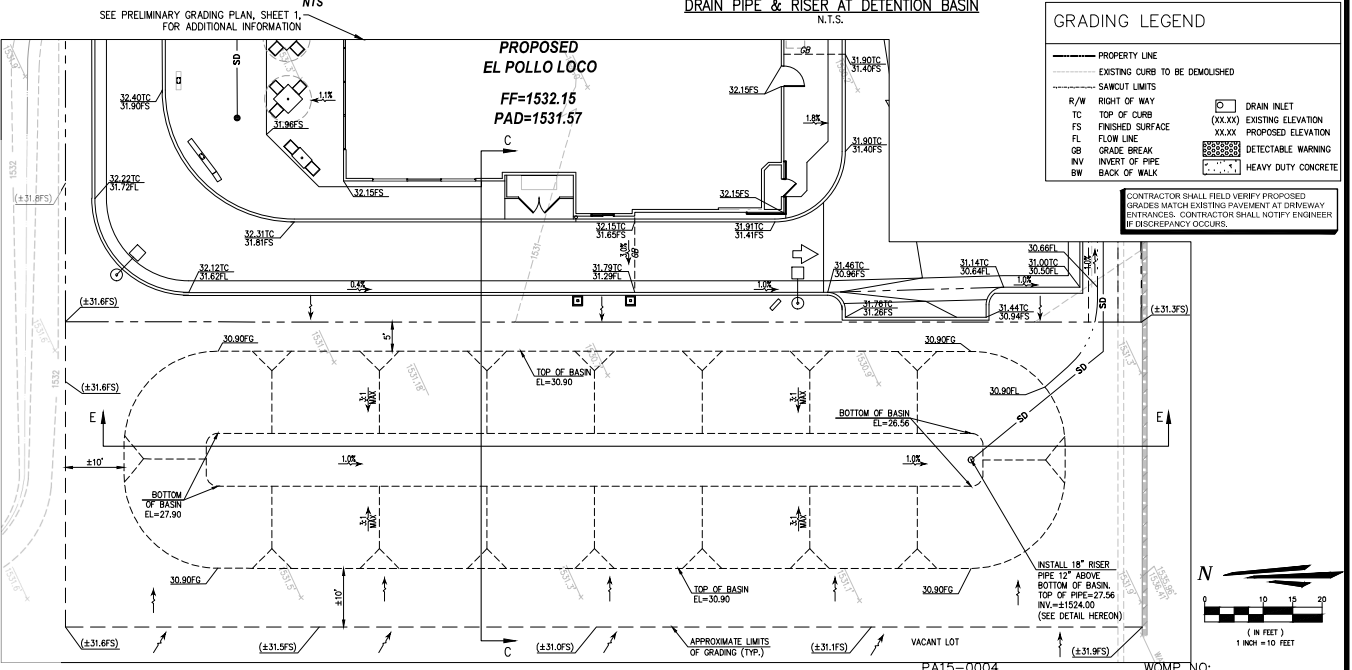
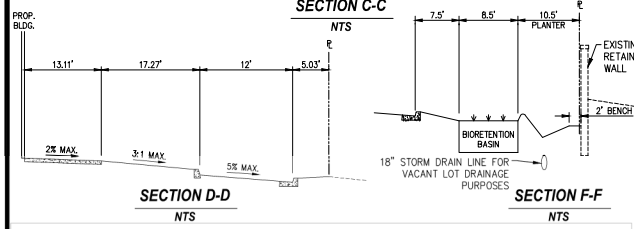


NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.
Underground Service Alert
 Call: TOLL FREE 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU GO



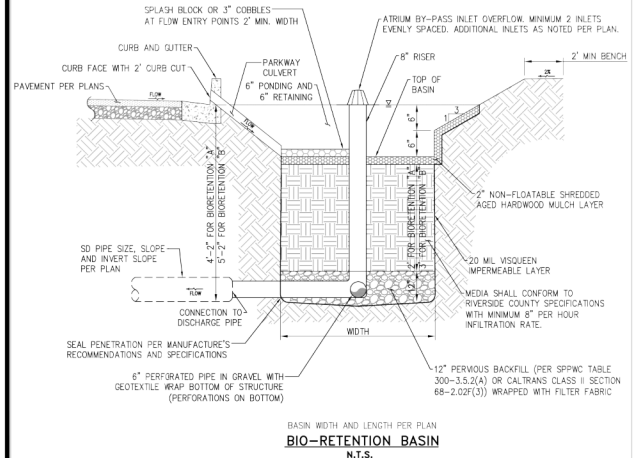
ENGINEERS NOTE TO CONTRACTOR:
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR DEVIATING FROM THIS PLAN.

UNAUTHORIZED CHANGES & USES:
 THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



GRADING LEGEND

- PROPERTY LINE
- EXISTING CURB TO BE DEMOLISHED
- SAWTOOTH LIMITS
- R/W RIGHT OF WAY
- TC TOP OF CURB
- FS FINISHED SURFACE
- FL FLOW LINE
- GB GRADE BREAK
- INV INVERT OF PIPE
- SW BACK OF WALK
- DRAIN INLET (XXXX) EXISTING ELEVATION, (XXX) PROPOSED ELEVATION
- DETECTABLE WARNING
- HEAVY DUTY CONCRETE



BENCHMARK	BASIS OF BEARING	REVIEW BY CITY STAFF																								
ELEV: 1540.32' NAVD 1988 LOCATION DESCRIPTION: ALL POINTS SHOWN HEREON BASED UPON MARK "BM 600-64 869", 3-1/2" INCH S DISK IN THE TOP OF 1-1/2" INCH DIAMETER RECRE MONUMENT. ALL ELEVATED ELEVATIONS TO BE ADDED TO 1500' FINAL ELEVATION.	THE BEARING OF NORTH 89°59'10" WEST ALONG THE CENTERLINE OF JOHN F. KENNEDY DRIVE AS SHOWN PARCEL MAP NO. 36449 FILED IN BOOK 234, PAGES 60 AND 61 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS HELD AS THE BASIS FOR THIS SURVEY.	<table border="1"> <tr> <th>OFFICE</th> <th>INITIAL</th> <th>DATE</th> </tr> <tr> <td>ENGINEERING DIVISION MANAGER</td> <td></td> <td></td> </tr> <tr> <td>LAND DEVELOPMENT</td> <td></td> <td></td> </tr> <tr> <td>PLANNING</td> <td></td> <td></td> </tr> <tr> <td>TRANSPORTATION</td> <td></td> <td></td> </tr> <tr> <td>PARKS AND COMMUNITY SERVICES</td> <td></td> <td></td> </tr> <tr> <td>SPECIAL DISTRICTS</td> <td></td> <td></td> </tr> <tr> <td>STORM WATER MANAGEMENT PRGM</td> <td></td> <td></td> </tr> </table>	OFFICE	INITIAL	DATE	ENGINEERING DIVISION MANAGER			LAND DEVELOPMENT			PLANNING			TRANSPORTATION			PARKS AND COMMUNITY SERVICES			SPECIAL DISTRICTS			STORM WATER MANAGEMENT PRGM		
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MARK	DATE	INITIAL	DESCRIPTION	REC.	APPR.	DATE
			REVISION			

CITY OF MORENO VALLEY APPROVALS

RECOMMENDED:
 PREM KUMAR DATE
 DEPUTY PW DIR/ASSISTANT CITY ENGINEER
 R.C.E. #C52463

APPROVED:
 AHMAD R. ANSARI DATE
 PUBLIC WORKS DIRECTOR/CITY ENGINEER
 R.C.E. #C51318

ENGINEER OF RECORD'S SEAL

TAIT
 4148 East County Blvd. #4
 Linderoth, CA 92550
 (951) 521-4447 F: (951) 521-8977
 www.tait.com

UNDER THE SUPERVISION OF:
 STEVEN JOHNSON, PE
 R.C.E. #B3319 (EXP. 03/31/2017)

CITY OF MORENO VALLEY

PRELIMINARY GRADING PLAN-APN: 485-081-040

PERRIS BLVD, MORENO VALLEY, CALIFORNIA

NEW EL POLLO LOCO RESTAURANT

PA15-0004 WQMP NO:

SHEET 2 of 3
 CITY ID No

Conditional Use Permit PA15-0004



Legend

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

1,096.1 0 548.07 1,096.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Print Date: 11/4/2015

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

Notes

Attachment: Aerial Map (1765 : Conditional Use Permit for El Pollo Loco drive-through restaurant)