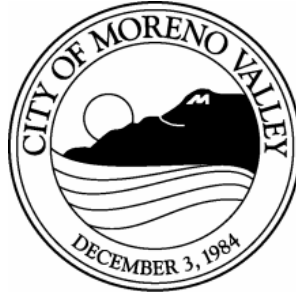

PLANNING COMMISSIONERS

ALVIN DEJOHNETTE
Chairperson

OMAR COBIAN
Vice Chairperson

JOANN STEPHAN
Commissioner



RAY BAKER
Commissioner

ERLAN GONZALEZ
Commissioner

DARYL C. TERRELL
Commissioner

DAVID ZEITZ
Commissioner

PLANNING COMMISSION

Regular Meeting

Agenda

Thursday, October 12, 2023 at 6:00 PM
City Hall Council Chamber – 14177 Frederick Street

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS PROCEDURE

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

PUBLIC COMMENTS

CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and non-controversial, and may be enacted by one roll call vote. There will be no discussion of these items unless a member of the Planning Commission requests that an item be removed for separate action

1. Planning Commission Minutes – Regular Meeting – September 28, 2023 6:00 PM

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, in compliance with the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the ADA Coordinator, at 951.413.3350 at least 72 hours before the meeting. The 72 hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Case: Tentative Parcel Map No. 38667 (PEN23-0031)
Applicant: Stantec
Property Owner: HF PROP
Representative: Stantec, Brianna Daniels
Project Site: The project site includes the area generally east of Redlands Boulevard, south of the SR-60 Freeway, west of Gilman Springs Road, and north of San Jacinto Wildlife Area
Case Planner: Kirt Coury, Contract Planner
Council District: 3
Proposed Project: Continued from September 28, 2023. Highland Fairview requests approval of Tentative Parcel Map No. 38667 for the subdivision of 887.3 acres of land into 14 numbered parcels and 80 lettered lots for public streets, private driveways, landscape, and access.
CEQA: Environmental clearance and analysis for the proposed application is provided by the Revised Final Environmental Impact Report (RFEIR) for the World Logistics Center approved by the City Council in June 2020 (State Clearinghouse No. 20122021045). In accordance with CEQA Guidelines Section 15162, the Project does not present a substantial change or new information that would require further CEQA analysis. The environmental impacts associated with development of the Project were contemplated by the certified Revised Final Environmental Impact Report, for the World Logistics Center and were fully analyzed and mitigated therein. No new CEQA documentation is necessary for the Project.

2. Case: Conditional Use Permit (PEN22-0014)
Tentative Tract Map No. 38264 (PEN22-0013)
Variance (PEN23-0013)
- Applicant: Pacifica Investments
- Property Owner: Passco Pacifica
- Project Site: Southeast corner of Cottonwood Avenue and Quincy Street (APN: 478-250-001)
- Case Planner: Gabriel Diaz, Associate Planner
- Council District: 3
- Proposed Project: A Conditional Use Permit for a Planned Unit Development and Tentative Tract Map No. 38264 to subdivide approximately 18.36 net acres into 55 residential lots, private streets, and a Variance for wall heights. Within the Residential 3 (R3) District.
- CEQA: Adopt Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

ADJOURNMENT

Planning Commission Regular Meeting Thursday, October 26th at 6:00 P.M., City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553.

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

**REGULAR MEETING – 6:00 PM
September 28, 2023**

CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:01 p.m. by Chairperson DeJohnette in the Council Chambers located at 14177 Frederick Street, Moreno Valley, California.

ROLL CALL

Planning Commission:	Alvin DeJohnette	Chairperson	Present
	Omar Cobian	Vice-Chairperson	Excused
	JoAnn Stephan	Commissioner	Present
	Ray L. Baker	Commissioner	Present
	Erlan Gonzalez	Commissioner	Present
	Daryl C. Terrell	Commissioner	Present
	David Zeitz	Commissioner	Present
	Nicole Taylor	Alternate Commissioner	Present

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Baker.

APPROVAL OF AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: Erlan Gonzalez, Commissioner
AYES: Ray L. Baker, Erlan Gonzalez, Alvin DeJohnette, JoAnn Stephan, Daryl C. Terrell, David Zeitz, Nicole Taylor
ABSENT: Omar Cobian

PUBLIC COMMENTS PROCEDURE

PUBLIC COMMENTS

No public comments.

CONSENT CALENDAR

1. Planning Commission - Regular Meeting - Sep 14, 2023 6:00 PM

Minutes Acceptance: Minutes of Sep 28, 2023 6:00 PM (CONSENT CALENDAR)

RESULT: APPROVED [UNANIMOUS]
MOVER: Ray L. Baker, Commissioner
SECONDER: JoAnn Stephan, Commissioner
AYES: Ray L. Baker, JoAnn Stephan, Alvin DeJohnette, Erlan Gonzalez, Daryl C. Terrell, David Zeitz, Nicole Taylor
ABSENT: Omar Cobian

No public speakers

NON-PUBLIC HEARING ITEMS

No items for discussion.

PUBLIC HEARING ITEMS

1. Tentative Parcel Map No. 38667 for the subdivision of 887.3 acres of land into 14 numbered parcels and 80 lettered lots for public streets, private driveways, landscape, and access.
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **ADOPT** Resolution No. 2023-42, attached hereto, and thereby
 - a) **APPROVE** Tentative Parcel Map No. 38667 (PEN23-0031) based on the Recitals, Evidence contained in the Administrative Records, and Findings as set forth in Resolution No. 2023-42.

The Applicant requested a continuance.

RESULT: CONTINUED [UNANIMOUS] **Next: 10/12/2023 6:00 PM**
MOVER: Erlan Gonzalez, Commissioner
SECONDER: Ray L. Baker, Commissioner
AYES: Erlan Gonzalez, Ray L. Baker, Alvin DeJohnette, JoAnn Stephan, Daryl C. Terrell, David Zeitz, Nicole Taylor
ABSENT: Omar Cobian

2. Tentative Parcel Map No. 38599 to subdivide an 8.99-acre parcel into two parcels and a plot plan to construct a 64-unit apartment complex located at 13989 Moreno Rose Place, within the corridor mixed-use (COMU) district
 - A. Staff recommends that the Planning Commission take the following actions:
 1. **ADOPT** Resolution No. 2023-41, attached hereto, and thereby:
 - a) **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Tentative Parcel Map No. 38599 (PEN21-0251) and Plot Plan (PEN21-0250) on file with the Community Development Department, incorporated herein by this reference, which was completed in

compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts; and

- b) **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for the Proposed Project, which consists of a Tentative Parcel Map No. 38599 (PEN21-0251) and Plot Plan (PEN21-0250) pursuant to CEQA and the CEQA Guidelines.

2. **ADOPT** Resolution No. 2023-40, attached hereto, and thereby:

- a) **APPROVING** Tentative Parcel Map No. 38599 (PEN21-0251) and Plot Plan (PEN21-0250) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-40.

Public Hearing Opened: 6:23 p.m.

No public speakers

Public Hearing Closed: 6:24 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	JoAnn Stephan, Commissioner
SECONDER:	Ray L. Baker, Commissioner
AYES:	JoAnn Stephan, Ray L. Baker, Alvin DeJohnette, Erlan Gonzalez, Daryl C. Terrell, David Zeitz, Nicole Taylor
ABSENT:	Omar Cobian

OTHER COMMISSION BUSINESS

No items for discussion.

STAFF COMMENTS

Community Development Director, Sean Kelleher, reminded the Planning Commissioners that a training session will be held on October 18th regarding the Brown Act.

PLANNING COMMISSIONER COMMENTS

Commissioner Gonzalez reminded staff that he has an excused absence scheduled for the Planning Commission meeting being held on October 12, 2023.

Minutes Acceptance: Minutes of Sep 28, 2023 6:00 PM (CONSENT CALENDAR)

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 6:30 PM.

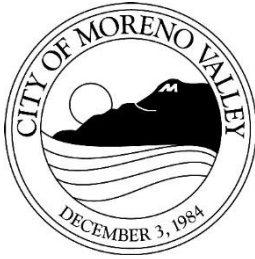
Submitted by:

Approved by:

Rachel Ramirez
Planning Commission Secretary

Alvin DeJohnette
Chairperson

Minutes Acceptance: Minutes of Sep 28, 2023 6:00 PM (CONSENT CALENDAR)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: October 12, 2023

TENTATIVE PARCEL MAP NO. 38667 FOR THE SUBDIVISION OF 887.3 ACRES OF LAND INTO 14 NUMBERED PARCELS AND 80 LETTERED LOTS FOR PUBLIC STREETS, PRIVATE DRIVEWAYS, LANDSCAPE, AND ACCESS

Case: Tentative Parcel Map 38667 (PEN23-0031)

Applicant: Stantec

Property Owner: HF PROP

Representative: Stantec, Brianna Daniels

Project Site: The project site includes the area generally east of Redlands Boulevard, south of the SR-60 Freeway, west of Gilman Springs Road, and north of San Jacinto Wildlife Area

Case Planner: Kirt Coury, Contract Planner

Council District: 3

Proposed Project: Highland Fairview requests approval of Tentative Parcel Map No. 38667 for the subdivision of 887.3 acres of land into 14 numbered parcels and 80 lettered lots for public streets, private driveways, landscape, and access.

CEQA: Environmental clearance and analysis for the proposed application is provided by the Revised Final Environmental Impact Report (RFEIR) for the World Logistics Center approved by the City Council in June 2020 (State Clearinghouse No. 20122021045). In accordance with CEQA Guidelines Section 15162, the Project does not present a substantial change or new information that would require further CEQA analysis. The environmental impacts associated with development of the Project were contemplated by the certified Revised Final Environmental Impact Report, for the World Logistics Center and were fully analyzed and mitigated

therein. No new CEQA documentation is necessary for the Project.

SUMMARY

Highland Fairview requests approval of Tentative Parcel Map No. 38667 (PEN23-0031) for the subdivision of 887.3 acres of land into 14 numbered parcels for future development and 80 lettered lots for public streets, private driveways, landscape, and access.

By way of background, the City entered into a Development Agreement (“Development Agreement”) in 2020 regarding the development of the World Logistics Center, which, in relevant part, contemplated the improvement of the subject property for purposes of completing the structures, improvements, and facilities composing the development and operation of the property; and the subdivision of the subject property. Pursuant to Section 4.5 of the Development Agreement, the term of any subdivision or parcel map processed on all or any portion of the subject property shall be extended until the expiration of the term of the Development Agreement, which is generally 15 years from the effective date of the Development Agreement but may be extended an additional 10 years upon certain occurrences.

Background

This item was continued from the September 28, 2023, Planning Commission agenda to the October 12, 2023, agenda at the request of the applicant.

PROJECT DESCRIPTION

Tentative Parcel Map

Highland Fairview PROP proposes Tentative Parcel Map No. 38667 for the subdivision of 887.3 acres into 14 numbered parcels for future development and 80 lettered lots for public streets, private driveways, landscape, and access for property generally located east of Redlands Boulevard, south of the SR-60 Freeway, west of Gilman Springs Road, and north of the San Jacinto Wildlife Area. Staff has reviewed the proposed Tentative Parcel Map and confirmed that the proposed lots comply with the City’s Municipal Code and the World Logistics Center Specific Plan.

Site/Surrounding Area

The Project Site is generally located east of Redlands Boulevard, south of the SR-60 Freeway, west of Gilman Springs Road, and north of the San Jacinto Wildlife Area. Surrounding properties are located within a mix of Residential, Commercial, Industrial, and Open Space Districts. The surrounding properties similarly include a mix of residential, industrial development, and vacant/undeveloped land.

REVIEW PROCESS

As part of the standard review process, the Proposed Project was reviewed by the Project Review Staff Committee as required by the Municipal Code. Following subsequent revisions and reviews by staff, the Proposed Project was determined to be complete.

ENVIRONMENTAL

Environmental clearance and analysis for the proposed application is provided by the Revised Final Environmental Impact Report (RFEIR) for the World Logistics Center. The RFEIR was approved by the City Council in June 2020 (State Clearinghouse No. 20122021045). In accordance with CEQA Guidelines Section 15162, the Proposed Project does not present a substantial change or new information that would require further CEQA analysis. The environmental impacts associated with development of the Proposed Project were contemplated by the certified Revised Final Environmental Impact Report (RFEIR) for the World Logistics Center and were fully analyzed and mitigated therein. No substantial changes have occurred with respect to the circumstances under which the proposed project will be implemented, which will require modifications or revision to the RFEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects and there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the RFEIR was certified, has become available that shows any of the following: (a) the project will have one or more significant effects not discussed in the RFEIR; (b) significant effects previously examined will be substantially more severe than shown in the RFEIR; (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the City declines to adopt the mitigation measure(s) or alternative(s); or (d) mitigation measures or alternatives which are considerably different from those analyzed in the RFEIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative. No new CEQA documentation is necessary for the Project.

NOTIFICATION

Consistent with the City Municipal Code provisions, public notice was sent to all property owners of record within 600 feet of the Project Site, posted on the Project Site, and published in the Press Enterprise Newspaper. As of the preparation of this staff report, no public comments have been received regarding the proposed project. Prior to the September 28, 2023 Planning Commission meeting, staff received an email from a concerned resident (Mr. Tom Thornsley) expressing items of concern relating to the proposed project.

REVIEW AGENCY COMMENTS

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

- A. That the Planning Commission **ADOPT** Resolution No. 2023-42, attached hereto, and thereby **APPROVE** Tentative Parcel Map No. 38667 (PEN23-0031) based on the Recitals, Evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-42.

Prepared by:
Kirt Coury
Contract Planner

Approved by:
Sean P. Kelleher
Community Development Director

ATTACHMENTS

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

1. September 28, 2023 - Request for Continuance
2. Resolution Number 2023-42
3. Project Plans
4. Zoning Map
5. Public Comment

HISTORY:

09/28/23 Planning Commission CONTINUED
Next: 10/12/23



HIGHLAND FAIRVIEW
29000 Eucalyptus Ave
Moreno Valley, CA 92555
Tel: 951.867.5300

September 28, 2023

Sean Kelleher
Community Development Director
City of Moreno Valley
seanke@moval.org
951-413-3215

RE: Request for continuance TPM No. 38667 Planning Commission Hearing

Mr. Kelleher,

I am writing to formally request a continuance for Item 1 on the agenda of the City of Moreno Valley Planning Commission, which is scheduled for this evening, September 28, 2023. This specific agenda item concerns the approval of Tentative Parcel Map No. 38667. We are seeking a continuance for this item to the next Planning Commission hearing, scheduled for October 12, 2023.

If you have any questions or concerns regarding this request, please do not hesitate to contact me. Your understanding and cooperation are greatly appreciated.

Thank you for your attention to this matter.

Sincerely,

Patrick Revere
VP of Land Development
Highland Fairview

Attachment: September 28, 2023 - Request for Continuance (6399 : Tentative Parcel Map 38667)

RESOLUTION NUMBER 2023-42

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 38667 FOR THE SUBDIVISION OF 887.3 ACRES OF LAND INTO 14 NUMBERED PARCELS FOR FUTURE DEVELOPMENT FOR PROPERTY GENERALLY LOCATED EAST OF REDLANDS BOULEVARD, SOUTH OF THE SR-60 FREEWAY, WEST OF GILMAN SPRINGS ROAD, AND NORTH OF THE SAN JACINTO WILDLIFE AREA.

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

WHEREAS, the City entered into a Development Agreement (“Development Agreement”) in 2020 regarding the development of the World Logistics Center, which, in relevant part, contemplated the improvement of the subject property for purposes of completing the structures, improvements and facilities composing the development and operation of the property; and the subdivision of the subject property. Pursuant to Section 4.5 of the Development Agreement, the term of any subdivision or parcel map processed on all or any portion of the subject property shall be extended until the expiration of the term of the Development Agreement, which is generally 15 years from the effective date of the Development Agreement, but may be extended an additional 10 years upon certain occurrences; and

WHEREAS, subsequent to entering into the Development Agreement, Stantec, (“Applicant”) submitted an application for a Tentative Parcel Map No. 38667 (PEN23-0031) for approval to subdivide 887.3 acres of land into 14 numbered parcels for future development and public improvements (“Proposed Project”) for property generally located east of Redlands Boulevard, south of the SR-60 Freeway, west of Gilman Springs Road, and north of the San Jacinto Wildlife Area (“Project Site”); and

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

WHEREAS, Chapter 9.14 (Land Division) of the Moreno Valley Municipal Code imposes conditions of approval upon projects for which a Tentative Parcel Map is required, which conditions may be imposed by the Planning Commission to address on-site improvements, off-site improvements, the manner in which the Project Site is used, and any other conditions as may be deemed necessary to protect the public health, safety, and welfare and ensure that the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

WHEREAS, consistent with the requirements of Chapter 9.14 (Land Divisions) of the Municipal Code, at the public hearing the Planning Commission considered Conditions of Approval to be imposed upon Tentative Parcel Map 38667 (PEN23-0031),

which conditions were prepared by Planning Division staff who deemed said conditions to be necessary to protect the public health, safety, and welfare and to ensure the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Municipal Code and Government Code Section 65905, a public hearing was scheduled for September 28, 2023, and notice thereof was duly published, posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on September 28, 2023, the Planning Commission continued the consideration of the Proposed Project and public hearing to October 12, 2023 at the request of the applicant; and

WHEREAS, on October 12, 2023, the public hearing to consider the Proposed Project was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and present evidence; and

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

WHEREAS, on October 12, 2023, in accordance with the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², the Planning Commission has determined that environmental clearance and analysis for the proposed application is provided by the Revised Final Environmental Impact Report (RFEIR), for the World Logistics Center. The RFEIR was approved by the City Council in June 2020 (State Clearinghouse No. 20122021045). In accordance with CEQA Guidelines Section 15162, the Proposed Project does not present a substantial change or new information that would require further CEQA analysis. The environmental impacts associated with the development of the Proposed Project were contemplated by the certified Revised Final Environmental Impact Report (the "RFEIR") for the World Logistics Center and were fully analyzed and mitigated therein. No new CEQA documentation is necessary for the Proposed Project.

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

Section 1. Recitals and Exhibits

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

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

Section 2. Notice

That pursuant to Government Code Section 66020(d)(1), notice is hereby given that the proposed project is subject to certain fees, dedications, reservations, and other exactions as provided herein, in the staff report and conditions of approval (collectively, “Conditions”); and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the ninety-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun.

Section 3. Evidence

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

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) Application for Tentative Parcel Map No. 38667 (PEN23-0031) and all documents, records and references contained therein;
- (d) The Development Agreement;
- (e) Conditions of Approval for Tentative Parcel Map No. 38667 (PEN23-0031) attached hereto as Exhibit A;
- (f) Staff Report prepared for the Planning Commission’s consideration and all documents, records, and references related thereto, and Staff’s presentation at the public hearing;
- (g) Testimony, and/or comments from Applicant and its representatives during the public hearing; and
- (h) Testimony and/or comments from all persons provided in written format or correspondence, at, or prior to, the public hearing.

Section 4. Findings

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

- (a) That the proposed land division is consistent with the General Plan;
- (b) That the design or improvement of the proposed land division is consistent with applicable general and specific plans;
- (c) That the site of the proposed land division is physically suitable for the type of development;
- (d) That the site of the proposed land division is physically suitable for the proposed density of the development;
- (e) That the design of the proposed land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat,

- (f) That the design of the proposed land division or the type of improvements are not likely to cause serious public health problems;
- (g) That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision;
- (h) That the proposed land division is not subject the Williamson Act pursuant to the California Land Conservation Act of 1965;
- (i) That the proposed land division and the associated design and improvements are consistent with applicable ordinances of the city;
- (j) That the design of the land division provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision;
- (k) That the effect of the proposed land division on the housing needs of the region were considered and balanced against the public service needs of the residents of Moreno Valley and available fiscal and environmental resources;

Section 5. Approval

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings, as set forth herein, the Planning Commission hereby approves the Proposed Project subject to the Conditions of Approval for Tentative Parcel Map No. 38667 (PEN23-0031), attached hereto as Exhibit A.

Section 6. Environmental Review

That environmental clearance and analysis for the proposed application is provided by the Revised Final Environmental Impact Report (RFEIR), for the World Logistics Center. The RFEIR was approved by the City Council in June 2020 (State Clearinghouse No. 20122021045). In accordance with CEQA Guidelines Section 15162, the Proposed Project does not present a substantial change or new information that would require further CEQA analysis. The environmental impacts associated with development of the Proposed Project were contemplated by the certified Revised Final Environmental Impact Report (RFEIR), for the World Logistics Center and were fully analyzed and mitigated therein. No substantial changes have occurred with respect to the circumstances under which the proposed project will be implemented, which will require modifications or revision to the RFEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects and there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the RFEIR was certified, has become available that shows any of the following: (a) the project will have one or more significant effects not discussed in the RFEIR; (b) significant effects previously examined will be substantially more severe than shown in the RFEIR; (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the City declines to adopt the mitigation measure(s) or alternative(s);

or (d) mitigation measures or alternatives which are considerably different from those analyzed in the RFEIR would substantially reduce one or more significant effects on the environment, but the City declines to adopt the mitigation measure or alternative. No new CEQA documentation is necessary for the Project.

Section 7. Repeal of Conflicting Provisions

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

Section 8. Severability

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

Section 9. Effective Date

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Section 10. Certification

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

PASSED AND ADOPTED THIS 12th day of OCTOBER 2023

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette, Chairperson

ATTEST:

Sean P. Kelleher,
Community Development Director

APPROVED AS TO FORM:

Steven B. Quintanilla,
Interim City Attorney

Exhibits:
Exhibit A: Tentative Parcel Map 38667 (PEN23-0031) Conditions of Approval

Attachment: Resolution Number 2023-42 [Revision 9] (6399 : Tentative Parcel Map 38667)

Exhibit A

Tentative Parcel Map 38667(PEN23-0031) Conditions of Approval

Attachment: Resolution Number 2023-42 [Revision 9] (6399 : Tentative Parcel Map 38667)

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN23-0031)

Page 1

CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Tentative Parcel Map (PEN23-0031)
 APN: 488350056

APPROVAL DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division**

1. This approval is for Tentative Parcel Map 38667 (PEN23-0031) of the World Logistics Center business park (re-parcelization of approximately 887.3 acres of vacant land into 14 industrial lots and public and private streets) for development of the first phase of the World Logistics Center business park. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. Pursuant to Sections 1.20 (Subsequent Development Approvals Definition), 1.22 (Term Definition), 3.5 (Term), and 4.5 (Terms of Maps and Other Project Approvals) of the World Logistics Center Development Agreement, approved and adopted via Ordinance No. 967, the Term of this Tentative Parcel Map 38667 (PEN23-0031) shall be the same as the Term of the World Logistics Center Development Agreement as set forth in Section 3.5 (Term) of the World Logistics Center Development Agreement.
3. This project is located within the World Logistics Center Specific Plan. The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)

Special Conditions

4. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
5. The site shall be developed in accordance with the approved tentative map on file in the Community Development Department -Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. (MC 9.14.020)
6. Prior to recordation of the final subdivision map, the following documents shall be

CONDITIONS OF APPROVAL

Tentative Parcel Map (PEN23-0031)

Page 2

submitted to and approved by the Planning Division which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approval:

- a. The document to convey title
- b. Deed restrictions, easements, or Covenants, Conditions and Restrictions to be recorded

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

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

- a. The developer and homeowners association shall promote the use of native plants and trees and drought tolerant species.
 - b. All lots designated for open space and or detention basins, shall be included as an easement to, and maintained by a Homeowners Association (HOA) or other private maintenance entity. All reverse frontage landscape areas shall also be maintained by the onsite HOA. Language to this effect shall be included and reviewed within the required Covenant Conditions and Restrictions (CC&Rs) prior to the approval of the final map.
 - c. Maintenance of any and all common facilities.
 - d. A conservation easement for lettered lots shall be recorded on the deed of the property and shown on the final map. Said easement shall include access restrictions prohibiting motorized vehicles from these areas.
 - e. Oleander plants or trees shall be prohibited on open space lots adjacent to multi-use trails.
7. All undeveloped portions of the site in perpetuity shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
 8. All public improvement plans submitted as part of the final map review, shall be consistent with the approved Western Edge Treatment Area Concept Plan improvements shown for Redlands Boulevard, Bay Avenue, and Merwin Street, as approved by Plot Plan PEN22-0196.

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Prior to Grading Permit

9. Prior to issuance of any grading permit, all Conditions of Approval and Mitigation Measures shall be printed on the grading plans.

COMMUNITY DEVELOPMENT DEPARTMENTBuilding Division

10. The proposed non-residential project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11B for accessibility standards for the disabled including access to the site, exits, bathrooms, work spaces, etc.
11. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
12. Contact the Building Safety Division for permit application submittal requirements.
13. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m.(except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
14. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
15. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact the water district at 951.928.3777 for specific details.
16. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.

FIRE DEPARTMENT

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Fire Prevention Bureau

17. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
18. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)
19. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
20. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4)
21. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3) a - After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.
22. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
23. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
24. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.060, CFC 501.4)
25. The minimum number of fire hydrants required, as well as the location and spacing

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- of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
26. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
 27. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
 28. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
 29. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
 30. Dead-end streets and/or fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround for fire apparatus.
 31. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
 32. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
 33. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall:
 - a. Be signed by a registered civil engineer or a certified fire protection engineer;
 - b. Contain a Fire Prevention Bureau approval signature block; and
 - c. Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the

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Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

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

34. This project requires the installation of electric distribution facilities. A non-exclusive easement shall be provided to Moreno Valley Utility and shall include the rights of ingress and egress for the purpose of operation, maintenance, facility repair, and meter reading.
35. This project requires the installation of electric distribution facilities. The developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer shall execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and concurrent with trenching operations and other improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

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

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

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36. Existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer's expense, for any and all costs associated with the relocation of any of Moreno Valley Utility's underground electrical distribution facilities, as determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.
37. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City fiber optic cable improvements consisting of fiber optic cable, splices and termination equipment to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "fiber optic services" to and within the project.
38. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility fiber optic cable improvements consisting of conduit, and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "fiber optic services" to and within the project.
39. This project may be subject to a Reimbursement Agreement. The Developer is responsible for a proportionate share of costs associated with electrical distribution infrastructure previously installed that directly benefits the project.
40. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility electric streetlight improvements consisting of streetlight poles, mast-arms, fixtures conduit, wiring, terminations and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by the Land Development Department along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "street light services" to and within the project.

PUBLIC WORKS DEPARTMENT**Land Development**

41. Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, shall be required prior to 90% security reduction or the end of the one-year warranty period of the public streets as approved by the City Engineer. If slurry is required, a slurry mix design shall be submitted for review and approved

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- by the City Engineer. The latex additive shall be Ultra Pave 70 (for anionic) or Ultra Pave 65 K (for cationic) or an approved equal per the geotechnical report. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.
42. 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]
 43. Any applicable Mitigation Measures issued by the Planning Division shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plans.
 44. The developer shall monitor, supervise and control all construction related activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
 - (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - (b) Observance of working hours as stipulated on permits issued by the Land Development Division.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
 - (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.

Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedy as noted in City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
 45. Drainage facilities (e.g., catch basins, water quality basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
 46. In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. If unsuccessful, the Developer shall enter into an

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agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. [GC 66462.5]

47. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the PIA or issuance of a permit. [MC 9.14.210(B)(C)]
48. The developer shall protect downstream properties from damage caused by alteration of drainage patterns (i.e. concentration or diversion of flow, etc). Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. [MC 9.14.110]
49. Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: "Drainage Easement – no structures, obstructions, or encroachments by land fills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.
50. The maintenance responsibility of the proposed storm drain line shall be clearly identified. Storm drain lines within private property will be privately maintained and those within public streets will be publicly maintained.
51. The proposed private storm drain system shall connect to the existing storm drain main line. A storm drain manhole shall be placed at the right-of-way line to mark the beginning of the publicly maintained portion of this storm drain.
52. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:
 - a. Parcel Map (recordation prior to building permit issuance);
 - b. Mass grading w/ erosion control plan (prior to grading permit issuance);
 - c. Precise grading w/ erosion control plan (prior to building permit issuance);
 - d. Street, Storm Drain, RCFC Storm Drain, Sewer, Water (prior to map approval);
 - e. Final drainage study (prior to grading plan approval);

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- f. Final WQMP (prior to grading plan approval);
 - g. Legal documents (such as lot line adjustments, certificates of compliance, vacations, offers of dedications)(prior to building permit issuance);
 - h. As-Built revision for all plans (prior to Occupancy release);
53. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for development shall not be used as a construction BMP. Water quality BMPs shall be maintained for the entire duration of the project construction and be used to treat runoff from those developed portions of the project. Water quality BMPs shall be protected from upstream construction related runoff by having proper best management practices in place and maintained. Water quality BMPs shall be graded per the approved design plans and once landscaping and irrigation has been installed, it and its maintenance shall be turned over to an established Property Owner's Association (POA).

Prior to Grading Plan Approval

54. Resolution of all drainage issues shall be as approved by the City Engineer.
55. A final detailed drainage study (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer. The study shall include, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events [MC 9.14.110(A.1)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.
56. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity. This may include, but not be limited to, parkway drains.
57. A final project-specific Water Quality Management Plan (WQMP) shall be submitted for review and approved by the City Engineer, which:
- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
 - b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
 - c. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
 - d. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by

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contacting the Land Development Division. A digital (pdf) copy of the approved final project-specific Water Quality Management Plan (WQMP) shall be submitted to the Land Development Division.

58. The final project-specific Water Quality Management Plan (WQMP) shall be consistent with the approved P-WQMP, as well as in full conformance with the document: “Water Quality Management Plan - A Guidance Document for the Santa Ana Region of Riverside County” dated October 22, 2012. The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits. At a minimum, the F-WQMP shall include the following: Site Design BMPs; Source Control BMPs, Treatment Control BMPs, Operation and Maintenance requirements for BMPs and sources of funding for BMP implementation.

a. The Applicant has proposed to incorporate the use of infiltration BMPs and biotreatment 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. The Applicant shall substantiate the applicable Hydrologic Condition of Concerns (HCOC) in Section F of the F-WQMP.

c. All proposed LID BMP's shall be designed in accordance with the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011.

d. The proposed LID BMP's as identified in the project-specific P-WQMP shall be incorporated into the Final WQMP.

e. The NPDES notes per City Standard Drawing No. MVFE-350-0 shall be included in the grading plans.

f. Post-construction treatment control BMPs, once placed into operation for post-construction water quality control, shall not be used to treat runoff from construction sites or unstabilized areas of the site.

g. Prior to precise grading plan approval, the grading plan shall show any proposed trash enclosure to include a cover (roof) and sufficient size for dual bin (1 for trash and 1 for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building and Safety Division.

59. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:

a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.

b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.

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- c. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
 - d. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) shall be submitted to the Land Development Division for review. A digital (pdf) copy of the soils/geotechnical report shall be submitted to the Land Development Division.
60. Grading plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
 61. The developer shall select Low Impact Development (LID) Best Management Practices (BMPs) designed per the latest version of the Water Quality Management Plan (WQMP) - a guidance document for the Santa Ana region of Riverside County.
 62. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in conformance with the State's current Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.
 63. For projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB) which shall be noted on the grading plans.

Prior to Grading Permit

64. A receipt showing payment of the Area Drainage Plan (ADP) fee to Riverside County Flood Control and Water Conservation District shall be submitted. [MC 9.14.100(O)]
65. If the developer chooses to construct the project in phases, a Construction Phasing Plan for the construction of on-site public or private improvements shall be submitted for review and approved by the City Engineer.
66. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the implementation and maintenance of erosion control measures. At least twenty-five (25) percent of the required security shall be in the form of a cash deposit with the City. [MC 8.21.160(H)]
67. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]

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Prior to Map Approval

68. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]
69. A copy of the Covenants, Conditions and Restrictions (CC&R's) shall be submitted for review and approved by the City Engineer. The CC&R's shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project.
70. The developer shall enter into a Cooperative Agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities required to be constructed as part of the project.
71. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Land Development Division.
72. Resolution of all drainage issues shall be as approved by the City Engineer.
73. If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all public improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. In either case, the City Engineer may require the dedication and construction of necessary utility, street or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California Bureau of Real Estate. [MC 9.14.080(B)(C), GC 66412 & 66462.5]
74. The developer shall guarantee the completion of all related improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
75. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).
76. The developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities.

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77. All street dedications shall be free of all encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.

Prior to Improvement Plan Approval

78. The developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, all access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless otherwise approved by the City Engineer.
79. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
80. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVS1-160 series, etc.) throughout this project.
81. Drainage facilities (i.e. catch basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
82. The hydrology study shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the City Engineer. [MC 9.14.110 A.2]
83. All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
84. The plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts may be allowed for emergency repairs or as specifically approved in writing by the City Engineer. Special requirements shall be imposed for repaving, limits to be determined by the City Engineer.
85. All dry and wet utilities shall be shown on the plans and any crossings shall be

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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.

86. Prior to improvement plan approval, pavement core samples of existing pavement shall be taken and findings submitted to the City for review and consideration of pavement improvements. The City will determine the adequacy of the existing pavement structural section. If the existing pavement structural section is found to be adequate, the developer may still be required to perform a 2 inch grind and overlay or slurry seal, depending on the severity of existing pavement cracking, as required by the City Engineer. If the existing pavement section is found to be inadequate, the Developer shall replace the pavement to meet or exceed the City's pavement structural section standard.

Prior to Encroachment Permit

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

Prior to Building Permit

88. An engineered-fill certification, rough grade certification and compaction report shall be submitted for review and approved by the City Engineer. A digital (pdf) copy of the approved compaction report shall be submitted to the Land Development Division. All pads shall meet pad elevations per approved grading plans as noted by the setting of "blue-top" markers installed by a registered land surveyor or licensed civil engineer.
89. For all subdivision projects, the map shall be recorded. [MC 9.14.190]
90. For Commercial/Industrial projects, the owner may have to secure coverage under the State's General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.
91. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including ADA access ramps that do not meet current City standards shall be required to be installed, replaced and/or repaired. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.

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92. Certification to the line, grade, flow test and system invert elevations for the water quality control BMPs shall be submitted for review and approved by the City Engineer.
93. Prior to building permit issuance, the developer shall dedicate the following right of way to accommodate the required improvements:
- (a) A 4 foot minimum pedestrian right of way dedication behind any driveway approach per City Standard No. MVSI-112C-0.
 - (b) Corner cutback right of way dedication per City Standard No. MVSI-165-0 on all intersecting public streets, as directed by the City Engineer.
 - (c) Right of way for a street knuckle (Moreno Valley City Standard Plan No. MVSI-162-0) at the intersection of Bay Avenue and Merwin Street.

Prior to Occupancy

94. All required as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
95. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
96. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights (MVU: SL-2), signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.
 - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of all existing and proposed utilities adjacent to and on-site. [MC 9.14.130]
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
97. For commercial and industrial projects, a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant", "Maintenance Agreement for Water Quality Improvements located in the public right-of-way" and a "Declaration of Restrictive Covenants (encroachment on City easement)" shall be recorded to

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provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of the covenants and agreements can be obtained by contacting the Land Development Division.

98. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP).
 - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.
99. The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
 - b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
 - c. Demonstrate that Developer is prepared to implement all non-structural BMPs described in the approved final project-specific WQMP; and
 - d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.
 - e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.
 - f. Obtain approval and complete installation of the irrigation and landscaping.
100. Prior to occupancy, the following improvements shall be completed:
Street "E" Private Street (consistent with the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066) shall be fully improved to its ultimate condition. Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, and dry and wet utilities. Street "E", between Eucalyptus Avenue and Street "F", shall be designated as a private street, and as such, shall include signage indicating it is a private street with limited access to local traffic only, pavement treatment (pavers, stamped concrete, etc.) at its intersection with Eucalyptus Avenue and Street "F", and a raised median "right turn slip-lane" at its intersection with Eucalyptus Avenue forcing trucks to make right turns only.
101. Prior to occupancy, the following improvements shall be completed:
Street "E" south of Street F (112' RW / 76' CC: Arterial, City Modified Standard No. MVS1-104A) shall be fully improved to its ultimate condition per the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066. Improvements

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shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, and dry and wet utilities.

102. Prior to occupancy, the following improvements shall be completed:
Eucalyptus Avenue (110' RW / 86' CC: 4-Lane Divided Arterial, City Modified Standard No. MVS1-103A-1 consistent with the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066) shall be constructed to achieve a half-width street width of 34', a full width 18' wide raised landscaped median, plus an additional 14' of pavement, from Redlands Boulevard to World Logistics Center Parkway. Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, bike lane, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, and dry and wet utilities.
103. Prior to occupancy, the following improvements shall be completed:
World Logistics Center Parkway (168' RW / 132' CC: Divided Major Arterial, City Modified Standard No. MVS1-101A) shall be fully improved to its ultimate condition per the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066, from Eucalyptus Avenue to Street "F". Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, undergrounding of overhead utilities, and dry and wet utilities.
104. Prior to occupancy, the following improvements shall be completed:
World Logistics Center Parkway (144' RW / 108' CC: 4-Lane Divided Arterial, City Modified Standard No. MVS1-103A) shall be fully improved per the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066, from Street "F" to Alessandro Boulevard. Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, undergrounding of overhead utilities, and dry and wet utilities.
105. Prior to occupancy, the following improvements shall be completed:
World Logistics Center Parkway (72' RW / 44' CC: Collector, City Modified Standard No. MVS1-106B) shall be fully improved per the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066, from Alessandro Boulevard to the proposed cul-de-sac at the end of World Logistics Center Parkway. Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, undergrounding of overhead utilities, and dry and wet utilities.

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106. Prior to occupancy, the following improvements shall be completed:
Merwin Avenue (66' R/W / 44' CC: Collector, City Standard No. MVS1-106B-0) shall be constructed to achieve a half-width street width of 22' per the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066, from Bay Avenue to Alessandro Boulevard. Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, undergrounding of overhead utilities, dry and wet utilities, and multi-use trails.
107. Prior to occupancy, the following improvements shall be completed:
Cactus Avenue (115' RW / 76' CC: Minor Arterial, City Modified Standard No. MVS1-105A) shall be fully improved per the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066. Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, undergrounding of overhead utilities, dry and wet utilities, and multi-use trail.
108. Prior to occupancy, the following improvements shall be completed:
Alessandro Blvd. (120' RW / 76' CC: Arterial, City Modified Standard No. MVS1-104A) shall be fully improved per the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066, from Street "E" to World Logistics Center Parkway. Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, multi-use trail, and dry and wet utilities.
109. Prior to occupancy, the following improvements shall be completed:
A private driveway between Parcel 9 to the north, Parcels 10, 11, and 12 to the south, Street "E" to the west, and World Logistics Center Parkway to the east, shall be constructed to provide a full-width street of 40'.
110. Prior to occupancy, the following improvements shall be completed:
The roundabout proposed at the Street "E" and Street "F" intersection shall be constructed to its ultimate condition.
111. Prior to occupancy, the following improvements shall be completed:
The roundabout proposed at the Street "F" and World Logistics Center Parkway shall be constructed to its ultimate condition.
112. Prior to occupancy, the following improvements shall be completed:
The roundabout proposed at the Eucalyptus Avenue and World Logistics Center Parkway shall be constructed to its ultimate condition.
113. Prior to occupancy, the following improvements shall be completed:

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The roundabouts proposed at the World Logistics Center Parkway and Alessandro Boulevard intersections shall be constructed to their ultimate conditions.

114. Prior to occupancy, the following improvements shall be completed:
Bay Avenue and Merwin Street Intersection shall be improved as a street knuckle per City Standard Plan No. MVS1-162-0.

Special Districts Division

115. Maintenance Period. The Developer, or the Developer's successors or assignees shall be responsible for all parkway, traffic circle, open space and/or median landscape maintenance and utility costs, etc. for a period no less than one (1) year commencing from the time all items of work have been completed to the satisfaction of Landscape Services staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the City accepts maintenance responsibilities.
116. Independent Utilities. Parkway, median, slope, traffic circle and/or open space landscape areas included within a special financing district are required to have independent utility systems, including but not limited to water, electric, and telephone services. An independent irrigation controller and pedestal will also be required. Combining utility systems with existing or future landscape areas that are not within the same CFD 2014-01 tax rate layers or funding program (e.g. NPDES) will not be permitted.
117. Landscape Inspection Fees. Inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained landscaping are due prior to the required pre-construction meeting. (MC 3.32.040)
118. Landscape Guidelines. Plans for parkway, median, slope, traffic circle, and/or open space landscape areas designated in the project's Conditions of Approval for incorporation into a City Coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at www.moval.org or from Landscape Services (951.413.3480 or SDLandscape@moval.org).
119. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
120. Landscape Plan Check Fees. Plan check fees for review of parkway/median, open space, and/or traffic circle landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)

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121. The ongoing maintenance of any water quality BMP (e.g. Bioswale) constructed in the public right of way shall be the responsibility of a property owner association or the property owner.
122. Zones A and C. The parcel(s) associated with this project is included in Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). Zone A is levied on the property tax bill on a per parcel or dwelling unit basis. Zone C is levied on the property tax bill on a per parcel basis. Zone A and Zone C are levied against all assessable parcels, and any subdivision thereof.

Prior to Building Permit

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

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or

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formation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

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

125. Approved Landscape Plans. For those areas to be maintained by the City and prior to the issuance of the 1st Building Permit, Planning, Landscape Services and Transportation Engineering staff, at a minimum, shall review and approve the final median, parkway, slope, traffic circle and/or open space landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval.
126. Major Infrastructure SFD Major Infrastructure Financing District. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for the construction and maintenance of major infrastructure improvements, which may include but is not limited to thoroughfares, bridges, and certain flood control improvements. This condition will be applicable provided said district is under development at the time this project applies for the 1st Building Permit. This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable

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

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

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

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

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

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation

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

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

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

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

An alternative to satisfying this condition will be identified at such time as a special

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financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.

Prior to Building Final or Occupancy

130. Parkway, open space, traffic circle, and/or median landscaping specified in the project's Conditions of Approval shall be constructed in compliance with the approved landscape plans and completed prior to the issuance of the first Certificate of Occupancy/Building Final for this project.
131. Mylars of the landscape and irrigation plans shall be submitted on hanging tab to Landscape Services.

Transportation Engineering Division

132. World Logistic Center Parkway, south of Street F, along project frontage is classified and shall be improved as a Modified 4-Lane Divided Arterial (144'RW/108'CC) per City Modified Standard Plan No. MVSI-103A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard, approved World Logistics Center Roadway and Trails Masterplan, and approved street improvement plans (LCO22-0087). A Class II bike lane shall be provided along the project frontage.
133. World Logistic Center Parkway, south of E Alessandro Boulevard, along project frontage is classified and shall be improved as a Modified Arterial (144'RW/108'CC) per City Modified Standard Plan No. MVSI-104A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard, approved World Logistics Center Roadway and Trails Masterplan, and approved street improvement plans (LCO22-0087). A Class II bike lane shall be provided along the project frontage.
134. The existing roundabout at the intersection of Redland Boulevard and Eucalyptus Avenue shall be reconstructed as a two-lane roundabout. Ultimate intersection improvements include the addition of a second circulating lane for the southbound, eastbound, and northbound directions, a second entering lane for the for the eastbound and northbound approaches, and a second departure lane in the southbound and northbound directions. The applicant shall enter into a reimbursement agreement with the City, as required by the City Engineer. Failure to enter into an agreement with the City may result in no reimbursements.

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135. The intersection of Alessandro Boulevard and Street E shall be improved as a three-legged, single-lane roundabout per the approved layout determined in the approved traffic study, prepared by Stantec and dated February 22, 2023, and to the satisfaction of the City Engineer.
136. The intersection of Street E and Street F shall be improved as a four-legged, single-lane roundabout per approved street improvement plans (LCO22-0088) and to the satisfaction of the City Engineer.
137. Prior to an issuance of an encroachment permit for any work in the public right-of-way, a construction traffic control plan prepared by a Registered Civil or Traffic Engineer is required for plan approval.
138. Conditions of approval may be modified if project is phased or altered from any approved plans.
139. Redlands Boulevard is classified and shall be improved as a Modified 4-Lane Divided Arterial per City Modified Standard Plan No. MVSI-103A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard and approved World Logistics Center Roadway and Trails Masterplan. Prior to the map approval the applicant shall enter into an agreement with the City for the construction costs of the ultimate improvements on Redlands Boulevard, including communication conduit, along Redlands Boulevard from Dracaea Avenue to Eucalyptus Avenue.
140. Street E, south of Street F, along project frontage is classified and shall be improved as a Modified Arterial (112'RW/76'CC) per City Modified Standard Plan No. MVSI-104A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard and approved World Logistics Center Roadway and Trails Masterplan. Class II bike lanes shall be provided.
141. The intersection of World Logistic Center Parkway and Street F is planned to be a four-legged, partial-multilane roundabout with a second circulating lane in the northbound and southbound direction, a designated westbound right turn, two-lane northbound, southbound, and eastbound approach. Any improvements undertaken with this project shall be per approved street improvement plans (LCO22-0087) and to the satisfaction of the City Engineer.
142. The intersection of E Alessandro Boulevard and World Logistics Center Parkway shall be improved as a three-legged, partial-multilane roundabout with a northbound and westbound right turn bypass lane, two-lane southbound approach, and a second circulating lane in the southbound direction per the approved layout determined in the approved traffic study, prepared by Stantec and dated February

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- 22, 2023, and to the satisfaction of the City Engineer.
143. Street E (Private Street) along project frontage shall be improved and be consistent with the approved World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with the approved World Logistics Center Roadway and Trails Masterplan and approved street improvement plans (LCO22-0088).
 144. In the event a bus turnout is required by the City of Moreno Valley and Riverside Transit Agency (RTA) along project frontage, a bus turnout shall be designed and constructed per City Standard Plan No. MVSI-161-0 and RTA's design requirements.
 145. Eucalyptus Avenue along project frontage is classified and shall be improved as a Modified 4-Lane Divided Arterial (110'RW/86'CC) per City Modified Standard Plan No. MVSI-103A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard, approved World Logistics Center Roadway and Trails Masterplan, and approved street improvement plans (LCO22-0086). A Class II bike lane shall be provided along the project frontage.
 146. Cactus Avenue is classified and shall be improved as a Minor Arterial (103'RW/64'CC) per City Modified Standard Plan No. MVSI-105A-2, as approved in the World Logistic Center Roadway and Trails Masterplan (LCO22-0066), between W Alessandro Boulevard and Redlands Boulevard. Any improvements undertaken with this project shall be consistent with City Standard and approved World Logistics Center Roadway and Trails Masterplan.
 147. Street F, west of World Logistic Center Parkway, is classified and shall be improved as a Modified Arterial (112'RW/76'CC) per City Modified Standard Plan No. MVSI-104A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard, approved World Logistics Center Roadway and Trails Masterplan, and approved street improvement plans (LCO22-0089). A Class II bike lane shall be provided along the project frontage.
 148. The intersection of World Logistic Center Parkway and Eucalyptus Avenue is planned to be a four-legged, two-lane roundabout with two-lane northbound, southbound, and eastbound approaches, a westbound right turn bypass lane, and second circulating lane in the northbound, southbound, and eastbound direction. Any improvements undertaken with this project shall be consistent with City Standard and approved street improvement plans (LCO22-0087).
 149. The intersection of W Alessandro Boulevard and World Logistics Center Parkway shall be improved as a four-legged, single-lane roundabout with a southbound right

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turn bypass lane per the approved layout determined in the approved traffic study, prepared by Stantec and dated February 22, 2023, and to the satisfaction of the City Engineer.

150. World Logistic Parkway, north of Street F, along project frontage is classified and shall be improved as a Modified 6-Lane Divided Arterial (168'RW/132'CC) per City Modified Standard Plan No. MVSI-101A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard, approved World Logistics Center Roadway and Trails Masterplan, and approved street improvement plans (LCO22-0087). A Class II bike lane shall be provided along the project frontage.
151. Alessandro Boulevard, west of World Logistics Center Parkway, along project frontage is classified and shall be improved as a Modified 4-Lane Divided Arterial (120'RW/76'CC) per City Modified Standard Plan No. MVSI-104A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard and approved World Logistics Center Roadway and Trails Masterplan. A Class II bike lane shall be provided along the project frontage.
152. Bay Avenue and Merwin Street along project frontage is classified and shall be improved as a Collector (66'RW/44'CC) per City Standard Plan No. MVSI-106B-1. Any improvements undertaken with this project shall be consistent with City Standard.
153. The existing roundabout at the intersection of Eucalyptus Avenue and Street E (Private Street) shall be improved as a four-legged roundabout per the approved plans (LCO22-0088) and to the satisfaction of the City Engineer. A designated northbound right-turn lane and appropriate signage shall be installed to restrict northbound truck traffic to right turns only.
154. The intersection of Alessandro Boulevard and Cactus Avenue shall be improved as a three-legged, single-lane roundabout with a northbound right turn bypass lane per the approved layout determined in the approved traffic study, prepared by Stantec and dated February 22, 2023, and to the satisfaction of the City Engineer.
155. The intersection of Bay Avenue and Merwin Street shall be improved as a knuckle per City Standard Plan No. MVSI-162-0.

Exhibit A

Tentative Parcel Map 38667(PEN23-0031) Conditions of Approval

Attachment: Resolution Number 2023-42 [Revision 9] (6399 : Tentative Parcel Map 38667)

CONDITIONS OF APPROVAL

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Tentative Parcel Map (PEN23-0031)
 APN: 488350056

APPROVAL DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning Division

1. This approval is for Tentative Parcel Map 38667 (PEN23-0031) of the World Logistics Center business park (re-parcelization of approximately 887.3 acres of vacant land into 14 industrial lots and public and private streets) for development of the first phase of the World Logistics Center business park. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. Pursuant to Sections 1.20 (Subsequent Development Approvals Definition), 1.22 (Term Definition), 3.5 (Term), and 4.5 (Terms of Maps and Other Project Approvals) of the World Logistics Center Development Agreement, approved and adopted via Ordinance No. 967, the Term of this Tentative Parcel Map 38667 (PEN23-0031) shall be the same as the Term of the World Logistics Center Development Agreement as set forth in Section 3.5 (Term) of the World Logistics Center Development Agreement.
3. This project is located within the World Logistics Center Specific Plan. The provisions of the specific plan, the design manual, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MC 9.13)

Special Conditions

4. All site plans, grading plans, landscape and irrigation plans, and street improvement plans shall be coordinated for consistency with this approval.
5. The site shall be developed in accordance with the approved tentative map on file in the Community Development Department -Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. (MC 9.14.020)
6. Prior to recordation of the final subdivision map, the following documents shall be

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submitted to and approved by the Planning Division which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approval:

- a. The document to convey title
- b. Deed restrictions, easements, or Covenants, Conditions and Restrictions to be recorded

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

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

- a. The developer and homeowners association shall promote the use of native plants and trees and drought tolerant species.
 - b. All lots designated for open space and or detention basins, shall be included as an easement to, and maintained by a Homeowners Association (HOA) or other private maintenance entity. All reverse frontage landscape areas shall also be maintained by the onsite HOA. Language to this effect shall be included and reviewed within the required Covenant Conditions and Restrictions (CC&Rs) prior to the approval of the final map.
 - c. Maintenance of any and all common facilities.
 - d. A conservation easement for lettered lots shall be recorded on the deed of the property and shown on the final map. Said easement shall include access restrictions prohibiting motorized vehicles from these areas.
 - e. Oleander plants or trees shall be prohibited on open space lots adjacent to multi-use trails.
7. All undeveloped portions of the site in perpetuity shall be maintained in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
 8. All public improvement plans submitted as part of the final map review, shall be consistent with the approved Western Edge Treatment Area Concept Plan improvements shown for Redlands Boulevard, Bay Avenue, and Merwin Street, as approved by Plot Plan PEN22-0196.

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Prior to Grading Permit

9. Prior to issuance of any grading permit, all Conditions of Approval, Mitigation Measures and Airport Land Use Commission Conditions of Approval shall be printed on the grading plans.

COMMUNITY DEVELOPMENT DEPARTMENTBuilding Division

10. The proposed non-residential project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, Chapter 11B for accessibility standards for the disabled including access to the site, exits, bathrooms, work spaces, etc.
11. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
12. Contact the Building Safety Division for permit application submittal requirements.
13. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m.(except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
14. The proposed development shall be subject to the payment of required development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.
15. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact the water district at 951.928.3777 for specific details.
16. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.

FIRE DEPARTMENT

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Fire Prevention Bureau

17. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
18. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)
19. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
20. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4)
21. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3) a - After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.
22. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
23. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
24. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.060, CFC 501.4)
25. The minimum number of fire hydrants required, as well as the location and spacing

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- of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
26. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
 27. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
 28. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
 29. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
 30. Dead-end streets and/or fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround for fire apparatus.
 31. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
 32. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
 33. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall:
 - a. Be signed by a registered civil engineer or a certified fire protection engineer;
 - b. Contain a Fire Prevention Bureau approval signature block; and
 - c. Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the

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Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

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

34. This project requires the installation of electric distribution facilities. A non-exclusive easement shall be provided to Moreno Valley Utility and shall include the rights of ingress and egress for the purpose of operation, maintenance, facility repair, and meter reading.
35. This project requires the installation of electric distribution facilities. The developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer shall execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and concurrent with trenching operations and other improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

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

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

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36. Existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer's expense, for any and all costs associated with the relocation of any of Moreno Valley Utility's underground electrical distribution facilities, as determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.
37. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City fiber optic cable improvements consisting of fiber optic cable, splices and termination equipment to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "fiber optic services" to and within the project.
38. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility fiber optic cable improvements consisting of conduit, and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "fiber optic services" to and within the project.
39. This project may be subject to a Reimbursement Agreement. The Developer is responsible for a proportionate share of costs associated with electrical distribution infrastructure previously installed that directly benefits the project.
40. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility electric streetlight improvements consisting of streetlight poles, mast-arms, fixtures conduit, wiring, terminations and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by the Land Development Department along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all "street light services" to and within the project.

PUBLIC WORKS DEPARTMENT**Land Development**

41. Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, shall be required prior to 90% security reduction or the end of the one-year warranty period of the public streets as approved by the City Engineer. If slurry is required, a slurry mix design shall be submitted for review and approved

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- by the City Engineer. The latex additive shall be Ultra Pave 70 (for anionic) or Ultra Pave 65 K (for cationic) or an approved equal per the geotechnical report. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.
42. 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]
 43. Any applicable Mitigation Measures issued by the Planning Division shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plans.
 44. The developer shall monitor, supervise and control all construction related activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
 - (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - (b) Observance of working hours as stipulated on permits issued by the Land Development Division.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
 - (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.

Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedy as noted in City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
 45. Drainage facilities (e.g., catch basins, water quality basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
 46. In the event right-of-way or offsite easements are required to construct offsite improvements necessary for the orderly development of the surrounding area to meet the public health and safety needs, the developer shall make a good faith effort to acquire the needed right-of-way in accordance with the Land Development Division's administrative policy. If unsuccessful, the Developer shall enter into an

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agreement with the City to acquire the necessary right-of-way or offsite easements and complete the improvements at such time the City acquires the right-of-way or offsite easements which will permit the improvements to be made. The developer shall be responsible for all costs associated with the right-of-way or easement acquisition. [GC 66462.5]

47. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the PIA or issuance of a permit. [MC 9.14.210(B)(C)]
48. The developer shall protect downstream properties from damage caused by alteration of drainage patterns (i.e. concentration or diversion of flow, etc). Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. [MC 9.14.110]
49. Public drainage easements, when required, shall be a minimum of 25 feet wide and shall be shown on the map and plan, and noted as follows: "Drainage Easement – no structures, obstructions, or encroachments by land fills are allowed." In addition, the grade within the easement area shall not exceed a 3:1 (H:V) slope, unless approved by the City Engineer.
50. The maintenance responsibility of the proposed storm drain line shall be clearly identified. Storm drain lines within private property will be privately maintained and those within public streets will be publicly maintained.
51. The proposed private storm drain system shall connect to the existing storm drain main line. A storm drain manhole shall be placed at the right-of-way line to mark the beginning of the publicly maintained portion of this storm drain.
52. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:
 - a. Parcel Map (recordation prior to building permit issuance);
 - b. Mass grading w/ erosion control plan (prior to grading permit issuance);
 - c. Precise grading w/ erosion control plan (prior to building permit issuance);
 - d. Street, Storm Drain, RCFC Storm Drain, Sewer, Water (prior to map approval);
 - e. Final drainage study (prior to grading plan approval);

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- f. Final WQMP (prior to grading plan approval);
 - g. Legal documents (such as lot line adjustments, certificates of compliance, vacations, offers of dedications)(prior to building permit issuance);
 - h. As-Built revision for all plans (prior to Occupancy release);
53. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for development shall not be used as a construction BMP. Water quality BMPs shall be maintained for the entire duration of the project construction and be used to treat runoff from those developed portions of the project. Water quality BMPs shall be protected from upstream construction related runoff by having proper best management practices in place and maintained. Water quality BMPs shall be graded per the approved design plans and once landscaping and irrigation has been installed, it and its maintenance shall be turned over to an established Property Owner's Association (POA).

Prior to Grading Plan Approval

54. Resolution of all drainage issues shall be as approved by the City Engineer.
55. A final detailed drainage study (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer. The study shall include, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events [MC 9.14.110(A.1)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.
56. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity. This may include, but not be limited to, parkway drains.
57. A final project-specific Water Quality Management Plan (WQMP) shall be submitted for review and approved by the City Engineer, which:
- a. Addresses Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizes directly connected impervious areas to the City's street and storm drain systems, and conserves natural areas;
 - b. Incorporates Source Control BMPs and provides a detailed description of their implementation;
 - c. Describes the long-term operation and maintenance requirements for BMPs requiring maintenance; and
 - d. Describes the mechanism for funding the long-term operation and maintenance of the BMPs.

A copy of the final WQMP template can be obtained on the City's Website or by

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contacting the Land Development Division. A digital (pdf) copy of the approved final project-specific Water Quality Management Plan (WQMP) shall be submitted to the Land Development Division.

58. The final project-specific Water Quality Management Plan (WQMP) shall be consistent with the approved P-WQMP, as well as in full conformance with the document: “Water Quality Management Plan - A Guidance Document for the Santa Ana Region of Riverside County” dated October 22, 2012. The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits. At a minimum, the F-WQMP shall include the following: Site Design BMPs; Source Control BMPs, Treatment Control BMPs, Operation and Maintenance requirements for BMPs and sources of funding for BMP implementation.

a. The Applicant has proposed to incorporate the use of infiltration BMPs and biotreatment 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. The Applicant shall substantiate the applicable Hydrologic Condition of Concerns (HCOC) in Section F of the F-WQMP.

c. All proposed LID BMP's shall be designed in accordance with the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011.

d. The proposed LID BMP's as identified in the project-specific P-WQMP shall be incorporated into the Final WQMP.

e. The NPDES notes per City Standard Drawing No. MVFE-350-0 shall be included in the grading plans.

f. Post-construction treatment control BMPs, once placed into operation for post-construction water quality control, shall not be used to treat runoff from construction sites or unstabilized areas of the site.

g. Prior to precise grading plan approval, the grading plan shall show any proposed trash enclosure to include a cover (roof) and sufficient size for dual bin (1 for trash and 1 for recyclables). The architecture shall be approved by the Planning Division and any structural approvals shall be made by the Building and Safety Division.

59. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:

a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.

b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.

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- c. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
- d. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) shall be submitted to the Land Development Division for review. A digital (pdf) copy of the soils/geotechnical report shall be submitted to the Land Development Division.
60. Grading plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
61. The developer shall select Low Impact Development (LID) Best Management Practices (BMPs) designed per the latest version of the Water Quality Management Plan (WQMP) - a guidance document for the Santa Ana region of Riverside County.
62. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in conformance with the State's current Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.
63. For projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB) which shall be noted on the grading plans.

Prior to Grading Permit

64. A receipt showing payment of the Area Drainage Plan (ADP) fee to Riverside County Flood Control and Water Conservation District shall be submitted. [MC 9.14.100(O)]
65. If the developer chooses to construct the project in phases, a Construction Phasing Plan for the construction of on-site public or private improvements shall be submitted for review and approved by the City Engineer.
66. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the implementation and maintenance of erosion control measures. At least twenty-five (25) percent of the required security shall be in the form of a cash deposit with the City. [MC 8.21.160(H)]
67. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]

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Prior to Map Approval

68. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]
69. A copy of the Covenants, Conditions and Restrictions (CC&R's) shall be submitted for review and approved by the City Engineer. The CC&R's shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project.
70. The developer shall enter into a Cooperative Agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities required to be constructed as part of the project.
71. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Land Development Division.
72. Resolution of all drainage issues shall be as approved by the City Engineer.
73. If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all public improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. In either case, the City Engineer may require the dedication and construction of necessary utility, street or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California Bureau of Real Estate. [MC 9.14.080(B)(C), GC 66412 & 66462.5]
74. The developer shall guarantee the completion of all related improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
75. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).
76. The developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities.

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77. All street dedications shall be free of all encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.

Prior to Improvement Plan Approval

78. The developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, all access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless otherwise approved by the City Engineer.
79. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
80. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVS1-160 series, etc.) throughout this project.
81. Drainage facilities (i.e. catch basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
82. The hydrology study shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the City Engineer. [MC 9.14.110 A.2]
83. All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
84. The plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts may be allowed for emergency repairs or as specifically approved in writing by the City Engineer. Special requirements shall be imposed for repaving, limits to be determined by the City Engineer.
85. All dry and wet utilities shall be shown on the plans and any crossings shall be

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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.

86. Prior to improvement plan approval, pavement core samples of existing pavement shall be taken and findings submitted to the City for review and consideration of pavement improvements. The City will determine the adequacy of the existing pavement structural section. If the existing pavement structural section is found to be adequate, the developer may still be required to perform a 2 inch grind and overlay or slurry seal, depending on the severity of existing pavement cracking, as required by the City Engineer. If the existing pavement section is found to be inadequate, the Developer shall replace the pavement to meet or exceed the City's pavement structural section standard.

Prior to Encroachment Permit

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

Prior to Building Permit

88. An engineered-fill certification, rough grade certification and compaction report shall be submitted for review and approved by the City Engineer. A digital (pdf) copy of the approved compaction report shall be submitted to the Land Development Division. All pads shall meet pad elevations per approved grading plans as noted by the setting of "blue-top" markers installed by a registered land surveyor or licensed civil engineer.
89. For all subdivision projects, the map shall be recorded. [MC 9.14.190]
90. For Commercial/Industrial projects, the owner may have to secure coverage under the State's General Industrial Activities Storm Water Permit as issued by the State Water Resources Control Board.
91. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including ADA access ramps that do not meet current City standards shall be required to be installed, replaced and/or repaired. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.

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92. Certification to the line, grade, flow test and system invert elevations for the water quality control BMPs shall be submitted for review and approved by the City Engineer.
93. Prior to building permit issuance, the developer shall dedicate the following right of way to accommodate the required improvements:
- (a) A 4 foot minimum pedestrian right of way dedication behind any driveway approach per City Standard No. MVSI-112C-0.
 - (b) Corner cutback right of way dedication per City Standard No. MVSI-165-0 on all intersecting public streets, as directed by the City Engineer.
 - (c) Right of way for a street knuckle (Moreno Valley City Standard Plan No. MVSI-162-0) at the intersection of Bay Avenue and Merwin Street.

Prior to Occupancy

94. All required as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
95. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
96. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights (MVU: SL-2), signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.
 - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of all existing and proposed utilities adjacent to and on-site. [MC 9.14.130]
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
97. For commercial and industrial projects, a "Stormwater Treatment Device and Control Measure Access and Maintenance Covenant", "Maintenance Agreement for Water Quality Improvements located in the public right-of-way" and a "Declaration of Restrictive Covenants (encroachment on City easement)" shall be recorded to

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provide public notice of the maintenance requirements to be implemented per the approved final project-specific WQMP. A boilerplate copy of the covenants and agreements can be obtained by contacting the Land Development Division.

98. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP).
 - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.
99. The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
 - b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
 - c. Demonstrate that Developer is prepared to implement all non-structural BMPs described in the approved final project-specific WQMP; and
 - d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.
 - e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.
 - f. Obtain approval and complete installation of the irrigation and landscaping.
100. Prior to occupancy, the following improvements shall be completed:
Street "E" Private Street (consistent with the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066) shall be fully improved to its ultimate condition. Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, and dry and wet utilities. Street "E", between Eucalyptus Avenue and Street "F", shall be designated as a private street, and as such, shall include signage indicating it is a private street with limited access to local traffic only, pavement treatment (pavers, stamped concrete, etc.) at its intersection with Eucalyptus Avenue and Street "F", and a raised median "right turn slip-lane" at its intersection with Eucalyptus Avenue forcing trucks to make right turns only.
101. Prior to occupancy, the following improvements shall be completed:
Street "E" south of Street F (112' RW / 76' CC: Arterial, City Modified Standard No. MVS1-104A) shall be fully improved to its ultimate condition per the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066. Improvements

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shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, and dry and wet utilities.

102. Prior to occupancy, the following improvements shall be completed:
Eucalyptus Avenue (110' RW / 86' CC: 4-Lane Divided Arterial, City Modified Standard No. MVS1-103A-1 consistent with the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066) shall be constructed to achieve a half-width street width of 34', a full width 18' wide raised landscaped median, plus an additional 14' of pavement, from Redlands Boulevard to World Logistics Center Parkway. Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, bike lane, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, and dry and wet utilities.
103. Prior to occupancy, the following improvements shall be completed:
World Logistics Center Parkway (168' RW / 132' CC: Divided Major Arterial, City Modified Standard No. MVS1-101A) shall be fully improved to its ultimate condition per the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066, from Eucalyptus Avenue to Street "F". Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, undergrounding of overhead utilities, and dry and wet utilities.
104. Prior to occupancy, the following improvements shall be completed:
World Logistics Center Parkway (144' RW / 108' CC: 4-Lane Divided Arterial, City Modified Standard No. MVS1-103A) shall be fully improved per the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066, from Street "F" to Alessandro Boulevard. Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, undergrounding of overhead utilities, and dry and wet utilities.
105. Prior to occupancy, the following improvements shall be completed:
World Logistics Center Parkway (72' RW / 44' CC: Collector, City Modified Standard No. MVS1-106B) shall be fully improved per the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066, from Alessandro Boulevard to the proposed cul-de-sac at the end of World Logistics Center Parkway. Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, undergrounding of overhead utilities, and dry and wet utilities.

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106. Prior to occupancy, the following improvements shall be completed:
Merwin Avenue (66' R/W / 44' CC: Collector, City Standard No. MVS1-106B-0) shall be constructed to achieve a half-width street width of 22' per the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066, from Bay Avenue to Alessandro Boulevard. Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, undergrounding of overhead utilities, dry and wet utilities, and multi-use trails.
107. Prior to occupancy, the following improvements shall be completed:
Cactus Avenue (115' RW / 76' CC: Minor Arterial, City Modified Standard No. MVS1-105A) shall be fully improved per the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066. Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, undergrounding of overhead utilities, dry and wet utilities, and multi-use trail.
108. Prior to occupancy, the following improvements shall be completed:
Alessandro Blvd. (120' RW / 76' CC: Arterial, City Modified Standard No. MVS1-104A) shall be fully improved per the approved World Logistics Center Roadway and Trails Masterplan, LCO22-0066, from Street "E" to World Logistics Center Parkway. Improvements shall consist of, but not limited to: pavement, base, curb, gutter, sidewalk, driveway approaches, drainage structures, any necessary offsite improvement transition/joins to existing, street lights, pedestrian ramps, multi-use trail, and dry and wet utilities.
109. Prior to occupancy, the following improvements shall be completed:
A private driveway between Parcel 9 to the north, Parcels 10, 11, and 12 to the south, Street "E" to the west, and World Logistics Center Parkway to the east, shall be constructed to provide a full-width street of 40'.
110. Prior to occupancy, the following improvements shall be completed:
The roundabout proposed at the Street "E" and Street "F" intersection shall be constructed to its ultimate condition.
111. Prior to occupancy, the following improvements shall be completed:
The roundabout proposed at the Street "F" and World Logistics Center Parkway shall be constructed to its ultimate condition.
112. Prior to occupancy, the following improvements shall be completed:
The roundabout proposed at the Eucalyptus Avenue and World Logistics Center Parkway shall be constructed to its ultimate condition.
113. Prior to occupancy, the following improvements shall be completed:

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The roundabouts proposed at the World Logistics Center Parkway and Alessandro Boulevard intersections shall be constructed to their ultimate conditions.

114. Prior to occupancy, the following improvements shall be completed:
Bay Avenue and Merwin Street Intersection shall be improved as a street knuckle per City Standard Plan No. MVS1-162-0.

Special Districts Division

115. Maintenance Period. The Developer, or the Developer's successors or assignees shall be responsible for all parkway, traffic circle, open space and/or median landscape maintenance and utility costs, etc. for a period no less than one (1) year commencing from the time all items of work have been completed to the satisfaction of Landscape Services staff as per the City of Moreno Valley Public Works Department Landscape Design Guidelines, or until such time as the City accepts maintenance responsibilities.
116. Independent Utilities. Parkway, median, slope, traffic circle and/or open space landscape areas included within a special financing district are required to have independent utility systems, including but not limited to water, electric, and telephone services. An independent irrigation controller and pedestal will also be required. Combining utility systems with existing or future landscape areas that are not within the same CFD 2014-01 tax rate layers or funding program (e.g. NPDES) will not be permitted.
117. Landscape Inspection Fees. Inspection fees for the monitoring of landscape installation associated with the City of Moreno Valley maintained landscaping are due prior to the required pre-construction meeting. (MC 3.32.040)
118. Landscape Guidelines. Plans for parkway, median, slope, traffic circle, and/or open space landscape areas designated in the project's Conditions of Approval for incorporation into a City Coordinated landscape maintenance program, shall be prepared and submitted in accordance with the City of Moreno Valley Public Works Department Landscape Design Guidelines. The guidelines are available on the City's website at www.moval.org or from Landscape Services (951.413.3480 or SDLandscape@moval.org).
119. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
120. Landscape Plan Check Fees. Plan check fees for review of parkway/median, open space, and/or traffic circle landscape plans for improvements that shall be maintained by the City of Moreno Valley are due upon the first plan submittal. (MC 3.32.040)

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121. The ongoing maintenance of any water quality BMP (e.g. Bioswale) constructed in the public right of way shall be the responsibility of a property owner association or the property owner.
122. Zones A and C. The parcel(s) associated with this project is included in Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). Zone A is levied on the property tax bill on a per parcel or dwelling unit basis. Zone C is levied on the property tax bill on a per parcel basis. Zone A and Zone C are levied against all assessable parcels, and any subdivision thereof.

Prior to Building Permit

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

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or

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formation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

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

125. Approved Landscape Plans. For those areas to be maintained by the City and prior to the issuance of the 1st Building Permit, Planning, Landscape Services and Transportation Engineering staff, at a minimum, shall review and approve the final median, parkway, slope, traffic circle and/or open space landscape/irrigation plans as designated on the tentative map or in these Conditions of Approval.
126. Major Infrastructure SFD Major Infrastructure Financing District. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for the construction and maintenance of major infrastructure improvements, which may include but is not limited to thoroughfares, bridges, and certain flood control improvements. This condition will be applicable provided said district is under development at the time this project applies for the 1st Building Permit. This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable

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

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

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

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

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

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation

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

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

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

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

An alternative to satisfying this condition will be identified at such time as a special

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financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.

Prior to Building Final or Occupancy

130. Parkway, open space, traffic circle, and/or median landscaping specified in the project's Conditions of Approval shall be constructed in compliance with the approved landscape plans and completed prior to the issuance of the first Certificate of Occupancy/Building Final for this project.
131. Mylars of the landscape and irrigation plans shall be submitted on hanging tab to Landscape Services.

Transportation Engineering Division

132. World Logistic Center Parkway, south of Street F, along project frontage is classified and shall be improved as a Modified 4-Lane Divided Arterial (144'RW/108'CC) per City Modified Standard Plan No. MVSI-103A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard, approved World Logistics Center Roadway and Trails Masterplan, and approved street improvement plans (LCO22-0087). A Class II bike lane shall be provided along the project frontage.
133. World Logistic Center Parkway, south of E Alessandro Boulevard, along project frontage is classified and shall be improved as a Modified Arterial (144'RW/108'CC) per City Modified Standard Plan No. MVSI-104A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard, approved World Logistics Center Roadway and Trails Masterplan, and approved street improvement plans (LCO22-0087). A Class II bike lane shall be provided along the project frontage.
134. The existing roundabout at the intersection of Redland Boulevard and Eucalyptus Avenue shall be reconstructed as a two-lane roundabout. Ultimate intersection improvements include the addition of a second circulating lane for the southbound, eastbound, and northbound directions, a second entering lane for the for the eastbound and northbound approaches, and a second departure lane in the southbound and northbound directions. The applicant shall enter into a reimbursement agreement with the City, as required by the City Engineer. Failure to enter into an agreement with the City may result in no reimbursements.

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135. The intersection of Alessandro Boulevard and Street E shall be improved as a three-legged, single-lane roundabout per the approved layout determined in the approved traffic study, prepared by Stantec and dated February 22, 2023, and to the satisfaction of the City Engineer.
136. The intersection of Street E and Street F shall be improved as a four-legged, single-lane roundabout per approved street improvement plans (LCO22-0088) and to the satisfaction of the City Engineer.
137. Prior to an issuance of an encroachment permit for any work in the public right-of-way, a construction traffic control plan prepared by a Registered Civil or Traffic Engineer is required for plan approval.
138. Conditions of approval may be modified if project is phased or altered from any approved plans.
139. Redlands Boulevard is classified and shall be improved as a Modified 4-Lane Divided Arterial per City Modified Standard Plan No. MVSI-103A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard and approved World Logistics Center Roadway and Trails Masterplan. Prior to the map approval the applicant shall enter into an agreement with the City for the construction costs of the ultimate improvements on Redlands Boulevard, including communication conduit, along Redlands Boulevard from Dracaea Avenue to Eucalyptus Avenue.
140. Street E, south of Street F, along project frontage is classified and shall be improved as a Modified Arterial (112'RW/76'CC) per City Modified Standard Plan No. MVSI-104A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard and approved World Logistics Center Roadway and Trails Masterplan. Class II bike lanes shall be provided.
141. The intersection of World Logistic Center Parkway and Street F is planned to be a four-legged, partial-multilane roundabout with a second circulating lane in the northbound and southbound direction, a designated westbound right turn, two-lane northbound, southbound, and eastbound approach. Any improvements undertaken with this project shall be per approved street improvement plans (LCO22-0087) and to the satisfaction of the City Engineer.
142. The intersection of E Alessandro Boulevard and World Logistics Center Parkway shall be improved as a three-legged, partial-multilane roundabout with a northbound and westbound right turn bypass lane, two-lane southbound approach, and a second circulating lane in the southbound direction per the approved layout determined in the approved traffic study, prepared by Stantec and dated February

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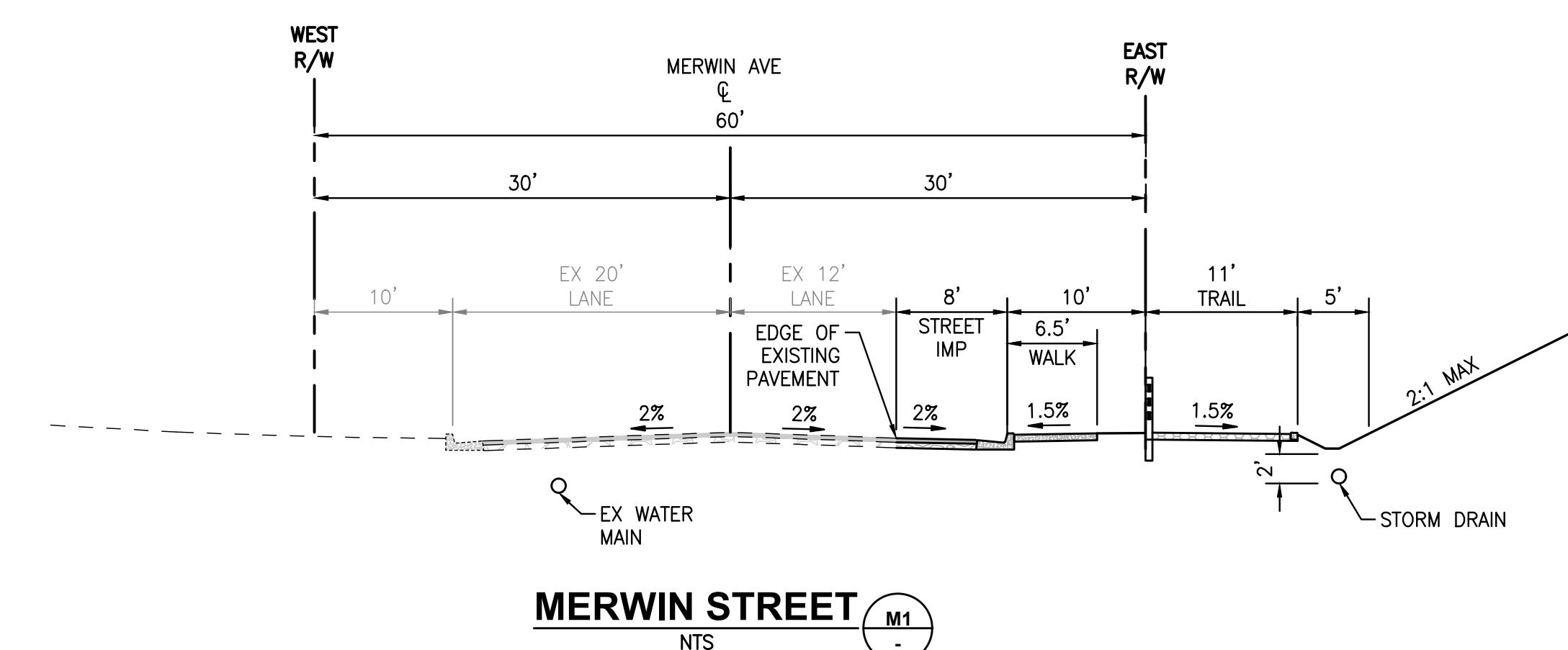
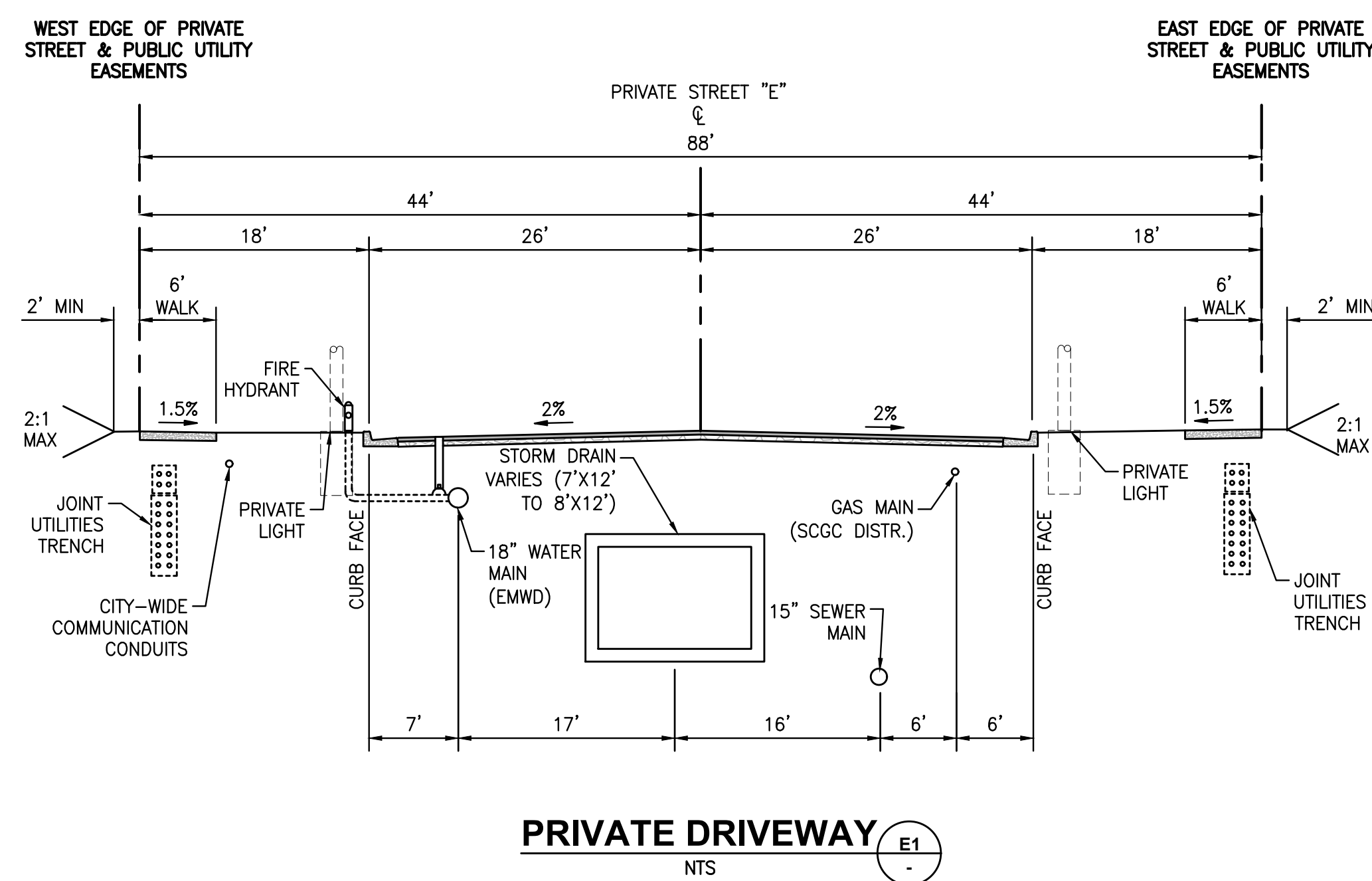
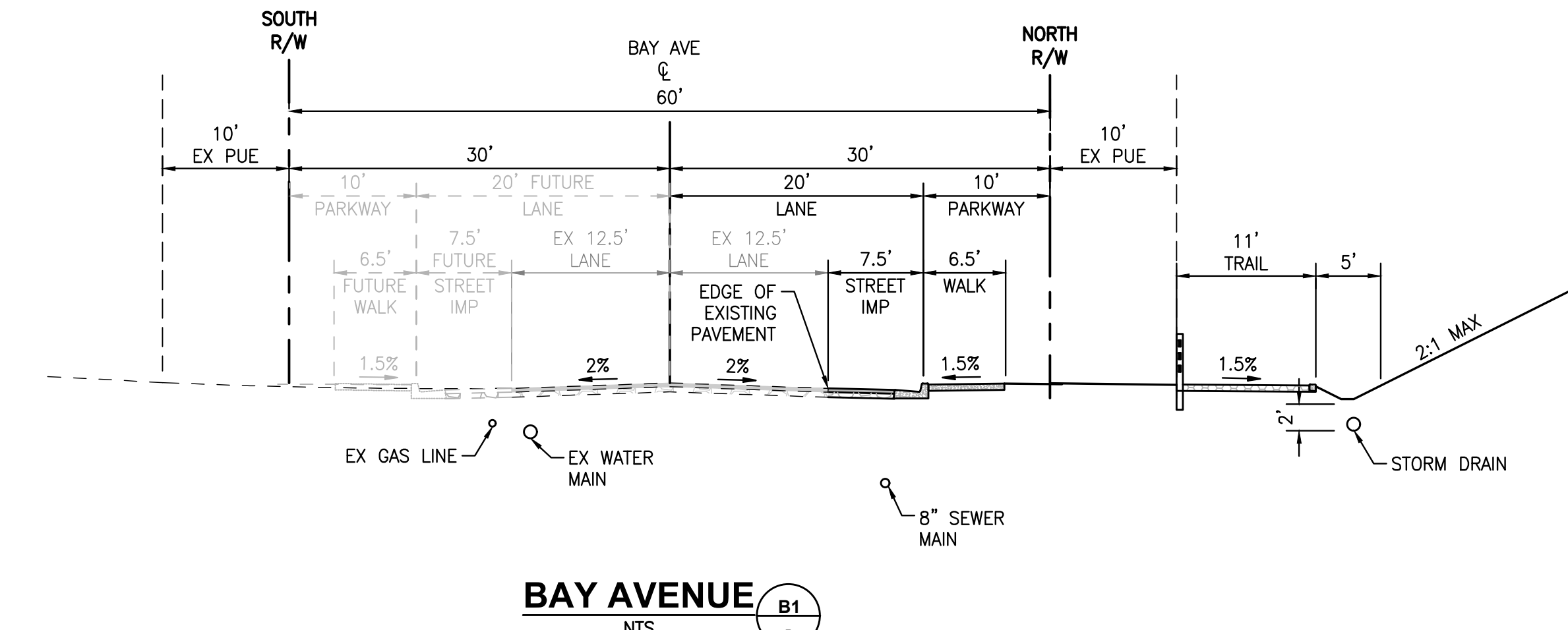
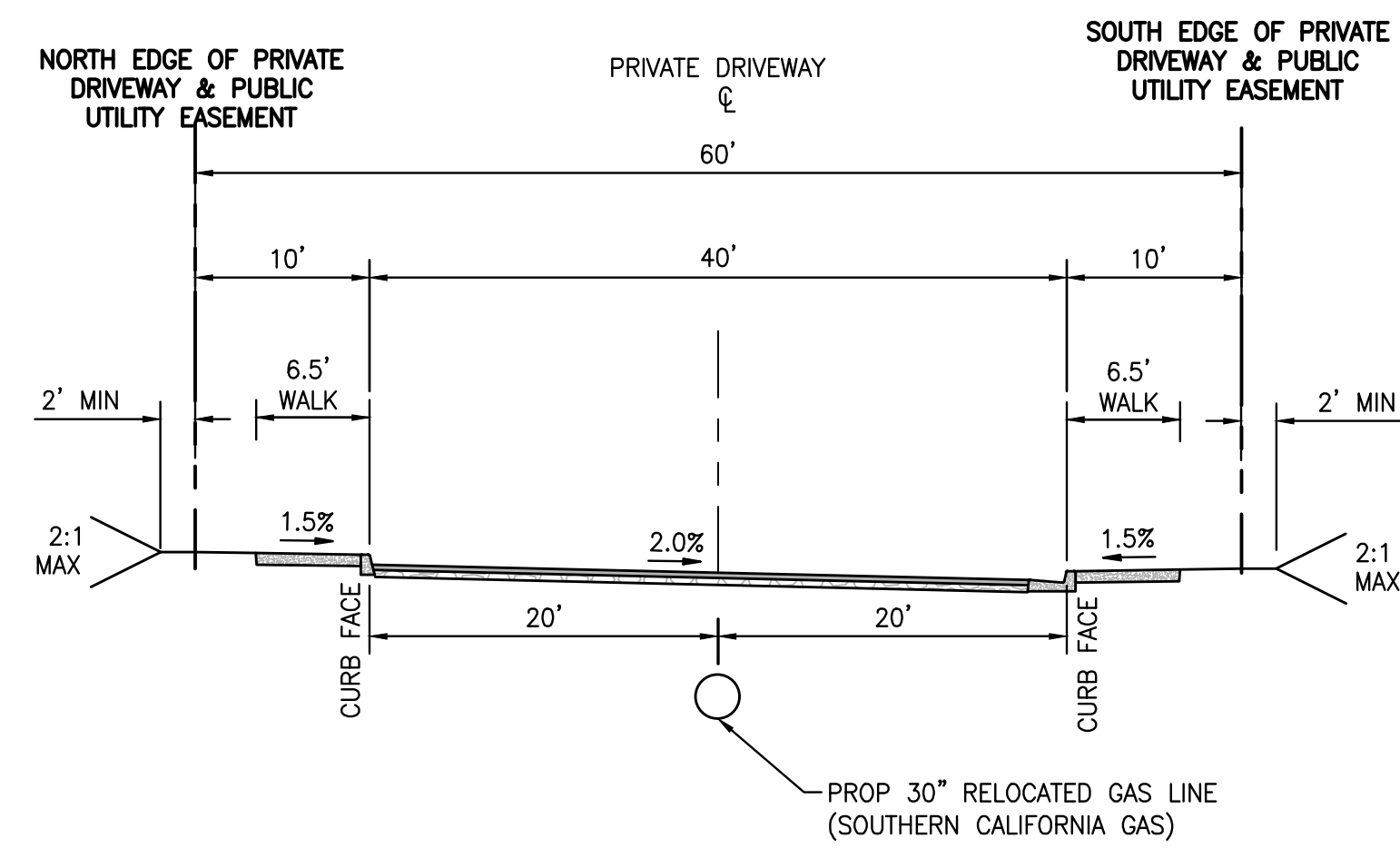
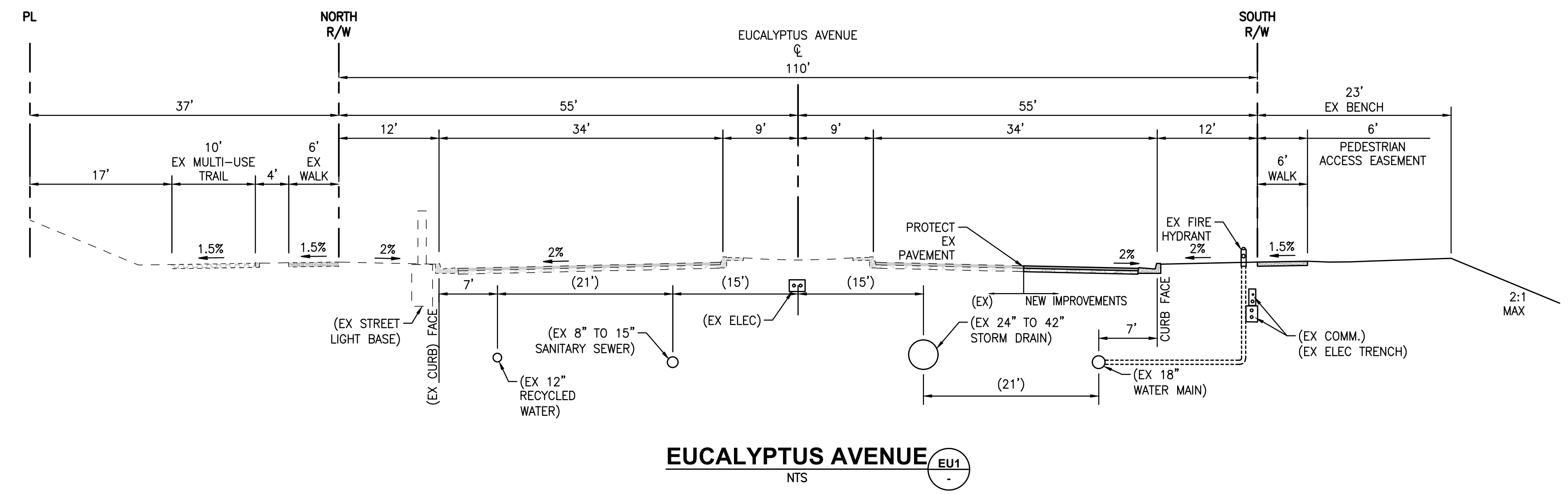
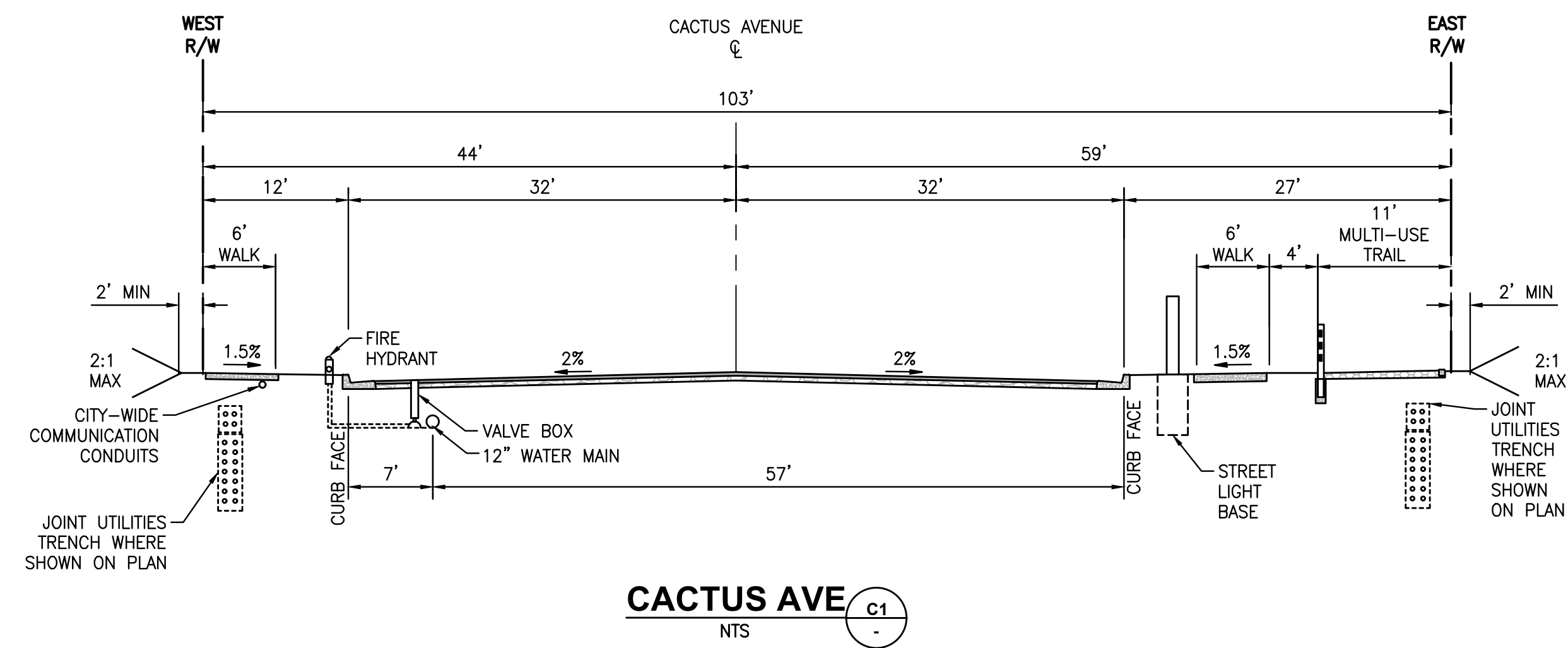
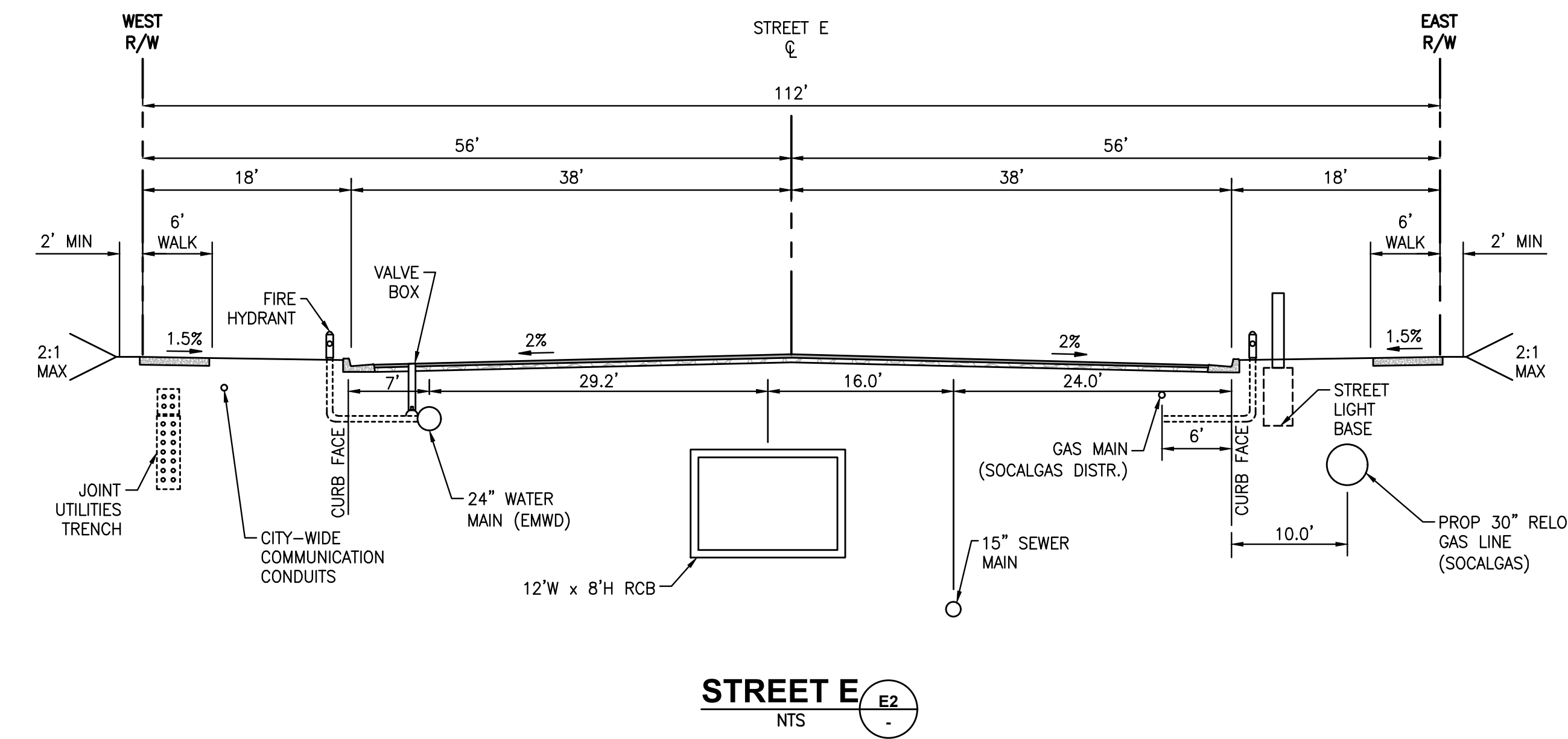
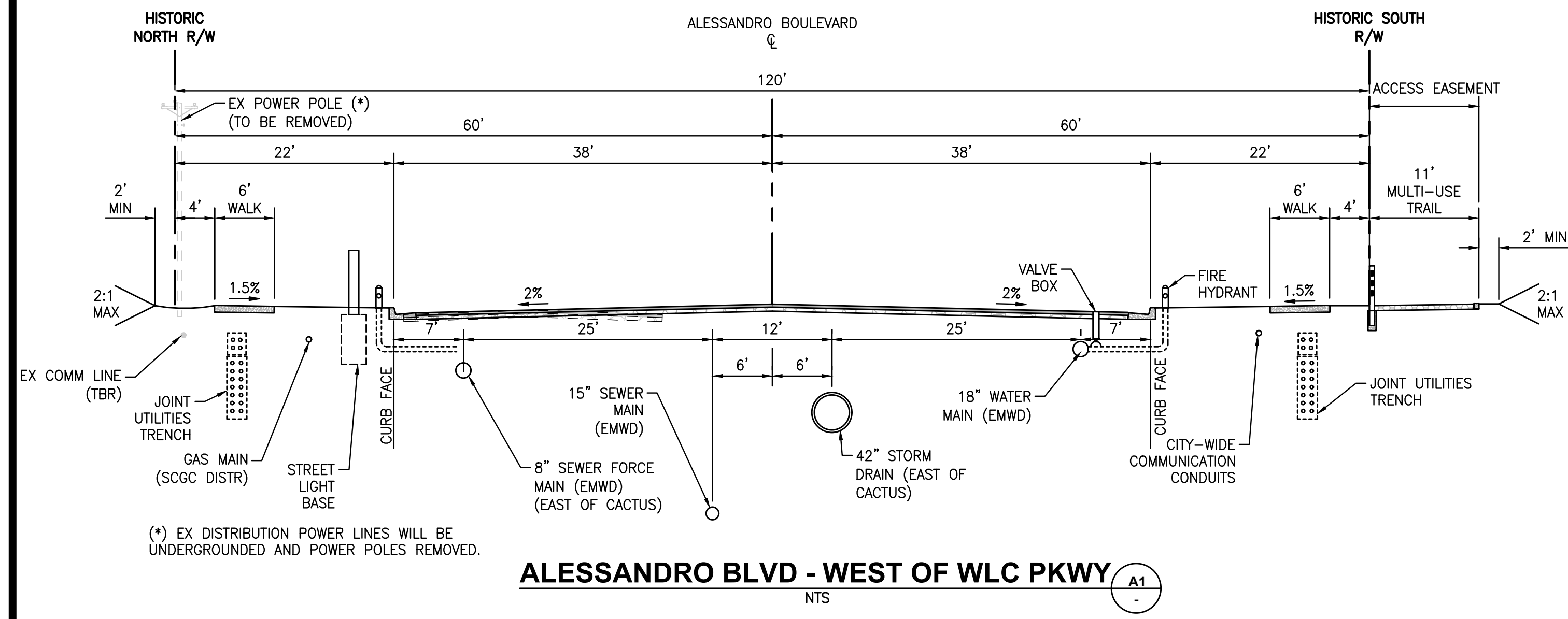
- 22, 2023, and to the satisfaction of the City Engineer.
143. Street E (Private Street) along project frontage shall be improved and be consistent with the approved World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with the approved World Logistics Center Roadway and Trails Masterplan and approved street improvement plans (LCO22-0088).
 144. In the event a bus turnout is required by the City of Moreno Valley and Riverside Transit Agency (RTA) along project frontage, a bus turnout shall be designed and constructed per City Standard Plan No. MVSI-161-0 and RTA's design requirements.
 145. Eucalyptus Avenue along project frontage is classified and shall be improved as a Modified 4-Lane Divided Arterial (110'RW/86'CC) per City Modified Standard Plan No. MVSI-103A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard, approved World Logistics Center Roadway and Trails Masterplan, and approved street improvement plans (LCO22-0086). A Class II bike lane shall be provided along the project frontage.
 146. Cactus Avenue is classified and shall be improved as a Minor Arterial (103'RW/64'CC) per City Modified Standard Plan No. MVSI-105A-2, as approved in the World Logistic Center Roadway and Trails Masterplan (LCO22-0066), between W Alessandro Boulevard and Redlands Boulevard. Any improvements undertaken with this project shall be consistent with City Standard and approved World Logistics Center Roadway and Trails Masterplan.
 147. Street F, west of World Logistic Center Parkway, is classified and shall be improved as a Modified Arterial (112'RW/76'CC) per City Modified Standard Plan No. MVSI-104A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard, approved World Logistics Center Roadway and Trails Masterplan, and approved street improvement plans (LCO22-0089). A Class II bike lane shall be provided along the project frontage.
 148. The intersection of World Logistic Center Parkway and Eucalyptus Avenue is planned to be a four-legged, two-lane roundabout with two-lane northbound, southbound, and eastbound approaches, a westbound right turn bypass lane, and second circulating lane in the northbound, southbound, and eastbound direction. Any improvements undertaken with this project shall be consistent with City Standard and approved street improvement plans (LCO22-0087).
 149. The intersection of W Alessandro Boulevard and World Logistics Center Parkway shall be improved as a four-legged, single-lane roundabout with a southbound right

CONDITIONS OF APPROVAL

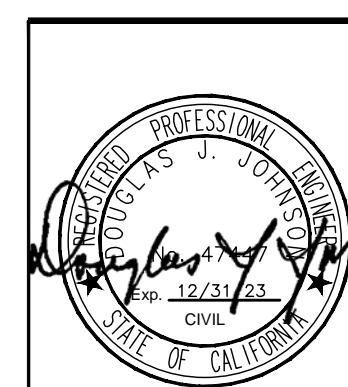
Tentative Parcel Map (PEN23-0031)

Page 28

- turn bypass lane per the approved layout determined in the approved traffic study, prepared by Stantec and dated February 22, 2023, and to the satisfaction of the City Engineer.
150. World Logistic Parkway, north of Street F, along project frontage is classified and shall be improved as a Modified 6-Lane Divided Arterial (168'RW/132'CC) per City Modified Standard Plan No. MVSI-101A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard, approved World Logistics Center Roadway and Trails Masterplan, and approved street improvement plans (LCO22-0087). A Class II bike lane shall be provided along the project frontage.
 151. Alessandro Boulevard, west of World Logistics Center Parkway, along project frontage is classified and shall be improved as a Modified 4-Lane Divided Arterial (120'RW/76'CC) per City Modified Standard Plan No. MVSI-104A-1, as approved in the World Logistics Center Roadway and Trails Masterplan (LCO22-0066). Any improvements undertaken with this project shall be consistent with City Standard and approved World Logistics Center Roadway and Trails Masterplan. A Class II bike lane shall be provided along the project frontage.
 152. Bay Avenue and Merwin Street along project frontage is classified and shall be improved as a Collector (66'RW/44'CC) per City Standard Plan No. MVSI-106B-1. Any improvements undertaken with this project shall be consistent with City Standard.
 153. The existing roundabout at the intersection of Eucalyptus Avenue and Street E (Private Street) shall be improved as a four-legged roundabout per the approved plans (LCO22-0088) and to the satisfaction of the City Engineer. A designated northbound right-turn lane and appropriate signage shall be installed to restrict northbound truck traffic to right turns only.
 154. The intersection of Alessandro Boulevard and Cactus Avenue shall be improved as a three-legged, single-lane roundabout with a northbound right turn bypass lane per the approved layout determined in the approved traffic study, prepared by Stantec and dated February 22, 2023, and to the satisfaction of the City Engineer.
 155. The intersection of Bay Avenue and Merwin Street shall be improved as a knuckle per City Standard Plan No. MVSI-162-0.



- NOTES:
1. TYPICAL SECTIONS ARE LOCATED OUTSIDE THE LIMITS OF THE ROUNDABOUT TRANSITIONS.
 2. UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON UTILITY COMPANY INPUT AND FINAL DESIGN.



DATE	REVISION	APP'D	DATE

JOB NO.: 2042631600
SCALE: PER PLAN
DATE: JUNE 2023

PLAN PREPARED BY:
Stantec
38 TECHNOLOGY DRIVE, SUITE 200
IRVINE, CA 92618
949.923.6000 stantec.com

WORLD LOGISTICS CENTER
TENTATIVE PARCEL MAP NO. 38667
CROSS SECTIONS
CITY OF MORENO VALLEY

RECORD NO.: PEN23-0031
SHEET 03 OF 14

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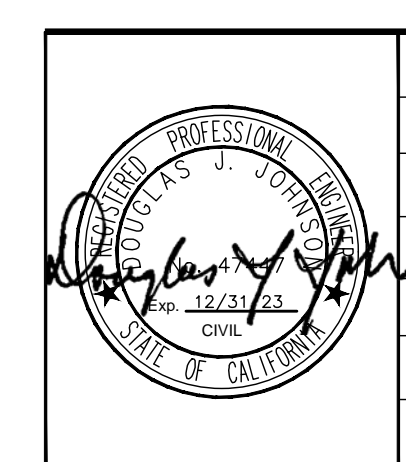
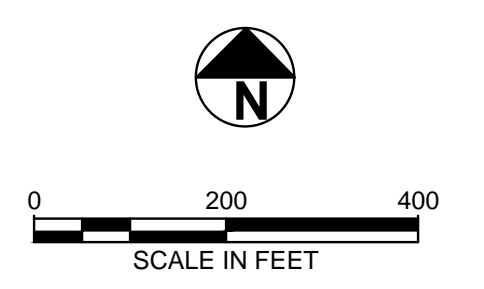
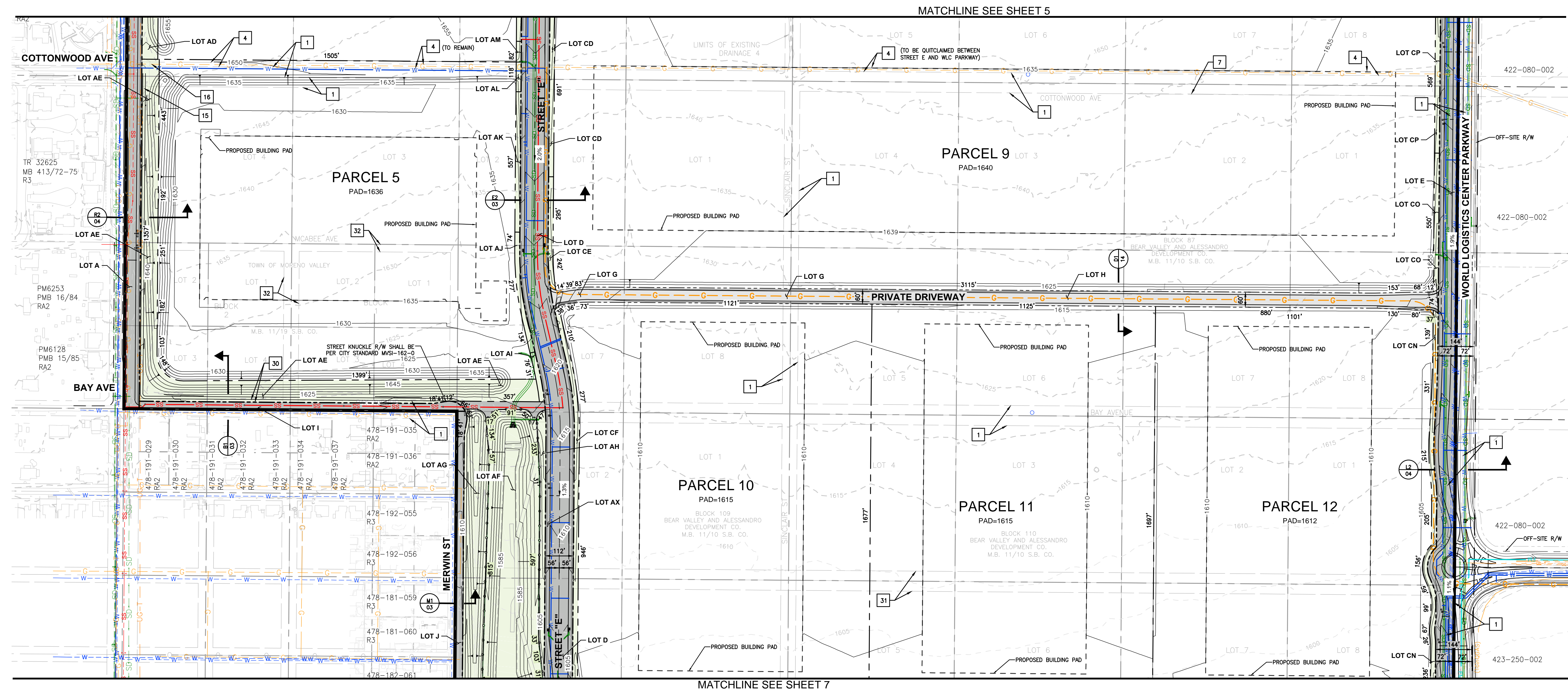
Attachment: Project Plans (Revision 2) (6399) Tentative Parcel Map 38667

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN LINE
		SEWER LINE
		DOMESTIC WATER LINE
		RECLAIMED WATER LINE
		IRRIGATION LINE
		GAS LINE
		ELECTRIC
		SS FORCE MAIN
		N.A.P. NOT-A-PART
		LOT 1 PARCEL NUMBER/LOT LETTER
		PROJECT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		EASEMENT
		RETAINING WALL
		DAYLIGHT LINE
		TOP OF SLOPE
		TOE OF SLOPE
		LANDSCAPE, OPEN SPACE OR PUBLIC FACILITY LETTERED LOT
		PUBLIC STREET LETTERED LOT
		PRIVATE STREET LETTERED LOT
		OFF-SITE PUBLIC ROW
		OFF-SITE HISTORIC ALESSANDRO PUBLIC ROW - TO REMAIN
		HISTORIC ALESSANDRO ROW TO REMAIN - NON-VEHICULAR
		PROPOSED BUILDING PAD

EASEMENT (PLOTABLE) NOTES:

- 1 EASEMENT FOR ROAD AS SHOWN ON MAP 11/10 (TO BE VACATED WITHIN THE PROJECT LIMITS)
- 4 EASEMENT TO SC GAS CO. FOR GAS PIPELINE PER BOOK 1174, PAGE 526, O.R. (PER MAP)
- 7 EASEMENT TO CA ELECTRIC POWER CO. FOR ELECTRIC LINE BOOK 3048, PAGE 440, O.R.
- 15 AN OFFER OF DEDICATION TO THE CITY OF MORENO VALLEY FOR PUBLIC HIGHWAY & UTILITY PER INSTRUMENT NO. 2005-606352, O.R.
- 16 AN OFFER OF DEDICATION TO THE CITY OF MORENO VALLEY FOR PUBLIC HIGHWAY & UTILITY PER INSTRUMENT NO. 2005-606353, O.R.
- 30 EASEMENT FOR PUBLIC UTILITY AS RESERVED PER INSTRUMENT NO. 4002, O.R.
- 31 EASEMENT FOR RAIL ROAD PURPOSES AS RESERVED ON MAP 11/10.
- 32 EASEMENT TO THE PUBLIC FOR STREETS AND AVENUES PER MAP 11/19.



DATE	REVISION	APP'D	DATE

JOB NO.: 2042631600
 SCALE: PER PLAN
 DATE: JUNE 2023

PLAN PREPARED BY:

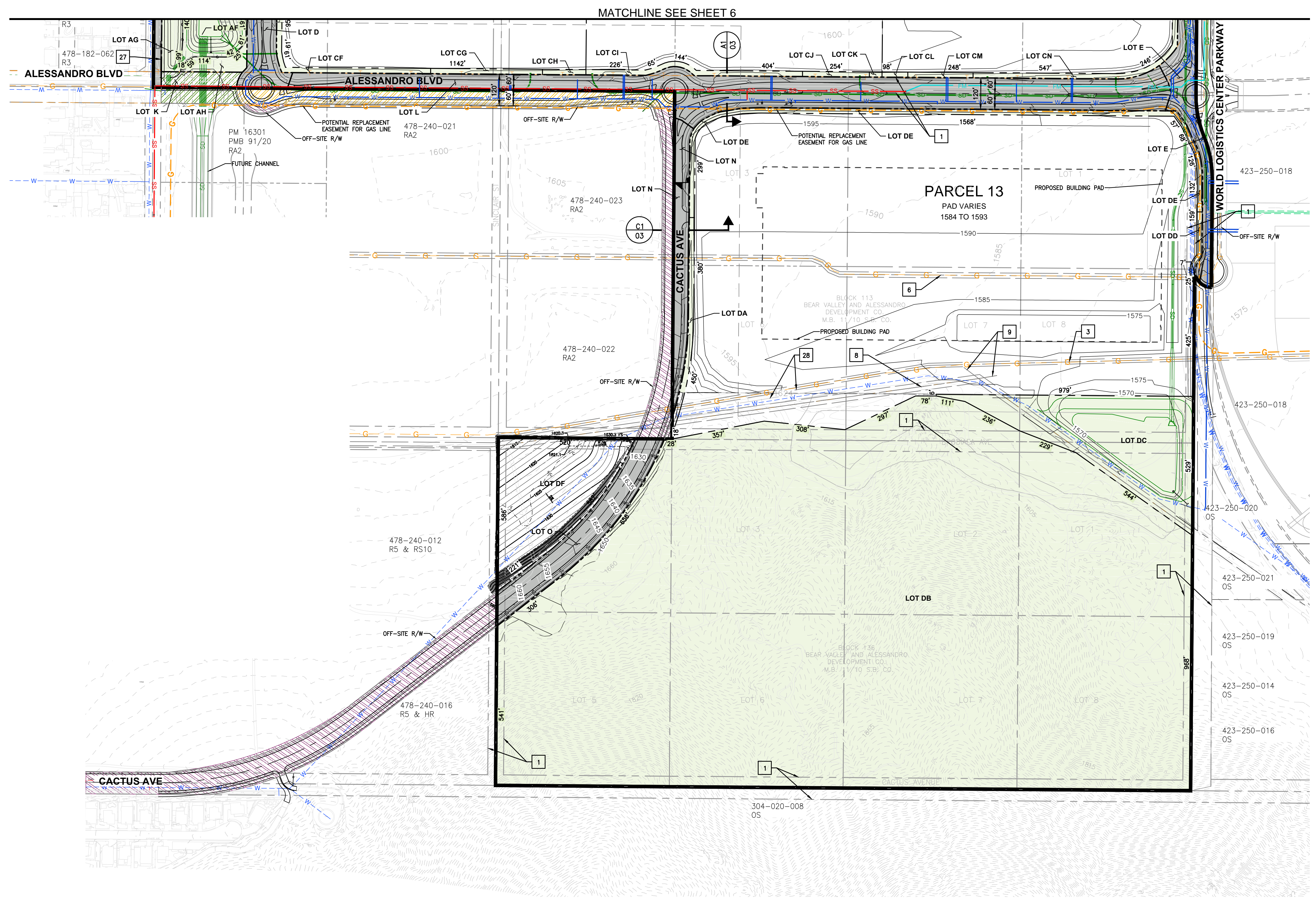
 38 TECHNOLOGY DRIVE, SUITE 200
 IRVINE, CA 92618
 949.923.6000 stantec.com

WORLD LOGISTICS CENTER
TENTATIVE PARCEL MAP NO. 38667
SHEET 2
CITY OF MORENO VALLEY

RECORD NO.: PEN23-0031
 SHEET 06 OF 14

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Attachment: Project Plans (Revision 2) (6399: Tentative Parcel Map 38667)

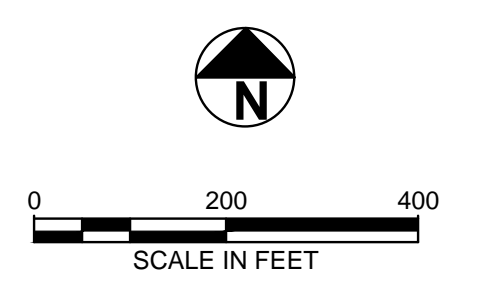


LEGEND

EXISTING	PROPOSED	DESCRIPTION
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		SEWER LINE
		DOMESTIC WATER LINE
		RECLAIMED WATER LINE
		IRRIGATION LINE
		GAS LINE
		ELECTRIC
		SS FORCE MAIN
		N.A.P.
		NOT-A-PART
		LOT 1
		PARCEL NUMBER/LOT LETTER
		PROJECT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		EASEMENT
		RETAINING WALL
		DAYLIGHT LINE
		TOP OF SLOPE
		TOE OF SLOPE
		LANDSCAPE, OPEN SPACE OR PUBLIC FACILITY LETTERED LOT
		PUBLIC STREET LETTERED LOT
		PRIVATE STREET LETTERED LOT
		OFF-SITE PUBLIC ROW
		OFF-SITE HISTORIC ALESSANDRO PUBLIC ROW - TO REMAIN
		HISTORIC ALESSANDRO ROW TO REMAIN - NON-VEHICULAR
		PROPOSED BUILDING PAD

EASEMENT (PLOTABLE) NOTES:

- 1 EASEMENT FOR ROAD AS SHOWN ON MAP 11/10 (TO BE VACATED WITHIN THE PROJECT LIMITS)
- 3 EASEMENT TO SC GAS CO. FOR GAS PIPELINE PER BOOK 911, PAGE 345, O.R.
- 6 EASEMENT TO 4 CORNERS PIPELINE CO. FOR PIPELINE PER BOOK 2205, PAGE 147, O.R. (TO BE QUITCLAIMED)
- 8 EASEMENT TO STATE OF CA FOR ELECTRICAL LINE & ACCESS PER INSTRUMENT NO. 22169, O.R.
- 9 EASEMENT TO STATE OF CA FOR GUY & ANCHORS PER INSTRUMENT NO. 22171, O.R.
- 27 EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY FOR POLE LINES PER BOOK 1758, PAGE 199, O.R.
- 28 EASEMENT TO EMWD FOR PIPELINES AND OTHER EQUIPMENT PER INSTRUMENT NO. 143281, O.R.



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	DATE	REVISION	APP'D	DATE

JOB NO.: 2042631600
 SCALE: PER PLAN
 DATE: JUNE 2023

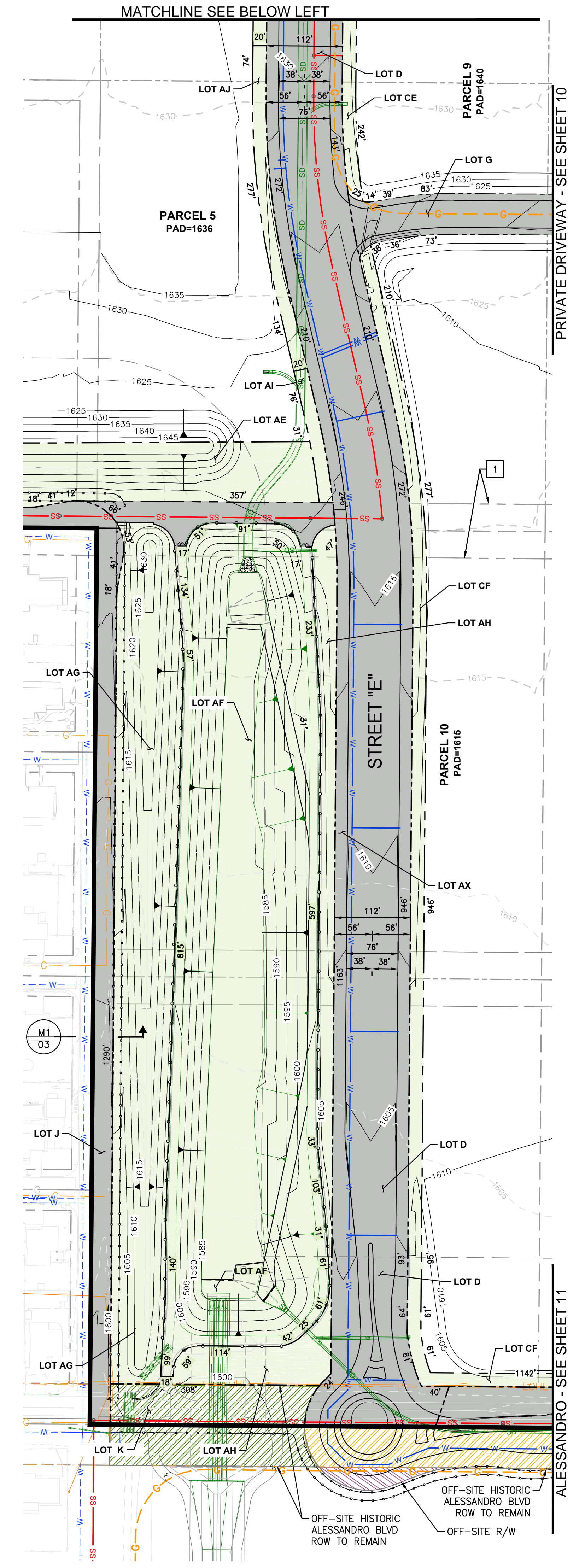
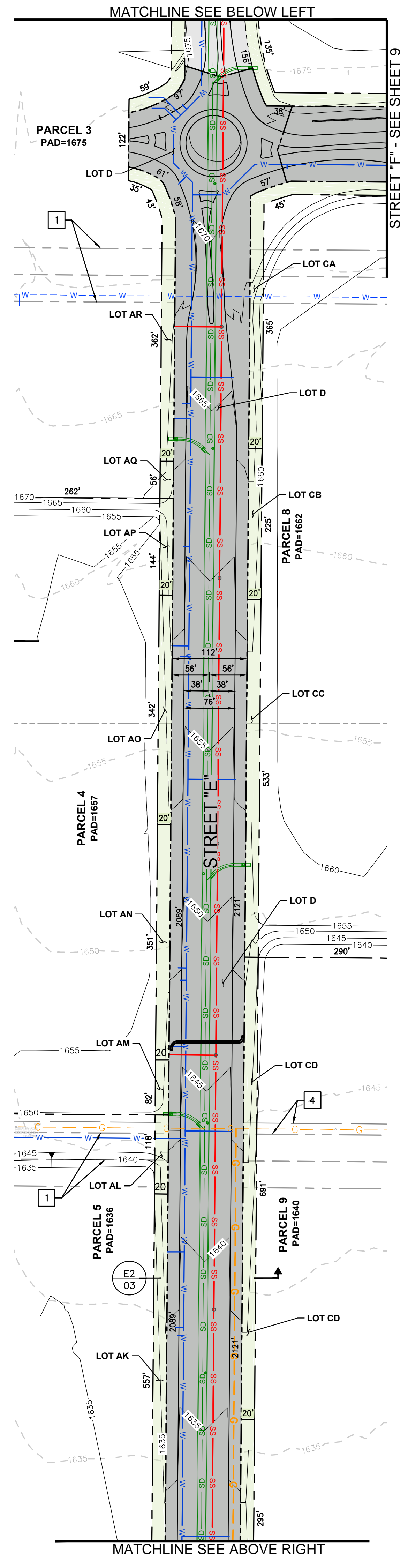
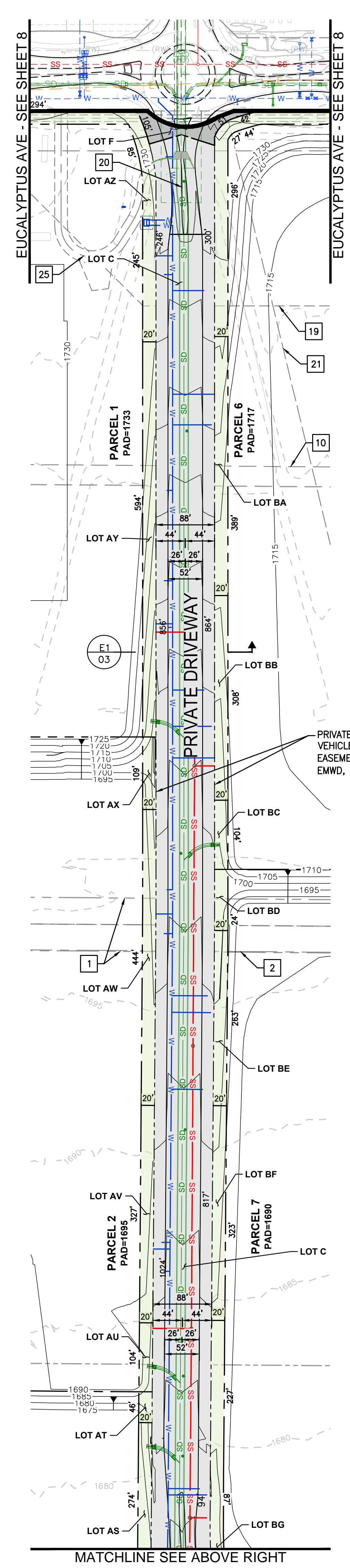
PLAN PREPARED BY:

 38 TECHNOLOGY DRIVE, SUITE 200
 IRVINE, CA 92618
 949.923.6000 stantec.com

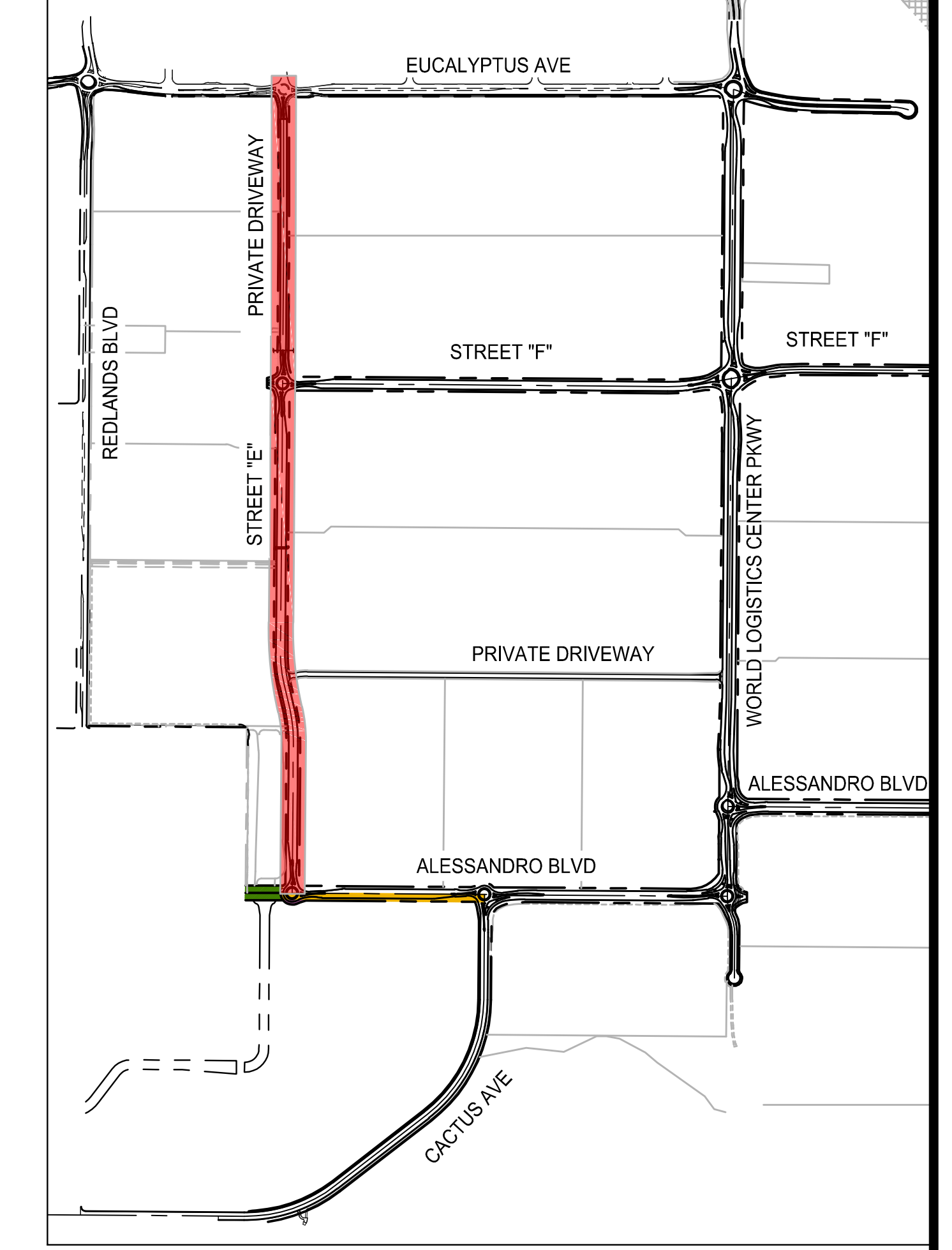
WORLD LOGISTICS CENTER
TENTATIVE PARCEL MAP NO. 38667
SHEET 3
CITY OF MORENO VALLEY

RECORD NO.: PEN23-0031
 SHEET 07 OF 14

Attachment: Project Plans [Revision 2] (6999: Tentative Parcel Map 38667)

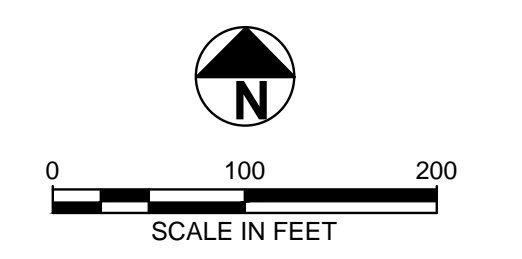


LEGEND		DESCRIPTION
EXISTING	PROPOSED	
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		SEWER LINE
		DOMESTIC WATER LINE
		RECLAIMED WATER LINE
		IRRIGATION LINE
		GAS LINE
		ELECTRIC
		SS FORCE MAIN
		NOT-A-PART
		PARCEL NUMBER/LOT LETTER
		PROJECT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		EASEMENT
		RETAINING WALL
		DAYLIGHT LINE
		TOP OF SLOPE
		TOE OF SLOPE
		LANDSCAPE, OPEN SPACE OR PUBLIC FACILITY LETTERED LOT
		PUBLIC STREET LETTERED LOT
		PRIVATE STREET LETTERED LOT
		OFF-SITE PUBLIC ROW
		OFF-SITE HISTORIC ALESSANDRO PUBLIC ROW - TO REMAIN
		HISTORIC ALESSANDRO ROW TO REMAIN - NON-VEHICULAR
		PROPOSED BUILDING PAD



EASEMENT (PLOTABLE) NOTES:

- 1 EASEMENT FOR ROAD AS SHOWN ON MAP 11/10. (TO BE VACATED WITHIN PROJECT LIMITS)
- 2 EASEMENT TO CA ELECTRIC POWER CO. FOR POLE LINE PER BOOK 823, PAGE 118, O.R.
- 4 EASEMENT TO SC GAS CO. FOR GAS PIPELINE PER BOOK 1174, PAGE 526, O.R. (PER MAP)
- 10 EASEMENT TO THE PUBLIC FOR ROAD PURPOSES PER INSTRUMENT NO. 48614, O.R.
- 19 THE USE RESTRICTION PER INSTRUMENT NO. 2010-0532347, O.R.
- 20 EASEMENT TO RC FLOOD CONTROL DISTRICT AND WATER CONSERVATION DISTRICT FOR STORM DRAIN PER INSTRUMENT NO. 2011-0442006, O.R.
- 21 EASEMENT TO HF CORPORATE PARK FOR SLOPE & SPREADING BASIN PER INSTRUMENT NO. 2010-409382 O.R.
- 25 EASEMENT TO RC FLOOD CONTROL DISTRICT AND WATER CONSERVATION DISTRICT FOR ACCESS PER INSTRUMENT NO. 2011-0442007, O.R.



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	DATE	REVISION	APP'D	DATE

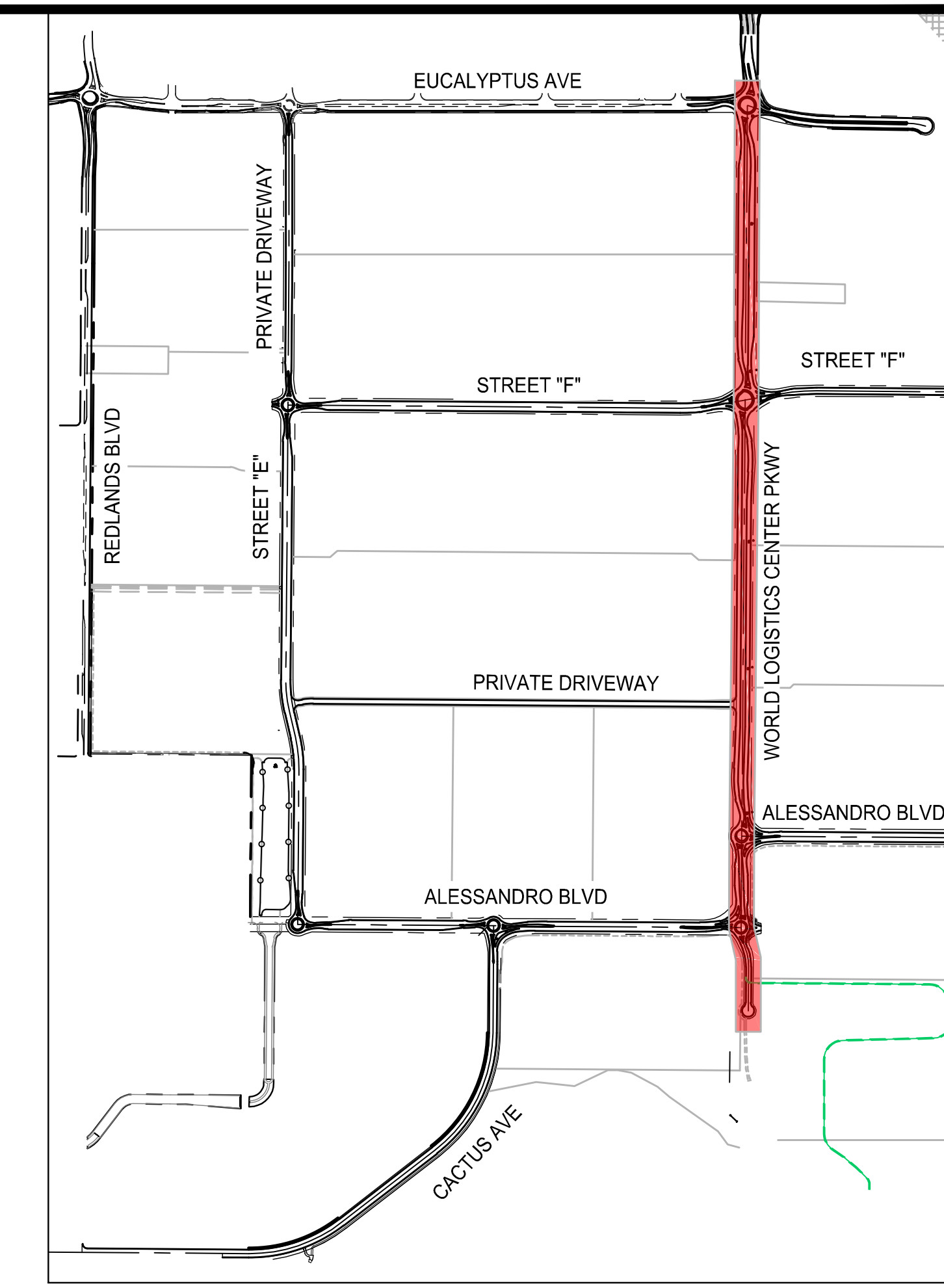
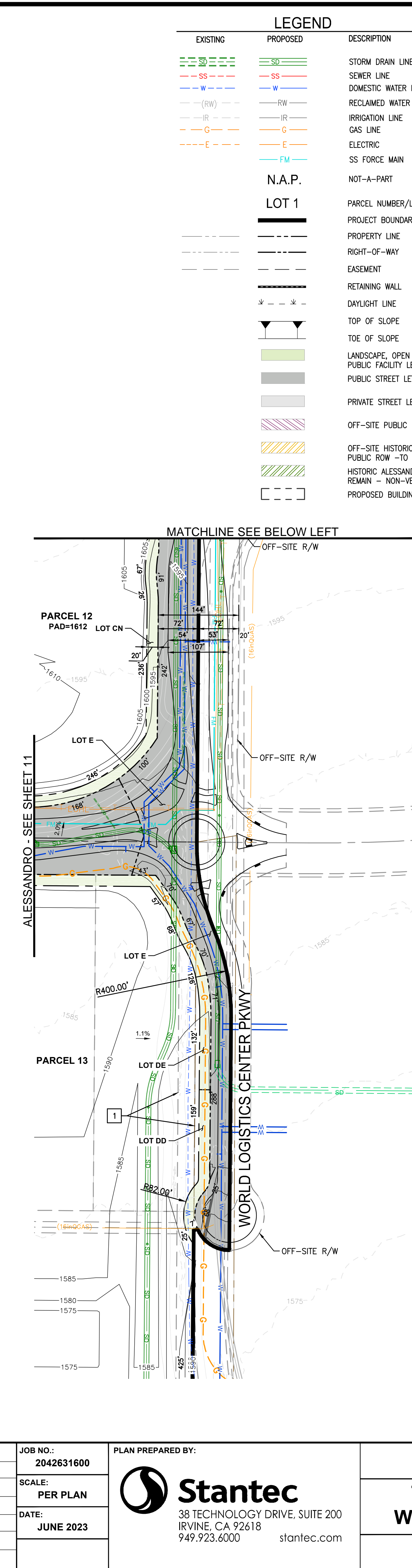
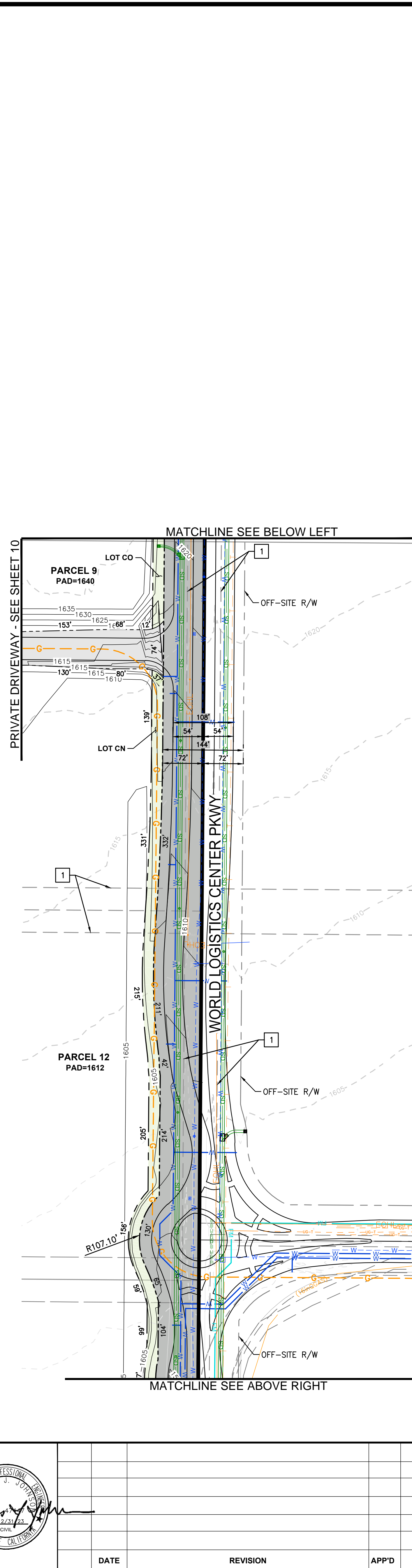
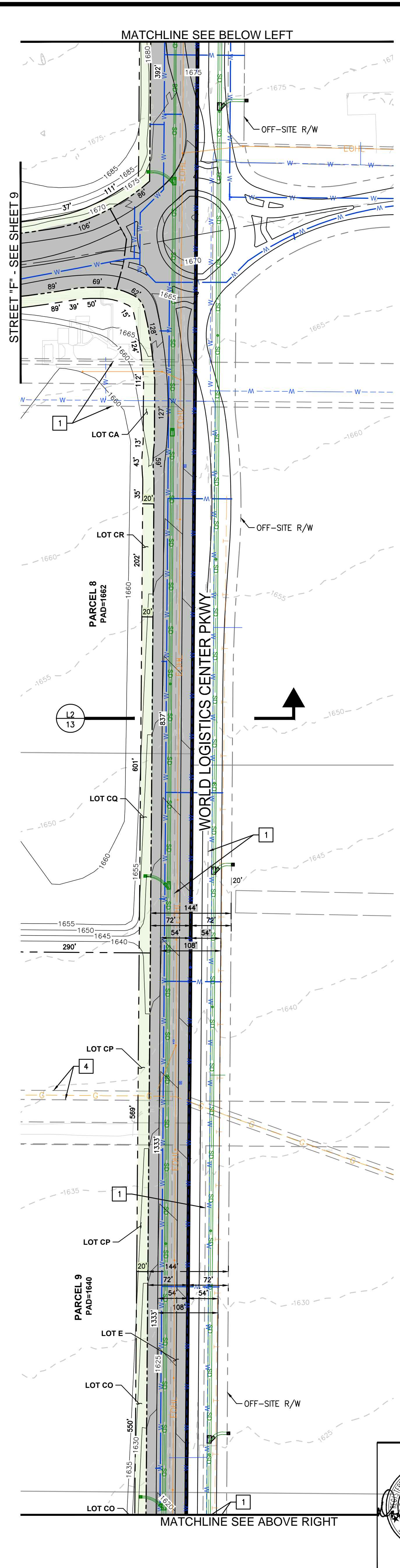
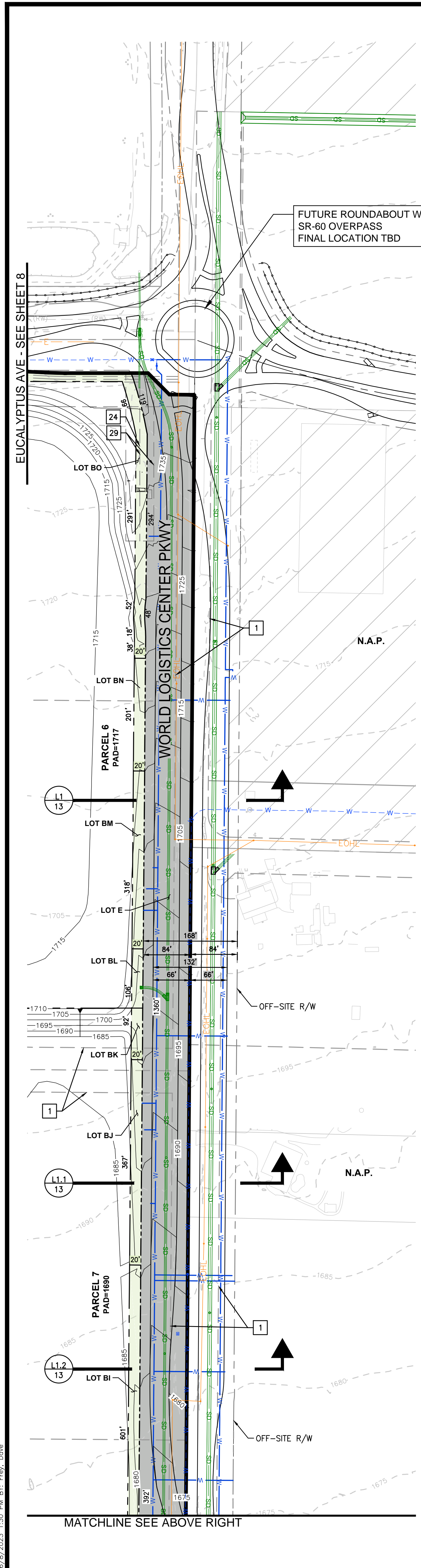
JOB NO.: 2042631600
 SCALE: PER PLAN
 DATE: JUNE 2023

Stantec
 38 TECHNOLOGY DRIVE, SUITE 200
 IRVINE, CA 92618
 949.923.6000 stantec.com

WORLD LOGISTICS CENTER
TENTATIVE PARCEL MAP NO. 38667
PRIVATE DRIVEWAY & STREET "E"
CITY OF MORENO VALLEY

RECORD NO.: PEN23-0031
 SHEET 12 OF 14

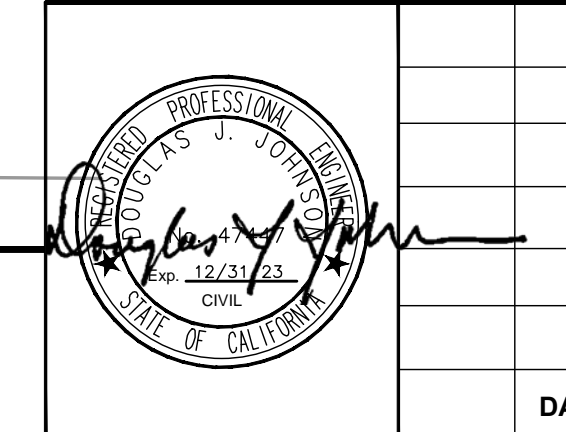
Attachment: Project Plans (Revision 2) (6399) - Tentative Parcel Map 38667



- EASEMENT (PLOTABLE) NOTES:**
- 1 EASEMENT FOR ROAD AS SHOWN ON MAP 11/10. (TO BE VACATED WITHIN PROJECT LIMITS)
 - 4 EASEMENT TO SC GAS CO. FOR GAS PIPELINE PER BOOK 1174, PAGE 526, O.R. (PER MAP)
 - 24 EASEMENT TO THE CITY OF MORENO VALLEY FOR DRAINAGE PER INSTRUMENT NO. 2010-0543524, O.R.
 - 29 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEM PER INSTRUMENT NO. 1971-63932 O.R.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SD STORM DRAIN LINE
		SS SENER LINE
		W DOMESTIC WATER LINE
		RECLAIMED WATER LINE
		IRRIGATION LINE
		GAS LINE
		ELECTRIC
		SS FORCE MAIN
		N.A.P. NOT-A-PART
		LOT 1 PARCEL NUMBER/LOT LETTER
		PROJECT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		EASEMENT
		RETAINING WALL
		DAYLIGHT LINE
		TOP OF SLOPE
		TOE OF SLOPE
		LANDSCAPE, OPEN SPACE OR PUBLIC FACILITY LETTERED LOT
		PUBLIC STREET LETTERED LOT
		PRIVATE STREET LETTERED LOT
		OFF-SITE PUBLIC ROW
		OFF-SITE HISTORIC ALESSANDRO PUBLIC ROW - TO REMAIN
		HISTORIC ALESSANDRO ROW TO REMAIN - NON-VEHICULAR
		PROPOSED BUILDING PAD



DATE	REVISION	APP'D	DATE

JOB NO.: 2042631600
 SCALE: PER PLAN
 DATE: JUNE 2023

PLAN PREPARED BY:

 38 TECHNOLOGY DRIVE, SUITE 200
 IRVINE, CA 92618
 949.923.6000 stantec.com

WORLD LOGISTICS CENTER
TENTATIVE PARCEL MAP NO. 38667
WORLD LOGISTICS CENTER PARKWAY
CITY OF MORENO VALLEY

RECORD NO.: PEN23-0031

SHEET 13 OF 14

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Attachment: Project Plans (Revision 2) (6393: Tentative Parcel Map 38667)

TPM 38667 PC Staff Report Questions

Tom Thornsley <tomthornsley@hotmail.com>

Wed 9/27/2023 3:34 PM

To: Sean P. Kelleher <seanke@moval.org>; Kirt Coury <kirtc@moval.org>

Warning: External Email – Watch for Email Red Flags!

Mr. Kellerher & Mr. Coury,

I have been waiting a long time to see the WLC begin and to review the plans and how they comply with the specific plan and how everything interfaces with the adjacent neighborhoods. Not finding any objections to what I have reviewed, but I do have some questions about missing items and conditions of approval for you and the Planning Commissioner to hopefully reconcile prior approval of the map. They are as follows:

1. Please explain why there is a notched-out area along Redlands Blvd that could be Dracaea or Cottonwood.
2. There are conflicting completion times for roads and other infrastructure improvements under the Public Work Department and the Transportation Engineering Division. PW generally says road improvement are to be done by building occupancy and ED says done prior to map recording. Which will it be and why?
3. Will there be a Phasing Map? (It seems there are a lot of road improvement/installation requirements prior to map recording to permit building permit issuance or before building occupancy can occur.)
4. The staff report does not include the complete set of plans in the staff report. Only Sheet 1 of 14 is provided - where are the rest? The TPM is not posted on the city's web site under Current Projects where all these sheets could be downloaded. Where can the public see these without coming into city hall prior to the meeting?
5. No grading plan has been provided which is critical to those along the project's western perimeter and should be to the Planning Commissioners. This plan must be disclosed for us to understand the proposed topography around the neighborhood. Where can the public see these without coming into city hall prior to the meeting?

Since I cannot attend the meeting, it is my hope you will pass these comments along to the Planning Commissioners or at least address each of them publicly during the meeting so I can hear the outcome.

Tom Thornsley

Attachment: Public Comment (6399 : Tentative Parcel Map 38667)



PLANNING COMMISSION

STAFF REPORT

Meeting Date: October 12, 2023

A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE TRACT MAP NO. 38264 TO SUBDIVIDE APPROXIMATELY 18.36 NET ACRES INTO 55 RESIDENTIAL LOTS, PRIVATE STREETS, FOR 55 SINGLE-FAMILY LOTS, INCLUDING PARK AREAS, COMMON PARKING, AND A VARIANCE FOR WALL HEIGHTS, WITHIN THE RESIDENTIAL 3 (R3) DISTRICT.

Case: Conditional Use Permit (PEN22-0014)
Tentative Tract Map No. 38264 (PEN22-0013)
Variance (PEN23-0013)

Applicant: Pacifica Investments

Property Owner: Passco Pacifica

Project Site: Southeast corner of Cottonwood Avenue and Quincy Street (APN: 478-250-001)

Case Planner: Gabriel Diaz, Associate Planner

Council District: 3

Proposed Project: A Conditional Use Permit for a Planned Unit Development and Tentative Tract Map No. 38264 to subdivide approximately 18.36 net acres into 55 residential lots, private streets, and a Variance for wall heights. Within the Residential 3 (R3) District.

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

SUMMARY

Pacifica Investments (“Applicant”) submitted applications for a Conditional Use Permit (PEN22-0014) for a Planned Unit Development (PUD), Tentative Tract Map No. 38264 (PEN22-0013) to subdivide the 18.36 net acre site into fifty-five (55) single-family lots

and lettered lots for a 23,870 square-foot community park, a 15,858 square-foot neighborhood park, trail along the Quincy Channel, and associated public improvements including street improvements, and Variance Application (PEN23-0013) for walls up to 10.67 feet tall along lots 1, 2, 3, and 49 adjacent to internal Street G. The Proposed Project is located at the southeast corner of Cottonwood Avenue and Quincy Street (APN: 478-250-001), within the Residential 3 (R3) District (collectively, the "Proposed Project").

PROJECT DESCRIPTION

Proposed Project

Conditional Use Permit

The Proposed Project includes a Conditional Use Permit (CUP) for a Planned Unit Development (PUD), which allows for the proposed development to establish unique criteria for setbacks, lot width, and lot size. Flexible development standards are allowed in exchange for a higher level of detail and amenities within the Proposed Project than typically are required for standard residential development. The Proposed Project includes a 23,870 square-foot community park, a 15,858 square-foot neighborhood park, and trail along the Quincy Channel. As proposed, the Proposed Project is consistent with the standards of the Moreno Valley Municipal Code (MVMC).

PUDs encourage housing that is varied by type, design, and size. The Proposed Project offers four architectural styles (Farmhouse, Spanish, French, and Tuscan) and floor plans with varying building designs and rooflines. The newly formed residential lots will range in size from 8,400 to 18,123 square feet.

Tentative Tract Map

The proposed Tentative Tract Map (TTM) 38264 has been designed consistent with the PUD standards and will subdivide the 18.36 net acre site into 55 single-family residential lots, eight lettered lots, and private streets (Lots A through J). As proposed, the lettered lots will be used for Parks (Lots A and H), Landscape (Lots B, C, F, and G), Quincy Channel (Lot D), and a Water Quality Basin (Lot E). The Proposed Project complies with the City's development standards for a Tentative Tract Map.

Variance

The Applicant has requested a variance to allow for the construction of a maximum 4.67 foot high retaining wall with a 6 foot high wall on top with an overall combined height of 10.67 feet adjacent to existing residential development to the east (along lots 1, 2, and 3). Per Municipal Code Section 9.08.070 retaining walls located on the boundary between two residential parcels may not exceed 3 feet and the combination of solid retaining and nonretaining wall or fence may not exceed 8 feet solid. The proposed variance application will also allow for the construction of a 10 foot high combination of a retaining wall and nonretaining wall on Lot 49 adjacent to internal Street G. Per Municipal Code Section 9.08.070 the combination height of retaining and nonretaining

walls facing a street or other public view points may not exceed 8 feet solid. The variance is to allow wall heights that exceed the maximum requirements of Municipal Code Section 9.08.070.

In accordance with Municipal Code Section 9.02.100 (Variances) and Government Code Section 65906, the variances from the terms of the zoning ordinances are hereby granted only because of special circumstances applicable to the Project Site, including size, shape, topography, location or surroundings, and the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification, as set forth in more detail herein.

Additionally, in accordance with Government Code Section 65906, the granting of the Variance is subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the Project Site is situated.

When considering a variance request the Municipal Code Section 9.02.100 (Variances) establishes six findings that must be made when approving a variance. Those findings and justification for each is provided below.

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity.

FINDING: The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty for the property owner. The proposed variance application will allow for the construction of walls with a maximum height of 10.67 feet along lots 1, 2, 3, and a wall with a maximum height of 10 feet long Lot 49 adjacent to internal Street G. Per Municipal Code Section 9.08.070 retaining walls located on the boundary between two residential parcels may not exceed 3 feet and the combination of solid retaining and nonretaining wall or fence may not exceed 8 feet solid. The proposed variance application will also allow for the construction of a 10 foot high combination of a retaining wall and nonretaining wall. Per Municipal Code Section 9.08.070 the combination height of retaining and nonretaining walls facing a street or other public view points may not exceed 8 feet solid. The variance is to allow wall heights that exceed the maximum requirements of Municipal Code Section 9.08.070. Due to the following circumstances: 1) the existing grade change on site which falls approximately 25 feet from the northeast property line to the southwest; 2) the proposed site is surrounded by existing development on all four sides with established grades that cannot be modified; and 3) all street rights-of-way within the development are required to comply with the Americans with Disabilities Act.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification.

FINDING: The subject property is unique to the other properties in the vicinity and under the same zoning classification because there are a combination of exceptional conditions related to the existing grades and proposed grades of the Project Site. Therefore, there is a need to propose over-height retaining walls and over-height combination retaining and nonretaining walls that are up to 10.67 feet in total height for the following reasons: 1) the existing grade change on site which falls approximately 25 feet from the northeast property line to the southwest; 2) the proposed site is surrounded by existing development on all four sides with established grades that cannot be modified; and 3) all street rights-of-way within the development are required to comply with the Americans with Disabilities Act and Public Works Department requirements.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification.

FINDING: The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity. Strict interpretation of the code would result in the underutilization of the property due to existing physical constraints associated with on-site grades and existing development.

4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on the other properties in the vicinity and under the same zoning classification.

FINDING: The granting of the variance will not constitute the granting of a special privilege as existing adjacent development and on-site slopes limit the ability to develop a portion of the Project Site without the inclusion of the proposed retaining wall. These physical constraints are unique to the Project Site.

5. That the granting of the variance will not be detrimental to public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

FINDING: The proposed Variance PEN23-0013 will not be detrimental to public health, safety or welfare or materially injurious to properties or improvements in the vicinity. The Proposed Project design and potential environmental impact have been evaluated against criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines and a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program has been prepared for the Proposed Project, mitigating any potential impacts to levels of insignificance. Furthermore, the proposed walls will be designed in compliance with applicable building codes.

6. That the granting of a variance is consistent with the objectives and policies of the General Plan and the intent of Title 9.

FINDING: The proposed use conforms with the existing surrounding residential uses. The location and design of the Proposed Project will also be consistent with the other existing residential uses in the immediate vicinity.

Site and Surrounding Area

The Project Site is currently vacant and unimproved. The parcels directly to the north of the Project Site are existing single-family homes within the Residential Agriculture 2 (RA2) District. Directly west of the Project Site is the Quincy Channel and existing single-family homes beyond within the Residential 3 (R3) District. Parcels to the east and south of the Project Site include a combination of vacant land and single-family homes within the Residential 3 (R3) District.

Access/Parking

The Proposed Project proposes two main entrances, one located along Cottonwood Avenue and another on Bay Avenue. An emergency access will also be provided at Belmont Parkway. The internal streets will be privately owned and maintained. Access to the dwelling units will be provided by private driveways accessed by the internal private streets. The Proposed Project provides pedestrian paths for non-vehicular onsite circulation and for connection to existing sidewalks adjacent to the Proposed Project.

The Proposed Project will also provide garages, driveways, and on-street parking spaces. Each residence includes a two-car garage, and 208 on street parking spaces will be provided.

Design/Landscaping

The PUD guidelines will include one- and two-story homes, with four different floor plans, and four different architecture styles: Farmhouse, Spanish, French, and Tuscan, with multi-level rooflines, and an earth-tone color scheme. Exterior designs will include stucco, varied siding finishes, stone and brick veneers, different roof lines and roof colors based on elevations, metal and wood railings, flower boxes, decorative windows and doors, front porches, and architecturally enhanced garage doors.

The PUD includes typical plot plan configurations for the new homes and typical front yard landscaping. The HOA shall perform all common area maintenance to ensure well-maintained appearance of the streetscapes throughout the Project Site. A conceptual landscape plan incorporated in the PUD shows the typical street trees along all streets, a 23,870 square-foot community park (Lot A) and a 15,858 square-foot neighborhood park (Lot H) of common/recreation area and landscaped walkway along the Quincy Channel. The parks and trail are accessible to the general public and include the following amenities: a park pavilion shade structure with picnic tables and barbecue grills, children's playground, multi-purpose lawn area, seating areas with benches, bike racks, accessible path of travel to the parks, and enhanced landscape walkways.

Outdoor lighting will consist of wall-mounted lighting as well as pole-mounted lights along the proposed internal private streets. And the proposed common/recreation area will have accent/security lighting throughout.

REVIEW PROCESS

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

ENVIRONMENTAL

An Initial Study was prepared by EPD Solutions, Inc. in compliance with the California Environmental Quality Act (CEQA) and its guidelines. The Initial Study examined the potential impacts of the Proposed Project on the environment. The Initial Study/Mitigated Negative Declaration (IS/MND) serves as the appropriate CEQA documentation for the Proposed Project. With the implementation of the proposed mitigation measures, the Proposed Project will not have a significant effect on the environment. Technical studies prepared in support of the IS/MND include the following: Air Quality, Greenhouse Gas, and Energy Analysis; Western Riverside MSHCP Habitat Assessment Report; Focused Burrowing Owl Survey Report; Aquatic Resources Delineation Report; Phase I Cultural Resources Assessment; Soil Investigation and Liquefaction Evaluation Report; Phase 1 Environmental Site Assessment; Preliminary Hydrology Report; Vehicle Miles Travel (VMT) Screening Memorandum; Noise and Vibration Impact Analysis; Water Quality Management Plan; and MSHCP Determination of Biologically Equivalent or Superior Preservation. Copies of the appendices to the IS/MND can be accessed from the link attached to this staff report. The documents can be reviewed at City Hall during operating hours, and online on the City's website.

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

The public comment period for the Notice of Availability of the Initial Study/Mitigated Negative Declaration began on August 29, 2023, and ended on September 28, 2023, (State Clearing House Number 2023080695) which satisfies the required 30-day review period required for this project. As of the preparation of this staff report, comments have been received from Riverside Transit Agency and Riverside County Flood Control and Water Conservation District. Riverside Transit Agency provided a response email with no additional recommendations and Riverside County Flood Control and Water Conservation District provided a comments letter, both responses are attached to the

Staff Report. Written comments received after the preparation of this staff report will be provided at the public hearing.

NOTIFICATION

Consistent with the City Municipal Code provisions and applicable law, public notice was sent to all property owners of record within 600 feet of the Project Site, posted on the Project Site, and published in the Press Enterprise Newspaper. No public comments have been received regarding the Proposed Project.

REVIEW AGENCY COMMENTS

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

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

A. **ADOPT** Resolution No. 2023-43, attached hereto, and thereby:

1. **ADOPTING** the Initial Study/Mitigated Negative Declaration prepared for Conditional Use Permit (PEN22-0014), Tentative Tract Map No. 38264 (PEN22-0013), and Variance (PEN23-0013) on file with the Community Development Department, incorporated herein by this reference, which was completed in compliance with CEQA and the CEQA Guidelines, and reflects that the Planning Commission reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration, and exercised its independent judgment and analysis of the Proposed Project's potential environmental impacts; and
2. **ADOPTING** the Mitigation Monitoring and Reporting Program prepared for the proposed project, which consists of Conditional Use Permit (PEN22-0014), Tentative Tract Map No. 38264 (PEN22-0013), and Variance (PEN23-0013) pursuant to CEQA and the CEQA Guidelines.

B. **ADOPT** Resolution No. 2023-44, attached hereto, and thereby:

1. **APPROVING** Conditional Use Permit (PEN22-0014) and Tentative Tract Map No. 38264 (PEN22-0013) based on the recitals, evidence contained in the administrative records and findings as set forth in Resolution No. 2023-44.

C. **ADOPT** Resolution No. 2023-45, attached hereto, and thereby:

1. **APPROVING** Variance (PEN23-0013) based on the recitals, evidence contained in the Administrative Records and Findings as set forth in Resolution No. 2023-45.

Prepared by:
Gabriel Diaz
Associate Planner

Approved by:
Sean P. Kelleher
Community Development Director

ATTACHMENTS

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

1. Resolution No. 2023-43 IS/MND
2. Exhibit A to Resolution No. 2023-43 IS/MND
3. Exhibit B to Resolution No. 2023-43 Mitigation Monitoring & Reporting Program
4. Appendix A - Air Quality, GHG- Energy
5. Appendix B - WR MSHCP Habitat Report
6. Appendix C - Focused Burrowing Owl Survey
7. Appendix D - Aquatic Resource Delineation
8. Appendix E - Phase 1 Cultural Resources
9. Appendix F - Soils Report
10. Appendix G - Phase 1 Site Assessment
11. Appendix H - Prelim Hydrology Report
12. Appendix I - Vehicle Miles Traveled Memo
13. Appendix J - Noise and Vibration Analysis
14. Appendix K - WQMP
15. Appendix L - MSHCP DBESP Report
16. Exhibit C to Resolution No. 2023-43 Notice of Intent to Adopt a MND
17. Resolution No. 2023-44 Conditional Use Permit & Tentative Tract Map No. 38264
18. Resolution No. 2023-45 Variance
19. Project Plans 1-of-3
20. Project Plans 2-of-3
21. Project Plans 3-of-3
22. PUD Architectural Design Handbook
23. Zoning Map
24. Environmental Comments Letters
25. Applicant Outreach Letters of Support

RESOLUTION NUMBER 2023-43

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR CONDITIONAL USE PERMIT (PEN22-0014) FOR A PLANNED UNIT DEVELOPMENT OF 55 RESIDENTIAL UNITS, A TENTATIVE TRACT MAP NO. 38264 (PEN22-0013), AND VARIANCE (PEN23-0013) FOR WALL HEIGHTS, LOCATED ON THE SOUTHEAST CORNER OF COTTONWOOD AVENUE AND QUINCY STREET (APN: 478-250-001)

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

WHEREAS, Pacifica Investments (“Applicant”) has submitted applications for a Conditional Use Permit (PEN22-0014) for a Planned Unit Development, a Tentative Tract Map No. 38264 (PEN22-0013) to subdivide one (1) existing parcel into fifty-five (55) single family lots, and a Variance (PEN23-0013) for wall heights, on approximately 18.36 net acres with associated public improvements (“Proposed Project”) located at the southeast corner of Cottonwood Avenue and Quincy Street (APN: 478-250-001) (“Project Site”); and

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

WHEREAS, a Notice of Intent to Adopt a Mitigated Negative Declaration was duly noticed and circulated for public review for a period of 30 days commencing on August 29, 2023, through September 28, 2023; and

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

WHEREAS, on October 12, 2023, a duly noticed public hearing was conducted by the Planning Commission to consider the approval of the Proposed Project’s MND and MMRP and approval of the Proposed Project; and

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

WHEREAS, at the conclusion of the public hearing, in the exercise of its own independent judgment, the Planning Commission determined that the MND and the MMRP prepared for the Proposed Project has reduced the potential impact of the Proposed Project to levels of insignificance and there is no substantial evidence supporting a fair argument that the Proposed Project will significantly affect the environment in a manner that otherwise would require the preparation and certification of an Environmental Impact Report.

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

Section 1. Recitals and Exhibits

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

Section 2. Evidence

That the Planning Commission has considered all of the evidence submitted into the Administrative Record for the MND and MMRP, including, but not limited to, the following:

- (a) Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the Proposed Project, attached hereto as Exhibits A and B;
- (b) Notice of Intent to Adopt a Mitigated Negative Declaration, attached hereto as Exhibit C;
- (c) Staff Report prepared for the Planning Commission's consideration and all documents, records, and references related thereto, and Staff's presentation at the public hearing; and
- (d) Testimony, comments, and correspondence from all persons that were provided at, or prior to, the public hearing.

Section 3. Findings

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

- (a) That all environmental impacts of the Proposed Project, with the mitigation measures set forth in the MMRP, have been reduced to levels of insignificance and there is no substantial evidence supporting a fair argument that the Proposed Project will have a significant effect on the environment that would otherwise require the preparation and certification of an Environmental Impact Report;
- (b) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been completed in compliance with CEQA and the

- CEQA Guidelines and are consistent with the City's Rules and Procedures for the Implementation of the California Environmental Quality Act;
- (c) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program represent the independent judgment and analysis of the Planning Commission and the City as the lead agency for the Proposed Project; and
 - (d) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are adequate to serve as the required CEQA environmental documentation for the Proposed Project.

Section 4. Adoption

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings, as set forth herein, the Planning Commission hereby adopts the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program attached hereto as Exhibits A and B.

Section 5. Repeal of Conflicting Provisions

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

Section 6. Severability

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

Section 7. Effective Date

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

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Section 8. Certification

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

PASSED AND ADOPTED THIS 12th DAY OF OCTOBER, 2023.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette,
Chairperson

ATTEST:

Sean Kelleher,
Community Development Director

APPROVED AS TO FORM:

Steven B. Quintanilla,
City Attorney

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

Exhibit A

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Exhibit B

MITIGATION MONITORING AND REPORTING PROGRAM

Exhibit C

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



CITY OF MORENO VALLEY

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR COTTONWOOD COLLECTION PROJECT



COTTONWOOD COLLECTION PROJECT
PEN22-0013 (Tentative Tract Map), PEN22-0014 (Conditional Use Permit), PEN 23-0013 (Variance), PEN22-0017 (Initial Study)

AUGUST 2023

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

Project Applicant:
Passco Pacifica LLC
Oscar Graham
333 City Boulevard West, Suite 1700
Orange, CA 92866

Prepared By:
EPD Solutions, Inc.
3333 Michelson Dr., Suite 500
Irvine, CA 92612
(949)794-1180

Attachment: Exhibit A to Resolution No. 2023-43 IS/MND (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A

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MITIGATION MONITORING AND REPORTING PROGRAM (Separate Document)

APPENDICES (Separate Documents)

Appendix A. Air Quality, Greenhouse Gas, and Energy Analysis
Appendix B. Western Riverside MSHCP Habitat Assessment Report
Appendix C. Focused Burrowing Owl Survey Report
Appendix D. Aquatic Resources Delineation Report
Appendix E. Phase I Cultural Resources Assessment
Appendix F. Soil Investigation and Liquefaction Evaluation Report
Appendix G. Phase 1 Environmental Site Assessment
Appendix H. Preliminary Hydrology Report
Appendix I. Vehicle Miles Travel (VMT) Screening Memorandum
Appendix J. Noise and Vibration Impact Analysis
Appendix K. Water Quality Management Plan
Appendix L. MSHCP Determination of Biologically Equivalent or Superior Preservation



CITY OF MORENO VALLEY

MITIGATED NEGATIVE DECLARATION FOR COTTONWOOD COLLECTION PROJECT

PEN22-0013 (Tentative Tract Map), PEN22-0014 (Conditional Use Permit), PEN 23-0013 (Variance), PEN22-0017 (Initial Study)

August 2023

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

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 Irvine, CA 92612
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Attachment: Exhibit A to Resolution No. 2023-43 IS/MND (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A



MITIGATED NEGATIVE DECLARATION FOR COTTONWOOD COLLECTION PROJECT

Project Description:

The proposed Project would construct 55 single-family residential units on the 18.36-acre site, resulting in a density of 3 dwelling units per acre. This proposed density would meet the maximum standard set for by the City of Moreno Valley under R3 Residential land use designation. The proposed Project would include landscaping, a 0.58-acre Community Park and a 0.37-acre Neighborhood Park, internal private streets, a water quality basin, and infrastructure improvements. There would be two 44-foot wide access points at Cottonwood Avenue and Bay Avenue. An additional access point would be provided from Belmont Park Way at the eastern side of the project site. The proposed development would install new infrastructure and connect to the existing 24-inch water line beneath Cottonwood Avenue and to an existing 8-inch sewer line beneath Bay Avenue., sewer, and drainage infrastructure in. Gas would connect to the existing gas line at proposed Street A and Cottonwood Avenue.

Project Location:

The Project site is located in northern Riverside County, within the central portion of the City of Moreno Valley. The City is located approximately 12 miles southeast of the city of Riverside, and 16 miles south of the center of the City of San Bernadino. The Project is located to the south of Cottonwood Avenue providing regional access to the site via Cottonwood Avenue and Bay Avenue. The Project site is located at the northwest intersection of the Cottonwood Avenue and Quincy Street. The site consists of one parcel identified as Assessor's Parcel Number (APN) 478-250-001. The site is bound by Cottonwood Avenue followed by an equestrian park and single-family residential to the north, single-family residential to the east, Quincy Street followed by single-family residential to the west, and Bay Avenue followed by single-family residential and vacant land to the south.

Project Proponent:

Passco Pacifica LLC

Oscar Graham
333 City Boulevard West, Suite 1700
Orange, CA 92866

Findings:

It is hereby determined that, based on the information contained in the attached Initial Study, the project would not have a significant adverse effect on the environment.

Mitigation Measures:

No.	Mitigation Measure
BIO-1	Payment of Multiple Species Habitat Conservation Plan Mitigation Fees. Prior to issuance of a grading or building permit, the Project applicant shall be required to pay relevant MSHCP mitigation fees per the Final Mitigation Fee Nexus Report. These fees will be determined in consultation with the Riverside Conservation Authority based on final Project classification and impacts.

BIO-2	<p>Burrowing Owl Preconstruction Survey. Prior to issuance of a grading permit, the Project Applicant shall conduct a pre-construction take avoidance survey for burrowing owl within 30 days of initiating construction per section 6.3.2 of the MSHCP.</p> <p>If burrowing owls are observed to occupy the Project site and/or adjacent areas during take avoidance surveys or incidentally during construction, the City of Moreno Valley Planning Department will be notified, and avoidance measures may be implemented during the breeding season (March 1 through August 31). If burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the MSHCP.</p>
BIO-3	<p>Nesting Bird Survey. To the extent feasible, conduct vegetation removal outside of the nesting bird season (generally between March 1 and August 31). If vegetation removal is required during the nesting bird season, conduct take avoidance surveys for nesting birds within 100-feet of areas proposed for vegetation removal. Surveys should be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.</p>
BIO-4	<p>Jurisdictional Waters. Impacts to Non-Wetland Waters of the United States require a Section 404 permit from the USACE under the federal Clean Water Act.</p> <p>Impacts to Non-Wetland Waters of the State require a Waste Discharge Requirement (WDR) or Section 401 permit from the RWQCB under the state Clean Water Act.</p> <p>A 1602 Streambed Alteration Agreement shall be obtained from the CDFW for the proposed impacts to 1.10 acres of CDFW jurisdiction.</p> <p>A MSHCP DBESP shall be prepared for impacts to 1.10 acres of riverine and riparian resources. In addition, the Project shall purchase offsite mitigation at a 2:1 ratio from an agency-approved mitigation bank or conduct offsite restoration within existing conservation lands to accommodate the impacts to the 1.10 acres of resources. Proof of compliance shall be provided to the City of Moreno Valley Planning Division prior to the issuance of a grading permit.</p>

<p>CUL-1</p>	<p>Archaeological Monitoring Condition of Approval</p> <p>At least thirty days prior to issuance of any grading permit, the developer shall prepare a cultural resources management plan and retain a qualified archaeologist, provide a letter identifying the name and qualifications of the archaeologist to the Planning Division for approval, to monitor all ground disturbing activities up to 5 feet below ground surface in an effort to identify any unknown archaeological resources and to evaluate and recommend appropriate actions for any archaeological deposits exposed by construction activity.</p> <p>At least thirty days prior to issuance of a grading permit, the applicant shall provide evidence that contact has been established with the appropriate Native American Tribe(s), providing notification of grading, excavation and the proposed monitoring program and to coordinate with the City and Tribe(s) to develop a cultural resources treatment and monitoring agreement. The agreement shall address treatment of known cultural resources, the designation, responsibilities and participation of Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.</p> <p>A report documenting the proposed methodology for grading monitoring shall be submitted to and approved by the Planning Division prior to issuance of any grading permit. The monitoring archaeologist shall be empowered to stop and redirect grading in the vicinity of an exposed archaeological deposit until that deposit can be fully evaluated. The archaeologist shall consult with affected Tribe(s) to evaluate any archaeological resources discovered on the project site. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have authority to stop and redirect grading activities in consultation with the project archaeologist.</p>
<p>CUL-2</p>	<p>If potential historic, archaeological, Native American cultural resources or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area within 100 feet of the uncovered resource must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.</p>

Attachment: Exhibit A to Resolution No. 2023-43 IS/MND (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A

CUL-3	If human remains are discovered during grading and other construction excavation, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the “most likely descendant.” The “most likely descendant” shall then make recommendations and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).
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PAL-1	<p>Paleontological Monitoring. Prior to the issuance of a grading plan, a paleontologist shall prepare a Paleontological Resource Impact Mitigation Plan (PRIMP) for submittal and review by the City. Implementation of the PRIMP will ensure that adverse impacts to potentially significant paleontological resources are mitigated to a level less than significant. The PRIMP should follow the outline below:</p> <ol style="list-style-type: none"> 1. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. The PRIMP shall stipulate that monitoring will be conducted either full or part time at the determination of the paleontologist, based upon the identification of undisturbed sediments of Pleistocene very old alluvial fan deposits (“Qvofa”). Monitoring of Holocene young sandy alluvial fan deposits (“Qyfa”) is not recommended; however, these deposits are likely relatively thin and overlie Pleistocene very old alluvial fan deposits. Therefore, monitoring in areas mapped as young sandy alluvial fan deposits may commence when those deposits are graded away and the very old alluvial fan deposits become exposed. The Project paleontologist is responsible to periodically visit the property during the initial stages of grading to identify the Pleistocene deposits and direct the initiation of monitoring. 2. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. The monitor shall notify the Project paleontologist, who will then notify the concerned parties of the discovery. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. 3. Fossils shall be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes shall be taken on the map location and stratigraphy of the site, which is photographed before it is vacated, and the fossils are removed to a safe place. On mass grading projects, discovered fossil sites shall be protected by flagging to prevent them from being over-run by earthmovers (scrapers) before salvage begins. Fossils shall be collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site shall be determined with the use of handheld GPS units. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor’s construction equipment may be solicited to help remove the jacket to a safe location. 4. Isolated fossils shall be collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes shall be taken on the map location and stratigraphy of the site, which shall be photographed before it shall be vacated and the fossils are removed to a safe place. 5. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon
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	<p>buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment.</p> <ol style="list-style-type: none"> 6. In accordance with the “Microfossil Salvage” section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil “microvertebrates” to test the feasibility of the deposit to yield fossil bones and teeth. 7. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72). 8. Recovered specimens are prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils. 9. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center) shall be conducted. The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. Prior to curation, the lead agency (e.g., the City of Moreno Valley) will be consulted on the repository/museum to receive the fossil material. 10. A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the Project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place. 11. Decisions regarding the intensity of the MMRP will be made by the Project paleontologist based on the significance of the paleontological resources and their biostratigraphic, biochronologic, paleoecologic, taphonomic, and taxonomic attributes, not upon the ability of a Project proponent to fund the MMRP.
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INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR COTTONWOOD COLLECTION PROJECT

BACKGROUND INFORMATION AND PROJECT DESCRIPTION:

1. **Project Case Number(s):** PEN22-0013 (TTM), PEN22-0014 (CUP), PEN23-0013 (VAR), PEN22-0017 (IS)
2. **Project Title:** Cottonwood Collection Project
3. **Public Comment Period:** August 29, 2023 to September 28, 2023
4. **Lead Agency:** City of Moreno Valley
Gabriel Diaz, Planning Department
14177 Frederick Street
Moreno Valley, CA 92553
(951) 413-3226
gabriel@moval.org
5. **Documents Posted At:** <http://www.moval.org/cdd/documents/about-projects.html>
6. **Prepared By:** EPD Solutions, Inc.
3333 Michelson Drive, Suite 500
Irvine, CA 92612
7. **Project Sponsor:**

Applicant/Developer/Owner

Passco Pacifica LLC
Oscar Graham
333 City Boulevard West, Suite 1700
Orange, CA 92866

8. Project Location:

The approximately 20-gross acre Project site is located on the north side of Bay Avenue (extended), the south side of Cottonwood Avenue, east of an earthen drainage and Quincy Street, and west of the terminus of Belmont Park Way, in the City of Moreno Valley, Riverside County, California, USGS Section 11, Township 3 South, Range 3 West of the Sunnymead, California (7.5-minute), APN 478-250-001. Reference **Figure 1, Regional Location Map.**

Local access to the site is provided by Cottonwood Avenue and Bay Avenue. The Project site is bound to the north by Cottonwood Avenue followed by an equestrian park, and residential development further north. To the east, the site is bound by residential development bisected by Belmont Park Way. To the south, the site is bound by partially paved Bay Avenue, with residential development further to the south and undeveloped land further to the southeast and southwest. To the west, the site is bound by an earthen drainage channel/wash and Quincy Street followed

by residential development further west. The Project site and the surrounding area is shown in **Figure 2, Local Vicinity**.

Existing Land Uses

The Project site consists of one approximately 20 gross acre parcel formerly utilized as an orchard with a residence in the southern portion cleared in the late 1970's. The site is comprised of vacant land that is relatively flat, dominated by dense non-native and ruderal vegetation with palms trees along Cottonwood Avenue and Bay Avenue. An earthen drainage channel or wash is located on the west side of the site along Quincy Street. Stormwater drainage from the Project site sheet flows generally north to south towards Bay Avenue, with elevations ranging from 1,639 feet above mean sea level (AMSL) in the southwest corner at its lowest point and up to 1,664 feet AMSL at the northeastern corner at its highest point. Masonry, and chain link, and vinyl walls/fencing border the western edge of the Project site. Existing conditions of the Project site and adjacent uses are shown in **Figure 3, Aerial View**.

9. General Plan Designation: R3 Residential

The R3 Residential land use designation is intended “to provide a transition between rural and urban density development areas, and to provide for a suburban lifestyle on residential lots larger than those commonly found in suburban subdivisions. The maximum allowable density shall be 3.0 dwelling units per acre.” (p. 2-12, Land Use and Community Character Element, 2040 General Plan).

10. Specific Plan Name and Designation: N/A

11. Existing Zoning: Residential 3 District (R3 Suburban Residential)

The site is zoned Residential 3 District (R3). As described in the City's Municipal Code, the “primary purpose of the R3 district is to provide a transition between rural and urban density development areas, and to provide for a suburban lifestyle on residential lots larger than those commonly found in suburban subdivisions. This district is intended as an area for development of large lot, single-family residences at a maximum allowable density of three DUs per net acre.” (Moreno Valley Municipal Code, Title 9 Planning and Zoning, Chapter 9.03 Residential Development Districts, F. Residential 3 District).

12. Surrounding Land Use, General Plan and Zoning Designations:

Surrounding land uses are further described in Table 1 below.

Table 1: Surrounding Existing Land Uses and Zoning Designations

Direction	Existing Land Use	Land Use Designation	Zoning Designation
North	Cottonwood Avenue followed by an equestrian park, and single-family residential.	Residential up to 2 dwelling units per acre (R2)	Residential agricultural land up to 2 dwelling units per acre (RA-2) plus Primary Animal Keeping Overlay (PAKO) District
South	Bay Avenue followed by single-family residential, vacant land.	Residential up to 3 dwelling units per acre (R3)	Residential up to 3 dwelling units per acre Residential 3 District (R3)
West	Quincy Street followed by single-family residential.	Residential up to 3 dwelling units per acre (R3)	Residential up to 3 dwelling units per acre Residential 3 District (R3)
East	Single-family residential	Residential up to 3 dwelling units per acre (R3)	Residential up to 3 dwelling units per acre Residential 3 District (R3)

13. Description of the Site and Project

The applicant for the proposed Project is requesting approval from the City of Moreno Valley for Tentative Tract Map (TTM) 38264, Conditional Use Permit for a Planned Unit Development, Variance for an increase in perimeter wall heights, and the adoption of this Mitigated Negative Declaration, as well as ministerial approvals and permits necessary to execute the proposed Project including but not limited to grading and building permits. The TTM will subdivide 18.36 net acres into 55 residential lots, eight lettered lots, and private streets A through J. The Project proposes development of 55 (13 single-story and 42 two-story) single-family residential units with private internal streets and common open-space areas. The single-family residences would consist of four floorplans. The proposed Project would include landscaping, two parks totaling 0.91 acre of common open space, improvement of the Cottonwood Avenue and Bay Avenue half street section to City standards, one water quality basin, and utility infrastructure improvements. A conceptual site plan is provided in **Figure 4 and Figure 5**.

Development Summary

The proposed Project would construct 55 single-family residential units at a density of 3 dwelling units per net acre. The residential unit lots would follow four different floor plans that range from 2,820 square feet (SF) to 4,125 SF with minimum lot sizes of approximately 8,400 SF. Each lot would include backyard space, side yards, private driveways, and attached two-car garages. The floor plans range from three bedrooms with two bathrooms to five bedrooms with three and a half bathrooms with options for a third-car stall, office space, in-law suite, or covered patio. The residences would be a maximum height of 35 feet and would consist of four different architectural styles: Spanish, French, Tuscan, and Farmhouse (see **Figure 5, Conceptual Elevations**). The proposed Project also includes improvements to the Quincy Street Channel along the west property line modifications include construction of concrete slope lining along the easterly side of the channel between Cottonwood Avenue and Bay Avenue, culverts, a new pedestrian bridge and sidewalk along Bay Avenue and over the channel at the southwest end of the Project site.

Parking and Access

Project access is provided by two driveways, one on Cottonwood Avenue and one on Bay Avenue and will also connect to Belmont Park Way to the east. Internal streets would provide direct access to the single-family residences. As per City code 9.11.040, single-family homes are required to provide two off-street parking spaces per dwelling unit. Each unit would be constructed with a 2-car garage (optional third-car stall) and a 2-car driveway, which would meet City off-street parking requirements for single-family residential.

The Project includes offsite roadway improvements along Cottonwood Avenue and Bay Avenue. The Cottonwood Avenue half street frontage would be improved to the City's minor arterial section, per the minor arterial standard plan MVSI-105A-0. The Bay Avenue half street frontage would be improved and extended from the existing terminus at Pablo Street to the westerly connection to Quincy Street, per the City's collector standard plan MVSI-106B-0.

Recreation and Open Space

A 23,870 square foot Community Park is planned at the northwest portion of the Project site and a 15,858 square foot Neighborhood Park is planned at the southwest portion of the Project site. The parks would include features such as a multi-purpose lawn, a butterfly garden, bench seating, overhead festival lighting, and bike racks. On-site open space would total 39,728 square feet or approximately 0.91 acre.

Walls and Lighting

New 6-foot-high masonry perimeter walls would be installed along the north, south and east edges of the site, and within the Project site at edges of private yards adjacent to internal streets. An application for a variance is also proposed to allow for a maximum perimeter wall height of 10-feet. A 6-foot-high tubular steel view fence on low masonry wall would be installed around the water quality basin at the southwest corner of the site. The existing perimeter walls would remain along portions of the northeast edge of the site. The individual residential lots would be separated by vinyl fences on interior property lines.

Site lighting would be provided for internal private streets. Entrances would include accent up lights with monument lighting. Parks would include bollard lighting along concrete pathways for visibility and safety. All lighting would comply with the Moreno Valley Municipal Code and specifically Section 9.08.100 Lighting and Section 9.10.110 Light and Glare.

Landscaping

The Project would install new drought tolerant, low water use ornamental landscaping, including a variety of native plants. This would include 15-gallon, 5-gallon, and 1-gallon trees, as well as 24-inch box trees. A variety of shrubs, vines, and groundcovers would be installed. Trees would be installed adjacent to the proposed walls along the site boundary and in private front yards. There are existing palm trees on-site, fifteen of the existing palm trees would be relocated to the Community Park and Street A project entry off Cottonwood Avenue. The landscaping irrigation would be installed pursuant to Cal Green water regulations (AB 1881).

Infrastructure Improvements

The proposed development would install new utilities and services infrastructure and connect to the existing infrastructure in Cottonwood Avenue and Bay Avenue.

Gas:

An existing gas line runs beneath Cottonwood Avenue. The Project would connect to the existing gas line at proposed Street A and Cottonwood Avenue. Gas utilities would be provided by the Southern California Gas company.

Water:

The Project would install 8-inch water lines onsite that would connect to the existing 24-inch water line beneath Cottonwood Avenue and 8-inch water line beneath Bay Avenue. Connections would occur at proposed Street A and Cottonwood Avenue and from proposed Street J and extended east beneath Bay Avenue, connecting to proposed local roadways. Water service would be provided by Eastern Municipal Water District.

Sewer:

The Project would install an 8-inch sewer line to connect to existing 8-inch sewer line beneath Bay Avenue. Connection is proposed within private Street J and extended east beneath Bay Avenue. Sewer services would be provided by Eastern Municipal Water District.

Stormwater Drainage:

Onsite surface runoff would flow to the southwest in a similar manner as existing drainage patterns. Offsite street improvements to Cottonwood Avenue and Bay Avenue would include curbs and gutters to convey Project and non-Project stormwater to existing catch basins on Cottonwood and Bay Avenues. The Project proposes catch basins to collect stormwater runoff and direct flows to the proposed bioretention basin located at the southwest corner of the site for

stormwater treatment. A proposed storm drain would connect the water quality basin to the existing earthen channel along Quincy Street east of Bay Avenue.

Electricity:

The Project would connect to existing electrical infrastructure within Cottonwood Avenue and Bay Avenue. Electricity would be provided by Moreno Valley Electric Utility (MVU).

Telephone:

The Project would connect to existing telephone infrastructure within Cottonwood Avenue and Bay Avenue. Telephone utilities would be provided by the AT&T company.

Cable:

The Project would connect to existing cable infrastructure within Cottonwood Avenue and Bay Avenue. Cable utilities would be provided by the Spectrum company.

General Plan and Zoning

The Project proposes no changes to the General Plan land use designation, which would remain R3 Residential. The zoning district would remain as Residential 3.

Construction and Phasing

Construction activities for the Project would occur over approximately 22 months in the following stages: (1) site preparation; (2) grading, which would include trenching for the proposed utilities and services and approximately 10,000 cubic yards of soil import; (3) building construction; (4) paving; and (5) architectural coating. It is anticipated that imported soil would be transported from an approved site within a 20-mile radius.

Pursuant to the Chapter 8.14.040 of the Moreno Valley Municipal Code, construction activities would be limited to between the hours of 7:00 a.m. to 8:00 p.m. Monday through Friday, excluding holidays and from 8:00 a.m. to 4:00 p.m. on Saturday, unless written approval is obtained from the City Building Official or City Engineer. Table 2 details total working days for each phase of construction for analytical purposes.

Table 2: Construction Schedule

Construction Phase	Work Days
Site Preparation	30
Grading	35
Building Construction	370
Paving	20
Architectural Coating	20

Discretionary Approvals, Permits, and Studies

The following discretionary approval, permits, and studies are anticipated to be necessary for implementation of the proposed Project:

City of Moreno Valley

- Adoption of this Mitigated Negative Declaration
- Approval of TTM 38264

- Approval of a Conditional Use Permit for a Planned Unit Development (PUD)
 - Approval of a Variance for wall heights
 - Approvals and permits necessary to execute the proposed Project; including but not limited to grading and building permits
14. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The City sent notices on March 16, 2022 regarding the Project to the California Native American tribes that may have knowledge regarding tribal cultural resources in the Project vicinity. No tribes responded to request consultation. No information has been presented to the Lead Agency indicating any likelihood of uncovering tribal resources, mitigation measures have been included to avoid potential impacts to tribal cultural resources that may be unearthed by project construction activities. Further description of consultation is provided in Section 18, *Tribal Cultural Resources*.

15. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

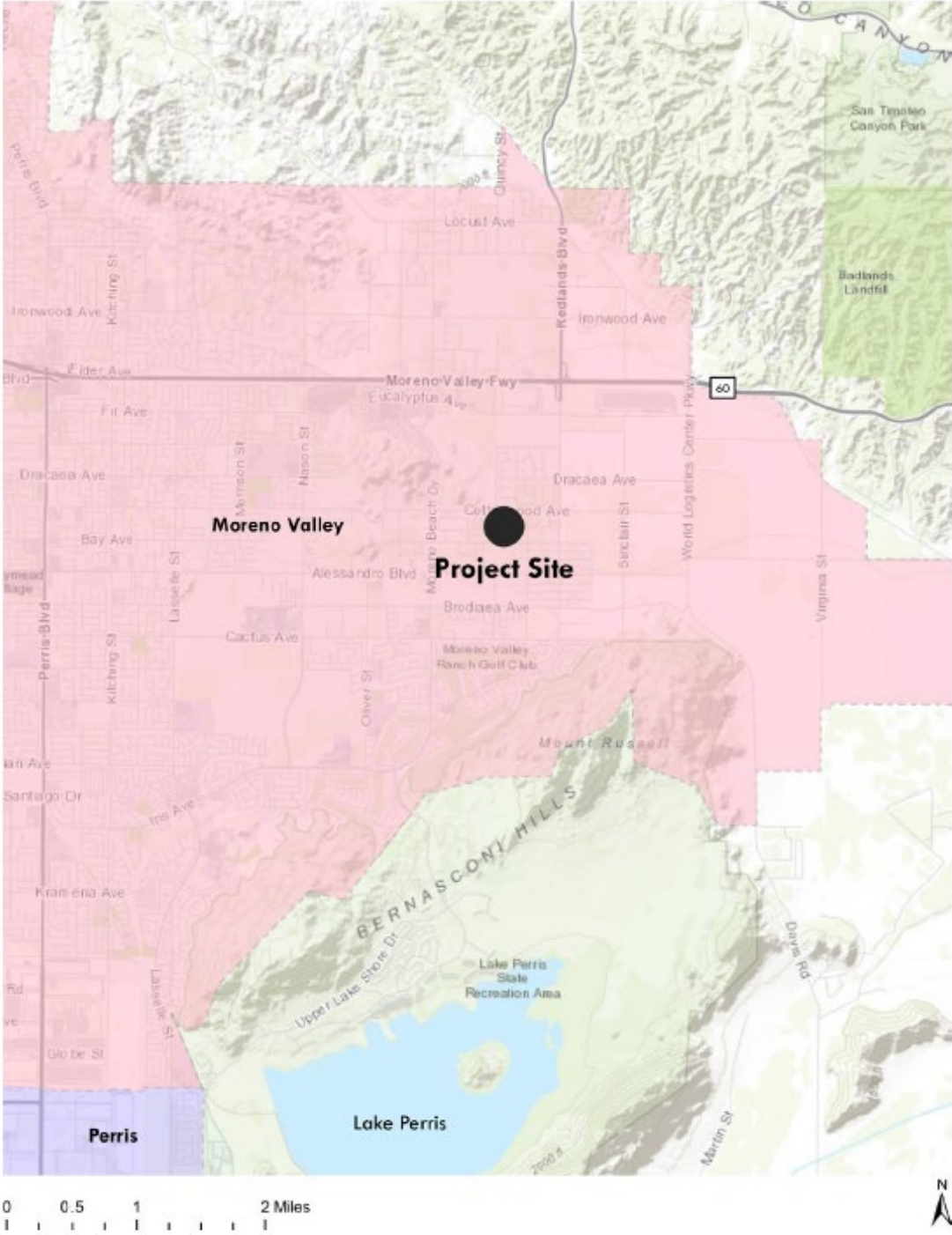
The following approvals would be required for the Project from outside public agencies:

- From the Santa Ana Regional Water Quality Control Board (RWQCB), the following permits would be required
 - National Pollutant Discharge Elimination System (NPDES) Permit
 - Waste discharge requirements (WDR)
- Approval of a Multiple Species Habitat Conservation Plan (MSHCP) Determination of Biologically Equivalent or Superior Preservation (DBESP) (Appendix L) would be required from the Riverside Conservation Authority (RCA)
- A 1602 Streambed Alteration Agreement would be required from the California Department of Fish and Wildlife (CDFW)

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

- a) Air Quality, Greenhouse Gas, and Energy Analysis (Appendix A)
- b) Western Riverside MSHCP Habitat Assessment Report (Appendix B)
- c) Focused Burrowing Owl Survey Report (Appendix C)
- d) Aquatic Resources Delineation Report (Appendix D)
- e) Phase I Cultural Resources Assessment (Appendix E)
- f) Soil Investigation and Liquefaction Evaluation Report (Appendix F)
- g) Phase 1 Environmental Site Assessment (Appendix G)
- h) Preliminary Hydrology Report (Appendix H)
- i) Vehicle Miles Traveled (VMT) Screening Memorandum (Appendix I)
- j) Noise and Vibration Impact Analysis (Appendix J)
- k) Project Specific Water Quality Management Plan (Appendix K)
- l) MSHCP Determination of Biologically Equivalent or Superior Preservation (Appendix L)

Regional Location



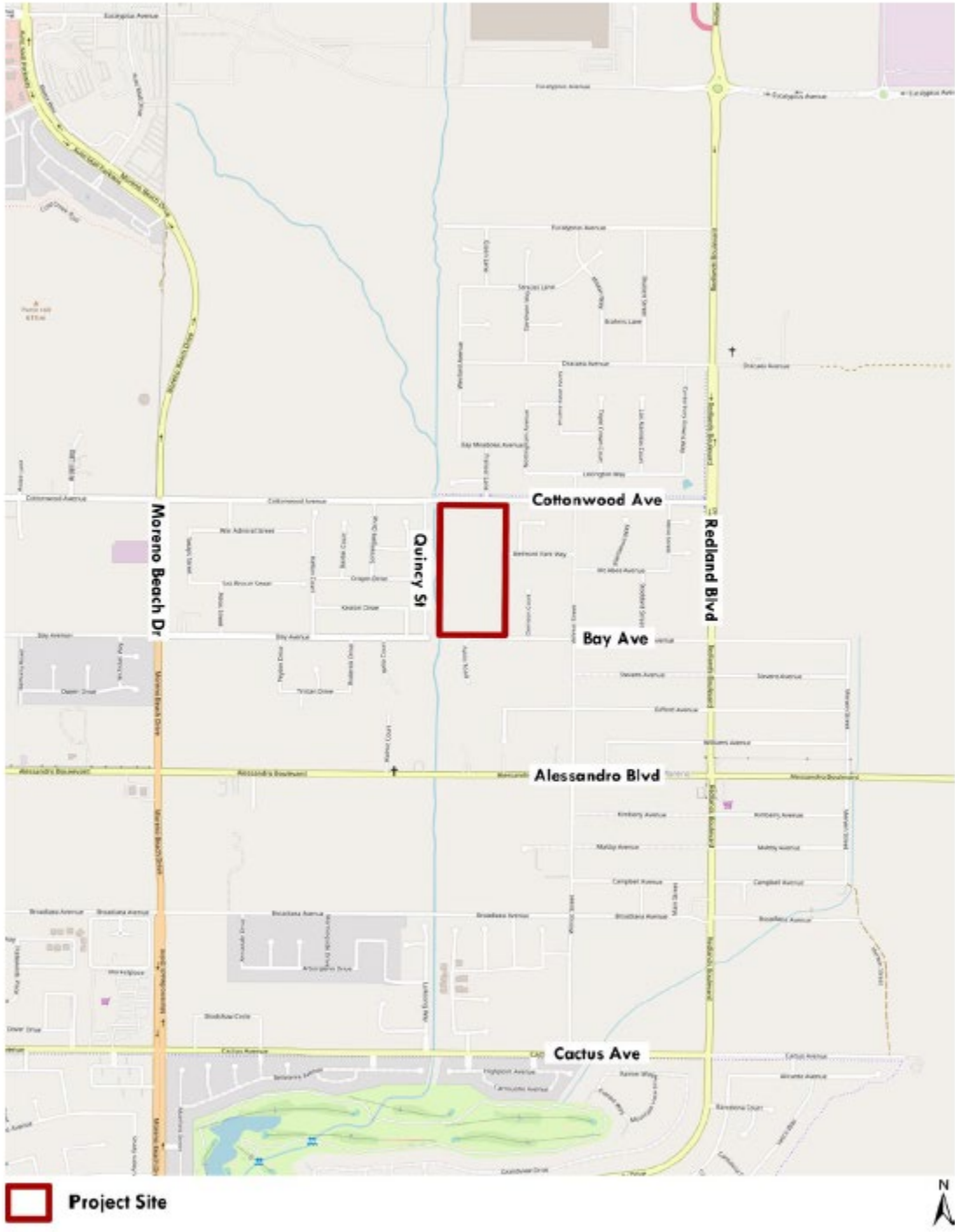
Cottonwood Collection MND
City of Moreno Valley

Figure 1

Attachment: Exhibit A to Resolution No. 2023-43 IS/MND (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A

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Local Vicinity



Cottonwood Collection MND
City of Moreno Valley

Figure 2

Attachment: Exhibit A to Resolution No. 2023-43 IS/MND (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A

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Aerial View

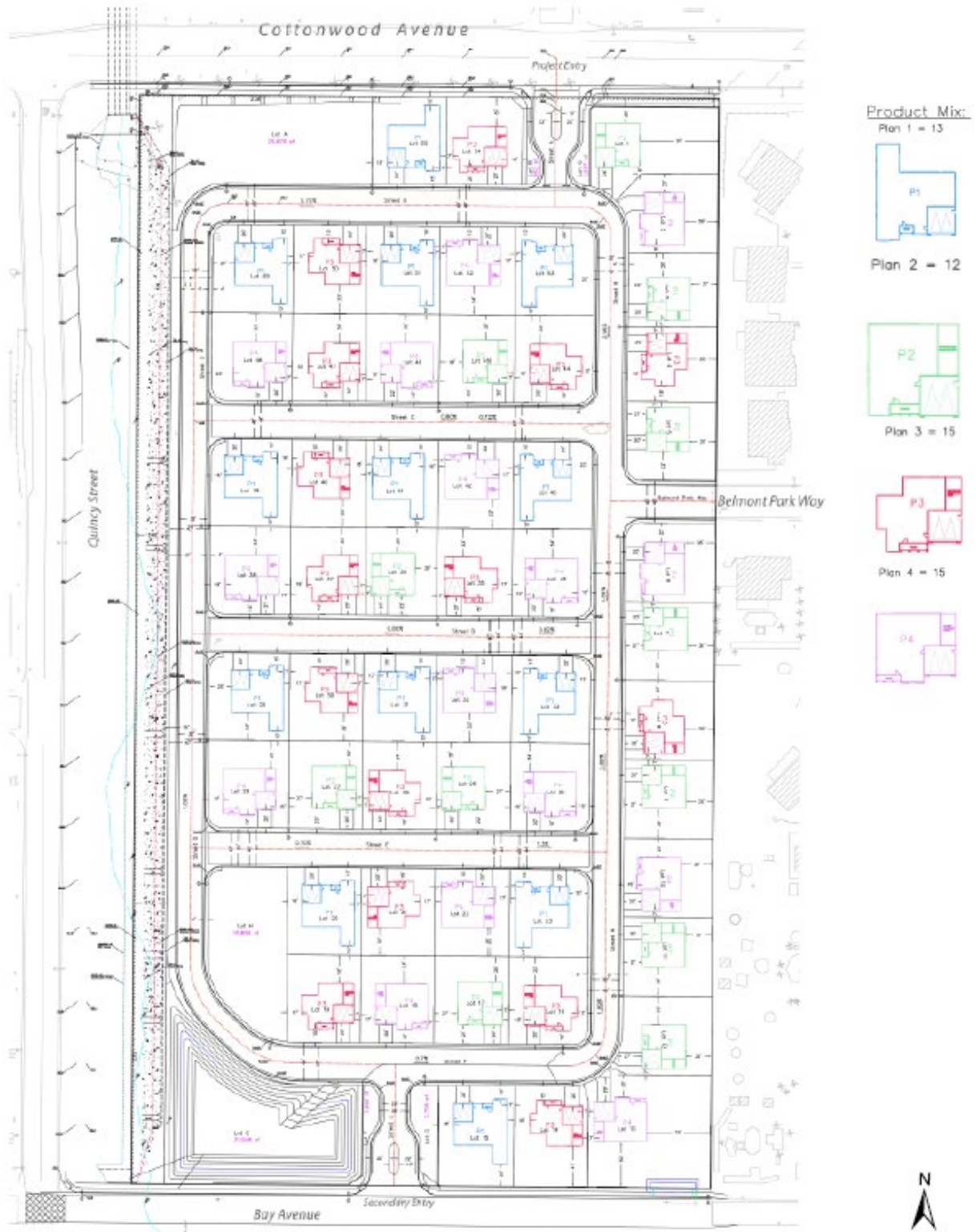


Cottonwood Collection MND
City of Moreno Valley

Figure 3

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Conceptual Site Plan



Cottonwood Collection MND
City of Moreno Valley

Figure 4

Attachment: Exhibit A to Resolution No. 2023-43 IS/MND (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A

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Conceptual Elevations



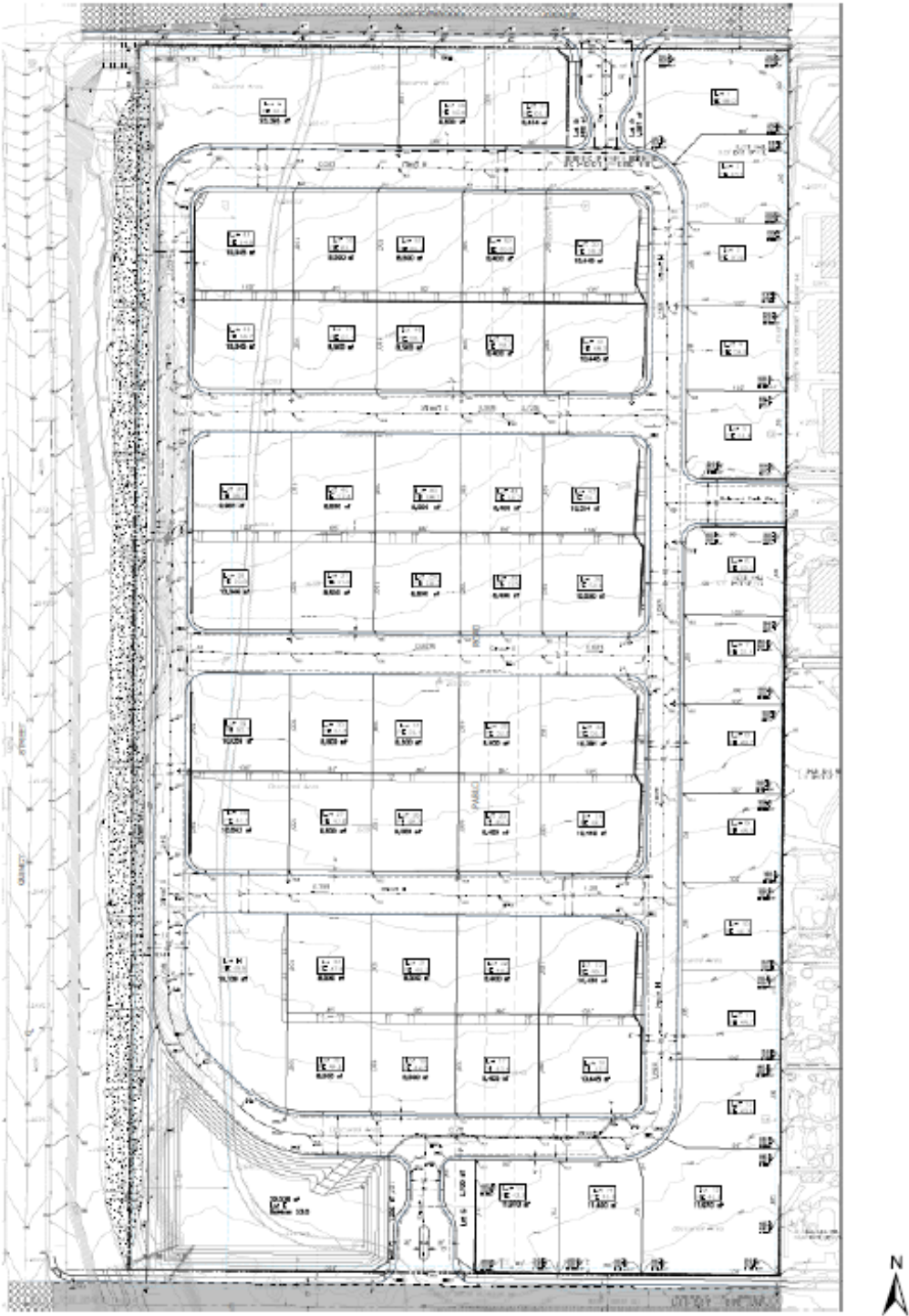
Cottonwood Collection MND
City of Moreno Valley

Figure 5

Attachment: Exhibit A to Resolution No. 2023-43 IS/MND (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A

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Tentative Tract Map



Cottonwood Collection MND
City of Moreno Valley

Figure 6

Attachment: Exhibit A to Resolution No. 2023-43 IS/MND (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A

17. **Acronyms:**

ALUC -	Airport Land Use Commission
ALUCP -	Airport Land Use Compatibility Plan
AQMP -	Air Quality Management Plan
CEQA -	California Environmental Quality Act
CMP -	Congestion Management Plan
DTSC -	Department of Toxic Substance Control
DWR -	Department of Water Resources
EIR -	Environmental Impact Report
EMWD -	Eastern Municipal Water District
FEMA -	Federal Emergency Management Agency
FMMP -	Farmland Mapping and Monitoring Program
GIS -	Geographic Information System
GHG -	Greenhouse Gas
GP -	General Plan
HOA -	Home Owners' Association
IS -	Initial Study
LHMP -	Local Hazard Mitigation Plan
LOS -	Level of Service
LST -	Localized Significance Threshold
MARB -	March Air Reserve Base
MARB/IPA-	March Air Reserve Base/Inland Port Airport
MSHCP -	Multiple Species Habitat Conservation Plan
MVFP -	Moreno Valley Fire Department
MVPD -	Moreno Valley Police Department
MVUSD -	Moreno Valley Unified School District
MVU -	Moreno Valley Electric Utility
MWD -	Metropolitan Water District
NCCP -	Natural Communities Conservation Plan
NPDES -	National Pollutant Discharge Elimination System
OEM -	Office of Emergency Services
OPR -	Office of Planning & Research, State
PEIR -	Program Environmental Impact Report
PW -	Public Works
RCP -	Regional Comprehensive Plan
RTA -	Riverside Transit Agency
RTIP -	Regional Transportation Improvement Plan
RTP -	Regional Transportation Plan
SAWPA -	Santa Ana Watershed Project Authority
SCAG -	Southern California Association of Governments
SCAQMD -	South Coast Air Quality Management District
SCE -	Southern California Edison
SCH -	State Clearinghouse
SKRHCP -	Stephens' Kangaroo Rat Habitat Conservation Plan
SWPPP -	Storm Water Pollution Prevention Plan
SWRCB -	State Water Resources Control Board
USFWS -	United States Fish and Wildlife
USGS -	United States Geologic Survey
VMT -	Vehicle Miles Traveled
WQMP -	Water Quality Management Plan
WRCOG -	Western Riverside Council of Government

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

Attachment: Exhibit A to Resolution No. 2023-43 IS/MND (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A

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



 Signature
 Gabriel Diaz, Associate Planner

 Printed Name

8/28/2023

 Date
 City of Moreno Valley

 For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

- 4) "Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVI, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or another CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code §21099 – Modernization of Transportation Analysis for Transit-Oriented Infill Projects – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. The City of Moreno Valley is relatively flat and surrounded by hills and mountains including the Box Springs Mountains, and Reche Canyon to the north, Badlands to the east, and Bernasconi Hills to the south. Map OSRC-3 of the City’s General Plan shows that view corridors within the City of Moreno Valley include views of the Box Springs Mountain to the north, and views of Moreno Peak, and Bernasconi Hills to the south.</p> <p>The Project site is vacant, yet disturbed land that is covered in various grasses and contains scattered palm trees along the Cottonwood Avenue frontage and the north portion of the earthen wash/Quincy Street frontage. Masonry walls border the eastern boundary of the Project site from Cottonwood Avenue to Belmont Park Way. Per General Plan Map OSCRC-3, the Project is not within a view corridor. Views within the Project area include Pettit Hill visible to pedestrians and motorists along Cottonwood Avenue and the Bernasconi Hills from Bay Avenue. The building setback requirements for the Residential 3 District is a minimum of 25 feet from the front of the residence to roadway right-of-way.</p> <p>The proposed Project would result in the development of 55 single-family residences. The Project would include landscaping, two parks totaling 0.91 acre of common open space, internal private streets, a water quality basin, and infrastructure improvements. The proposed Project would not alter any existing views of the surrounding hillsides or mountains. Views along Cottonwood Avenue and Quincy Street would not be affected. In addition, the proposed Project would not alter any hillsides or existing scenic vistas within the City. Thus, impacts would be less than significant.</p>				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. The Project site is vacant, yet disturbed land that is covered in various grasses and contains scattered palm trees along the Cottonwood Avenue. The Project site is not located near a State scenic highway. The closest designated State scenic highway is State Route 243, traveling from Banning to Mountain Center, which is approximately 17 miles east of the Project site. The nearest eligible scenic highway is State Route 38, travelling from Redlands to Mentone, approximately 10.5 miles north of the Project site. Because of the large distance between the Project site and either a designated or eligible state scenic highway, the proposed Project would not damage scenic resources within a state scenic highway, and there would be no impacts.</p>				
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response:				

Attachment: Exhibit A to Resolution No. 2023-43 IS/MND (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Less than Significant. The following regulatory standards are applicable to development of the Project site. These standards were adopted and approved by the City to establish the aesthetics of the built environment. Projects that are designed in substantial conformance with these adopted and approved architecture, landscaping, and site planning regulations would result in a less than significant impact regarding the visual character or quality of public views of the site and its surroundings:

City of Moreno Valley Municipal Code

The following provisions from the Municipal Code are intended to minimize adverse aesthetic impacts associated with new development projects and are relevant to the proposed Project.

- **Lighting (9.08.100).** Section 9.08.100 provides outdoor lighting standards to ensure lighting practices to conserve energy, ensure safety, security, and productivity generated by lighting fixtures and devices.
- **Light and glare (9.10.110).** Section 9.10.110 provides lighting standards for all zoning districts. The section requires that all lighting be designed to project downward and shall not create glare on adjacent properties.
- **Landscape and Irrigation Design Standards (9.17.030).** Section 9.17.030 provides landscape design standards and requires the use of drought tolerant plants, while ensuring an aesthetically pleasing landscape.

Analysis

The proposed Project would change the scenic quality of the site from a vacant, disturbed site and would construct 55 single-family units, landscaping, two parks totaling 0.91-acre of common open space, internal private streets, a water quality basin, and infrastructure improvements. The single-family residences would not exceed 35 feet in height and would vary in styles: Spanish, French, Farmhouse, and Tuscan.

The Project site is within an urbanized area in the larger vicinity which is mostly developed with single-family residences to the north, east and west. To the south of the site is mainly vacant property with a few existing single-family homes.

The Project would be consistent with applicable Municipal Code standards for the Residential 3 (R3) District zoning, as demonstrated below in Table AES-1.

Table AES-1: Residential Single-Family Development Standards

Municipal Code Requirement		Proposed Project
Density – Dwelling Units per Acre (DU/Acre)	3	The Project has a density of 3.0 DU/acre
Minimum Lot Size in Square Feet (sf)	10,000	The lot sizes would be minimum 8,400 square feet and maximum 18,123 square feet. A PUD will be reviewed by the City and applied to the site to allow for flexibility.
Minimum Lot Width, in Feet / Knuckle Lot Frontage	90/50	The site widths would be a minimum 84 feet and maximum 95 feet. Knuckle lot widths would be a minimum of 40 feet. A PUD will be reviewed by the City and applied to the site to allow for flexibility.
Minimum Lot Depth, in Feet	100	The minimum site depth for individual lots is 100 feet.

ISSUES & SUPPORTING INFORMATION SOURCES:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Minimum Front Yard Setback, in Feet	25	Setback would be a minimum of 15 feet with a 2 foot variation instead of 5 foot. A PUD will be reviewed by the City and applied to the site to allow for flexibility.			
Front Facing Garages		Setback would be a minimum of 20 feet. A PUD will be reviewed by the City and applied to the site to allow for flexibility.			
Interior Side Yard Setback in Feet	Combined interior side yard setbacks of twenty (20) feet shall be provided with a minimum of five feet on one side.	Setback would be 7 feet and 13 minimum, totaling a combined 20 feet.			
Street Side Yard Setback in Feet	15	Setback would be 12 feet. A PUD will be reviewed by the City and applied to the site to allow for flexibility.			
Minimum Rear Yard Setback, in Feet	30	Most setback range between 28 to 34 feet (a minimum rear setback of 10 feet shall be allowed for no more than 25% of the lots. The remaining 75% of the lots shall have a minimum rear setback of 20 feet). A PUD will be reviewed by the City and applied to the site to allow for flexibility.			
Maximum Lot Coverage	40%	28 percent lot coverage.			
Maximum Building and Structure Height, in Feet	35	The proposed one- and two-story residences would have a maximum 35 feet height.			
Minimum Dwelling Size (sq. ft.)	1250	Homes will range from 2,820 to 4,125 square feet.			
Minimum Distance Between Buildings in Feet (including main DUs and accessory structures)	10	The minimum distance between buildings will be 14 feet.			
Floor Area Ratio (FAR), One-story Home / Two-story Home	.40 / .70	.45 FAR for one-story homes and .34 to .41 FAR for two-story homes. A PUD will be reviewed by the City and applied to the site to allow for flexibility.			
Setback Landscaping (Front and Side Yard)	All setbacks exclusive of required walkways and driveways will be landscaped planting areas.	The Projects landscaping design includes landscaped planting areas for front and site yards.			

As discussed above in Tables AES-1, the proposed Project would include a Planned Unit Development that would allow flexibility in the design standards. Thus, the Project would not conflict with the regulations regarding aesthetics and scenic quality in the Moreno Valley

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Municipal Code. The new single-family residences would be setback from the adjacent streets and would not encroach into the existing public long-distance views. Trees and landscaping would be installed pursuant to the City’s standard requirements for landscaping. As a result, the Project would not result in the creation of an aesthetically offensive site open to public view. Therefore, while the proposed Project would change the visual character of the site, it would not substantially degrade the existing visual character or quality of its surroundings. Impacts would be less than significant.</p>				
<p>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant. The Project site is currently undeveloped and does not contain lighting sources. However, the Project is surrounded by sources of nighttime lighting that include illumination from vehicle headlights, offsite exterior residential lighting, and interior illumination passing through windows of nearby homes. The proposed Project is proposing to develop 55 single-family residences on a 18.36 net acres, which would result in a density of 3.0 dwelling units per net acre. The proposed Project is located in a mostly developed area that is zoned for residential development. The Project would include installation of new lighting sources including residential lighting, streetlights, and decorative sconce lighting on community walls and gates. In addition, the proposed Project would result in additional vehicular trips after sunset, which would increase lighting in the street corridor and may intermittently add lighting to existing residences. However, the lighting from vehicle headlights is focused on a downward trajectory and would be intermittent and for a short period of time; therefore, impacts related to vehicle headlights would be less than significant.</p> <p>Implementation of existing regulatory requirements per the City’s Municipal Code Section 9.08.100 (Lighting) and 9.10.110 (Light and Glare), including regulations for outdoor lighting, would occur during the City’s permitting process and would ensure that impacts related to light and glare are less than significant. The proposed Project would create limited new sources of light or glare from security and site lighting but would not adversely affect day or nighttime views in the area given the similarity of the existing lighting in the surrounding urban environment.</p> <p>However, during Project construction, nighttime lighting may be used within the construction staging areas to provide security for construction equipment. Due to the distance between the construction area and the adjacent residences and motorists on adjacent roadways, such security lights may result in glare to residents and motorists. However, this potential impact would be reduced to a less than significant level through the City’s standard project review and approval process. As such, impacts related to light and glare would be less than significant.</p>				
<p>Mitigation Measures</p> <p>None.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. City of Moreno Valley General Plan 2040, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 10 – Open Space & Resource Conservation • Scenic Resources and Cultural Heritage 				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> - Map OSRC-3: Scenic Resources and Ridgelines 2. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan certified May 27, 2021 <ul style="list-style-type: none"> • Section 4.1 – Aesthetics 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Section 9.10.110 – Light and Glare of the Moreno Valley Municipal Code. • Chapter 9.16 – Design Guidelines • Section 9.17.030 G – Heritage Trees 4. California State Scenic Highway System Map, California Department of Transportation. Accessed from: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways 				
<p>II. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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.</p> <p>Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. The Project site is not identified as Prime, Unique, or Farmland of Statewide Importance (CDC 2021). The California Department of Conservation Farmland Mapping and Monitoring Program identifies the site as Farmland of Local Importance. Therefore, conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would not occur from implementation of the proposed Project. Thus, the Project would not convert prime, unique or farmland of statewide importance to a non-agricultural use and therefore, result in no impact.</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. The Project site is currently zoned Residential 3 (R3) District, which is to provide a transition between rural and urban density development areas, and to provide for a suburban life-style on residential lots larger than those commonly found in suburban subdivisions. The R3 District is intended as an area for development of large lot, single-family residences at a maximum allowable density of three dwelling units (DU) per net acre. As such, the Project site does not include existing agricultural uses and the proposed Project would be consistent with the zoning. Additionally, the site is not subject to a Williamson Act contract, as no land within the Project site is currently under a Williamson Act contract. Thus, the proposed Project would not result in impacts related to conflict with an existing agricultural zone or Williamson contract, and impacts would not occur.</p>				
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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(as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				
<p>Response: No Impact. The Project site currently consists of vacant and disturbed land that is sparsely vegetated with grasses and shrubs with palm trees along Cottonwood Avenue. No forest land exists on or adjacent to the Project site, as the surrounding area is either residential neighborhoods or vacant land. The Project site is currently zoned R3 District, which does not provide for timberland uses. Thus, the proposed Project would not result in impacts related to a conflict with existing forest land or timberland zoning, and impacts would not occur.</p>				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. No forest land exists on or adjacent to the Project site. The surrounding area is either almost entirely residential neighborhoods or vacant land. The Project site is currently zoned R3 District, which does not provide for forest land. Thus, the proposed Project would not result in impacts resulting in the loss of forest land or conversion of forest land to non-forest uses, and impacts would not occur.</p>				
e) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. As described above, the Project site is a vacant disturbed site with grasses and shrubs with palm trees along Cottonwood Avenue. According to the City’s General Plan, Farmland of Local importance includes lands producing major crops for Riverside County that are not listed as unique crops, lands planted for dryland crops, and/or taken out of production for development. The Project site is designated as farmland of local importance. No forest land or farmland exists on or adjacent to the Project site. Based on the site location and its urban nature, the proposed Project would not, in and of itself, cause conversion of farmland or forest land as the proposed Project would be developed consistent with the intended uses designated in the Moreno Valley General Plan and Municipal Code, and there would be no impacts.</p>				
<p>Mitigation Measures</p> <p>None.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. City of Moreno Valley General Plan 2040, adopted June 15, 2021 2. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan certified May 27, 2021 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. California Important Farmland Finder. California Department of Conservation. Accessed from: https://maps.conservation.ca.gov/DLRP/CIFF/ 				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. **Would the project:**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:
Less than Significant. The Project site is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The current Air Quality Management Plan (AQMP) is the 2016 AQMP, adopted in March 2017. Criteria for determining consistency with the AQMP are defined in Chapter 12, Sections 12.2 and 12.3 of the SCAQMD’s CEQA Air Quality Handbook (1993). An Air Quality, Energy, and Greenhouse Gas Impact Analysis, dated May 2022, was prepared for the proposed Project. The Air Quality, Energy, and Greenhouse Gas Emissions Impact Analysis (Appendix A herein) prepared for the Project concluded the proposed Project would be consistent with the AQMP because it would not result in or cause California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS) violations, and the proposed Project would be consistent with the land use and development assumptions for the site as included in the General Plan and municipal code (see Table AES-1). For these reasons, impacts would be less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:
Less than Significant. The South Coast Air Basin (SCAB), where the proposed Project is located and which is under SCAQMD jurisdiction, is in a non-attainment status for federal and state ozone standards and state and federal particulate matter standards. Any development in the Basin, including the proposed Project, could cumulatively contribute to these pollutant violations. Evaluation of cumulative air quality impacts of the proposed Project has been completed pursuant to SCAQMD’s cumulative air quality impact methodology, SCAQMD states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NO_x, SO_x, PM₁₀, and PM_{2.5}) that exceed the SCAQMD’s recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. The methodologies from the SCAQMD CEQA Air Quality Handbook are used in evaluating Project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1.

Table AQ-1: SCAQMD Regional Daily Emissions Thresholds

	Pollutant Emissions (pounds/day)						
	VOC	NOx	CO	SOx	PM10	PM2.5	Lead
Construction	75	100	550	150	150	55	3
Operation	55	55	550	150	150	55	3

Source: Air Quality, GHG, Energy Report (Appendix A)

Construction

Construction activities associated with the proposed Project would generate pollutant emissions from the following: (1) site preparation, (2) grading, (3) building construction, (4)

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<p>paving, and (5) architectural coating. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.</p>						
<p>It is mandatory for all construction Projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas.</p>						
<p>Compliance with Rule 403 related to fugitive dust was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113 which governs the VOC content in architectural coating, paint, thinners, and solvents was accounted for in construction emissions modeling. As shown in Table AQ-2, the CalEEMod results indicate that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant impact.</p>						
Table AQ-2: Project Construction Emissions and Regional Thresholds						
	Pollutant Emissions (pounds/day)					
Activity	ROG	NOx	CO	SO₂	PM10	PM2.5
2023						
Site Preparation ¹	3.9	41.9	19.0	0.1	10.5	5.7
Grading	4.1	45.8	29.9	0.1	6.6	3.3
Building Construction	2.3	17.9	23.9	0.1	2.9	1.3
Maximum Daily Emissions	4.1	45.8	29.9	0.1	10.5	5.7
2024						
Building Construction	2.2	16.8	23.4	0.1	2.8	1.2
Paving	2.0	9.6	15.1	0.0	0.6	0.5
Architectural Coating	35.8	16.8	23.4	0.1	2.8	1.2
Maximum Daily Emissions	35.8	16.8	23.4	0.1	2.8	1.2
Maximum Daily Emissions 2023/2024	35.8	45.8	29.9	0.1	10.5	5.7
SCQAMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No
Notes:						
¹ Site Preparation and Grading based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.						
Source: EPD Solutions, 2022 (Appendix A)						
Operation						
<p>Implementation proposed Project would result in a long-term increase in air quality emissions from ongoing operation. This increase would be due to emissions from the Project-generated vehicle trips, emissions from energy usage, onsite area source emissions, and off-road equipment created from the on-going use of the proposed Project. Operational emissions associated with the Project were modeled using CalEEMod and are presented in Table AQ-3.</p>						

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As shown, the proposed Project would result in long-term regional emissions of criteria pollutants, however, these emissions would be below the SCAQMD’s applicable thresholds. Therefore, the Project’s operational emissions would not exceed the NAAQS and CAAQS, would not result in a cumulatively considerable net increase of any criteria pollutant, and impacts would be less than significant.

Table AQ-3: Operational Regional Criteria Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Sources ¹	2.6	0.1	4.9	0.0	0.0	0.0
Energy Usage ²	0.1	0.4	0.2	0.0	0.1	0.1
Mobile Sources ³	1.8	2.5	17.4	0.0	4.1	1.1
Total Emissions	4.5	3.0	22.5	0.0	4.2	1.2
SCQAMD Operational Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

¹ Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

² Energy usage consist of emissions from natural gas usage.

³ Mobile sources consist of emissions from vehicles and road dust.

Source: Vista Environmental, 2021 (Appendix A)

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

Less than Significant. The SCAQMD’s *Final Localized Significance Threshold Methodology* (SCAQMD 2008) recommends the evaluation of localized NO₂, CO, PM₁₀, and PM_{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of the Project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. According to the SCAQMD’s *Final Localized Significance Threshold Methodology*, “off-site mobile emissions from the Project should not be included in the emissions compared to the LSTs” (SCAQMD 2008). SCAQMD has developed LSTs that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the Basin. The City of Moreno Valley is located within SRA 24, Perris Valley.

Sensitive receptors can include residences, schools, playgrounds, childcare centers, athletic facilities. For the purpose of LST analysis, the nearest sensitive receptors are existing residences are located adjacent to the Project site. The distance between the Project site boundary and the closest existing residential structure to the east is approximately 20 feet. The LST Methodology explicitly states that “It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters (82 feet) to the nearest receptor should use the LSTs for receptors located at 25 meters.” As the existing residence is located less than 25 meters from the Project site, the 25-meter receptor distance is used for evaluation of localized impacts.

Construction

Construction of the proposed Project may expose nearby residential sensitive receptors to airborne particulates as well as a small quantity of construction equipment pollutants (i.e.,

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usually diesel-fueled vehicles and equipment). However, construction contractors would be required to implement measures to reduce or eliminate emissions by following SCAQMD's standard construction practices Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site. Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. As shown in Table AQ-4, Project construction-source emissions would not exceed SCAQMD LSTs and impacts would be less than significant.

Table AQ-4: Localized Significance Summary of Construction Emissions

Construction Phase	Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
2023				
Site Preparation ²	41.9	18.3	10.3	5.6
Grading ²	41.7	28.1	5.7	3.0
Building Construction	15.4	17.3	0.7	0.7
Maximum Daily Emissions	41.9	28.1	10.3	5.6
2024				
Building Construction	14.4	17.2	0.7	0.6
Paving	9.5	14.6	0.5	0.4
Architectural Coating	1.6	2.4	0.1	0.1
Maximum Daily Emissions	14.4	17.2	0.7	0.6
Maximum Daily Construction Emissions 2023/2024	41.9	28.1	10.3	5.6
SCAQMD Local Construction Thresholds³	236.6	1,345.5	11.0	6.6
Exceeds Threshold?	No	No	No	No

Notes:

¹ The Pollutant Emissions include 100% of the On-Site emissions (off-road equipment and fugitive dust) and 1/8 of the Off-Site emissions (on road trucks and worker vehicles), in order to account for the on-road emissions that occur within a ¼ mile of the Project site.

² Site Preparation and Grading phases based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.

³ The nearest offsite sensitive receptor to the Project site is a single-family home located as near as 50 feet (24 meters) south of the Project site According to SCAQMD methodology, all receptors closer than 25 meters are based on the 25-meter threshold. Source: EPD Solutions, 2022 (Appendix A)

Operation

Operation of the proposed Project would include emissions from vehicles traveling to the Project site and area sources, such as consumer products, architectural coatings, and landscaping equipment. As demonstrated in Table AQ-5, emissions would not exceed SCAQMD LSTs for operations, and impacts would be less than significant.

Table AQ-5: Localized Significance Summary of Operational Emissions

Onsite Emission Source	Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Area Sources	0.1	4.9	0.0	0.0
Energy Usage	0.4	0.2	0.1	0.1
Mobile Sources ¹	2.5	17.4	4.1	1.1
Total Emissions	3.0	22.5	4.2	1.2
SCAQMD Local Operational Thresholds²	55	550	150	55

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Exceeds Threshold?	No	No	No	No
<p>Notes: ¹ Mobile sources based on 1/8 of the gross vehicular emissions, which is the estimated portion of vehicle emissions occurring within a quarter mile of the Project site. ² The nearest sensitive receptor to the Project site is a single-family home located as near as 50 feet (24 meters) south of the Project site. According to SCAQMD methodology, all receptors closer than 25 meters are based on the 25-meter threshold. Source: EPD Solutions, 2022 (Appendix A)</p>				
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. The proposed Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. During operations, potential odor sources include odors from trash storage areas.</p> <p>Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and would thus be considered less than significant. Standard construction requirements that limit the time of day when construction may occur as well as SCAQMD Rule 1108 that limits VOC content in asphalt and Rule 1113 that limits the VOC content in paints and solvents would minimize odor impacts from construction. As such, the objectionable odors that may be produced during the construction process would be temporary and would not likely be noticeable for extended periods of time beyond the Project site’s boundaries. Pursuant to City regulations, covered containers are required to protect trash from rain as well as limit air circulation would be required for trash storage at residences. Due to the distance of the nearest receptors from the Project site and through compliance with SCAQMD’s Rule 402 and City trash storage regulations, no significant impact related to odors would occur during the on-going operations of the proposed Project. Therefore, odor impacts associated with the proposed Project’s construction and operations would less than significant.</p>				
<p>Mitigation Measures</p> <p>None.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 4 – Circulation Element • Chapter 6 – Safety Element 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 <ul style="list-style-type: none"> • Section 4.3 – Air Quality • Appendix B – Air Quality Output 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Section 9.10.050 – Air Quality of the Moreno Valley Municipal Code • Section 9.10.150 – Odors of the Moreno Valley Municipal Code • Section 9.10.170 – Vibration of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Section 12.50.040 – Limitations on Engine Idling 5. Air Quality, Energy, and Greenhouse Gas Impact Analysis, EPD Solutions, May 2022, Appendix A. 				

Attachment: Exhibit A to Resolution No. 2023-43 IS/MND (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES – Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant with Mitigation. A Western Riverside MSHCP Habitat Assessment Report (Biology Report) was prepared for the proposed Project, which included a field survey conducted on June 2, 2022 (Appendix B to this IS/MND). The Habitat Assessment Report describes that the Project site is vacant land dominated by low-growing non-native and ruderal vegetation (average height of one foot) which has been previously graded/disked and is regularly mowed. Shrubs and trees were absent from the uppermost portion of the Project site. Trees were only observed within the concrete-lined and earthen drainage channel running parallel to Quincy Street along the western edge of the site, which included only scattered small willows, salt cedar and walnut trees.

According to the California Natural Diversity Database (CNDDDB), a total of 2 special-status plant species and 13 special-status wildlife species are known to occur within 3 miles of the Project area. These include those species listed or candidates for listing by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW) and California Native Plant Society (CNPS). All habitats with the potential to be used by sensitive species were evaluated during the field survey for their presence or potential presence.

Sensitive Plant Species

A total of 2 plant species are listed as state and/or federal Threatened, Endangered, or Candidate species. These 2 plant species smooth tarplant (*Centromadia pungens*); Coulter’s goldfields (*Lasthenia glabrata*) are required to be reviewed under the Narrow Endemic Plant section of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP), are listed plants on the CNPS Rare Plant Inventory, or have been found to have a potential to exist within the Project region. As shown in Table Bio-1, the biological survey results for listed and potential plant species summarized in the Biology Report concluded no sensitive plant species are present on the Project site. The Habitat Assessment Report determined that the Project site does not provide suitable habitat for any special-status plant species due to the disturbed status of the site. Consequently, impacts to candidate, sensitive, or special status plant species would be less than significant.

Table Bio-1: Potentially Occurring Plant Species

Plant Species	Presence
Smooth Tarplant	Not Present
Coulter’s Goldfields	Not Present

Source: Western Riverside MSHCP Habitat Assessment Report, Appendix B

Sensitive Animal Species

Based on the CNDDDB, a total of 13 animal species that are listed as state or federally Threatened, Endangered, or Candidate have the potential to occur within the Project region.

Attachment: Exhibit A to Resolution No. 2023-43 IS/MND (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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These animal species are identified in Table Bio-2. As shown in Table Bio-2, the biological survey results for listed and potential animal species summarized in the Biology Report concluded no candidate sensitive, or special status animal species are present on the Project site.

Table Bio-2: Potentially Occurring Animal Species

Animal Species	Potential
Burrowing Owl	Low
Tricolored Blackbird	No Potential
Ferruginous Hawk	Moderate
NW San Diego Pocket Mouse	No Potential
Los Angeles Pocket Mouse	No Potential
San Bernardino Kangaroo Rat	No Potential
Stephen's Kangaroo Rat	No Potential
Western Yellow Bat	Moderate (Foraging), No Potential (Roosting)
Western Mastiff Bat	Moderate (Foraging), No Potential (Roosting)
Red-Diamond Rattlesnake	No Potential
Silvery Legless Lizard	Low
Western Spadefoot	No Potential
Coastal Horned Lizard	No Potential

Source: Western Riverside MSHCP Habitat Assessment Report, Appendix B

Of the 13 special status target animal species evaluated development of the Project has the potential to impact five species, two of which are covered under the Plan the burrowing owl and ferruginous hawk, and therefore mitigation is required. Implementation of **MM BIO-1** will result in payment of Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fees by the Project Applicant. The fees are collected from developers by all MSHCP member agencies and given to the Riverside County Regional Conservation Agency (RCA) to acquire additional lands as part of the MSHCP assemblage of blocks of land and links between them for the long-term viability of species covered by the plan. With implementation of **MM BIO-1**, the ongoing reserve assembly within the MSHCP region will reduce Project impacts to less than significant for the two MSHCP covered species (ferruginous hawk, burrowing owl). Impacts to the two non-covered species (mastiff bat and western yellow bat) would also be mitigated to less than significant with implementation of **MM BIO-1**, though the permanent acquisition of additional habitat resulting from the MSHCP Fee funded MSHCP reserve assembly program.

The habitat assessment determined suitable habitat for the burrowing owl exist on the project site and surrounding Survey Area. Burrowing Owl preconstruction surveys would be conducted prior to the commencement of Project activities to ensure the species is not present on the Project site (**MM BIO-2**).

The large open nature of the Project site may provide suitable habitat for ground nesting birds as the ornamental trees and shrubs within the immediate vicinity of the Project site provide suitable nest sites. It should be noted, the palm trees located along Cottonwood Avenue and the small trees observed in the channel are to be removed or relocated during construction. Therefore, the proposed Project has the potential to impact active bird nests if vegetation and trees are removed during the nesting season. Nesting birds are protected under the federal

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Migratory Bird Treaty Act (MBTA) (United States Code Title 33, Section 703 et seq.; see also Code of Federal Regulations Title 50, Part 10) and Section 3503 of the California Fish and Game Code. Any activities that occur during the nesting/breeding season of birds protected by the MBTA could result in a potentially significant impact if requirements of the MBTA are not followed. However, implementation of mitigation measure MM BIO-3 would ensure MBTA compliance and would require a nesting bird survey to be conducted prior to the commencement of construction during nesting season, which would reduce potential impacts related to nesting avian species and native wildlife nursery sites. As such, with implementation of MM BIO-2 and MM BIO-3, impacts to candidate, sensitive, or special status species would be less than significant.</p>				
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant with Mitigation. Riparian habitats are those occurring along the banks of rivers and streams. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies, known to provide habitat for sensitive animal or plant species, or known to be important wildlife corridors.</p> <p>As described above, the Project site consists of vacant, disturbed lands with evidence of frequent tilling for weed management. The site consists of ruderal habitat dominated by non-native vegetation. However, the Project site is adjacent to the previously mentioned channel on the west side of the Project site which is a USACE/RWQCB/CDFW jurisdictional drainage containing MSHCP Riverine Habitat.</p> <p>The proposed Project includes the partial vegetation removal, grading, recontouring and rechanneling of the channel would result in permanent impacts. As described in the Project's Aquatic Resources Delineation Report (Appendix D, prepared June 2022), construction of the Project is expected to directly and permanently impact a total of 0.375 acre and temporarily impacting an additional 0.126 acre of USACE Non-Wetland Waters of the United States. In addition, construction is expected to directly and permanently impact a total of 0.375 acre and temporarily impacting an additional 0.126 acre of RWQCB Non-Wetland Waters of the United States. Construction is also expected to directly and permanently impact a total of 0.909 acre of CDFW streambeds including 0.041 acre of CDFW riparian habitat, and 0.868 acre of CDFW bank to bank jurisdiction. Furthermore, construction is expected to temporarily impact a total of 0.190 acre of CDFW streambeds including 0.008 acre of CDFW riparian habitat and 0.182 acre of CDFW bank to bank jurisdiction. For a total of 1.10-acres of impacts to CDFW streambed. The MSHCP Riverine Habitat impacts are identical to the CDFW impacts.</p> <p>The proposed mitigation options including the purchase of reestablishment credits at an agency-approved mitigation bank or offsite restoration within existing conservation lands for permanent impacts to 1.10-acre of MSHCP Section 6.1.2 Riverine is a biologically equivalent or superior alternative to existing conditions. All project related impacts would occur within an existing Riverside County Flood Control and Water Conservation District channel. Flood control channels require maintenance, repair and occasional vegetation removal to sustain flows and protect private properties from flooding and therefore the onsite resources are subject to periodic disturbance and clearing in perpetuity.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As required by MM BIO-4, additional permitting from the USACE, RWQCB, and CDFW will be required for Project authorization before impacting the drainage feature. In addition, a MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP) (Appendix L) report will be required per the County of Riverside that will detail the offsite and/or onsite compensatory mitigation strategy. Thus, with implementation of MM BIO-4, impacts would be less than significant.</p>				
<p>c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. As discussed in the Aquatic Delineation Detail Report (Appendix D), no vernal pools, swales, or vernal pool mimics were found on site. In addition, the site does not contain areas that show signs of ponding water, hydrophytic vegetation, or soils typical of vernal pools that would be suitable for large branchiopods. The Project site does not contain wetlands as defined by the 1987 Corps of Engineers Wetland Delineation Manual. Therefore, no direct removal, filling, or hydrological interruption of a wetland area would occur with development of the Project site. As such, no impacts would occur.</p>				
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant with Mitigation. The Project site does not contain large natural areas and/or habitat fragments, and is surrounded by residential development to the north, east southeast, and to the west, precluding wildlife corridors and connectivity to large conservation areas. In addition, the Project does not occur within Plan Conservation Areas or Public/Quasi Public Lands (PQP). Therefore, no impact to wildlife corridors would occur.</p> <p>The existing trees on the site have the potential to provide habitat for nesting migratory birds, however these trees would be removed or relocated during construction. Therefore, the proposed Project has the potential to impact active bird nests if vegetation and trees are removed during the nesting season. Nesting birds are protected under the MBTA (United States Code Title 33, Section 703 et seq.; see also Code of Federal Regulations Title 50, Part 10) and Section 3503 of the California Fish and Game Code. Any activities that occur during the nesting/breeding season of birds protected by the MBTA, could result in a potentially significant impact if requirements of the MBTA are not followed. Implementation of mitigation measure MM BIO-2 would ensure MBTA compliance and would require a nesting bird survey to be conducted prior to the commencement of construction during nesting season, which would reduce potential impacts related to nesting avian species and native wildlife nursery sites to a less than significant level.</p>				
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Less than Significant. The proposed Project would be required to pay applicable MSHCP fees pursuant to Moreno Valley Municipal Code Chapter 3.48. The proposed Project would pay fees pursuant to Chapter 3.48 of the Municipal Code, which would be ensured through the city development review and building plan check process. Additionally, the Project would be required to comply with the City’s tree preservation ordinance, included under Chapter 9.17, Landscape and Water Efficiency Requirements, which requires projects “necessitating the removal of existing trees with four-inch or greater trunk diameters (calipers), shall be replaced at a three to one ratio, with minimum twenty-four (24) inch box size trees of the same species, or a minimum thirty-six (36) inch box for a one to one replacement, where approved.” An arborist will be retained to identify which trees subject to replacement. Trees would be replaced in accordance with City standards established under Chapter 9.17. Additionally, fifteen of the existing palm trees would be relocated to the Community Park and Street A project entry off Cottonwood Avenue. As such, the proposed Project would not conflict with any local policies protecting biological resources, including trees, and impacts would be less than significant with mitigation.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or another approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Response:
Less than Significant with Mitigation. The Project area is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). The Project site is not located within a Criteria Cell or Cell Group. Table BIO-3, below, demonstrates Project consistency with the requirements of the MSHCP.

Table Bio-3: MSHCP Consistency Analysis

MSHCP Requirement	Project Consistency
<i>Section 6.1.2 Species Associated with Riparian/Riverine Habitat and Vernal Pools</i>	The Project contains approximately 1.10-acres of areas that would be considered riparian-riverine areas defined in Section 6.1.2 of the Western Riverside County MSHCP. However, none of the riparian/riverine species listed in Section 6.1.2 of the MSHCP were found within the Project site. A MSHCP Determination of Biologically Equivalent or Superior Preservation (DBESP) (Appendix L) would be prepared for impacts to riverine resources. No vernal pools, swales, or vernal pool mimics such as ditches, borrow pits, cattle troughs, or cement culverts with signs of pooling water were found on the site. In addition, the site does not contain areas that showed signs of ponding water, hydrophytic vegetation, or soils typical of vernal pools that would be suitable for large branchiopods
<i>Section 6.1.3 Sensitive Plant Species</i>	The Project site is not located within the Western Riverside County MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) pursuant to Section 6.1.3 of the MSHCP.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	Therefore, the NEPSSA requirements are not applicable to the Project.			
<i>Section 6.1.4 Urban/Wildlands Interface Guidelines</i>	The Project site is not located within or adjacent to a Western Riverside County MSHCP Conservation Area; therefore, the Project site is not required to address Section 6.1.4 of the Western Riverside County MSHCP.			
<i>Section 6.3.2 Additional Surveys and Procedures</i>	Additional survey areas for amphibians, mammals, or any special linkage areas. In addition, the Project site is not located within the Western Riverside County MSHCP Criteria Area Plant Species Survey Area (CAPSSA) pursuant to Section 6.3.2 of the Western Riverside County MSHCP.			

Source: Biological Resources Assessment, Appendix B.

As shown in the preceding table, the proposed Project would be consistent with the MSHCP, and therefore, would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Impacts would be less than significant with implementation of MM BIO-1 and MM BIO-3.

Mitigation Measures:

MM-BIO 1 Payment of Multiple Species Habitat Conservation Plan Mitigation Fees. Prior to issuance of a grading or building permit, the Project applicant shall be required to pay relevant MSHCP mitigation fees per the Final Mitigation Fee Nexus Report. These fees will be determined in consultation with the Riverside Conservation Authority based on final Project classification and impacts.

MM BIO-2 Burrowing Owl Preconstruction Survey. Prior to issuance of a grading permit, the Project Applicant shall conduct a pre-construction take avoidance survey for burrowing owl within 30 days of initiating construction per section 6.3.2 of the MSHCP.

If burrowing owls are observed to occupy the Project site and/or adjacent areas during take avoidance surveys or incidentally during construction, the City of Moreno Valley Planning Department will be notified, and avoidance measures may be implemented during the breeding season (March 1 through August 31). If burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the MSHCP.

MM BIO-3 Nesting Bird Survey. To the extent feasible, conduct vegetation removal outside of the nesting bird season (generally between March 1 and August 31). If vegetation removal is required during the nesting bird season, conduct take avoidance surveys for nesting birds within 100-feet of areas proposed for vegetation removal. Surveys should be conducted by a qualified biologist(s)

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.</p> <p>MM BIO-4 Jurisdictional Waters. Impacts to Non-Wetland Waters of the United States require a Section 404 permit from the USACE under the federal Clean Water Act.</p> <p>Impacts to Non-Wetland Waters of the State require a Waste Discharge Requirement (WDR) or Section 401 permit from the RWQCB under the state Clean Water Act.</p> <p>A 1602 Streambed Alteration Agreement shall be obtained from the CDFW for the proposed impacts to 1.10 acres of CDFW jurisdiction.</p> <p>A MSHCP DBESP shall be prepared for impacts to 1.10 acres of riverine and riparian resources. In addition, the Project shall purchase offsite mitigation at a 2:1 ratio from an agency-approved mitigation bank or conduct offsite restoration within existing conservation lands to accommodate the impacts to the 1.10 acres of resources. Proof of compliance shall be provided to the City of Moreno Valley Planning Division prior to the issuance of a grading permit.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. City of Moreno Valley General Plan 2040, adopted June 15, 2021 2. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive Plan Update, Housing Element Update, and Climate Action Plan certified June 15, 2021 <ul style="list-style-type: none"> • Section 4.4 – Biological Resources 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Section 9.17.030 G – Heritage Trees 4. Moreno Valley Municipal Code Chapter 8.60 – Threatened and Endangered Species 5. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), http://www.wrc-rca.org/about-rca/multiple-species-habitat-conservation-plan/ 6. Western Riverside MSHCP Habitat Assessment Report, Blackhawk Environmental, June 2022, Appendix B. 7. Focused Burrowing Owl Survey Report, Blackhawk Environmental, September 2021, Appendix C. 8. Aquatic Delineation Detail Report, Blackhawk Environmental, June 2022, Appendix D. 				
<p>V. CULTURAL RESOURCES – Would the project:</p>				
<p>a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant with Mitigation. According to the State CEQA Guidelines, a historical resource is defined as a resource meeting one or more of the following criteria: (1) listed in, or determined eligible for listing in, the California Register of Historical Resources; (2) listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) identified as significant in a historical resources survey meeting the requirements</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>of PRC Section 5024.1(g); or (4) determined to be a historical resource by the Project’s Lead Agency. Implementation of the proposed Project has the potential to cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the State CEQA Guidelines, as there is a probability to encounter historical resources on the Project site.</p> <p>The California Register of Historical Resources defines a “historical resource” as a resource that meets one or more of the following criteria: (1) associated with events that have made a significant contribution to the broad patterns or local or regional history of the cultural heritage of California or the United States; (2) associated with the lives of persons important to local, California, or national history; (3) embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or (4) has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.</p> <p>A cultural resources survey was conducted on August 13, 2021 by Material Culture Consulting (MCC). The cultural resources report survey found one newly recorded historic site at the northwest corner of the site (MCCPAC-SITE-001). The historic site consisted of seven features which includes; five (5) concrete tube water features, one (1) foundation pad, and one (1) utility pole. This recorded historic site is assumed to be associated with the Project site’s previous use as an orchard and residence until the late 1960’s.</p> <p>MCC concluded the probability of encountering cultural resources within the Project site is high due to the presence of the historic-era built environment resource. Due to the high probability of encountering potential historic resources, mitigation is required to reduce impacts to less than significant. As a result, Mitigation Measure CUL-1 shall be implemented to require full time archaeological monitoring for ground disturbance of grading up to five feet. With implementation of Mitigation Measure CUL-1, Project impacts to historical resources would be less than significant.</p>				
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant with Mitigation. The Project site is disturbed and consists of vacant land. The Project site is disturbed from previous agricultural uses (orchard) as well as a single residence previously constructed in the southern portion of the property that was demolished in the late 1960’s. The Phase I Cultural Resources Assessment prepared for the Project included an archaeological records search from the University of California, Riverside Eastern Information Center (EIC) (Appendix C). The EIC is the countywide clearinghouse/repository for all archaeological and cultural studies completed within the Riverside County. All pertinent data was researched, including previous studies for a one-mile radius surrounding the Project area and the identification of recorded resources within one mile. In addition, the research included review of the current listings (federal, state, and local) for evaluated resources and reviewed historic maps. An archaeological records search was requested from the EIC on June 24, 2021. Although the records search identified a total of 34 cultural resources investigations previously conducted within the Project Area’s 1-mile radius buffer, the records search did not identify any previously recorded archaeological resources. However, 37 archaeological resources were identified within the 1-mile search buffer consisting of 20 historic-era resources, 16 prehistoric resources, and one (1) multi-component resource.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>As a result, there is a limited potential that buried resources may be present on the Project site that may be exposed during grading. However, Mitigation Measure CUL-1 shall be implemented to require full time archaeological monitoring for ground disturbance of grading to five feet. With implementation of Mitigation Measure CUL-1, Project impacts to archaeological resources would be less than significant.</p>				
<p>c) Disturb any human remains, including those interred outside of formally dedicated cemeteries?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant with Mitigation. The Project site has been previously disturbed, as described above, and has not been previously used as a cemetery. It is not anticipated that implementation of the proposed Project would result in the disturbance of human remains. In addition, compliance with California Health and Safety Code Section 7050.5, CEQA Guidelines Section 15064.5, and Public Resources Code Section 5097.98, included as MM CUL-2 and MM CUL-3, mandate the process to be followed in the event of an accidental discovery of any human remains. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the human remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Compliance with existing law would ensure that impacts to human remains would not occur.</p>				
<p>Mitigation Measures</p> <p>MM CUL-1 Archaeological Monitoring Condition of Approval</p> <p>At least thirty days prior to issuance of any grading permit, the developer shall prepare a cultural resources management plan and retain a qualified archaeologist, provide a letter identifying the name and qualifications of the archaeologist to the Planning Division for approval, to monitor all ground disturbing activities up to 5 feet below ground surface in an effort to identify any unknown archaeological resources and to evaluate and recommend appropriate actions for any archaeological deposits exposed by construction activity.</p> <p>At least thirty days prior to issuance of a grading permit, the applicant shall provide evidence that contact has been established with the appropriate Native American Tribe(s), providing notification of grading, excavation and the proposed monitoring program and to coordinate with the City and Tribe(s) to develop a cultural resources treatment and monitoring agreement. The agreement shall address treatment of known cultural resources, the designation, responsibilities and participation of Tribal monitors during grading, excavation and ground disturbing activities; project grading and</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.</p> <p>A report documenting the proposed methodology for grading monitoring shall be submitted to and approved by the Planning Division prior to issuance of any grading permit. The monitoring archaeologist shall be empowered to stop and redirect grading in the vicinity of an exposed archaeological deposit until that deposit can be fully evaluated. The archaeologist shall consult with affected Tribe(s) to evaluate any archaeological resources discovered on the project site. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have authority to stop and redirect grading activities in consultation with the project archaeologist.</p> <p>MM CUL-2 Inadvertent Discoveries</p> <p>If potential historic, archaeological, Native American cultural resources or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area within 100 feet of the uncovered resource must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.</p> <p>MM CUL-3 Human Remains</p> <p>If human remains are discovered during grading and other construction excavation, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the "most likely descendant." The "most likely descendant" shall then make recommendations and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 10– Conservation Element 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 <ul style="list-style-type: none"> • Section 4.5 – Cultural and Tribal Resources • Appendix C – Tribal Letters and Responses 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Title 7 – Cultural Preservation 5. Phase I Cultural Resources Assessment, Material Cultural Consulting, Inc., June 2022, Appendix E. 				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact																																																																																				
VI. ENERGY – Would the project:																																																																																								
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																																																																				
<p>Response: Less than significant impact.</p> <p><i>Construction</i></p> <p>During construction, the proposed Project would consume energy in three general forms:</p> <ol style="list-style-type: none"> 1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project site, construction worker travel to and from the Project site, as well as delivery truck trips; 2. Electricity associated with providing temporary power for lighting and electric equipment; and 3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. <p>Construction activities related to the proposed residential development and the associated infrastructure is not expected to result in demand for fuel greater on a per-development basis than other development projects in Southern California. Table E-1 below summarizes the Project’s construction vehicle fuel usage based on vehicle miles traveled and fuel usage factors contained in the ARB EMFAC2021 and includes trips from worker vehicles, vendor vehicles, and haul vehicles.</p> <p style="text-align: center;">Table E-1: Construction Equipment Fuel Usage</p> <table border="1" data-bbox="228 1262 1393 1961"> <thead> <tr> <th>Equipment Type</th> <th>Equipment Quantity</th> <th>Horse-power</th> <th>Load Factor</th> <th>Operating Hours per Day</th> <th>Days of Construction</th> <th>Fuel Used (gallons)</th> </tr> </thead> <tbody> <tr> <td colspan="7">Site Preparation</td> </tr> <tr> <td>Rubber Tired Dozers</td> <td>3</td> <td>247</td> <td>0.40</td> <td>8</td> <td>10</td> <td>448</td> </tr> <tr> <td>Crawler Tractors</td> <td>4</td> <td>212</td> <td>0.43</td> <td>8</td> <td>10</td> <td>647</td> </tr> <tr> <td colspan="7">Grading</td> </tr> <tr> <td>Excavator</td> <td>2</td> <td>158</td> <td>0.38</td> <td>8</td> <td>35</td> <td>668</td> </tr> <tr> <td>Grader</td> <td>1</td> <td>187</td> <td>0.41</td> <td>8</td> <td>35</td> <td>454</td> </tr> <tr> <td>Rubber Tired Dozers</td> <td>1</td> <td>247</td> <td>0.40</td> <td>8</td> <td>35</td> <td>570</td> </tr> <tr> <td>Scrapers</td> <td>2</td> <td>367</td> <td>0.48</td> <td>8</td> <td>35</td> <td>2,106</td> </tr> <tr> <td>Crawler Tractors</td> <td>2</td> <td>212</td> <td>0.43</td> <td>8</td> <td>35</td> <td>1,132</td> </tr> <tr> <td colspan="7">Building Construction</td> </tr> <tr> <td>Cranes</td> <td>1</td> <td>231</td> <td>0.29</td> <td>8</td> <td>370</td> <td>2,954</td> </tr> </tbody> </table>					Equipment Type	Equipment Quantity	Horse-power	Load Factor	Operating Hours per Day	Days of Construction	Fuel Used (gallons)	Site Preparation							Rubber Tired Dozers	3	247	0.40	8	10	448	Crawler Tractors	4	212	0.43	8	10	647	Grading							Excavator	2	158	0.38	8	35	668	Grader	1	187	0.41	8	35	454	Rubber Tired Dozers	1	247	0.40	8	35	570	Scrapers	2	367	0.48	8	35	2,106	Crawler Tractors	2	212	0.43	8	35	1,132	Building Construction							Cranes	1	231	0.29	8	370	2,954
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ISSUES & SUPPORTING INFORMATION SOURCES:				Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Forklifts	3	89	0.20	8	370	1,651	
Generator Sets	1	84	0.74	8	370	10,679	
Tractors/Loaders/Backhoes	3	97	0.37	8	370	6,102	
Welders	1	46	0.45	8	370	1,742	
Paving							
Pavers	2	130	0.42	8	20	376	
Paving Equipment	2	132	0.36	8	20	281	
Rollers	2	80	0.38	8	20	193	
Architectural Coating							
Air Compressor	1	78	0.48	6	20	172	
Total Off-Road Equipment Fuel Used during Construction (gallons)						30,215	
Notes: Source: EPD Solutions, 2022 (Appendix A)							

Table E-2 shows the overall fuel consumption for construction of the proposed project. Fuel calculations can be found in Appendix A herein.

Table E-2: Total Construction Fuel Usage

Construction Source	Gallons of Diesel Fuel	Gallons of Gasoline Fuel
Construction Vehicles	21,375	34,156
Off-road Construction Equipment	30,215	0
Total	51,590	34,156

Construction activities would be permitted to comply with existing fuel standards, machinery efficiency standards, and CARB requirements that limit idling of trucks. Although there are no quantitative significance thresholds for energy consumption, the energy analysis prepared for the Project estimated negligible electricity and natural gas would be used during construction and approximately 51,590 gallons of diesel fuels and 34,156 gallons of gasoline fuels, would be used to construct the Project. Through compliance with existing standards, the Project would result in demand for energy in a similar manner as other development projects. Project construction would not result in inefficient, wasteful, or unnecessary consumption of energy.

Operation

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Once operational, the Project would generate demand for energy in the forms of petroleum fuel, electricity, and natural gas. This use of energy is typical for urban development, and no operational activities or land uses would occur that would result in extraordinary energy consumption.</p> <p>The State of California provides a minimum standard for building design and construction standards through Title 24 of the California Code of Regulations (CCR). Compliance with Title 24 is mandatory at the time new building permits are issued by local governments. The City's administration of the Title 24 requirements includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. In complying with the Title 24 standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced.</p> <p>Once operational, the Project is anticipated to consume 73,508 gallons of fuel per year. In addition, the proposed Project would use 477,880 kilowatt hours (kWh) per year with implementation of Title 24 Part 6 requirements that require the implementation of building energy efficiency standards. The Project would use 1,697,220 kilo British Thermal Units (kBtu) of natural gas per year which is equivalent to 1,697.2 mega-British Thermal units (MBtu) per year of natural gas. Thus, operation of the Project would not use large amounts of energy or fuel in a wasteful manner, and no operational energy impacts would occur.</p> <p>In summary, construction and operations-related fuel consumption by the Project would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the region, and impacts would be less than significant.</p>				
<p>b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. The California Title 24 Building Energy Efficiency Standards are designed to ensure new and existing buildings achieve energy efficiency and preserve outdoor and indoor environmental quality. These measures (Title 24, Part 6) are listed in the California Code of Regulations. The California Energy Commission is responsible for adopting, implementing and updating building energy efficiency. Local city and county enforcement agencies have the authority to verify compliance with applicable building codes, including energy efficiency. As required by Municipal Code, Chapter 8.20 California Building Code, prior to issuance of a building permit, the Project Applicant shall submit plans showing that the Project would be in compliance with 2019 Title 24 requirements. The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The Project would have a less than significant impact related to energy.</p>				
<p>Mitigation Measures</p> <p>None.</p>				
<p>Sources:</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted June 15, 2021 2. Chapter 10 – Open Space & Conservation Element 3. Final Environmental Impact Report City of Moreno Valley General Plan, certified June 15, 2021 4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 				
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to https://www.conservation.ca.gov/cgs/Documents/SP_042.pdf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Response: No Impact. As stated in the Soil Investigation and Liquefaction Evaluation Report, conducted by Soil Exploration Company, Inc. (see Appendix F), the Project site is not situated within a State designated Alquist-Priolo Earthquake Fault Zone. The Project site does not contain and is not in the vicinity of an earthquake fault and is not affected by a state-designated Alquist-Priolo Earthquake Fault Zone. The closest active fault is the San Jacinto Fault zone located approximately 1.97 miles northeast of the site. Because the Project site is in a seismically active region of Southern California, occasional seismic ground shaking is likely to occur within the lifetime of the proposed Project. However, the potential for surface rupture of a fault onsite is considered very low. As such, no impacts would occur.				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Response: Less than Significant. The Project site is located within a seismically active region of Southern California. As mentioned previously, the San Jacinto Fault zone is located approximately 1.97 miles northeast of the Project site. Thus, moderate to strong ground shaking can be expected at the site. The amount of motion can vary depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. Greater movement can be expected at sites located closer to an earthquake epicenter, that consists of poorly consolidated material such as alluvium, and in response to an earthquake of great magnitude. Structures built in the City are required to be built in compliance with the California Building Code (CBC [California Code of Regulations, Title 24, Part 2]), included in the Municipal Code as Chapter 8.20. Compliance with the CBC would ensure earthquake safety based on factors including occupancy type, the types of soils onsite, and the probable strength of the ground motion. Compliance with the CBC would include the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structures so that it would withstand the effects of strong ground shaking. Therefore, with CBC compliance the proposed Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking more than other developments in Southern California. Impacts would be less than significant.				
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Response: Less than Significant. As discussed in the Soil Investigation and Liquefaction Evaluation Report, conducted by Soil Exploration Company, Inc. (see Appendix F), the Project site is located in a moderate area of potential liquefaction. The highest groundwater depth onsite is estimated to be greater than 100 feet below ground surface. Thus, the potential for liquefaction is low. Additionally, the Soil Investigation and Liquefaction Evaluation Report provides California Building Code (CBC) regulations for the proposed development to reduce liquefaction-induced settlement, which would be verified by the City through the development permitting process. With adherence to CBC requirements the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving liquefaction and impacts would be less than significant.</p>				
<p>iv) Landslides?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. The Project site is relatively flat with a gentle slope in the south/southwest direction. Elevations within the Project site range from approximately 1,664 (northeastern corner) to 1,639 (southwest corner) feet above mean sea level, with an approximate 25 feet of elevation differential across the approximately 20-acre site. According to the City of Moreno Valley General Plan Map S-3, the Project site is not within a landslide susceptibility class. Therefore, the Project site is not located in an area susceptible to seismic-induced landslides. Onsite soils would be graded and compacted per the requirements of the CBC which would further reduce the potential for impacts from seismic-induced landslides. Therefore, no impacts related to landslides would occur.</p>				
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. The proposed Project would involve excavation, grading, and construction activities that would disturb soil and leave exposed soil on the ground surface. As such, the proposed Project would be required to comply with the City's grading standards and erosion control measures, included in Chapter 8.10 (Stormwater/Urban Runoff Management and Discharge Controls) of the City's Municipal Code. Additionally, the Construction General Permit issued by the State Water Resources Control Board (SWRCB), regulates construction activities to minimize water pollution, including sediment. The proposed Project would be subject to the National Pollution Discharge Elimination System (NPDES) permitting regulations, including implementation of a Stormwater Pollution Prevention Plan (SWPPP) and associated BMPs during grading and construction, which would be required during construction permitting of the Project.</p> <p>Adherence to the BMPs in the SWPPP would reduce, prevent, or minimize soil erosion from Project-related grading and construction activities. After Project completion, the Project site would be developed with 55 single-family residences, new internal streets, two open space areas, a water quality basin, and landscape improvements, and would not contain exposed soil. The Project would implement the operational BMPs included in the Water Quality Management Plan (Appendix K) for the Project, which would reduce operational runoff from the site. Therefore, the potential for soil erosion or the loss of topsoil would be extremely low resulting in a less than significant impact related to soil erosion.</p>				
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				
<p>Response: Less than Significant. As described above, the Project site is relatively flat, and does not contain nor is adjacent to any significant slope or hillside area. The Project would not create slopes. Thus, on or off-site landslides would not occur from implementation of the Project.</p> <p>According to the Soil Investigation and Liquefaction Evaluation Report, conducted by Soil Exploration Company, Inc. (see Appendix F), the site does not contain liquefiable soils. Differential settlement or subsidence could occur if buildings or other improvements are built on low-strength foundation materials (including imported fill) or if improvements straddle the boundary between different types of subsurface materials (e.g., a boundary between native material and fill). Although differential settlement generally occurs slowly enough that its effects are not dangerous to inhabitants, it can cause building damage over time.</p> <p>As described previously, compliance with the requirements of the CBC and related recommendations in the Geotechnical and Infiltration Evaluation related to compaction of soils and development of foundations is required as part of the City’s building plan check and development permitting process. This process would require Project specific engineering design recommendations be incorporated into grading plans and building specifications as a condition of construction permit approval to ensure soils are properly compacted and structures adequately constructed to address unstable soils. Impacts related to liquefaction, settlement, and ground collapse would be reduced to a less than significant level.</p>				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. Expansive soils contain certain types of clay minerals that shrink or swell as the moisture content changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semiarid areas with seasonal changes of soil moisture experiences, such as southern California, have a higher potential of expansive soils than areas with higher rainfall and more constant soil moisture.</p> <p>The Geotechnical and Infiltration Evaluation performed an evaluation of the potential for expansive soils at the site and expansion index testing was performed on representative samples of the near surface soils which are anticipated to be within the zone of influence of the planned improvements. Based on the expansion index testing performed, the site soils possessed a very low expansion potential. As described previously, compliance with the CBC would require specific engineering design recommendations be incorporated into grading plans and building specifications as a condition of construction permit approval to ensure that Project structures would withstand the effects related to ground movement, including expansive soils. Therefore, impacts would be less than significant.</p>				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. The Project would install an 8-inch sewer line to connect to existing infrastructure from private J Street and extend beneath Bay Avenue, connecting to proposed local roadways.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
No septic tanks are proposed, and no impacts would occur with implementation of the proposed Project.				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant with Mitigation. Earthmoving activities, including grading and trenching activities, would have the potential to disturb previously unknown paleontological resources if earthmoving activities occur at substantial, undisturbed depths. As discussed in the Paleontological Assessment, the Project site is underlain by Holocene and late Pleistocene young sand alluvial deposits. The Project’s southern portion are lower Pleistocene, very old, sandy alluvial fan deposits. A paleontological survey was not conducted since the surface of the Project property is flat-lying and disturbed.</p> <p>Holocene alluvium is generally considered to have a low paleontological sensitivity. The Pleistocene sediments are considered to have a high paleontological resource sensitivity. Additionally, the Project site is mapped as low (0 to 10 feet below the surface) to high (deeper than 10 feet) sensitivity for paleontological resources by the County of Riverside. Due to depths of excavations being deeper than 10 feet in some areas and reaching into soils with high paleontological resource sensitivity, the Project would implement paleontological monitoring as described below in Mitigation Measure MM PAL-1, which includes preparation of a Paleontological Resource Impact Mitigation Plan (PRIMP) to ensure that potentially significant adverse impacts to paleontological resources are mitigated to less than significant levels.</p>				
<p>Mitigation Measures</p> <p>MM PAL-1: Paleontological Monitoring. Prior to the issuance of a grading plan, a paleontologist shall prepare a Paleontological Resource Impact Mitigation Plan (PRIMP) for submittal and review by the City. Implementation of the PRIMP will ensure that adverse impacts to potentially significant paleontological resources are mitigated to a level less than significant. The PRIMP should follow the outline below:</p> <ol style="list-style-type: none"> 1. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. The PRIMP shall stipulate that monitoring will be conducted either full or part time at the determination of the paleontologist, based upon the identification of undisturbed sediments of Pleistocene very old alluvial fan deposits (“Qvofa”). Monitoring of Holocene young sandy alluvial fan deposits (“Qyfa”) is not recommended; however, these deposits are likely relatively thin and overlie Pleistocene very old alluvial fan deposits. Therefore, monitoring in areas mapped as young sandy alluvial fan deposits may commence when those deposits are graded away and the very old alluvial fan deposits become exposed. The Project paleontologist is responsible to periodically visit the property during the initial stages of grading to identify the Pleistocene deposits and direct the initiation of monitoring. 2. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large 				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>specimens in a timely manner. The monitor shall notify the Project paleontologist, who will then notify the concerned parties of the discovery. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.</p> <ol style="list-style-type: none"> 3. Fossils shall be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes shall be taken on the map location and stratigraphy of the site, which is photographed before it is vacated, and the fossils are removed to a safe place. On mass grading projects, discovered fossil sites shall be protected by flagging to prevent them from being over-run by earthmovers (scrapers) before salvage begins. Fossils shall be collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site shall be determined with the use of handheld GPS units. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help remove the jacket to a safe location. 4. Isolated fossils shall be collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes shall be taken on the map location and stratigraphy of the site, which shall be photographed before it shall be vacated and the fossils are removed to a safe place. 5. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment. 6. In accordance with the "Microfossil Salvage" section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil "microvertebrates" to test the feasibility of the deposit to yield fossil bones and teeth. 7. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72). 8. Recovered specimens are prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils. 				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>9. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center) shall be conducted. The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. Prior to curation, the lead agency (e.g., the City of Moreno Valley) will be consulted on the repository/museum to receive the fossil material.</p> <p>10. A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the Project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.</p> <p>11. Decisions regarding the intensity of the MMRP will be made by the Project paleontologist based on the significance of the paleontological resources and their biostratigraphic, biochronologic, paleoecologic, taphonomic, and taxonomic attributes, not upon the ability of a Project proponent to fund the MMRP.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 6 – Safety Element – Section 6.5 – Geologic Hazards <ul style="list-style-type: none"> - Figure 6-3 – Geologic Faults & Liquefaction • Chapter 7 – Conservation Element – Section 7.4 -- Soils 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 <ul style="list-style-type: none"> • Section 4.7 – Geology and Soils <ul style="list-style-type: none"> - Figure 4.7-1 – Fault Zones - Figure 4.7-2 – Liquefaction - Figure 4.7-3 – Landslides - Figure 4.7-4 – Paleontological Sensitivity 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Chapter 8.21 – Grading Regulations 5. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf <ul style="list-style-type: none"> • Chapter 4 – Earthquake <ul style="list-style-type: none"> - Figure 4-1 – Right-Lateral Strike -Slip Fault - Figure 4-1.1 – Moreno Valley Geologic Faults and Liquefaction 2016 - Figure 4-1.2 – Moreno Valley Area Ground Shaking Map • Chapter 8 – Landslide <ul style="list-style-type: none"> - Figure 8-1 – Moreno Valley Slope Analysis 2016 6. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf <ul style="list-style-type: none"> • Threat Assessment 1 – Major Earthquakes <ul style="list-style-type: none"> - Figure 9 – Types of Faults - Figure 10 – Earthquake Faults - Figure 11 – Comparison of Richter Magnitude and Modified Mercalli Intensity - Figure 12 – Magnitude 4.5 or Greater Earthquake Map - Figure 13 – Geologic Faults and Liquefaction 7. Soil Investigation and Liquefaction Evaluation Report, Soil Exploration Company, Inc, May 2021, Appendix F. 				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

Less than Significant. During construction of the proposed Project, GHGs would be emitted through the operation of construction equipment, as well as emissions from worker and vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO₂, CH₄, and N₂O. Furthermore, CH₄ is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

The proposed Project would result in the development of 55 single-family homes. Long-term emissions would occur from the Project -generated vehicle trips, emissions from energy usage, onsite area source emissions, and off-road equipment created from the on-going use of the proposed Project. The calculations presented below include construction emissions in terms of annual CO₂e GHG emissions from increased energy consumption, water usage, and solid waste disposal, as well as estimated GHG emissions from vehicular traffic that would result from implementation of the proposed Project. The project will comply with SCQAMD Rule 403 and 1113 included as measures in the 2017 Scoping Plan, and are factored into the Project’s GHG emissions modeling.

Table GHG-1: Project Related Greenhouse Gas Annual Emissions

Category	Greenhouse Gas Emissions (Metric Tons per Year)
Area Sources ¹	1
Energy Usage ²	176
Mobile Sources ³	648
Solid Waste ⁴	36
Water and Wastewater ⁵	24
Construction ⁶	37
Total Emissions	922
Threshold of Significance	3,000
Exceeds Threshold?	No

Notes:

- ¹ Area sources consist of GHG emissions from consumer products, architectural coatings, and landscaping equipment.
 - ² Energy usage consists of GHG emissions from electricity and natural gas usage.
 - ³ Mobile sources consist of GHG emissions from vehicles.
 - ⁴ Waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.
 - ⁵ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
 - ⁶ Construction emissions amortized over 30 years as recommended in the SCAQMD GHG Working Group on November 19, 2009.
 - ⁷ Service population obtained from CalEEMod default population values.
- Source: CalEEMod Version 2020.4.0.

The significance of GHG emissions impacts from development projects are assessed by the City using Option 1 SCAQMD recommended screening threshold for development projects of 3,000 metric tons of carbon dioxide (MTCO₂e) per year. Annual Project GHG emissions were calculated in the Air Quality, Energy, and Greenhouse Gas Analysis (Appendix A) prepared for the proposed Project by adding amortized GHG construction emissions to GHG operational emissions from area, energy, mobile, waste, and water sources. The data provided in Table GHG-1. shows that the proposed Project would create 922 MTCO₂e per year, which is less

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than the 3,000 MTCO₂e. Therefore, a less than significant generation of greenhouse gas emissions would occur from construction and operation of the proposed Project.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:
Less than Significant. Table GHG-2 below, shows the Project’s consistency with the 2017 Scoping Plan prepared by the California Air Resources Board (CARB)

Table GHG-2: 2017 Scoping Plan Consistency Summary

Action	Proposed Project Implementation Actions
Increase the Renewables Portfolio Standard to 50% of retail sales by 2030 and ensure grid reliability.	Consistent. The Project is consistent with Title 24 2019 requirements for use of solar on residential structures and would utilize energy from Moreno Valley Electric Utility (MUV). Title 24 and MVU’s commitment to diversify its portfolio would help increase the Renewables Portfolio and satisfy this action.
Establish Annual Targets for Statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	Consistent. The Project would be constructed in accordance with Title 24 “CalGreen” requirements. This would help achieve statewide energy efficiency savings and satisfy this action.
Reduce GHG emissions in the electricity sector through the implementation of the above measures and other actions as modeled in Integrated Resource Planning (IRP) to meet GHG emissions reductions planning targets in the IRP process. Load-serving entities and publicly-owned utilities meet GHG emissions reductions planning targets through a combination of measures as described in IRPS.	Consistent. The proposed Project would be designed and constructed in accordance with Title 24 “CalGreen” requirements. This would implement the energy efficiency measures that would reduce emissions in the electricity sector. Therefore, the Project would satisfy this action.
At least 1.5 million zero emission and plug in hybrid light-duty EVs by 2025.	Consistent. The Project would not interfere with the implementation of this action, as homeowners could choose to utilize plug in or hybrid vehicles.
At least 4.2 million zero emission and plug-in hybrid light-duty EVs by 2030	Consistent. The Project would not interfere with the implementation of this action, as homeowners could choose to utilize plug in or hybrid vehicles.
Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations.	Consistent. The single-family residential Project would not interfere with the implementation of this action.
Medium-Duty and Heavy-Duty GHG Phase 2.	Consistent. Operation of the Project does not generate a substantial volume of medium-duty and heavy-duty trips, and does not interfere with the implementation of this action.
Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20% of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100% of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in	Consistent. The proposed single-family residential Project would not interfere with the implementation of this action related to transit busses.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2020, meet the optional heavy-duty low-NOx standard.				
Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5% of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10% in 2025 and remaining flat through 2030.				
Further reduce VMT through continued implementation of SB 375 and regional Sustainable Communities Strategies; forthcoming statewide implementation of SB 743; and potential additional VMT reduction strategies not specified in the Mobile Source Strategy but included in the document “Potential VMT Reduction Strategies for Discussion.”				
Increase stringency of SB 375 Sustainable Communities Strategy (2035 targets)				
Harmonize project performance with emissions reductions and increase competitiveness of transit and active transportation modes (e.g., via guideline documents, funding programs, project selection, etc.)				
By 2019, develop pricing policies to support low-GHG transportation (e.g., low-emission vehicle zones for heavy duty, road user, parking pricing, transit discounts).				
Improve freight system efficiency.				
Increase the long-term resilience of carbon storage in the land base and enhance sequestration capacity.				
Utilize wood and agricultural products to increase the amount of carbon stored in the natural and built environments.				
Establish scenario projections to serve as the foundation for the implementation plan.				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Establish a carbon accounting framework for natural and working lands as described in SB 859 by 2018.	Consistent. The single-family residential Project would not interfere with the establishment of a carbon accounting framework for natural and working lands as described in SB 859.			
Implement Forest Carbon Plan.	Consistent. The Project site does not include a forest and the single-family residential Project would not interfere with the implementation of a Forest Carbon Plan.			
Identify and expand funding and financing mechanisms to support GHG reductions across all sectors.	Consistent. The single-family residential Project would not interfere with the expansion of funding and financing mechanisms to support GHG across all sectors.			

Source: EPD Solutions, 2022.

As shown below in Table GHG-3, the proposed Project would be consistent with all applicable 2021 CAP policies for a single-family residential development, including implementation of the Air Quality Plans.

Table GHG-3: Moreno Valley CAP Consistency Summary

Measure	Consistency
R-1: Provide incentives such as streamlined permitting or bonus density for new multi-family buildings and reroofing projects to install “cool” roofs consistent with the current California Green Building Code (CALGreen) standards for commercial and industrial buildings.	Consistent. The single-family residential Project would be consistent with the CALGreen standards, in addition would not interfere with incentives to streamline permitting or bonus density for new multi-family buildings.
R-2: Require new construction and major remodels to install interior real-time energy smart meters in line with current utility provider (e.g., MVU, SCE) efforts.	Consistent. The single-family residential Project would be constructed in accordance with the requirement to install interior real-time energy-smart meters in line with MVU efforts.
R-3: Develop and implement program to incentivize single family residential efficiency retrofits and participation in Moreno Valley Utility direct install program with the goal of a 50 percent energy reduction compared to baseline in 30 percent of the total single-family homes citywide by 2040.	Consistent. The single-family residential Project would be constructed in accordance to Title 24 “CALGreen” requirements and would not interfere with the retrofits to existing single-family housing in the city of Moreno Valley.
R-4: Prioritize cap and trade funds to assist low-income homeowners achieve energy-efficient improvements and fund weatherization programs.	Consistent. The single-family residential Project would not interfere with the prioritization of cap and trade funds to assist low-income homeowners.
R-5: Apply for and prioritize Community Block Development Grant funds to assist low-income homeowners achieve energy-efficient improvements.	Consistent. The single-family residential Project would not interfere with the application or prioritization of Community Block Development Grant funds to assist low-income homeowners achieve energy-efficient improvements.
R-6: Develop program and funding strategy to incentivize conversion of natural gas heated homes and nonresidential buildings to electricity.	Consistent. The single-family residential Project would not interfere with the development of a program and funding strategy to incentivize conversion of natural gas heated homes and nonresidential buildings to electricity.
R-7: Develop and implement program to incentivize multi-family residential efficiency audits and participation in Moreno Valley Utility direct install program with the goal of a 50 percent energy	Consistent. The single-family residential Project does not interfere with the development and implementation of a program to incentivize multi-family residential efficiency audits and participation in the Moreno Valley Utility direct install program.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
reduction in 30 percent of the projected amount of multi-family homes citywide by 2035.				
R-8: Provide a toolkit of resources, including web-based efficiency calculators, for residents and businesses to analyze their greenhouse gas emissions in comparison to their neighborhood, the city, and the region.				Consistent. The single-family residential Project would not interfere with the implementation of a toolkit of resources for residents and businesses to analyze their greenhouse gas emissions in comparison to their neighborhood, the city, and the region.
R-9: Develop and implement a competitive greenhouse gas reduction program with an award component between groups of citizens in the city.				Consistent. The single-family residential Project would not interfere with the implementation of a competitive GHG reduction program with an award component between groups of citizens in the city.
Source: EPD Solutions, 2022				
As shown in Tables GHG-2 and -3, the proposed Project would be consistent with all applicable 2017 Scoping Plan and 2021 CAP policies for a single-family residential development. Therefore, the proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.				
<p>Mitigation Measures</p> <p>None.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted June 15, 2021 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. California’s 2017 Climate Change Scoping Plan, prepared by the California Air Resources Board, November 2017, https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf, accessed April 24, 2019 5. Air Quality, Energy, and Greenhouse Gas Impact Analysis, EPD Solutions, May 2022, Appendix A. 				
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. Development of the Project would require standard transport, use, and disposal of hazardous materials and wastes. If the use of these materials does not adhere to established federal, state, and local laws and regulations, workers, building occupants and residents, the public, and/or the environment could be exposed to hazardous materials.</p> <p>Construction Heavy construction equipment (e.g., scrapers, dozers, excavators, tractors) would be operated for development of the Project. The equipment would be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which are considered hazardous if improperly stored, handled, or transported. Other materials used—such as paints, adhesives, and solvents—could also result in accidental releases or spills that could pose risks to people and the environment. These risks are standard, however, on all construction sites,</p>				

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<p>and the Project would not cause greater risks than would occur on other similar construction sites.</p> <p>Construction contractors would be required to comply with federal, state, and local laws and regulations regarding the transport, use, and storage of the hazardous materials. Applicable laws and regulations include CCR, Title 8 Section 1529 (pertaining to ACM) and Section 1532.1 (pertaining to LBP); CFR, Title 40, Part 61, Subpart M (pertaining to ACM); CCR, Title 23, Chapter 16 (pertaining to UST) CFR, Title 29 - Hazardous Waste Control Act; CFR, Title 49, Chapter I; and Hazardous Materials Transportation Act requirements as imposed by the USDOT, CalOSHA, CalEPA and DTSC. Additionally, construction activities would require a Stormwater Pollution Prevention Plan (SWPPP), which is mandated by the National Pollution Discharge Elimination System General Construction Permit and enforced by the Santa Ana RWQCB. The SWPPP will include strict onsite handling rules and BMPs to minimize potential adverse effects to workers, the public, and the environment during construction, including, but not limited to:</p> <ul style="list-style-type: none"> • Establishing a dedicated area for fuel storage and refueling activities that includes secondary containment protection measures and spill control supplies; • Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction; • Avoiding overtopping construction equipment fuel tanks; • Properly containing and removing grease and oils during routine maintenance of equipment; and • Properly disposing of discarded containers of fuels and other chemicals. <p>Mandatory compliance with applicable laws and regulations related to the routine transport, use, and disposal of hazardous materials during construction activities at the Project site would limit potentially significant hazards to construction workers, the public, and the environment. Impacts would be less than significant.</p> <p>Operation The Project site would be developed with 55 single-family residences and two parks which would involve routinely using hazardous materials including solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. These types of materials are not acutely hazardous and would only be used and stored in limited quantities. The normal routine use of these hazardous materials products pursuant to existing regulations would not result in a significant hazard to people or the environment in the vicinity of the Project. Therefore, operation of the Project would not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste, and impacts would be less than significant.</p>				
<p>b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. In 2021, a Phase I Environmental Site Assessment (ESA) was conducted for the Project site by Architectural Environmental Seismic Consultants (AES)</p>				

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<p>(Appendix G). The Phase I evaluated the parcel and determined that the Project site does not have any recognized environmental conditions (RECs).</p>				
<p>Construction</p>				
<p>Accidental Releases. The routine use, storage, transport, and disposal of hazardous materials in accordance with applicable regulations during construction activities would not pose health risks or result in significant impacts. Although the improper use, storage, transportation and disposal of hazardous materials and wastes could result in accidental spills or releases posing health risks to workers, the public, and the environment, the use of best management practices (BMPs) during construction would be implemented as part of a Stormwater Pollution Prevention Plan (SWPPP) as required by the National Pollution Discharge Elimination System General Construction Permit. Implementation of the SWPPP would minimize potential adverse effects to workers, the public, and the environment resulting in a less than significant impact. Construction contract specifications would include strict on-site handling rules and BMPs that include, but are not limited to:</p> <ul style="list-style-type: none"> • Establishing a dedicated area for fuel storage and refueling and construction dewatering activities that includes secondary containment protection measures and spill control supplies; • Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction; • Avoiding overtopping construction equipment fuel tanks; • Properly containing and removing grease and oils during routine maintenance of equipment; and • Properly disposing of discarded containers of fuels and other chemicals. <p>Operation As described previously, operation of the proposed 55 single-family residences and two parks includes use of limited hazardous materials, such as solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. Normal routine use of typical residential products pursuant to existing regulations would result in a less than significant hazard to the environment, residents, or workers in the vicinity of the Project.</p>				
<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. Ridge Crest Elementary School is located approximately 1.15 miles south of the Project site. Furthermore, as noted in Sections IX(a) and IX(b), the proposed Project is not anticipated to release hazardous emissions or handle hazardous or acutely hazardous materials, substances, or wastes in significant quantities. The proposed Project would not emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school and impacts would be less than significant.</p>				
<p>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
result, would it create a significant hazard to the public or the environment?				
<p>Response:</p> <p>No Impact. According to the California Department of Toxic Substances Control EnviroStor database, and the Phase I Environmental Site Assessment prepared for the Project (Phase 1 2021), the Project site is not located on or nearby any hazardous material sites listed, pursuant to Government Code Section 65962.5. As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed Project.</p>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant. The proposed Project site is located approximately 5.74 miles northeast of March Air Reserve Base/Inland Port Airport (MARB/IPA) and is not within the boundaries of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (MARB/IPA LUCP). Therefore, the proposed Project would not pose a safety hazard to people working in the area. As such, impacts would be less than significant.</p>				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>Less than Significant. The proposed Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan.</p> <p>Construction</p> <p>The proposed construction activities, utility and infrastructure installation, building and internal roadway construction, and architectural coatings would occur within the Project site, and would not restrict access of emergency vehicles to the Project site or adjacent areas. The installation of new portion of Bay Avenue and other public street improvements, driveways, and connections to existing infrastructure systems that would be implemented during construction of the proposed Project would not require full closure of Cottonwood Avenue, Quincy Street, or Bay Avenue. Any temporary lane closures needed for utility connections or driveway construction would implement appropriate measures to facilitate vehicle circulation specifically the completion of Bay Avenue (from Pablo Road west to Quincy Street), as included within construction permits. Thus, implementation of the Project through the City’s permitting process would ensure existing regulations are adhered to. Potential construction related emergency access or evacuation impacts would be reduced to a less than significant level.</p> <p>Operation</p> <p>The City of Moreno Valley participates in the <i>County of Riverside Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP)</i> which outlines requirements for emergency access and</p>				

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<p>standards for emergency responses. Additionally, the Project would be required to comply with the City of Moreno Valley’s Emergency Operations Plan.</p> <p>Direct access to the Project site would be provided from Cottonwood Avenue and Bay Avenue via two driveways and from Belmont Parkway to the east. The Project driveways and internal accessways would be required to meet the City’s design standards to ensure adequate emergency access and evacuation, which would be reviewed through the City’s permitting procedures. The Fire Department and/or Public Works Department would review the development plans as part of the permitting procedures to ensure adequate emergency access pursuant to the requirements in Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), included as Municipal Code Chapter 8.36. As such, the Project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.</p>				
<p>g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. The Project site is within an urbanized area of the City of Moreno Valley. The Project site is bounded by Bay Avenue to the south, Belmont Park Way to the east (terminus), Cottonwood Avenue to the north, and an earthen drainage channel then Quincy Street to the west. Single-family residences are located to the north, east, southeast, and west. The Project site is not adjacent to any wildland areas. According to the CAL FIRE Fire Hazard Severity Zone map, the Project site is not within an area identified as a Fire Hazard Area that may contain substantial fire risk or a Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE 2021). As a result, the proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires and no impacts would occur.</p>				
<p>Mitigation Measures</p> <p>None.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 6 – Safety Element 2. City of Moreno Valley General Plan Update, adopted July 2021 3. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 <ul style="list-style-type: none"> • Section 4.9 – Hazards and Hazardous Materials 4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 5. March Air Reserve Base (MARB)/March Inland Port (MIP) Airport Land Use Compatibility Plan (ALUCP) on November 13, 2014, (http://www.rcaluc.org/Portals/13/17%20-%20Vol.%201%20March%20Air%20Reserve%20Base%20Final.pdf?ver=2016-08-15-145812-700) 6. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf <ul style="list-style-type: none"> • Chapter 5 – Wildland and Urban Fires • Chapter 12 – Dam Failure/Inundation • Chapter 13 – Pipeline • Chapter 14 – Transportation • Chapter 16 – Hazardous Materials Accident 				

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<p>7. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf</p> <ul style="list-style-type: none"> • Hazard Mitigation and Hazard Analysis • Threat Assessment 2 – Hazardous Materials • Threat Assessment 3 – Wildfire • Threat Assessment 6 – Transportation Emergencies <p>8. Soil Investigation and Liquefaction Evaluation Report, Soil Exploration Company, Inc, May 2021, Appendix F.</p> <p>9. Phase I Environmental Site Assessment, AES Due Diligence Consultants, May 2021 Appendix G.</p>				
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. Construction</p> <p>Construction of the Project would require grading and excavation of soils, which would loosen sediment, which would then have the potential to mix with surface water runoff and degrade water quality. Pollutants of concern during Project construction include sediments, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and chemicals. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and transport of sediment downstream compared to existing conditions. During a storm event, soil erosion could occur at an accelerated rate. In addition, construction-related pollutants, such as chemicals, liquid and petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste, could be spilled, leaked, or transported via stormwater runoff into adjacent drainages and into downstream receiving waters.</p> <p>City requirements for stormwater pollution prevention are outlined in Chapter 8.10, Stormwater/Urban Runoff Management and Discharge Controls, of the City’s Municipal Code. These types of water quality impacts during construction of the Project would be prevented through implementation of a SWPPP that is required to identify all potential sources of pollution that are reasonably expected to affect the quality of storm water discharges from the construction site. The SWPPP would include construction BMPs such as:</p> <ul style="list-style-type: none"> • Prompt revegetation of proposed landscaped/grassed swale areas; • Perimeter gravel bags or silt fences to prevent off-site transport of sediment; • Storm drain inlet protection (filter fabric gravel bags and straw wattles), with gravel bag check dams within paved roadways; • Regular sprinkling of exposed soils to control dust during construction and soil binders for forecasted wind storms; • Specifications for construction waste handling and disposal; • Contained equipment wash-out and vehicle maintenance areas; • Erosion control measures including soil binders, hydro mulch, geotextiles, and hydro seeding of disturbed areas ahead of forecasted storms; • Construction of stabilized construction entry/exits to prevent trucks from tracking sediment on City roadways; 				

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<ul style="list-style-type: none"> • Construction timing to minimize soil exposure to storm events; and • Training of subcontractors on general site housekeeping. <p>Adherence to the existing requirements and implementation of the Project-specific BMPs are ensured through the City’s construction permitting process, which would verify that the Project would not violate any water quality standards or waste discharge requirements. Potential water quality degradation impacts associated with construction activities would be minimized and reduced to less than significant.</p> <p>Operation</p> <p>The operation of a new residential community consisting of 55 single family residential units would introduce pollutants such as chemicals from household cleaners, nutrients from fertilizer, pesticides and sediments from landscaping, domestic trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. Thus, the Project would be required to comply with existing regulations that limit the potential for pollutants to discharge from the site.</p> <p>City of Moreno Valley Water Quality Ordinance (Municipal Code Section 9.10.080) requires compliance with standards approved by the California Department of Public Health or other governmental agency having jurisdiction over liquid and solid waste. The proposed Project would be required to incorporate a Water Quality Management Plan (WQMP) based on the anticipated pollutants that could result from the Project. The BMP would include pollutant source control features and pollutant treatment control features. In addition, the City requires the Project to infiltrate, evapotranspire, or biotreat/^{bi}ofilter the 85th percentile 24-hour storm event.</p> <p>The Project proposes to direct flows to the proposed detention basin for treatment prior to discharging into existing drainage Quincy Channel. The detention basin would be vegetated with grasses and would slow stormwater flows and filter pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides) within the Project site. Bioretention Basin 1 (31,948 square feet) would be located at the southwest corner of the Project area, east of the drainage channel along Quincy Street.</p> <p>With implementation of the operational source and treatment control BMPs that are outlined in the preliminary WQMP (Appendix K), which would be reviewed and approved by the City during the permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not substantially degrade water quality. Therefore, impacts would be less than significant.</p>				
<p>b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. The proposed Project is located in the San Jacinto Groundwater Basin. The San Jacinto Groundwater Basin underlies San Jacinto, Perris, Moreno, and Menifee Valleys in western Riverside County. Development of the proposed Project would introduce large areas of impervious surfaces to the site. However, the proposed Project would install an onsite storm drain system that would convey runoff to catch basins to collect stormwater runoff</p>				

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<p>and direct flows to proposed extended detention basin for treatment prior to discharging into existing drainage channel along Quincy Street west of the Project. In addition, the Project includes approximately 0.78 acre of landscaping that would infiltrate stormwater onsite. As a result, the proposed Project would not decrease groundwater supplies or interfere substantially with groundwater recharge; and the Project would not impede sustainable groundwater management of the basin. Thus, the proposed Project would have a less than significant impact.</p>				
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:</p>				
<p>i) Result in substantial erosion or siltation on- or off-site?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant with Mitigation.</p> <p>Construction</p> <p>Construction of the Project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. Approximately 20 acres would be disturbed as part of Project construction. However, as described previously, construction of the proposed Project requires City approval of a SWPPP prepared by a Qualified SWPPP Developer. The SWPPP is required during the City’s plan check and permitting process and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation, include use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management (as described in the previous above). Adherence to the existing requirements and implementation of the required BMPs per the plan check and permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.</p> <p>Operation</p> <p>The Project site is currently vacant heavily disked as a result of previous agricultural land use (orchard). As described in the Project’s Aquatic Resources Delineation Report (Appendix D, prepared June 2022), construction of the Project is expected to directly and permanently impact a total of 0.909 acre of CDFW streambeds including 0.041 acre of CDFW riparian habitat and 0.868 acre of CDFW bank to bank jurisdiction and temporarily impact a total of 0.190 acre of CDFW streambeds including 0.008 acre of CDFW riparian habitat and 0.182 acre of CDFW bank to bank jurisdiction. A total of 1.10-acre of CDFW streambed will be impacted. The MSHCP Riverine Habitat impacts are identical to the CDFW impacts. As specified in MM BIO-4, a 1602 Streambed Alteration Agreement would be obtained for impacts the earthen drainage channel, a waste discharge requirement (WDR) would be developed, and offsite mitigation would be purchased at a 2:1 ratio or offsite restoration within existing conservation lands.</p> <p>The pervious surfaces remaining on the site would be landscaped. There would be no substantial areas of bare or disturbed soil onsite subject to erosion. In addition, the Project is required to implement a WQMP that would provide operational BMPs to ensure that operation of the Project would not result in long term erosion or siltation. Proposed stormwater infrastructure would slow and retain stormwater, which would also limit the potential for erosion</p>				

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or siltation. With implementation of these regulations and MM BIO-4 , impacts related to erosion or siltation onsite or off-site would be less than significant.				
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. As discussed in Section X(a) above, during construction a SWPPP would be implemented to control stormwater drainage. Stormwater drainage infrastructure proposed within the Preliminary WQMP as part of the Project would maintain existing drainage patterns across the Project site during operations.</p> <p>The proposed Project would introduce approximately 5.56 acres of impervious surfaces to the site. As discussed in the Hydrology Report (see Appendix H), drainage runoff from the Project site would be handled by adequately sized and proper operation of drainage facilities. The Project would include an onsite stormwater treatment area (extended detention basin) and is proposed at the southwest corner of the project site within Lot E. Offsite street improvements are proposed on Cottonwood and Bay Avenue to build out ultimate curb and gutter along the Project frontage. Bay Avenue would also be extended to complete roadway and curb and gutter from Pablo Road west to Quincy Street. All onsite runoff would flow to the southwest as per the existing drainage path. Proposed extended detention basin would be sized for the appropriate design capture volume, and the proposed storm drain facilities would be able to capture runoff and the Project would not result in flooding on- or off-site. Therefore, impacts would be less than significant.</p>				
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. As described in the previous responses, the proposed Project would be required to implement a SWPPP during construction that would implement BMPs, such as the use of silt fencing, fiber rolls, and gravel bags, that would ensure that runoff would not substantially increase during construction, and that pollutants would not discharge from the Project site, which would reduce potential impacts to drainage systems and water quality to a less than significant level.</p> <p>See response to Section X(c)(iii), above. The proposed Project would introduce approximately 5.51 acres of impervious surfaces to the site. Proposed drainage improvements would be sized to capture, filter, and infiltrate runoff from the 85th percentile 24-hour storm event. Development of the proposed Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems and impacts would be less than significant.</p>				
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. According to FEMA’s FIRM Flood Map, the Project site is classified as Zone X, area determined to be outside of the 0.2 percent annual chance of flood hazard, and Zone A, special flood hazard area subject to inundation by the one percent annual chance flood with no</p>				

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<p>base flood elevation determined. As specified under Municipal Code Section 8.132.150, Development Permit, the Project applicant would be required to obtain a development permit prior to construction of the Project. The City would review the permit application to ensure development would not be subject to significant flood hazard and structures would be floodproofed. Thus, the proposed Project would not impede or redirect flood flows, and impacts would not occur.</p>				
<p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. As discussed in X(c)(iv), the Project site is classified as Zone X, area determined to be outside of the 0.2 percent annual chance of flood hazard, and Zone A, special flood hazard area subject to inundation by the one percent annual chance flood with no base flood elevation determined. However, a SWPPP and WQMP would be prepared and implemented as part of the Project to ensure pollutants are contained and would not be released from the Project site during construction. Post construction stormwater infrastructure would ensure capture and treatment of storm flows up to the 85th percentile 24-hour storm. Therefore, the Project would not be subject to significant flood hazard.</p> <p>The Project site is located approximately 45 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the Project is not located within a tsunami zone and no impacts would occur.</p> <p>Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The Perris Reservoir is located approximately 3.5 miles south of the Project site and therefore at no risk from a seiche at Perris Reservoir. As such, the site is not located within a seiche zone. Therefore, no impacts would occur.</p>				
<p>e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. As described previously, the Project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the proposed Project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the City during the permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not obstruct implementation of a water quality control plan.</p> <p>Also as described previously, the Project site is within the San Jacinto groundwater basin. Because pumping in the groundwater basin is managed, the allowable withdrawal of water from the basin by water purveyors is controlled. The Project does not involve direct groundwater pumping (as water supplies would be provided by the EMWD) and no new water pumping stations are anticipated as part of the project. The proposed Project would not conflict with or obstruct a groundwater management plan, and impacts would be less than significant.</p>				

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<p>Mitigation Measures</p> <p>See MM BIO-4 as discussed in Section IV, Biology</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan 2040, adopted April 2, 2021 <ul style="list-style-type: none"> • Chapter 6 – Safety Element • Chapter 7 – Conservation Element 2. Draft Environmental Impact Report City of Moreno Valley General Plan, published April 2, 2021 <ul style="list-style-type: none"> • Section 4.10 – Hydrology and Water Quality 3. Title 8 – Buildings and Construction of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Chapter 8.10 – Stormwater/Urban Runoff Management and Discharge Controls • Chapter 8.11 – Flood Damage Prevention and Implementation of National Flood Insurance Program (NFIP) • Chapter 8.12 – Flood Damage Prevention • Chapter 8.21 – Grading Regulations 4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Section 9.10.080 – Liquid and Solid Waste 5. Preliminary Hydrology Report, Robert M. Beers, April 2022, Appendix H. 6. Federal Emergency Management Agency, Federal Insurance Rate Map, Map Number 06065C0770G, August 2008 7. California Department of Water Resources, California’s Groundwater Bulletin 118, Hydrologic Region South Coast San Jacinto Groundwater Basin, January 2006 				
<p>XI. LAND USE AND PLANNING – Would the project:</p>				
<p>a) Physically divide an established community?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. Surrounding land uses consist of vacant land to the northwest and single-family residences to the north, vacant land to the southwest and single-family residences to the south, a drainage channel to the west followed by Quincy Street and single-family residences further west, and single-family residences to the east. The proposed Project would be consistent with the General Plan designation (R3 Residential) and zoning (R3 Suburban Residential) of the site. The proposed Project would not introduce roadways or other infrastructure improvements that would bisect or transect the surrounding established community. The proposed residential uses would be compatible with the surrounding land uses, as it would introduce new residential uses in an area, similar to existing uses. As such, the proposed Project would not physically divide an established community and no impacts would occur.</p>				
<p>b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. The documents regulating land use for the Project site and immediate vicinity are the City’s General Plan and Municipal Code. The proposed Project’s relationship to these planning documents is described below.</p> <p>General Plan. The Project site is currently designated R3 Residential (R3) by the Moreno Valley General Plan which allows for a maximum of 3 units per net acre. As discussed in the</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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General Plan, the primary purpose of areas designated as R3 is to provide for a transition between rural and urban density development areas and provides for suburban lifestyle on residential lots larger than those commonly found in suburban subdivisions. In addition, the Project would include a PUD which allows for flexible zoning tools to guide subsequent development. No impact related to the General Plan land use designation would occur from implementation of the Project.

Table LU-1: General Plan Consistency

General Plan Policy	Project Consistency
Land Use Element	
LCC.1.1: Foster a balanced mix of employment, housing, educational, entertainment, and recreational uses throughout the city to support a complete community.	Consistent. The Project would provide 55 single-family residences that would contribute to new housing in the City.
LCC.1-2: Expand employment opportunities locally and provide sufficient lands for commercial, industrial, residential and public/quasi-public uses while ensuring that a high quality of life is maintained in Moreno Valley.	Consistent. The Project would provide new residential uses and temporary employment opportunities during construction.
LCC. 1-4 Focus new development in centers and corridors so as to support the vitality of existing businesses, optimize the use of utility infrastructure, and reduce vehicle trip frequency, length, and associated emissions.	Consistent. The Project would develop single-family residences in an area that was planned for residential development. As a result of the Project being located within a “low VMT generating area, the Project is screened out from further VMT analysis and considered to be less than significant. Therefore, consistent with this policy.
LCC.1-7: Support the continued buildout of residential areas as needed to meet the community’s housing needs.	Consistent. As discussed above, the Project would provide 55 single-family residences that would contribute to meeting the City’s housing needs.
LCC 1-12: Balance levels of employment and housing within the community to provide more opportunities for Moreno Valley residents to work locally, cut commute times, and improve air quality	Consistent. Chapter 2, Table LCC-1 of the City’s General Plan states that there was a total of 55,328 residential units and 44,331 total jobs in 2018. In 2040, it is projected that the City would have 83,246 jobs and 72,737 households. The Project would be within the anticipated increase in households as it would develop single-family residences within an area that was planned for residential uses.
LCC 2-10: Create an attractive, safe environment for bicycles and pedestrians that promotes "micro-mobility" and connectivity within the Downtown Center as well as encourage electric and autonomous vehicles.	Consistent. The proposed Project would include new internal streets with sidewalks which would enhance walkability throughout the Project site. In addition, the Project includes sidewalks along the Project’s frontage on Cottonwood Avenue and Bay Avenue.

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<p>LCC 2-18: Design and build new internal roadways with narrower widths, ample sidewalks, and street parking to help create a more intimate walkable feel in the areas.</p>	<p>Consistent. The Project includes new internal streets with sidewalks that would create walkability within the residential development.</p>			
<p>LCC 2-21: Orient residential uses to the street and discourage the use of walls and fences. Employ a variety of techniques to buffer residential uses on the corridors from traffic and noise, including setbacks, landscaping, stoops, and raised entries.</p>	<p>Consistent. Residences would be oriented towards internal streets.</p>			
<p>LCC 2-25: Encourage the development of bicycle, pedestrian, and transit access that reduces the need for on-site parking. Improve the pedestrian experience within these corridors through street trees and landscaping</p>	<p>Consistent. The proposed Project includes implementation of sidewalks and landscaping would be included along streets and at entrance points.</p>			
<p>LCC. 2-30: Establish parks and plazas to serve as meeting areas in new neighborhoods and ensure a safe and secure environment through the development review and approval process.</p>	<p>Consistent. The proposed Project includes 0.91-acres of open space area including a community park and neighborhood park that would be used for active recreation within the residential area.</p>			
<p>LCC. 3-5: Incorporate prominent corner architectural features, such as prominent entries or corner towers, on new development at key intersections or gate-ways.</p>	<p>Consistent. Main entrances would be architecturally designed as a prominent aesthetically pleasing viewpoint feature.</p>			
<p>LCC. 3-6: Maintain continuity in streetscape design along major streets and avenues that traverse the city north to south and east to west.</p>	<p>Consistent. Roadways surrounding the Project site would be landscaped consistent with the City of Moreno Valley Landscape Design Guidelines and complimentary to existing landscaping of adjacent development.</p>			
<p>LCC. 3-7: Continue to support community identity with streetscape improvement and beautification projects in both existing residential areas and commercial centers, as well as new mixed-use areas that incorporate unified landscaping and pedestrian amenities. Amenities should include bus shelters, pedestrian safety treatments such as sidewalk bulb-outs and widening and improved crosswalks, and city-branded decorative elements such as street lighting, concrete pavers, tree grates, and theme rails.</p>	<p>Consistent. The proposed Project includes implementation of internal sidewalks and landscaping would be included along streets and at entrance points. Roadways surrounding the Project site would be landscaped consistent with the City of Moreno Valley Landscape Design Guidelines and complimentary to existing landscaping of adjacent development. Off-street improvements would include roadway improvements to surrounding roadways, including the extension of Bay Avenue.</p>			
<p>LCC. 3-12: Promote the preservation, maintenance, and improvement of property through code enforcement to mitigate or eliminate deterioration and blight conditions, and to help encourage new development and reinvestment.</p>	<p>Consistent. The Project would comply with all applicable development standards outlined in the City's Municipal Code.</p>			
<p>LCC. 3-13: New and retrofitted fences and walls should incorporate landscape elements and changes in materials or texture to deter graffiti and add visual interest.</p>	<p>Consistent. Walls proposed as part of the Project would include softscape elements to deter graffiti and add visual aesthetics.</p>			

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LCC. 3-14: Within individual residential projects, a variety of floor plans and elevations should be offered	Consistent. The proposed Project includes four floor plans and both single and two-story residences that would provide a variety of options within the Project.			
LCC. 3-15: Encourage building placement variations, roofline variations, architectural projections, and other embellishments to enhance the visual interest along residential streets.	Consistent. The Project proposes various styles of aesthetically pleasing architectural styles to provide visual diversity.			
LCC. 3-18: Design internal roadways so that direct access is available to all structures visible from a particular parking area entrance in order to eliminate unnecessary vehicle travel, and to improve emergency response.	Consistent. The Project would include development of residential units, which would be accessible and visible from internal roadways.			
Circulation Element				
C.2-5: Prohibit points of access from conflicting with other existing or planned access points. Require points of access to roadways to be separated sufficiently to maintain capacity, efficiency, and safety of the traffic flow.	Consistent. As discussed further in Section XVII, Project driveways would be adequately spaced to ensure safety. The proposed Project would be reviewed by the City in order to ensure access points are designed per City standards.			
C.2-7: Plan access and circulation of each development project to accommodate vehicles (including emergency vehicles and trash trucks), pedestrians, and bicycles.	Consistent. As discussed further in Section XVII, the Project would include two driveways from Cottonwood and Bay Avenue. Additionally, the Project would include sidewalks throughout the internal streets to ensure pedestrian access to the site.			
C.2-8: For developments fronting both sides of a street, require that streets be constructed to full width. Where new developments front only one side of a street, require that streets be constructed to half width plus an additional 12-foot lane for opposing traffic, whenever possible. Additional width may be needed for medians or left and/or right turn lanes.	Consistent. The Project would comply with the roadway minimums required by the City. A new east/west extension of Bay Avenue will make connection to Quincy Street and Pablo Road.			
C.3-4: Require development projects to complete traffic impact studies that conduct vehicle miles traveled analysis and level of service assessment as appropriate per traffic impact study guidelines	Consistent. As discussed further in Section XVII, per the City's Traffic Impact Study guidelines, the Project screens out of a Vehicle Miles Traveled (VMT) analysis. As such, the Project would have a less than significant impact on VMT. A Traffic Impact Analysis (TIA) was not required to be prepared for the Project as it was screened out due to location of Project is within low VMT generating area.			
C. 3-8: Ensure that new development pays a fair share of costs to provide local and regional transportation improvements and to mitigate cumulative traffic deficiencies and impacts.	Consistent. As discusses above, the proposed Project would contribute development impact fees as required by the City.			
C.4-4: All new developments shall provide sidewalks in conformance with the City's streets	Consistent. The proposed Project would include development of a new sidewalk and curb along its surrounding roadways (Cottonwood Avenue and			

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cross-section standards, and applicable policies for designated urban and rural areas.	Bay Avenue). Sidewalks would be reviewed by the City to ensure plans meet the City's cross-section standards.			
C. 5-3: Encourage bicycling as an alternative to single occupant vehicle travel for the purpose of reducing fuel consumption, traffic congestion, and air pollution.	Consistent. Bicycle facilities, such as bicycle parking, would be implemented within the park area and other common areas as necessary.			
Parks & Public Services				
PPS.1-2: Require that proponents of new development projects contribute to the acquisition and development of adequate parks and recreational facilities within the community, either through the dedication of park land or the payment of in-lieu fees.	Consistent. The proposed Project would include adequate open space as proposed onsite, as conditioned by the City.			
PPS. 1-4: Design and construct parks, public spaces and recreational facilities for flexible use, energy efficiency, adaptability over time, and ease of maintenance	Consistent. Open space would be constructed to provide flexibility and ease of maintenance.			
PPS 1-5: Use site design, landscaping, lighting, and traffic calming measures to create safe parks and open spaces integrated with adjacent developments.	Consistent. The Project includes an Area Plan that will be reviewed by the City to ensure adequate design, lighting, landscaping, and park space has been met.			
PPS.3-6: Continue to require that new development make a fair share funding contribution to ensure the provision of adequate police and fire services	Consistent. The proposed Project would include the payment of all applicable fair share funding for police and fire services, as conditioned by the City.			
PPS.3-7: Continue to engage the Police and Fire Departments in the development review process to ensure that projects are designed and operated in a manner that minimizes the potential for criminal activity and fire hazards and maximizes the potential for responsive police and fire services.	Consistent. The proposed Project would be reviewed by the City's police and fire departments during its development review process. Additionally, the Project is required to comply with the provisions of the California Fire Code, which would reduce hazards related to fire.			
PPS. 3-8: Apply Crime Prevention through Environmental Design principles in the design of new development and encourage the provision of adequate public lighting; windows overlooking streets or parking lots; and paths to increase pedestrian activity within private development projects and public facilities in order to enhance public safety and reduce calls for service.	Consistent. The proposed Project would include security lighting throughout the residential development to ensure adequate public lighting is provided.			
PPS.4-3: Prior to the approval of any new development application, continue to require "will serve" letters from utility providers demonstrating that adequate water and septic or sewer service capacity exists or will be available to serve the proposed development in a timely manner.	Consistent. The proposed Project would be adequately served by utility providers, as further discussed in Section XIX. Additionally, the Project Applicant would provide the City Planning Department with will serve letters for all needed utilities prior to approval.			
Safety				

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<p>S.1-1: Continue to restrict the development of habitable structures within Alquist-Priolo Earthquake Fault Zones consistent with State law.</p>	<p>Consistent. As previously discussed, the proposed Project is not located within an Alquist-Priolo zone.</p>			
<p>S.1-4: Ensure that structures intended for human occupancy are designed and constructed to retain their structural integrity when subjected to seismic activity, in accordance with the California Building Code.</p>	<p>Consistent. As previously discussed, the proposed Project would be designed in accordance with the CBC.</p>			
<p>S.1-9: Encourage project designs that minimize drainage concentrations, minimize impervious coverage, utilize pervious paving materials, utilize low impact development (LID) strategies, and utilize best management practices (BMPs) to reduce stormwater runoff and minimize increases in downstream runoff resulting from new development.</p>	<p>Consistent. The proposed Project would implement LID strategies and BMPs to reduce stormwater runoff, as discussed in Section X. The Project would include catch basins and a water quality basin to retain and filter stormwater</p>			
<p>S.1-10: Through development agreements and compliance with adopted master drainage plans and existing regulations, require that new development provide necessary storm drainage improvements and ensure that upstream stormwater generators fully address stormwater needs on their property.</p>				
<p>S.1-15: Avoid, where feasible, locating new development in areas subject to high wildfire risk. If avoidance is not feasible, condition such new development on implementation of measures to reduce risks associated with that development.</p>	<p>Consistent. According to the CAL FIRE Fire Hazard Severity Zone map, the Project site is not within an area identified as a Fire Hazard Area that may contain substantial fire risk or a Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE 2021).</p>			
<p>Noise</p>				
<p>N.1-4: Require a noise study and/or mitigation measures if applicable for all projects that would expose people to noise levels greater than the “normally acceptable” standard and for any other projects that are likely to generate noise in excess of these standards.</p>	<p>Consistent. As discussed further in Section XIII, a Noise Impact Analysis was prepared for the proposed Project. As discussed in the Noise Impact Analysis, construction and operational noise impacts would be less than significant with the identified measures. The Project would not expose adjacent sensitive receptors to excessive noise levels.</p>			
<p>N.1-5: Noise impacts should be controlled at the noise source where feasible, as opposed to at receptor end with measures to buffer, dampen, or actively cancel noise sources. Site design, building orientation, building design, hours of operation, and other techniques, for new developments deemed to be noise generators shall be used to control noise sources.</p>				
<p>N.1-6: Require noise buffering, dampening, or active cancellation, on rooftop or other outdoor mechanical equipment located near residences, parks, and other noise sensitive land uses.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>N.2-3: Limit the potential noise impacts of construction activities on surrounding land uses through noise regulations in the Municipal Code that address allowed days and hours of construction, types of work, construction equipment, and sound attenuation devices.</p>	<p>Consistent. As discussed further in Section XIII, a Noise Impact Analysis was prepared for the proposed Project. As discussed in the Noise Impact Analysis, impacts related to noise and vibration would be less than significant. Construction would comply with the City’s noise regulations in the Municipal Code that address allowed days and hours of construction, types of work, construction equipment, and sound attenuation devices.</p>			
<p>Environmental Justice</p>				
<p>EJ.1-6: Ensure that construction and grading activities minimize short-term impacts to air quality by employing appropriate mitigation measures and best practices.</p>	<p>Consistent. As discussed in Section III, construction emission levels would be below the thresholds established by the SCAQMD. Therefore, Project air quality impacts during construction and grading would be minimized.</p>			
<p>EJ.1-8: Support the incorporation of new technologies and design and construction techniques in new development that minimize pollution and its impacts.</p>	<p>Consistent. As discussed in Section III, the Project would be consistent with Title 24 requirements and construction emission levels would be below the thresholds established by the SCAQMD.</p>			
<p>Municipal Code</p> <p>As discussed previously, the proposed Project is zoned Residential 3 (R3) District, which is consistent with the General Plan land use designation of R3 Residential. As described previously in Table AES-1, the proposed Project would be consistent with the development standards for the R3 zoning district. Thus, the proposed Project would not conflict with any applicable zoning regulations adopted for the purpose of avoiding or mitigating an environmental effect and impacts would be less than significant.</p>				
<p>Mitigation Measures</p> <p>None.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> Moreno Valley General Plan, adopted June 15, 2021 <ul style="list-style-type: none"> Chapter 2 – Land Use and Community Character City of Moreno Valley Housing Element 2021-2029, prepared February 2021 Final Environmental Impact Report City of Moreno Valley General Plan, certified June 15, 2021 <ul style="list-style-type: none"> Section 4.14 – Population and Housing Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 				
<p>XII. MINERAL RESOURCES – Would the project:</p>				
<p>a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Response: No Impact. The Project site is vacant yet disturbed and is not used for mineral extractions. As discussed in the General Plan, the City does not have active mineral resource extraction facilities. Furthermore, the Project site has a classification of MRZ-3, indicating areas of undetermined mineral resource significance and is planned for residential uses. Therefore, development of the proposed Project would not result in impacts related to mineral resources.</p>				
<p>b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. No sites have been designated as locally-important mineral resource recovery sites on any local plan within the City of Moreno Valley. Therefore, implementation of the proposed Project would not result in the loss of availability of a locally-important mineral resource recovery site as delineated on a local plan. Thus, development of the proposed Project would not have a significant impact on mineral resources.</p>				
<p>Mitigation Measures</p> <p>None.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 10 – Open Space and Resource Conservation 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 <ul style="list-style-type: none"> • Section 4.12 – Mineral Resources 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code <ul style="list-style-type: none"> • Section 9.02.120 – Surface Mining Permits 4. Moreno Valley Municipal Code Section 8.21.020 – Permits Required 5. The Surface Mining and Reclamation Act of 1975 (SMARA, Public Resources Code, Sections 2710-2796), https://www.conservation.ca.gov/dmr/lawsandregulations 				
<p>XIII. NOISE – Would the project result in:</p>				
<p>a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant.</p> <p>The following portions of the City Municipal Code detail noise provisions of the noise code that are applicable to the construction and operation of the Project.</p> <p>City of Moreno Valley Municipal Code</p>				

Section 9.10.030 Performance Standards – Exemptions identifies that temporary construction, maintenance, or demolition activities between the hours of 7:00 a.m. and 7:00 p.m are exempt from noise standards. **Section 9.10.170 Performance Standards – Vibration** states that no vibration shall be permitted which can be felt at or beyond the property line.

Section 11.80.030 Prohibited Acts B.1 - Sound level limits states that no sound shall be permitted within the city that exceeds the parameters identifies in Table N-1 and N-2.

Table N-1: City of Moreno Valley Maximum Continuous Sound Levels

Duration per Day (Continuous Hours)	Sound Level [dB(A)]
8	90
6	92
4	95
3	97
2	100
1.5	102
1	105
.5	110
.25	115

Source: City of Moreno Valley Municipal Code Section 11.80.030.

Table N-2: City of Moreno Valley Maximum Impulsive Sound Levels

Number of Repetitions per 24-Hour Period	Sound Level [dB(A)]
1	145
10	135
100	125

Source: City of Moreno Valley Municipal Code Section 11.80.030.

Section 11.80.030 Prohibited Acts C. Nonimpulsive Sound Decibel Limits states no person states that no person shall operate or cause the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between the hours of 8:00 p.m. and 7:00 a.m. the following day such that the sound there from creates a noise disturbance, except for emergency work by public service utilities or for other work approved by the city manager or designee.

Table N-3: City of Moreno Valley Maximum Sound Levels for Source Land Uses

Residential		Commercial	
Daytime ¹	Nighttime ²	Daytime ¹	Nighttime ²
60	55	65	60

Notes:
¹ Daytime defined as 8:00 a.m. to 10:00 p.m.
² Nighttime define as 10:01 p.m. to 7:59 a.m. the following day.
 Source: City of Moreno Valley Municipal CodeSection11.80.030.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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7. **Section 11.80.030 Prohibited Acts D.7 Construction and Demolition** states that no person shall operate or cause the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between the hours of 8:00 p.m. and 7:00 a.m. the following day such that the sound there from creates a noise disturbance, except for emergency work by public service utilities or for other work approved by the city manager or designee.

Existing Noise Levels

As detailed in the Noise and Vibration Impact Analysis (Appendix J), to identify the existing ambient noise level environment, long term noise level measurements were taken at two locations in the Project study area. The short-term noise level measurements were positioned as close to the nearest sensitive receiver locations as possible to assess the existing ambient noise levels surrounding the Project site. The existing noise levels are provided in Table N-4.

Table N-4 – Existing (Ambient) Noise Level Measurements

		Average (dBA Leq)	
		Daytime ¹	Nighttime ²
Site No.	Site Description		
LT-1	Near the northwest corner of the Project site, southeast corner of Cottonwood Avenue and Quincy Street, on third palm tree south of Cottonwood Avenue. Approximately 125 ft south of Cottonwood Avenue centerline and 130 ft east of Quincy Street.	65.7	60.8
LT-2	Near the southeast corner of the Project site. Across the street from 28611 Bay Avenue, on a power pole. Approximately 20 ft north of Bay Avenue centerline.	55.2	50.4

Notes:
¹ Daytime defined as 8:00 a.m. to 10:00 p.m. (Section 11.80.020 of the Municipal Code)
² Nighttime define as 10:01 p.m. to 7:59 a.m. (Section 11.80.020 of the Municipal Code)
³ The weighted-average noise level (dBA CNEL) includes an additional 4.77 dBA noise penalty to account for the evening noise sensitive hours of 7 p.m. to 10 p.m. and an additional 10 dBA penalty to account for the nighttime noise sensitive hours of 10 p.m. to 7 a.m..
 Source: Noise and Vibration Impact Analysis (Appendix J).

Construction

As described above, construction noise sources are regulated within the City of Moreno Valley under section 8.14.040(E) which prohibits construction activities other than between the hours of 7:00 a.m. to 8:00 p.m. Monday through Friday, excluding holidays and from 8:00 a.m. to 4:00 p.m. on Saturday. To evaluate whether the Project would generate potentially significant short-term noise levels at offsite sensitive receiver locations, a construction-related noise threshold of 60 dBA Leq (Noise and Vibration Impact Analysis, LSA, 2022 herein referred to as Appendix J).

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Noise impacts from construction activities associated with the proposed Project would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities. Construction noise associated with the Project was calculated utilizing methodology presented in the FTA Transit Noise and Vibration Impact Assessment Manual (2018) together with several key construction parameters including: distance to each sensitive receiver, equipment usage, percent usage factor, and baseline parameters for the Project site.</p> <p>In order to account for Section 11.80.030(C) of the Municipal Code, each receiver was placed near the Project site property lines as indicated in Figure N-1: Noise Monitoring Locations, above. As stated in the Noise and Vibration Impact Analysis, it is expected that composite noise levels during construction at the nearest off-site sensitive residential use to the east would reach an average noise level of 72 dBA L_{eq} during daytime hours. The existing average noise levels during the allowable construction hours range are approximately 66 dBA L_{eq} at the residences closest to Cottonwood Avenue and approximately 55 dBA L_{eq} at the residences closest to Bay Avenue. These predicted noise levels would only occur when all construction equipment is operating simultaneously and, therefore, are assumed to be rather conservative in nature. While construction-related short-term noise levels have the potential to be higher than existing ambient noise levels in the Project area under existing conditions, the noise impacts would no longer occur once Project construction is completed.</p> <p>The proposed Project would comply with the construction hours specified in the City’s Noise Ordinance, which states that construction activities are allowed between the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, excluding holidays, and from 8:00 a.m. to 4:00 p.m. on Saturday. In addition, construction-related noise levels for off-site uses would remain below the daytime 90 dBA L_{eq} 1-hour construction noise level criteria established by the FTA for residential and similar sensitive uses. Due to the temporary nature of construction, the limited days and hours of construction, and the anticipated construction noise levels would remain below the 90dBA L_{eq} criteria, construction noise impacts are considered less than significant.</p> <p>Although impacts are considered less than significant, the best construction practices presented below shall be implemented to further minimize noise impacts to surrounding receptors.</p> <ul style="list-style-type: none"> • The Project construction contractor should equip all construction equipment, fixed or mobile, with properly operating and maintained noise mufflers, consistent with manufacturer’s standards. • The Project construction contractor should locate staging areas away from off-site sensitive uses during the later phases of Project development. • The Project construction contractor should place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site whenever feasible. <p>Therefore, construction related noise impacts are be considered less than significant.</p> <p><i>Operational Noise</i></p> <p><u>Offsite Vehicle Noise</u></p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The proposed Project would consist of the development of 55 single-family homes. Potential noise impacts associated with the operations of the proposed Project would be from Project-generated vehicular traffic on the nearby roadways.</p> <p>According to the analysis results Vehicle Miles Traveled (VMT) Screening Analysis (EPD Solutions, Inc. 2022 seen in Appendix I), it was determined that a net additional 566 average daily trips (ADT) would be generated by the proposed Project. The existing (2017) traffic volume on the adjacent segment of Cottonwood Avenue is 3,300 (City of Moreno Valley Public Works 2021). Based on the results, an increase of approximately 0.7 dBA CNEL is expected along the streets adjacent to the Project site. A noise level increase of less than 1 dBA would not be perceptible to the human ear; therefore, the traffic noise increase in the vicinity of the Project site resulting from the proposed Project would be less than significant.</p> <p><u>Onsite Operational Noise</u></p> <p>Once the proposed Project is operational, noise levels generated at the Project site would occur from stationary equipment such as heating, ventilation, and air conditioning (HVAC) units that would be installed for the new development, internal street and driveway vehicle movements, trash removal activity, and activity at outdoor gathering areas. Typical noise levels from onsite operations at 50 feet from the noise source include the following:</p> <ul style="list-style-type: none"> • Air Conditioning Unit: 54.4 dBA L50 • Parking Lot Vehicle Movements: 33.5 dBA L50 • Outdoor Community Recreation Activity: 48.7 dBA L50 <p>To ensure compliance with City Municipal Code standards, the City’s building and plan check permitting process includes verification that the location of operational noise sources would not result in an exceedance of the Municipal Code standards. Thus, the City’s standards development permitting process would ensure that the proposed Project would not generate onsite operational noise that would exceed noise standards within the Project site or surrounding land uses, resulting in a less than significant impact. General Plan, Chapter 7 Noise, Policy N.1-4 requires that new developments within the City to meet the “normally acceptable” standard. As discussed previously, the “normally acceptable” noise standard for single-family homes is 65 dBA CNEL or less. It is anticipated that the primary source of noise impacts to the Project site will be traffic noise from Cottonwood Avenue that is adjacent to the north side of the Project site.</p> <p>The nearest single-family homes with private rear yards would be lots 1, 54 and 55, located approximately 55 feet from the Cottonwood Avenue centerline. The exterior noise levels at the closest residences to Cottonwood Avenue in the private rear-yard areas were modeled to be 72.9 dBA CNEL. Therefore, would exceed the City’s 65 dBA CNEL residential exterior noise standard for the without sound wall condition.</p> <p>The Project applicant proposes to construct a minimum 6.0-foot-high solid wall as shown on the project plans adjacent to Cottonwood Avenue, adjacent to Bay Avenue and adjacent to the residences to the east. The solid walls would be constructed of concrete masonry units, and free of any decorative cutouts or openings. With construction of the perimeter walls shown on the site plan the exterior noise levels to the closest sensitive receptors would not exceed the 65 dBA CNEL standard, impacts would be less than significant.</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2nd Floor Windows

Interior noise levels for residential habitable rooms are regulated by Title 24 of the California Code of Regulations Noise Insulation Standards that requires that interior noise levels attributable to exterior sources do not exceeds 45 dBA CNEL in any habitable room. A habitable room is a room used for living, sleeping, eating, or cooking (Title 24 California Code of Regulations, Chapter 12, Section 1206.4).

Exterior noise levels at the second floor facades of the lots closest to Cottonwood Avenue are 73 dBA CNEL. Therefore, a minimum noise reduction of 28 dBA would be required. A typical bedroom, assumes standard building construction and upgraded window assemblies. Based on reference information from transmission loss test reports for various Milgard windows (Milgard 2008), the necessary reduction can be achieved with standard building construction and upgraded windows with an Sound Transmission Class (STC) rating of 30 to 35. for the second-floor façades of the lots closest to Cottonwood Avenue (Lots 1, 54, and 55). For all other residences, standard building construction along with standard windows, typically in the STC 25-28 range, would meet the interior noise level of 45 dBA CNEL or less. The Project would comply with Title 24 of the California Building Code which requires interior noise levels attributable to exterior sources not to exceed 45 CNEL. The interior noise levels would be verified through the building check process. Therefore, with implementation of the California Building Code interior noise impacts would be less than significant.

OBJ:

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

Construction

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. Vibration impacts from construction activities associated with the proposed Project would typically be created from the operation of heavy off-road equipment Ground-borne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). Construction activities that would have the potential to generate low levels of ground-borne vibration within the Project site include grading. Equipment that is anticipated to be used during construction and vibration levels are outlined in Table N-8 below.

Table F – Vibration Source Levels for Construction Equipment

Equipment		Peak Particle Velocity (inches/second)	Approximate Vibration Level (L _v)at 25 feet
Pile driver (impact)	Upper range	1.518	112
	typical	0.644	104
Pile driver (sonic)	Upper range	0.734	105

ISSUES & SUPPORTING INFORMATION SOURCES:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	typical	0.170		93	
Clam shovel drop (slurry wall)		0.202		94	
Vibratory Roller		0.210		94	
Hoe Ram		0.089		87	
Large bulldozer		0.089		87	
Caisson drill		0.089		87	
Loaded trucks		0.076		86	
Jackhammer		0.035		79	
Small bulldozer		0.003		58	
Source: Federal Transit Administration, 2018.					
<p>As it related to vibration damage, the nearest sensitive receptor to the Project site is a single-family home located 22 feet to east of the Project site perimeter. Since the City's Municipal does not provide a quantifiable vibration level for construction activities, the FTA guidelines indicate that for a non-engineered timber and masonry building, the construction vibration damage criterion is 0.2 in/sec in PPV. Based on typical propagation rates, the vibration level at the nearest home (22 feet to the east) would be 0.108 inch per second PPV. The vibration level at the nearest offsite structure would be below the 0.2 inch per second PPV threshold detailed above. Impacts would be less than significant.</p> <p>Operation</p> <p>The proposed Project would consist of the development of 55 single-family homes. The ongoing operation of the proposed Project would not include the operation of any known vibration sources other than typical onsite vehicle operations for a residential development. Therefore, a less than significant vibration impact is anticipated from operation of the proposed Project.</p>					
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. The proposed Project would not expose people residing or working in the Project area to excessive noise levels from aircraft. The nearest airport is March Air Reserve Base that is located as near as 5.74 miles southwest of the Project site. The Project site is located outside of the 60 dBA CNEL noise contours of this airport. Therefore, the proposed homes would not be exposed to excessive aircraft noise. No impact would occur from aircraft.</p>					
<p>Mitigation Measures</p> <p>None.</p>					
<p>Sources:</p> <p>1. California Department of Finance. January 2021. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2020 with 2010 Census Benchmark. http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/</p>					

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. City of Moreno Valley General Plan Housing Element http://www.moreno-valley.ca.us/city_hall/general-plan/06gpfinal/gp/8-housing.pdf 3. Southern California Association of Governments Demographics and Growth Forecast. Table 14 Jurisdiction-Level Growth Forecast, September 2021 https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579				
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less Than Significant Impact. The Project would construct 55 single-family detached residential units. The Southern California Association of Governments (SCAG) reports that the City’s population was 208,838 in 2020. The SCAG 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast, adopted by the SCAG Regional Council on September 3, 2020, estimates that the Moreno Valley population will reach 266,800 in 2045 and the countywide population will reach 2,815,000 in 2045. According to the 2018 American Community Survey 5-Year Estimates, there were 50,620 households in the City of Moreno Valley. In 2020, the average household size was 4.04 persons.</p> <p>Based on this information, the proposed 55 single-family residences would result in an increase of approximately 223 new residents. With the City having a total of 208,838 people in 2020, the addition of 223 new residents would represent a total population less than 0.01%, and the new residential units would result in a less than 0.01% increase in residential units within the City. The Southern California Association of Governments (SCAG) Demographics and Growth Forecast (SCAG 2021) forecasts 76,200 households in the City in year 2045, which is an increase of 25,580 residential units over the number of units in the City’s Housing Element. The proposed Project would result in a less than 0.001% of the total forecasted number of residential units by 2045. Based on the City’s forecasted growth projections, the Project would be well within the projected increase in people and households as anticipated within the City. Thus, the Project would not directly result in substantial unplanned growth. Therefore, potential impacts related to inducement of unplanned population growth, either directly or indirectly, would be less than significant.</p>				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. The Project site is currently vacant and undeveloped and does not contain any housing. The Project would redevelop the site to construct 55 new single-family residences. No people or housing would be displaced by implementation of the proposed Project. Conversely, housing would be developed by the Project. Thus, no impact would occur.</p>				
<p>Mitigation Measures</p> <p>None.</p>				
<p>Sources:</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. California Department of Finance. January 2021. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2020 with 2010 Census Benchmark. <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>
2. City of Moreno Valley Housing Element 2021-2029 <http://www.moval.org/cdd/documents/general-plan-update/draft-docs/GP-Elements/HousingElement.pdf>
3. Southern California Association of Governments Demographics and Growth Forecast. Table 14 Jurisdiction-Level Growth Forecast, September 2021 https://scag.ca.gov/sites/main/files/file-attachments/0903fconnectsocial_demographics-and-growth-forecast.pdf?1606001579

XV. PUBLIC SERVICES – Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- i) Fire protection?

Response:

Less than Significant. The Moreno Valley Fire Department (MVFD) would provide fire protection services to the proposed Project. MVFD station number 58, located at 28040 Eucalyptus Avenue, is the closest fire station to the Project site. Fire station 58 is approximately 2.3 roadway miles or 4 minutes away from the Project site. As part of the permitting process, the Project plans would be reviewed by the City’s Fire Department and the Building and Safety Department (part of the Community Development Department) to ensure that the Project plans meet the fire protection requirements. Additionally, the proposed residences would be required to comply with City fire suppression standards including current California Building Code, and Fire Code regulations, and would provide adequate fire apparatus access on site.

Due to the increase in onsite people that would occur from implementation of the Project, an incremental increase in demand for fire protection and emergency medical services would occur. However, the increase in residents onsite is limited, and would not increase demands such that the existing fire station would not be able to accommodate servicing the Project in addition to its existing commitments, and provision of a new or physically altered fire station would not be required that could cause environmental impacts. The MVFD Strategic Plan has identified future fire stations within the planning area that would be developed as the need for fire stations and emergency services increases with future development. In addition, the City’s General Plan anticipates approximately 43,882 residents within the Planning Area by 2040 which would necessitate construction of additional fire stations. As mentioned in Section XIV, the proposed Project would generate approximately 223 new residents within the City which would result in less than 0.01 percent of the total expected increase. Thus, the Project would have a less than significant impact on fire protection and emergency medical services.

Additionally, as discussed in the General Plan Program EIR, the City requires payment of a Development Impact Fee to assist the City in providing for fire protection services. Payment of the Development Impact Fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. As a result, the Project would not require construction of a new or modified fire protection facility that would otherwise create an

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impact to the environment. Therefore, impacts related to fire protection services from the proposed Project would be less than significant.

ii) Police protection?

Response:
Less than Significant. Police protection services would be provided to the Project by the Moreno Valley Police Department (MVPD) and the Riverside County Sheriff’s Department. MVPD operates out of the Moreno Valley Station, located at 22850 Calle San Juan De Los Lagos. The station is approximately 7.1 roadway miles or 14 minutes away from the Project site. Per the City’s General Plan, the City has a police staffing standard of at least 1 officer per 1,000 residents. Calls to the MVPD are prioritized and assigned by urgency, from greatest urgency (Priority 1) through non-emergency calls (Priority 3). Table PS-1 shows the target and average response times for Priority 1 through Priority 3 responses.

Table PS-1: MVPD Response Times

Call Type	Target	Response Time (2019)
Priority 1 Calls	6 minutes	6:37
Priority 2 Calls	15 minutes	22:01
Priority 3 Calls	35 minutes	42:46

Due to the increase of 223 residents that would occur from implementation of the Project, an incremental increase in demand for police protection would occur. However, the Project would include security lighting and other security measures. In addition, the increase in demand would be limited, would not require retention of a new police officer to maintain the City’s police staffing standard, and would not require provision of a new or physically altered police facility that could cause environmental impacts or require the retention of an additional police officer per the City’s staffing standard and impacts would be less than significant.

Additionally, the Project would be required to pay Development Impact Fees which would assist the City in providing for police protection facilities. Payment of the Development Impact Fee would ensure that the Project provides its fair share of funds for additional police protection facilities, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project. Therefore, the Project would not require construction of new or expanded police protection facilities that would otherwise impact the environment, resulting in a less than significant impact and no mitigation is required.

iii) Schools?

Response:
Less than Significant. The Project site is located within the Moreno Valley Unified School District. The schools serving the Project site are listed and described below.

- Ridge Crest Elementary School, located at 28500 John F Kennedy, has a capacity of 554 students (MVUSD 2021).
- Mountain View Middle School, located at 13130 Morrison Street, has a capacity of 1,334 students (MVUSD 2021).

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Valley View High School, located at 13135 Nason Street, has a capacity of 2,033 students (MVUSD 2021).

Table PS-1: School Enrollment Between 2020-21 and 2014-15

School	2020-21	2019-20	2018-19	2017-18	2016-17	2015-16
Ridge Crest Elementary School	554	582	578	577	596	560
Mountain View Middle School	1,334	1,143	1,256	1,269	1,228	1,195
Valley View High School	2,033	1,991	2,118	2,063	2,024	2,143

Source: California Department of Education and MVUSD.

As discussed in Section XIV, Population and Housing, the proposed Project would result in 223 new residents. Based on the MVUSD student generation rates, the Project would result in approximately 17 elementary students, 9 middle school students, and 10 high school students. However, MVUSD projected an increase of 12,477 students between 2012 and 2035, based on the projected 17,099 additional housing units expected to be built. Based on the student generation rates and total capacity, the schools within MVUSD would have the capacity to accommodate the additional students from implementation of the proposed Project.

In addition, the Project would be required to contribute fees to the Moreno Valley Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for Project-related impacts to school services. Therefore, with payment of established school impact fees, the Project would have a less than significant impact on schools and no mitigation is required.

iv) Parks?

Response:
Less than Significant Impact. There are four existing park facilities that provide 26.44 acres of parkland within two miles of the Project site, which include

- Rock Ridge Park is located at 27119 Waterford Way, .8 mile from the Project site. The park is 1.93 acres and contains covered barbecue and picnic table areas, playground, walking path with benches, and picnic tables.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> Ridge Crest Park is located at 28506 John F Kennedy Drive, 1.1 miles from the Project site. The park is 5.00 acres and contains barbecues, lit basketball court, multi-use athletic field, picnic tables, and a playground. Fairway Park is located at 27891 John F Kennedy Drive, 1.5 miles from the Project site. The park is 5.50 acres and contains barbecues, multi-use athletic field, picnic tables, playground, soccer fields, and baseball fields. Morrison Park is located at 26667 Dracaea Avenue, 1.8 miles from the Project site. The park is 14.01 acres and contains barbecues, lit basketball court, picnic tables, and a playground. <p>The City of Moreno Valley Department of Parks and Recreation owns and operates over 482 acres of parkland. The City's General Plan has a policy to achieve a minimum level of service standard for parkland of 3 acres per 1,000 residents. As described previously, approximately 223 new residents would occur from the proposed Project. This equates to approximately 0.67 acre of parkland that would be required to support the new residents.</p> <p>The proposed Project would develop 55 single family homes and two parks totaling 0.91 acre of designated parkland designated for use by residents. Therefore, some of the Project's park and recreational demand would be met by the provision of the onsite facilities. As a result, the Project would be required to pay in-lieu fees to account for parkland not met by the Project. As a condition of approval of a final subdivision map, parcel map, building permit or occupancy permit, the Project applicant shall pay an in-lieu park fee included in the City DIF for the future construction of neighborhood parks, community parks, or recreational facilities and thereby contribute its fair share towards demand for parks. The construction of future parks or recreational facilities would be subject to environmental review by the City at such time the park or facility is implemented through the City's capital improvement program.</p> <p>A slight increase in demand on the existing parks could occur from the additional 223 residents that would be generated from the Project. However, impacts from the proposed Project are anticipated to be minimal due to the limited number of residents that would be generated, existing amount of park facilities, and the 0.91-acre of onsite parks. The slight increase in demand for park facilities that could occur from the additional residents would be met by the proposed onsite park and existing park facilities that are within 2 miles of the Project site as previously stated. Therefore, the Project would not increase demands such that provision of a new or physically altered parks would be required that could cause environmental impacts. Thus, impacts are less than significant.</p>				
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. As noted in the response to Issue XIV(a) above, development of the Project would result in an increase in the population of the Project area and would slightly increase the demand for public services, including public health services and library services. However, the increase in residents within the Project site is anticipated in the total increase of residents within the City's General Plan. As stated in Section XI, Land Use and Planning, the Project is consistent with the underlying General Plan land use designation and zoning for the site, and therefore the estimated population growth attributable to the Project is also consistent with the population projections envisioned in the General Plan. Therefore, the Project would</p>				

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>not significantly impact City or County health and medical facilities beyond what was anticipated in the General Plan.</p> <p>Due to the limited increase in residents that would occur from the Project, which would be consistent with General Plan land uses and City growth projections, the Project would not require construction of new or expanded libraries, health service facilities, and other public services facilities that would otherwise impact the environment, resulting in a less than significant impact and no mitigation is required.</p>				
<p>Mitigation Measures</p> <p>None.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive General Plan Update and Climate Action Plan (MoVal 2040), 2021 <ul style="list-style-type: none"> • Section 4.14 Public Services and Recreation <ul style="list-style-type: none"> • Figure 4.15-2 Existing and Planned Recreation Facilities 2. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 				
<p>XVI. RECREATION – Would the project:</p>				
<p>a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant Impact. As described in the project description, the Project includes 0.91-acre of open space for use by residents. The 23,870 square foot Community Park and 15,858 square foot Neighborhood Park will include multi-purpose lawns, play equipment, shade structures, picnic tables, benches, barbeques, and bike racks and ornamental trees and shrubs. The impacts of development of the park are considered part of the impacts of the proposed Project as a whole and are analyzed throughout the various sections of this IS/MND. Activities such as excavation, grading, and construction as required for the recreation area are analyzed in the Air Quality, Greenhouse Gas Emissions, Noise, and Transportation Sections.</p> <p>The City’s DIF ordinance requires new development to dedicate parkland and/or pay in-lieu fees (Quimby Act) to provide 3 acres of parkland per 1,000 new residents. It is estimated that the 227 single-family residential Project would house approximately 223 persons based on an average household size of 4.04 persons. Based on the Project’s assumed 223 new residents, the Project is required to provide .336 acres of parkland and or pay prospective in-lieu fees. Therefore, as a condition of approval of a final subdivision map, building permit or occupancy permit, the Project applicant shall pay an in-lieu park fee for the future construction of neighborhood parks, community park, or recreational facilities and thereby contribute its fair share towards future parks and recreational facilities. The construction of future parks or recreational facilities would be subject to environmental</p>				

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>review by the City at such time the park or facility is implemented through the City's capital improvement program.</p> <p>As discussed previously, a slight increase in demand on the existing parks could occur from the additional 223 residents that would be generated from the Project. However, impacts from the Project are anticipated to be minimal due to the limited number of residents that would be generated, existing amount of park facilities, and the 0.91-acre of on-site open space. The slight increase in demand for recreation facilities that could occur from 223 residents would be met by the proposed onsite park and existing park facilities that are described above within 2 miles of the Project site. Therefore, the project would not increase the use of existing parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Thus, impacts are less than significant.</p>				
<p>b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant Impact. As discussed in response to Question XVI a), the Project would include the construction of recreational and community space areas, totaling in 0.91 acres of open space. The impacts of development of the open space are considered part of the impacts of the Project as a whole and are analyzed throughout the various sections of this IS/MND. Activities such as excavation, grading, and construction as required for the recreation area are analyzed in the Air Quality, Greenhouse Gas Emissions, Noise, and Transportation Sections.</p> <p>Additionally, as described in the previous response, the approximately 223 new residents would require approximately 0.67 acres of recreational areas. The Project would pay in-lieu fees. Thus, the project would have a limited increase in use of existing public recreation facilities and would not require the construction or expansion of other recreational facilities that might have an adverse physical effect on the environment. As a result, impacts would be less than significant.</p>				
<p>Mitigation Measures</p> <p>None.</p>				
<p>Sources:</p> <ul style="list-style-type: none"> 3. Final Environmental Impact Report for the MoVal 2040: Moreno Valley Comprehensive General Plan Update and Climate Action Plan (MoVal 2040), certified June 15, 2021 <ul style="list-style-type: none"> • Section 4.14 Public Services and Recreation <ul style="list-style-type: none"> • Figure 4.15-2 Existing and Planned Recreation Facilities 4. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 				
<p>XVII. TRANSPORTATION – Would the project:</p>				
<p>a) Conflict with program plan, ordinance or policy addressing the circulation system, including</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
transit, roadway, bicycle and pedestrian facilities?				

Response:

Less than Significant. Vehicular access to the Project site would be provided by two new ingress and egress driveways into the community via Street A and Street J. In addition, vehicular access would be provided from Belmont Park Way to the east.

Cottonwood Avenue and Bay Avenue will be improved to its General Plan ultimate half-street right-of-way width. Bay Avenue will be connected from Pablo Road to Quincy Street. Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project vicinity, and as envisioned by the General Plan. As such, impacts circulation systems would be less than significant. The proposed Project includes internal driveways that would provide circulation for truck and passenger car traffic. As shown on Table T-1, the proposed Project is forecast to generate approximately 519 daily trips with 39 trips during the AM peak hour and 52 trips during the PM peak hour.

The Project site has been designed to construct onsite roadway improvements consistent with City guidelines for private streets. As previously state, the proposed Project would also include offsite street road improvements on Cottonwood Avenue and Bay Avenue, and Streets A and J, which would occur in order to build out ultimate curb and gutter along all Project street frontages and driveways. In addition, the Project would pay Development Impact Fees as conditioned by the City.

Table T-1: Project Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<u>Trip Rates</u>								
Single-Family Detached Housing ¹	DU	9.430	0.18	0.52	0.700	0.59	0.35	0.94
<u>Project Trip Generation</u>								
Single Family	60 DU	519	10	29	39	32	19	52
Total Trip Generation		519	10	29	39	32	19	52

DU = Dwelling Units
¹ Trip rates from the Institute of Transportation Engineers, *Trip Generation, 11th Edition*, 2017. Land Use Code 210 - Single-Family Detached Housing.

Source: EPD Solutions (Appendix I)

Alternative Transportation

The Riverside Transit Agency (RTA) operates Route 20 along Alessandro Boulevard with a bus stop at the corner of Alessandro Boulevard and Moreno Beach Drive and Routes 31 and 41 operate with stops located at Riverside University Medical Center at Cactus Avenue and Nason Street. Additionally, the Project would include sidewalks along Cottonwood Avenue and Bay Avenue. The proposed Project would improve the existing pedestrian access to nearby locations. Therefore, the proposed Project would also not conflict with pedestrian facilities.

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Overall, Project impacts to transit, bicycle, and pedestrian facilities would be less than significant.				
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. State CEQA Guidelines Section 15064.3 - Determining the Significance of Transportation Impacts - states that VMT is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT.</p> <p>The City of Moreno Valley TIA Guidelines for CEQA were consulted to determine whether a VMT analysis would be required for the Project. The Project is consistent with the RTP/SCS, which designates the site as Medium Density Single Family Residential with a target density of 3-8 dwelling units per acre. The Project proposes a density of 3.0 dwelling units per net acre. The City's VMT guidelines state that "if a project is consistent with the RTP/SCS, then the cumulative impacts shall be considered less than significant subject to consideration of other substantial evidence. Although the Project would not meet the first and third screening criteria, the Project is located within a low VMT generating area which meets the second criteria. Therefore, the Project would be screened out of VMT analysis. Furthermore, VMT impacts would be presumed to be less than significant and a VMT analysis would not be required for this Project.</p> <p>As the Project is consistent with the RTP/SCS and is located in a low VMT area, according to the RIVTAM screening tool, the VMT impacts of the Project would be considered less than significant (Appendix I). Therefore, impacts related to VMT would be less than significant, and the Project would not conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).</p>				
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. Vehicular access to the Project site would be provided via ingress and egress driveways at Street A and Street J connecting to Cottonwood Avenue and Bay Avenue and from Belmont Parkway to the east. Vehicular traffic to and from the Project site would utilize the existing network of regional and local roadways that currently serve the Project area. The proposed Project would not introduce any new roadways or introduce a land use that would conflict with existing urban land uses in the surrounding area. The proposed Project includes internal driveways (private streets Street A through J) that would provide vehicular access to the single-family residences. Design of the proposed Project, including the internal private roadway, ingress, egress, and other streetscape changes are subject to the City's development standards. The Project does not include any sharp curves and streets and intersections would be built to City standards, as verified through the City's building plan check process.</p> <p>Furthermore, the frontage along Cottonwood Avenue and Bay Avenue are to be improved and Bay Avenue will be improved to make connection from Pablo Road to Quincy Street.</p>				

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In addition, the design of the Project circulation would be reviewed to ensure fire engine accessibility and turn around area is provided to the fire code standards. As a result, impacts related to vehicular circulation design features would be less than significant.				
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant.</p> <p>Construction</p> <p>The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site, and would not restrict access of emergency vehicles to the Project site or adjacent areas. The installation of driveways and connections to existing infrastructure systems that would be implemented during construction of the proposed Project could require the temporary closure of one side or portions of Cottonwood Avenue and Bay Avenue for a short period of time (i.e., hours or a few days). However, the construction activities would be required to ensure emergency access in accordance with Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9), which would be ensured through the City’s permitting process. Thus, implementation of the Project through the City’s permitting process would ensure existing regulations are adhered to and would reduce potential construction related emergency access impacts to a less than significant level.</p> <p>Operation</p> <p>As described previously, the proposed Project area would be accessed from two driveways connecting Street A to Cottonwood Avenue, and connecting J Street to Bay Avenue and from Belmont Park Way to the east. The construction permitting process would provide adequate and safe circulation to, from, and through the Project area, and would provide routes for emergency responders to access different portions of the Project area. Because the Project is required to comply with all applicable City codes, as verified by the City, potential impacts related to inadequate emergency access would be less than significant.</p>				
<p>Mitigation Measures</p> <p>None.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 4 Circulation Element 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified June 15, 2021 <ul style="list-style-type: none"> • Section 4.16 – Transportation • Appendix B – Air Quality Output. 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Chapter 3.18 Special Gas Tax Street Improvement Fund 5. Moreno Valley Master Bike Plan, adopted January 2015 6. Riverside County Transportation Commission, Riverside County Long Range Transportation Study, December 2019 				
<p>XVIII. TRIBAL CULTURAL RESOURCES – Would the project:</p>				

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a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less Than Significant Impact with Mitigation. Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) establishes a formal consultation process for California tribes as part of the CEQA process and equates significant impacts on “tribal cultural resources” with significant environmental impacts (Public Resources Code [PRC] § 21084.2). AB 52 requires that lead agencies undertaking CEQA review evaluate, just as they do for other historical and archeological resources, a project’s potential impact to a tribal cultural resource. As such, the City sent notices on March 16, 2022 regarding the Project to California Native American tribes that may have knowledge regarding tribal cultural resources in the Project vicinity.</p> <p>The Project site does not contain any known tribal cultural resources. The Project site contains one known resource eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). The known eligible resource is the MCC-PAC-SITE-001, which consists of a foundation, utility pole, and five cylindrical, and concrete water features associated with historical agricultural land use. As previously discussed in Section V, to avoid potential adverse effects to cultural resources, MM CUL-1 has been included, which requires archaeological monitoring during Project grading and preparation of a CRMP. Therefore, the Project would result in a less than significant impact with mitigation incorporated.</p>				
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less Than Significant Impact with Mitigation. As discussed above, to avoid potential adverse effects to cultural resources, MM CUL-1 has been included, which requires archaeological monitoring during Project grading and preparation of a CRMP. No information has been provided to the Lead Agency indicating any likelihood of uncovering tribal cultural resources on the Project site, there are no known tribal cultural resources on or adjacent to the Project site, and no potentially significant impacts are anticipated. Mitigation measures MM CUL-1 through MM CUL-3 are included in the event of any inadvertent discoveries during construction activities.</p> <p>Additionally, as described previously, California Health and Safety Code, Section 7050.5 requires that if human remains are discovered in the Project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation. If the coroner</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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determines that the remains are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Therefore, with implementation of **MM CUL-1** through **MM CUL-3**, impacts to TCRs would be less than significant.

Mitigation Measures

See MM CUL 1 through MM CUL-3 as discussed in Section V, Cultural Resources.

Sources:

1. Moreno Valley General Plan, adopted June 15, 2021
 - Chapter 7 – Conservation Element – Section 7.2 – Cultural and Historical Resources
2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021
 - Section 5.10 – Cultural Resources
 - Figure 5.10-1 – Locations of Listed Historic Resource Inventory Structures
 - Figure 5.10-2 – Location of Prehistoric Sites
 - Figure 5.10-3 – Paleontological Resource Sensitive Areas
 - Appendix F – Cultural Resources Analysis, Study of Historical and Archaeological Resources for the Revised General Plan, City of Moreno Valley, Archaeological Associates, August 2003.
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code
4. Moreno Valley Municipal Code Title 7 – Cultural Preservation
5. Cultural Resources Inventory for the City of Moreno Valley, Riverside County, California, prepared by Daniel F. McCarthy, Archaeological Research Unit, University of California, Riverside, October 1987 (*This document cannot be provided to the public due to the inclusion of confidential information pursuant to Government Code Section 6254.10.*)

XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:
Less than Significant.
Water Infrastructure

The Project applicant would develop the Project site, which is currently served by Eastern Municipal Water District (EMWD) water infrastructure and would install new water infrastructure at the Project site that would connect to existing water infrastructure within Cottonwood Avenue and Bay Avenue. The new onsite water system would convey water supplies to the proposed residential units and landscaping through plumbing/landscaping fixtures that are compliant with the CalGreen Plumbing Code for efficient use of water.

The proposed Project would receive water supplies through the existing water lines located within Cottonwood Avenue and Bay Avenue right-of-way that have the capacity to provide the increased water supplies needed to serve the proposed Project. Although no expansions of the water pipelines that convey water to the Project site would be required, an extension would be required to make connection within Bay Avenue. Installation of the new water distribution lines

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>would only serve the proposed Project and would not provide new water supplies to any off-site areas.</p> <p>The construction activities related to the onsite water infrastructure that would be needed to serve the proposed Project is included as part of the Project and would not result in any physical environmental effects beyond those identified throughout this IS/MND. For example, construction emissions from excavation and installation of the water infrastructure is included in Sections III, <i>Air Quality</i> and VIII, <i>Greenhouse Gas Emissions</i>. Therefore, the proposed Project would not result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Impacts would be less than significant.</p> <p><i>Wastewater</i></p> <p>The Project site is currently served by the existing EMWD sewer lines. The Project includes installation of onsite sewer lines that would connect to the existing 8-inch sewer lines within Bay Avenue. Belmont Parkway also has an existing 8-inch sewer line. The existing sewer lines would accommodate development of the Project site and would not require expansion to serve the proposed Project. The necessary onsite installation of wastewater infrastructure is included as part of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this MND. Impacts would be less than significant.</p> <p><i>Storm Drainage</i></p> <p>As discussed previously, the Project site is relatively flat, and runoff onsite would be conveyed into catch basins to collect stormwater runoff and direct flows to proposed extended detention basin for treatment.</p> <p>Due to the appropriate sizing of the onsite drainage features, as ensured through the Project permitting process, operation of the proposed Project would not substantially increase stormwater runoff, and the Project would not require or result in the construction of new off-site storm water drainage facilities or expansion of existing offsite facilities, the construction of which could cause significant environmental effects. The required installation of the proposed drainage features is included as part of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this MND. Impacts related to stormwater drainage facilities would be less than significant.</p> <p><i>Electric Power</i></p> <p>The Project would connect to the existing Moreno Valley Electric Utility electrical distribution facilities that are adjacent to the Project site along the south side of Cottonwood Avenue and would not require the construction of new electrical facilities. New underground electrical service lines would be installed as part of the backbone infrastructure for the Project. There are no existing overhead electrical lines that need to be relocated or undergrounded, along the property frontages of Cottonwood Avenue and Bay Avenue. Impacts would be less than significant.</p> <p><i>Natural Gas</i></p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The Project would connect to the existing Southern California Gas natural gas distribution facilities within Cottonwood Avenue.</p> <p>The installation of the utilities at the locations as described above would be less than significant.</p>				
<p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. Water service would be provided to the Project site by the EMWD. According to the 2020 EMWD Urban Water Management Plan (UWMP), adopted in July 2021, the EMWD service area includes seven incorporated cities (including a portion of Moreno Valley) in addition to unincorporated areas of Riverside County (Eastern Municipal Water District, 2021). The UWMP water demand projections are based on buildout of the EMWD service area per city general plans. Therefore, the UWMP accounts for the water usage that would be attributed to development of the Project site, consistent with its existing land use designation and zoning classification. According to the UWMP, EMWD has a diverse portfolio of local and imported supplies. Local supplies include recycled water, potable groundwater, and desalinated groundwater. Additionally, groundwater is produced from two water management agencies within the service area. In addition to the production of potable groundwater, EMWD treats brackish groundwater at two locations, with a third desalter scheduled to come online this year (2021). In addition to local supplies, EMWD receives imported water from the Metropolitan Water District of Southern California (Metropolitan) in three forms: delivered directly as potable water, delivered to EMWD as raw water and then treated at EMWD’s two local filtration plants, or delivered to EMWD as raw water for non-potable use and groundwater recharge. Approximately half of the water used in the EMWD service area is imported by Metropolitan.</p> <p>The 2020 EMWD UWMP details that EMWD has adequate supplies to serve its customers during normal, dry year, and multiple dry year demand through 2045 with projected population increases and accompanying increases in water demand. To track new developments, EMWD updates a Geographic Information System (GIS) database that tracks proposed development quarterly. Currently, EMWD is tracking the status of over 800 proposed projects and over 125,000 equivalent dwelling units. Growth rates were based on a forecast of future population prepared by the Southern California Association of Governments (SCAG). EMWD’s growth forecasts include both the retail and wholesale service areas. Proposed density of the Project would be 3.0 dwelling units per net acre. The City’s MoVal 2040 General Plan Draft Program Environmental Impact Report (DEIR) identified that the buildout of the General Plan would be consistent with 2040 SCAG projections.</p> <p>The 2020 UWMP describes that the total demand for water in 2025 would be 102,600 AFY that would increase to 123,000 AFY in 2045. However, as shown in Table UT-1, EMWD would have a supply of 145,930 AFY in 2025 and a supply of 187,100 AFY in 2045. This provides an estimated surplus of 43,330 AFY in 2024 and a surplus of 61,100 AFY in 2045. The Project would be consistent with the City’s General Plan; therefore, the Project is factored into EMWD’s water demand projections. Thus, sufficient water supplies are available to serve the Project. Impacts related to water supplies would be less than significant.</p>				

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Table UT-1: EMWD UWMP Projected Water Demand (Acre Feet per Year)

	2025	2030	2035	2040	2045
Water Demand					
Single Family Residential Demand	66,900	71,700	76,700	80,500	84,000
Total EMWD Demand	102,600	108,300	114,400	118,900	123,000
Water Supply					
Total EMWD Supply	145,930	157,320	168,900	178,700	187,100

Source: 2020 EMWD UWMP

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant. EMWD is responsible for all wastewater collection and treatment in its service area. It has four regional water reclamation facilities (RWRFs) located throughout EMWD's service area. Wastewater from the Project site would be conveyed to the Moreno Valley Regional Water Reclamation Facility that typically treats 11 million gallons per day (MGD), has a current capacity of 16 MGD, and has an ultimate capacity of 18 MGD. Thus, the plant currently has additional capacity of 5 MGD and future additional capacity of 7 MGD.

The EMWD 2015 Wastewater Collection System Master Plan Update identifies the estimated wastewater generation that would result from different land use categories based upon a generation rate of 235 gallons per day (gpd) equivalent dwelling unit (EDU). The Wastewater Master Plan also identifies that single-family residences with an average density of 2 units per acre (the closest land use category to the proposed Project) generate 1.3 EDU per residence.

Based on this information, the proposed 55 residences would generate approximately 12,925 gallons per day, which would be within the existing and future additional capacity of the Moreno Valley Regional Water Reclamation Facility. Therefore, impacts related to wastewater system capacity would be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Response:

Less than Significant. In 2019, the majority of the solid waste from the City, which was disposed of in landfills, went to the El Sobrante Landfill. The El Sobrante Landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2051. In June 2019, a maximum of 13,796 tons in a day was disposed at the El Sobrante Landfill, which provides for a remaining capacity of 2,258 tons per day.

Construction

Project construction would generate solid waste for landfill disposal in the form packaging and discarded materials would be generated by the proposed Project over the 22-month construction period. However, Section 5.408.1 of the 2016 California Green Building Standards Code requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste. Thus, the demolition and

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>construction solid waste that would be disposed of at the landfill would be approximately 35 percent of the waste generated. Total solid waste generated from construction is estimated to be negligible since there would not be demolition proposed as part of the Project.</p> <p>As described above, the El Sobrante Landfill has additional capacity of approximately 2,258 tons per day. Therefore, the El Sobrante Landfill would be able to accommodate solid waste from construction of the proposed Project. Impacts would be less than significant.</p> <p>Operation</p> <p>The CalEEMod modeling for operation of the Project (Appendix A) estimated that operation of the Project would generate approximately 70.5 tons per solid waste per year; or 1.4 tons per week. ¹ As the El Sobrante Sanitary Landfill has additional capacity of approximately 2,258 tons per day, the solid waste generated by the Project would be within the capacity of the landfill. Thus, the proposed Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs and the Project would not impair the attainment of solid waste reduction goals. Impacts related to landfill capacity would be less than significant.</p>				
<p>e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. The proposed Project would result in new development that would generate an increased amount of solid waste. All solid waste generating activities within the City are subject to the requirements set forth in Section 5.408.1 of the 2016 California Green Building Standards Code that requires demolition and construction activities to recycle or reuse a minimum of 65 percent of the nonhazardous construction and demolition waste, and AB 341 that requires diversion of a minimum of 75 percent of operational solid waste.</p> <p>In addition, as stated in Response IX(d) above, the proposed Project would be required to comply with the City's Municipal Code Chapter 8.80, Recycling and Diversion of Construction and Demolition Waste, which requires that developments must divert at least 50 percent of waste generated from demolition and construction and submit a waste management plan. In addition, the proposed Project would be required to comply with all federal, State, and local regulations related to solid waste. Furthermore, the proposed Project would comply with all standards related to solid waste diversion, reduction, and recycling during Project construction and operation. Therefore, the proposed Project is anticipated to result in less than significant impacts related to potential conflicts with federal, State, and local management and reduction statutes and regulations pertaining to solid waste.</p>				
<p>Mitigation Measures</p> <p>None.</p>				
<p>Sources:</p>				

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¹ Air Quality Report, EPD Solutions, 2021

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 10 – Open Space and Conservation Element • Chapter 6 – Safety Element 2. Draft Environmental Impact Report City of Moreno Valley General Plan, certified June 15, 2021 <ul style="list-style-type: none"> • Section 4.10 – Hydrology and Water Quality • Section 4.15 – Public Services 3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Moreno Valley Municipal Code Chapter 8.10 Stormwater/Urban Runoff Management and Discharge Controls 5. Moreno Valley Municipal Code Section 8.21.170 National Pollutant Discharge Elimination System (NPDES). 6. Moreno Valley Municipal Code Chapter 8.80 – Recycling and Diversion of Construction and Demolition Waste 7. Eastern Municipal Water District, 2020 UWMP, https://www.emwd.org/post/urban-water-management-plan 8. https://riversideca.gov/publicworks/sewer/master-plan/2019%20Sewer%20Master%20Plan%20Volume%201.pdf 				
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant. According to the CAL FIRE Fire Hazard Severity Zone map, the Project site is not within an area identified as a Fire Hazard Area that may contain substantial fire risk or a Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE 2021). The proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. As stated in Section IX of this IS/MND, the proposed Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Additionally, the proposed Project does not include any characteristics (e.g., permanent road closures or long-term blocking of road access) that would substantially impair or otherwise conflict with an emergency response plan or emergency evacuation plan. Therefore, impacts related to emergency response and evacuation plans associated with construction of the proposed Project would be less than significant.</p> <p>Although frontages along Cottonwood Avenue and Bay Avenue are to be improved, the proposed Project does not include any changes to public or private roadways that would physically impair or otherwise conflict with an emergency response plan or emergency evacuation plan. The proposed Project would not obstruct or alter any transportation routes that could be used as evacuation routes during emergency events. During the operational phase of the proposed Project, onsite access would be required to comply with standards established by the City and Moreno Valley Fire Department. The size and location of fire suppression facilities (e.g., hydrants) and fire access routes would be required to conform to City and Fire Department’s standards. The proposed Project would provide adequate emergency access to the site via driveways from Street A and Street J, and Belmont Park Way; the driveways would connect to internal streets that would ensure access for emergency vehicles within the interior of the site. Further, access to and from the Project site for emergency vehicles would be reviewed and approved by the Moreno Valley Fire Department and the City as part of the Project approval process to ensure the proposed Project is compliant with all applicable codes and ordinances for emergency vehicle access. Because the Project is required to comply with</p>				

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
all applicable City codes, as verified by the City, any potential impacts related to an emergency response or evacuation (if any) would be less than significant.				
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. As stated previously, the Project site is not located within a VHFHSZ. Additionally, the Project site and surrounding area are currently developed, are being developed, or are vacant and disturbed and therefore, lack extensive combustible materials and vegetation necessary for the uncontrolled spread of a wildfire. No impact would occur.</p> <p>The Project site is relatively flat and there are limited elevation changes in the Project vicinity. The Project proposes a residential development relatively in an area characterized by existing residential and commercial uses. As such, the Project itself would not exacerbate wildfire risks as compared to existing conditions because it is representative of existing development in the area. Thus, no impact related to other factors that would expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire would occur from the Project.</p>				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Response: No Impact. The Project does not require the installation or maintenance of associated infrastructure (including roads, fuel breaks, emergency water sources, power lines, or other utilities) that would exacerbate fire risk or that would result in impacts to the environment. Although the Project includes dedication of new driveways Street A at Cottonwood Avenue and Street J (private streets) at Bay Avenue, the Project does not include any changes to public or private roadways that would exacerbate fire risk or that would result in impacts to the environment because the existing arterial street of Cottonwood Avenue and Bay Avenue, and at Quincy Street at Bay Avenue intersection will remain intact during construction and after the site is developed. Although utility improvements, including domestic water, recycled water, sanitary sewer, and storm drain lines proposed as part of the Project would be extended throughout the Project site, these utility improvements would be underground and would not exacerbate fire risk. Project design and implementation of utility improvements would be reviewed and approved by the City as part of the Project approval process to ensure the proposed Project is compliant with all applicable design standards and regulations. Therefore, the proposed Project would not include infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities), that would exacerbate fire risk. No impact to the environment would occur.</p>				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p>				

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Less than Significant. As discussed in Section X of the IS/MND, the western portion of the Project site adjacent to the drainage channel is located in Zone A which is within a special flood hazard area subject to inundation by the 1% annual chance flood and the base flood elevation is the water-surface elevation of the 1% annual chance flood. The majority of the site is located Zone X which is areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The Project would be required to comply with Section 8.12.170 of the City’s Municipal Code which establishes construction standards for areas of special flood hazards. During Project construction soil would be compacted and drainage patterns would be temporarily altered due to grading, and there would be an increased potential for flooding compared to existing conditions. However, construction BMPs would be identified and implemented as part of the proposed Project. Implementation of construction BMPs would control and direct surface runoff to prevent flooding, and as such, Project construction would not expose people or structures to significant risks related to downslope and downstream flooding. Therefore, impacts would be less than significant.</p> <p>During operation, the proposed Project would not substantially alter the existing onsite drainage patterns. The project proposes to complete the concrete slope lining along the easterly side of the channel between Cottonwood Avenue and Bay Avenue. The project is designed to place the proposed building pads a minimum of 1 foot above the existing channel hinge point at top of slope along the westerly side. Bay Avenue will be extended to the west to connect to Quincy Street, with the channel improvements extending through Bay Avenue. A Hydrology Study was prepared for the project and based peak 2, 10 & 100-year discharges the onsite extended detention basin can handle the incremental increase of flow from the development of the site and match existing condition flow rates to the Quincy Street Channel and the proposed site development will not impact offsite properties. Compliance with the proposed operational BMPs would ensure onsite storm drain facilities would be sized to accommodate stormwater runoff from the Project site so that onsite flooding would not occur. Therefore, impacts would be less than significant.</p> <p>As established in Section VII of this MND, there are no landslide zones close to or within the boundaries of the Project site. The Project site is relatively flat; therefore, the risk of slope failure represents a limited level of concern on the Project site. Further, projects in the City of Moreno Valley are required to comply with the CBC, which would include the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structures so that it would withstand the effects of strong ground shaking. These features would reduce potential impacts related to landslides to a less than significant level. Therefore, with implementation of the CBC, the Project would not expose people or structures to significant risks, including downslope or downstream landslides, and impacts would be less than significant.</p>				
<p>Mitigation Measures</p> <p>None.</p>				
<p>Sources:</p> <ol style="list-style-type: none"> 1. Moreno Valley General Plan, adopted June 15, 2021 <ul style="list-style-type: none"> • Chapter 6 – Safety 2. Final Environmental Impact Report City of Moreno Valley General Plan, certified May 20, 2021 <ul style="list-style-type: none"> • Section 4.9 – Hazards and Hazardous Materials 				

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ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Title 9 – Planning and Zoning of the Moreno Valley Municipal Code 4. Local Hazard Mitigation Plan, City of Moreno Valley Fire Department, adopted October 4, 2011, amended 2017, http://www.moval.org/city_hall/departments/fire/pdfs/haz-mit-plan.pdf 5. Emergency Operations Plan, City of Moreno Valley, March 2009, http://www.moval.org/city_hall/departments/fire/pdfs/mv-eop-0309.pdf <ul style="list-style-type: none"> Threat Assessment 3 – Wildfire 				
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant with Mitigation Incorporated. As discussed in Section IV of this MND, the Project site is not populated or used by any species identified as a candidate, sensitive, or special status. However, the site does contain habitat that would support the sensitive species Burrowing Owl, Ferruginous Hawk, Western Yellow and Mastiff Bats. As previously stated, these species were not observed during focused surveys. Burrowing Owl preconstruction surveys would be conducted prior to the commencement of Project activities to ensure the species is not present on the Project site (MM BIO-1). The Biological Resources Assessment determined that the proposed Project would be consistent with the provisions of the MSHCP through payment of fees and conduct of preconstruction surveys for burrowing owl. The proposed Project would implement MM BIO-2 and MM BIO-3 requiring preconstruction burrowing owl and nesting bird surveys. Additionally, impacts to ephemeral streams would be mitigated through replacement at a 2:1 ratio as identified in BIO-4. Therefore, impacts related to biological resources would be less than significant with incorporation of mitigation measures.</p> <p>As discussed in Section V, <i>Cultural Resources</i>, there is one known historic resources located with the Project site. In addition, surveys revealed that the potential for encountering archaeological and paleontological resources on the site is high. However, with incorporation of MM CUL-1 through MM CUL-3, and MM PAL-1, impacts to cultural and paleontological resources and TCRs would be less than significant.</p>				
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant with Mitigation Incorporated. The proposed Project would develop the site with 55 single-family residences and open space. As presented in this MND, potential Project-related impacts are either less than significant or would be less than significant with mitigation incorporated. Based on the analysis contained in this MND, Project-related impacts</p>				

ISSUES & SUPPORTING INFORMATION SOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>would be reduced to less than significant levels with the incorporation of mitigation measures. Given that the potential Project-related impacts would be mitigated to a less than significant level, implementation of the proposed Project would not result in impacts that are cumulatively considerable when evaluated with the impacts of other current projects, or the effects of probable future projects. Therefore, the proposed Project's contribution to any significant cumulative impacts would be less than cumulatively considerable. As discussed in Sections I through XX of this MND, mitigation would be required and incorporated as necessary. Therefore, impacts would be less than significant with mitigation incorporated.</p>				
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response: Less than Significant with Mitigation Incorporated. Based on the Project Description and the preceding responses in Sections I through XX of this MND, implementation of the proposed Project would not cause substantial adverse effects to human beings because all potentially significant impacts of the proposed Project would be mitigated to a less than significant level. Therefore, since all potentially significant impacts of the proposed Project are expected to be mitigated to a less than significant level, implementation of the proposed Project would not cause substantial adverse effects on human beings.</p>				

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Mitigation Monitoring and Reporting Program

Introduction

The California Environmental Quality Act (CEQA) requires a lead or public agency that approves or carries out a project for which an Mitigated Negative Declaration has been certified which identifies one or more significant adverse environmental effects and where findings with respect to changes or alterations in the project have been made, to adopt a "...reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA, Public Resources Code Sections 21081, 21081.6).

A Mitigation Monitoring and Reporting Program (MMRP) is required to ensure that adopted mitigation measures are successfully implemented for the Cottonwood Collection Project (Project). The City of Moreno Valley is the Lead Agency for the Project and is responsible for implementation of the MMRP. This report describes the MMRP for the Project and identifies the parties that will be responsible for monitoring implementation of the individual mitigation measures in the MMRP.

Mitigation Monitoring and Reporting Program

The MMRP for the Project will be active through all phases of the Project, including design, construction, and operation. The attached table identifies the mitigation program required to be implemented by the City of Moreno Valley for the Cottonwood Collection Project. The table identifies the mitigation measures required by the City to mitigate or avoid significant adverse impacts associated with the implementation of the project, the timing of implementation, and the responsible party or parties for monitoring compliance.

The MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed. As individual Plan, Program, Policies; and mitigation measures are completed, the compliance monitor will sign and date the MMRP, indicating that the required actions have been completed.

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Attachment: Exhibit B to Resolution No. 2023-43 Mitigation Monitoring & Reporting Program (6404 : A CONDITIONAL USE PERMIT FOR A

**TABLE 1: MITIGATION MONITORING AND REPORTING PROGRAM
COTTONWOOD COLLECTION PROJECT**

Mitigation Measure	Action and Timing	Responsible for Verifying Compliance	Date Completed and Initials
BIOLOGICAL RESOURCES			
<p>MM BIO-1 Payment of Multiple Species Habitat Conservation Plan Mitigation Fees. Prior to issuance of a grading or building permit, the Project Applicant shall be required to pay relevant MSHCP mitigation fees per the Final Mitigation Fee Nexus Report. These fees will be determined in consultation with the Riverside Conservation Authority based on final Project classification and impacts.</p>	<p>Payment of Fees. Prior to issuance of a building permit.</p>	<p>City of Moreno Valley Planning Division; Applicant/Developer</p>	
<p>MM BIO-2 Burrowing Owl Preconstruction Survey. Prior to issuance of a grading permit, the Project Applicant shall conduct a pre-construction take avoidance survey for burrowing owl within 30 days of initiating construction per section 6.3.2 of the MSHCP.</p> <p>If burrowing owls are observed to occupy the Project site and/or adjacent areas during take avoidance surveys or incidentally during construction, the City of Moreno Valley Planning Department will be notified, and avoidance measures may be implemented during the breeding season (March 1 through August 31). If burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the MSHCP.</p>	<p>Submittal of pre-activity field survey results report. Prior to any ground disturbance or issuance of a grading permit.</p>	<p>City of Moreno Valley Planning Division; Applicant/Developer</p>	
<p>MM BIO-3 Nesting Bird Survey. To the extent feasible, conduct vegetation removal outside of the nesting bird season (generally between March 1 and August 31). If vegetation removal is required during the nesting bird season, conduct take avoidance surveys for nesting birds within 100-feet of areas proposed for vegetation removal. Surveys should be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.</p>	<p>In construction plans and specifications. Prior to issuance of a grading permit.</p>	<p>City of Moreno Valley Planning Division; Applicant/Developer</p>	

Mitigation Measure	Action and Timing	Responsible for Verifying Compliance	Date Completed and Initials
<p>MM BIO-4 Jurisdictional Waters. Impacts to Non-Wetland Waters of the United States require a Section 404 permit from the USACE under the federal Clean Water Act.</p> <p>Impacts to Non-Wetland Waters of the State require a Waste Discharge Requirement (WDR) or Section 401 permit from the RWQCB under the state Clean Water Act.</p> <p>A 1602 Streambed Alteration Agreement shall be obtained from the CDFW for the proposed impacts to 1.10 acres of CDFW jurisdiction.</p> <p>A MSHCP DBESP shall be prepared for impacts to 1.10 acres of riverine and riparian resources. In addition, the Project shall purchase offsite mitigation at a 2:1 ratio from an agency-approved mitigation bank or conduct offsite restoration within existing conservation lands to accommodate the impacts to the 1.10 acres of resources. Proof of compliance shall be provided to the City of Moreno Valley Planning Division prior to the issuance of a grading permit.</p>	<p>In construction plans and specifications. Prior to issuance of a grading permit.</p>	<p>City of Moreno Valley Planning Division; Applicant/Developer</p>	
CULTURAL RESOURCES			
<p>MM CUL-1 Archaeological Monitoring Condition of Approval. At least thirty days prior to issuance of any grading permit, the developer shall prepare a cultural resources management plan and retain a qualified archaeologist, provide a letter identifying the name and qualifications of the archaeologist to the Planning Division for approval, to monitor all ground disturbing activities up to 5 feet below ground surface in an effort to identify any unknown archaeological resources and to evaluate and recommend appropriate actions for any archaeological deposits exposed by construction activity.</p> <p>At least thirty days prior to issuance of a grading permit, the applicant shall provide evidence that contact has been established with the appropriate Native American Tribe(s), providing notification of grading, excavation and the proposed monitoring program and to coordinate with the City and Tribe(s) to develop a cultural resources treatment and monitoring agreement. The agreement shall address treatment of known cultural resources, the designation, responsibilities and participation of Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling;</p>	<p>In construction plans and specifications. During construction activities. Prior to issuance of a grading permit.</p>	<p>City of Moreno Valley Planning Division; Applicant/Developer</p>	

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Mitigation Measure	Action and Timing	Responsible for Verifying Compliance	Date Completed and Initials
<p>terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.</p> <p>A report documenting the proposed methodology for grading monitoring shall be submitted to and approved by the Planning Division prior to issuance of any grading permit. The monitoring archaeologist shall be empowered to stop and redirect grading in the vicinity of an exposed archaeological deposit until that deposit can be fully evaluated. The archaeologist shall consult with affected Tribe(s) to evaluate any archaeological resources discovered on the project site. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have authority to stop and redirect grading activities in consultation with the project archaeologist.</p>			
<p>MM CUL-2 Inadvertent Discoveries. If potential historic, archaeological, Native American cultural resources or paleontological resources are uncovered during excavation or construction activities at the project site, work in the affected area within 100 feet of the uncovered resource must cease immediately and a qualified person (meeting the Secretary of the Interior's standards (36CFR61)) shall be consulted by the applicant to evaluate the find, and as appropriate recommend alternative measures to avoid, minimize or mitigate negative effects on the historic, prehistoric, or paleontological resource. Determinations and recommendations by the consultant shall be immediately submitted to the Planning Division for consideration and implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and any and all affected Native American Tribes before any further work commences in the affected area.</p>	<p>In construction plans and specifications. During construction activities.</p>	<p>City of Moreno Valley Planning Division; Applicant/Developer</p>	
<p>MM CUL-3 Human Remains. If human remains are discovered during grading and other construction excavation, no further disturbance shall occur until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 5-days of the published finding to be given a reasonable opportunity to identify the “most likely descendant.” The “most likely descendant” shall then make recommendations and engage in consultations concerning the treatment of the</p>	<p>In construction plans and specifications. During construction activities.</p>	<p>City of Moreno Valley Planning Division; Applicant/Developer</p>	

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Mitigation Measure	Action and Timing	Responsible for Verifying Compliance	Date Completed and Initials
remains (California Public Resources Code 5097.98). (GP Objective 23.3, CEQA).			
GEOLOGY AND SOILS			
<p>MM PAL-1 Paleontological Monitoring. Prior to the issuance of a grading permit, a paleontologist shall prepare a Paleontological Resource Impact Mitigation Plan (PRIMP) for submittal and review by the City. Implementation of the PRIMP will ensure that adverse impacts to potentially significant paleontological resources are mitigated to a level less than significant/ The PRIMP shall follow the outline below:</p> <ol style="list-style-type: none"> 1. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. The PRIMP shall stipulate that monitoring will be conducted either full or part time at the determination of the paleontologist, based upon the identification of undisturbed sediments of Pleistocene very old alluvial fan deposits (“Qvofa”). Monitoring of Holocene young sandy alluvial fan deposits (“Qyfa”) is not recommended; however, these deposits are likely relatively thin and overlie Pleistocene very old alluvial fan deposits. Therefore, monitoring in areas mapped as young sandy alluvial fan deposits may commence when those deposits are graded away and the very old alluvial fan deposits become exposed. The Project paleontologist is responsible to periodically visit the property during the initial stages of grading to identify the Pleistocene deposits and direct the initiation of monitoring. 2. Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. The monitor shall notify the Project 	<p>In construction plans and specifications. Prior to issuance of a grading permit.</p>	<p>City of Moreno Valley Planning Division; Applicant/Developer</p>	

Attachment: Exhibit B to Resolution No. 2023-43 Mitigation Monitoring & Reporting Program (6404 : A

Mitigation Measure	Action and Timing	Responsible for Verifying Compliance	Date Completed and Initials
<p>paleontologist, who will then notify the concerned parties of the discovery. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.</p> <p>3. Fossils shall be collected and placed in cardboard flats or plastic buckets and identified by field number, collector, and date collected. Notes shall be taken on the map location and stratigraphy of the site, which is photographed before it is vacated, and the fossils are removed to a safe place. On mass grading projects, discovered fossil sites shall be protected by flagging to prevent them from being over-run by earthmovers (scrapers) before salvage begins. Fossils shall be collected in a similar manner, with notes and photographs being taken before removing the fossils. Precise location of the site shall be determined with the use of handheld GPS units. If the site involves remains from a large terrestrial vertebrate, such as large bone(s) or a mammoth tusk, that is/are too large to be easily removed by a single monitor, a fossil recovery crew shall excavate around the find, encase the find within a plaster and burlap jacket, and remove it after the plaster is set. For large fossils, use of the contractor's construction equipment may be solicited to help remove the jacket to a safe location.</p> <p>4. Isolated fossils shall be collected by hand, wrapped in paper, and placed in temporary collecting flats or five-gallon buckets. Notes shall be taken on the map location and stratigraphy of the site, which shall be photographed before it shall be vacated and the fossils are removed to a safe place.</p>			

Mitigation Measure	Action and Timing	Responsible for Verifying Compliance	Date Completed and Initials
<p>5. Particularly small invertebrate fossils typically represent multiple specimens of a limited number of organisms, and a scientifically suitable sample can be obtained from one to several five-gallon buckets of fossiliferous sediment. If it is possible to dry screen the sediment in the field, a concentrated sample may consist of one or two buckets of material. For vertebrate fossils, the test is usually the observed presence of small pieces of bones within the sediments. If present, as many as 20 to 40 five-gallon buckets of sediment can be collected and returned to a separate facility to wet-screen the sediment.</p>			
<p>6. In accordance with the “Microfossil Salvage” section of the Society of Vertebrate Paleontology guidelines (2010:7), bulk sampling and screening of fine-grained sedimentary deposits (including carbonate-rich paleosols) must be performed if the deposits are identified to possess indications of producing fossil “microvertebrates” to test the feasibility of the deposit to yield fossil bones and teeth.</p>			
<p>7. In the laboratory, individual fossils are cleaned of extraneous matrix, any breaks are repaired, and the specimen, if needed, is stabilized by soaking in an archivally approved acrylic hardener (e.g., a solution of acetone and Paraloid B-72).</p>			
<p>8. Recovered specimens are prepared to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates. Preparation of individual vertebrate fossils is often more time-consuming than for accumulations of invertebrate fossils.</p>			
<p>9. Identification and curation of specimens into a professional, accredited public museum repository</p>			

Attachment: Exhibit B to Resolution No. 2023-43 Mitigation Monitoring & Reporting Program (6404 : A

Mitigation Measure	Action and Timing	Responsible for Verifying Compliance	Date Completed and Initials
<p>with a commitment to archival conservation and permanent retrievable storage (e.g., the Western Science Center) shall be conducted. The paleontological program should include a written repository agreement prior to the initiation of mitigation activities. Prior to curation, the lead agency (e.g., the City of Moreno Valley) will be consulted on the repository/museum to receive the fossil material.</p> <p>10. A final report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the Project program to mitigate impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.</p> <p>11. Decisions regarding the intensity of the MMRP will be made by the Project paleontologist based on the significance of the paleontological resources and their biostratigraphic, biochronologic, paleoecologic, taphonomic, and taxonomic attributes, not upon the ability of a Project proponent to fund the MMRP.</p>			
HYDROLOGY AND WATER QUALITY			
See MM BIO-4, as discussed in Section IV, Biology	In construction plans and specifications. Prior to issuance of a building permit.	City of Moreno Valley Planning Division; Applicant/Developer	

Attachment: Exhibit B to Resolution No. 2023-43 Mitigation Monitoring & Reporting Program (6404 : A

Mitigation Measure	Action and Timing	Responsible for Verifying Compliance	Date Completed and Initials
TRIBAL AND CULTURAL RESOURCES			
See MM CUL-1 through MM-3, as discussed in Section V, Cultural Resources.	In construction plans and specifications. During construction activities.	City of Moreno Valley Planning Division; Applicant/Developer	

Attachment: Exhibit B to Resolution No. 2023-43 Mitigation Monitoring & Reporting Program (6404 : A

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

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

Project: Tentative Tract Map 38264 (PEN22-0013)
Conditional Use Permit (PEN22-0014)
Variance (PEN23-0013)

Applicant: Pacifica Investments
Owner: Passco Pacifica

Location: Southeast corner of Cottonwood Avenue and Quincy Street, City of Moreno Valley, County of Riverside, California. Assessor's Parcel Number 478-250-001.

Proposal: Tentative Tract Map 38264 to subdivide approximately 18.36 acres into 55 residential lots, with private streets and a Conditional Use Permit for a Planned Unit Development for 55 single-family lots, including park areas, common parking, and a Variance for wall heights.

Council District: 3

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

Project Description: The Applicant proposes to develop an approximately 18.36-acre site with a 55-lot single-family residential project. Applications include Tentative Tract Map 38264 to subdivide approximately 18.36 acres into 55 residential lots, eight lettered lots, and private streets A through J, and a Conditional Use Permit for a Planned Unit Development for 55 single-family lots, including park areas, common parking, and a Variance for wall heights.

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

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

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

Comment Deadline: Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 30-day public review period for the Initial Study/Mitigated Negative Declaration, which begins August 29, 2023, and ends September 28, 2023. Written comments on the Initial Study/Mitigated Negative Declaration must be received at the City of Moreno Valley Community Development Department no later than the conclusion of the 30-day review period at 5:30 p.m. on September 28, 2023. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Gabriel Diaz, Associate Planner
14177 Frederick Street
Post Office Box 88005
Moreno Valley, California 92552
Phone: (951) 413-3206
Email: planningnotices@moval.org

Sean Kelleher Community Development Director Community Development Department	Press-Enterprise Newspaper	August 29, 2023 Date of Publication
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Attachment: Exhibit C to Resolution No. 2023-43 Notice of Intent to Adopt a MND (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT

RESOLUTION NUMBER 2023-44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (PEN22-0014) FOR A PLANNED UNIT DEVELOPMENT OF 55 RESIDENTIAL UNITS AND TENTATIVE TRACT MAP NO. 38264 (PEN22-0013), LOCATED ON THE SOUTHEAST CORNER OF COTTONWOOD AVENUE AND QUINCY STREET (APN: 478-250-001)

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

WHEREAS, Pacifica Investments (“Applicant”) has submitted applications for a Conditional Use Permit (PEN22-0014) for a Planned Unit Development and a Tentative Tract Map No. 38264 (PEN22-0013) to subdivide one (1) existing parcel into fifty-five (55) single-family lots on approximately 18.36 net acres with associated public improvements (“Proposed Project”) located at the southeast corner of Cottonwood Avenue and Quincy Street (APN: 478-250-001) (“Project Site”); and

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

WHEREAS, the applications for the Proposed Project have been evaluated in accordance with Chapter 9.14 (Land Divisions) and Section 9.02.060 (Conditional Use Permits), respectively, of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

WHEREAS, Chapter 9.14 (Land Division) of the Moreno Valley Municipal Code imposes conditions of approval upon projects for which a Tentative Tract Map is required, which conditions may be imposed by the Planning Commission to address on-site improvements, off-site improvements, the manner in which the Project Site is used, and any other conditions as may be deemed necessary to protect the public health, safety, and welfare and ensure that the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

WHEREAS, consistent with the requirements of Section 9.02.060 (Conditional Use Permits) and Chapter 9.14 (Land Divisions) of the Municipal Code, at the public hearing, the Planning Commission considered Conditions of Approval to be imposed upon Conditional Use Permit (PEN22-0014) and Tentative Tract Map No. 38264 (PEN22-0013), which conditions were prepared by Planning Division staff who deemed said conditions to be necessary to protect the public health, safety, and welfare and to ensure

the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Municipal Code and Government Code Section 65905, a public hearing was scheduled for October 12, 2023, and notice thereof was duly published, posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on October 12, 2023, the public hearing to consider the Proposed Project was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and present evidence; and

WHEREAS, at the public hearing, the Planning Commission considered whether each of the requisite findings specified in Section 9.02.060 and 9.14.070 of the Municipal Code and set forth herein could be made concerning the Proposed Project as conditioned by Conditions of Approval; and

WHEREAS, on October 12, 2023, in accordance with the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², the Planning Commission approved Resolution 2023-44, determined that the Mitigate Negative Declaration and the Mitigation Monitoring and Reporting Program prepared for the Proposed Project has reduced the potential impact of the Proposed Project to levels of insignificance and there is no substantial evidence supporting a fair argument that the Proposed Project will significantly affect the environment in a manner that otherwise would require the preparation and certification of an Environmental Impact Report.

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

Section 1. Recitals and Exhibits

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

Section 2. Notice

That pursuant to Government Code Section 66020(d)(1), notice is hereby given that the Proposed Project is subject to certain fees, dedications, reservations, and other exactions as provided herein, in the staff report and conditions of approval (collectively, "Conditions"); and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the ninety-day approval period in which

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun.

Section 3. Evidence

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

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) Application for Tentative Tract Map No. 38264 (PEN22-0013) and Conditional Use Permit (PEN22-0014) including Resolution No. 2023-44, and all documents, records, and references contained therein;
- (d) Conditions of Approval for Conditional Use Permit (PEN22-0014) attached as Exhibit A;
- (e) Conditions of Approval for Tentative Tract Map No. 38264 (PEN22-0013), attached as Exhibit B;
- (f) Staff Report prepared for the Planning Commission's consideration and all documents, records, and references related thereto, and Staff's presentation at the public hearing;
- (g) Testimony, and/or comments from Applicant and its representatives during the public hearing; and
- (h) Testimony and/or comments from all persons provided in written format or correspondence, at, or prior to, the public hearing.

Section 4. Findings

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

- (a) The Proposed Project is consistent with the goals, objectives, policies, and programs of the General Plan;
- (b) The Proposed Project complies with all applicable Specific Plans and zoning and other regulations;
- (c) The Proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity; and
- (d) The location, design, and operation of the Proposed Project will be compatible with existing and planned land uses in the vicinity.
- (e) That the proposed land division is consistent with the General Plan;
- (f) That the design or improvement of the proposed land division is consistent with applicable general and specific plans;
- (g) That the site of the proposed land division is physically suitable for the type of development;

- (h) That the site of the proposed land division is physically suitable for the proposed density of the development;
- (i) That the design of the proposed land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat,
- (j) That the design of the proposed land division or the type of improvements are not likely to cause serious public health problems;
- (k) That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision;
- (l) That the proposed land division is not subject to the Williamson Act pursuant to the California Land Conservation Act of 1965;
- (m) That the proposed land division and the associated design and improvements are consistent with applicable ordinances of the city;
- (n) That the design of the land division provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision;
- (o) That the effect of the proposed land division on the housing needs of the region was considered and balanced against the public service needs of the residents of Moreno Valley and available fiscal and environmental resources;
- (p) The Proposed Project is consistent with the goals, objectives, policies, and programs of the General Plan;
- (q) The Proposed Project complies with all applicable zoning and other regulations;
- (r) The Proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity; and
- (s) The location, design, and operation of the Proposed Project will be compatible with existing and planned land uses in the vicinity.

Section 5. Approval

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings, as set forth herein, the Planning Commission hereby approves the Proposed Project subject to the Conditions of Approval for Conditional Use Permit (PEN22-0014) and Tentative Tract Map No. 38264 (PEN22-0013), attached hereto as Exhibits A and B.

Section 6. Repeal of Conflicting Provisions

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

Section 7. Severability

That the Planning Commission declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any

final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 8. Effective Date

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

Section 9. Certification

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

PASSED AND ADOPTED THIS 12th day of October, 2023.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette, Chairperson

ATTEST:

Sean P. Kelleher,
Community Development Director

APPROVED AS TO FORM:

Steven B. Quintanilla,
City Attorney

Exhibits:

Exhibit A: Conditional Use Permit (PEN22-0014) Conditions of Approval

Exhibit B: Tentative Tract Map No. 38264 (PEN22-0013) Conditions of Approval

Exhibit A

Conditional Use Permit (PEN22-0014) Conditions of Approval

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0014)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Conditional Use Permit (PEN22-0014)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning Division

1. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02.080)
3. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
4. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
5. The Developer shall defend, indemnify and hold harmless the City, city council, commissions, boards, subcommittees and the City's elected and appointed officials, commissioners, board members, officers, agents, consultants and employees ("City Parties") from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) any prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0014)

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above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above items or any portion thereof, the Parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, the City, at its sole option, may tender the complete defense of any third party challenge as described herein. In the event the City elects to contract with special counsel to provide for such a defense, the City shall meet and confer with the Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.

6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
7. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
8. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
9. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

Special Conditions

10. Tentative Tract Map 38264 (PEN22-0013) and Conditional Use Permit (PEN22-0014) a Planned Unit Development are tied together and shall expire at the same time.
11. In accordance with the Developer's obligation to defend, indemnify and hold harmless the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0014)

Page 3

12. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security shall remain in place until the project is completed or the above conditions no longer exist. (Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard).
13. The site has been approved for Conditional Use Permit (PEN22-0014) for a Planned Unit Development (PUD) with 55 single-family lots. A change or modification shall require separate approval. For a Conditional Use Permit, violation may result in revocation of the Conditional Use Permit.
14. Prior to approval of any grading permit, the tree plan shall be submitted to and approved by the Panning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)

Prior to Grading Permit

15. Prior to issuance of any grading permit, all Conditions of Approval, and Mitigation Measures shall be printed on the grading plans.
16. Prior to issuance of any grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein. A mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant within 30 days of project approval. No City permit or approval shall be issued until such fee is paid. (CEQA)
17. Prior to the issuance of any grading permits and prior to any physical disturbance of any natural drainage course, for any area determined to contain riparian vegetation, the applicant shall obtain a stream bed alteration agreement or permit, or a written waiver of the requirement for such an agreement or permit, from both the California Department of Fish and Wildlife and the U.S. Army Corps of Engineers. Written verification of such a permit or waiver shall be provided to the Planning Division and the Public Works Department - Land Development Division. (CEQA, State and Federal codes)
18. 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 (PEN22-0014)

Page 4

19. Prior to the issuance of grading permits, the site plan and grading plans shall show decorative hardscape (e.g. colored concrete, stamped concrete, pavers or as approved by the Planning Official) consistent and compatible with the design, color and materials of the proposed development for all three private street ingress/egress locations of the project.
20. Prior to issuance of grading permits, the developer shall submit wall/fence plans to the Planning Division for review and approval as follows:
 - a. A maximum 6 foot high solid decorative block perimeter wall with pilasters and a cap shall be required adjacent to all residential zoned areas.
 - b. Any proposed retaining walls shall also be decorative in nature, while the combination of retaining and other walls on top shall not exceed the height requirement.
21. 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.
22. Prior to approval of any grading permit, the tree plan shall be submitted to and approved by the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)
23. Prior to issuance of any building permit, all Conditions of Approval, and Mitigation Measures shall be printed on the building plans.
24. Prior to the issuance of building permits, the developer shall provide documentation that contact was made to the U.S. Postal Service to determine the appropriate type and location of mailboxes.
25. Prior to the issuance of building permits, landscape and irrigation plans for areas maintained by the Homeowner's Association shall be submitted to the Planning Division. All landscape plans shall be approved by the Planning Division prior to the release of any building permits for the site. The plans shall be prepared in accordance with the City's Landscape Development Guidelines. Landscaping is required for the sides and or slopes of all water quality basin and drainage areas, while a hydroseed mix with irrigation is acceptable for the bottom of the basin

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0014)

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- areas. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Planning Official is required to secure all water quality and detention basins.
26. Prior to issuance of any building permits, final landscaping and irrigation plans shall be submitted for review and approved by the Planning Division. After the third plan check review for landscape plans, an additional plan check fee shall apply. The plans shall be prepared in accordance with the City's Landscape Requirements and shall include:
 - a. Drought tolerant landscape shall be used. Sod shall be limited to gathering areas. (or No sod shall be installed)
 - b. Street trees shall be provided every 40 feet on center.
 - c. Enhanced landscaping shall be provided at all private street entries into the project. The review of all utility boxes, transformers etc. shall be coordinated to provide adequate screening from public view.
 - d. All site perimeter landscape and irrigation shall be installed prior to the release of certificate of any occupancy permits for the site.
 27. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord)
 28. Prior to building final, the developer/owner or developer's/owner's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)
 29. Prior to issuance of building permits, for projects that will be phased, a phasing plan shall be submitted to and approved by the Planning Division if occupancy is proposed to be phased.
 30. Detailed, on-site, computer generated, point-by-point comparison lighting plan, including private streets, and landscaping lighting, shall be included in the Building Plans for review by the Planning Division. The lighting plan shall be generated on the plot plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for light fixtures used, shall include style, illumination, location, height and method of shielding per the City's Municipal Code requirements. After the third plan check review for lighting plans, an additional plan check fee will apply. (MC 9.08.100, 9.16.280)

Prior to Building Final or Occupancy

CONDITIONS OF APPROVAL

Conditional Use Permit (PEN22-0014)

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

ECONOMIC DEVELOPMENT DEPARTMENT (EDD)

34. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.
35. New Moreno Valley businesses may adopt a “First Source” approach to employee recruitment that gives notice of job openings to Moreno Valley residents for one week in advance of public recruitment.
36. New Moreno Valley businesses are encouraged to hire local residents.
37. 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.
38. New Moreno Valley businesses may utilize the workforce recruitment services provided by the Moreno Valley Business & Employment Resource Center (“BERC”).

The BERC offers free assistance to Moreno Valley businesses recruiting and training potential employees. Complimentary services include:

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

FIRE DEPARTMENT**Fire Prevention Bureau**

39. All Fire Department access roads or driveways shall not exceed 12 percent grade.

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(CFC 503.2.7 and MVMC 8.36.060[G])

40. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)
41. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
42. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.
- The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
- The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.
43. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4)
44. Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. (CFC 501.3)
45. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective

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Markers” shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1 and MVLT 440A-0 through MVLT 440C-0)

46. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3) a - After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.
47. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
48. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
49. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
50. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less than the thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
51. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9, MVMC 8.36.100[D])
52. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.060, CFC 501.4)
53. Prior to issuance of a Certificate of Occupancy or Building Final, a “Knox Box Rapid Entry System” shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)

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54. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
55. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
56. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
57. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
58. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
59. Prior to issuance of Certificate of Occupancy or Building Final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numbers shall be located consistently on each dwelling throughout the development. The numerals shall be no less than four (4) inches in height and shall be low voltage lighted fixtures. (CFC 505.1, MVMC 8.36.060[1])
60. Single Family Dwellings. Schedule "A" fire prevention approved standard fire hydrants (6" x 4" x 2 ½") shall be located at each intersection of all residential streets. Hydrants shall be spaced no more than 500 feet apart in any direction so that no point on the street is more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 1 hour duration of 20 PSI. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, serving one and two-family residential developments, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along the tract boundary for transportation hazards. (CFC 507.3, Appendix B, MVMC

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8.36.060).

61. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall: a. Be signed by a registered civil engineer or a certified fire protection engineer; b. Contain a Fire Prevention Bureau approval signature block; and c. Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

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

62. This project requires the installation of electric distribution facilities. A non-exclusive easement shall be provided to Moreno Valley Utility and shall include the rights of ingress and egress for the purpose of operation, maintenance, facility repair, and meter reading.
63. This project requires the installation of electric distribution facilities. The developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer shall execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and/or concurrent with trenching operations and other improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

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

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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.

64. Existing Moreno Valley Utility electrical infrastructure shall be preserved in place. The developer will be responsible, at developer's expense, for any and all costs associated with the relocation of any of Moreno Valley Utility's underground electrical distribution facilities, as determined by Moreno Valley Utility, which may be in conflict with any developer planned construction on the project site.
65. This project may be subject to a Reimbursement Agreement. The Developer may be responsible for a proportionate share of costs associated with electrical distribution infrastructure previously installed that directly benefits the project. If applicable, payment shall be required prior to issuance of building permits.

PUBLIC WORKS DEPARTMENT**Land Development**

66. Aggregate slurry, as defined in Section 203-5 of Standard Specifications for Public Works Construction, shall be required prior to 90% security reduction or the end of the one-year warranty period of the public streets as approved by the City Engineer. If slurry is required, a slurry mix design shall be submitted for review and approved by the City Engineer. The latex additive shall be Ultra Pave 70 (for anionic) or Ultra Pave 65 K (for cationic) or an approved equal per the geotechnical report. The latex shall be added at the emulsion plant after weighing the asphalt and before the addition of mixing water. The latex shall be added at a rate of two to two-and-one-half (2 to 2½) parts to one-hundred (100) parts of emulsion by volume. Any existing striping shall be removed prior to slurry application and replaced per City standards.
67. 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]
68. The final approved conditions of approval (COAs) issued and any applicable Mitigation Measures by the Planning Division shall be photographically or electronically placed on mylar sheets and included in the Grading and Street

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Improvement plans.

69. The developer shall monitor, supervise and control all construction related activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - (b) Observance of working hours as stipulated on permits issued by the Land Development Division.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
 - (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.
- Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedy as noted in City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
70. Drainage facilities (e.g., catch basins, water quality basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
71. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the PIA or issuance of a permit. [MC 9.14.210(B)(C)]
72. The developer shall protect downstream properties from damage caused by alteration of drainage patterns (i.e. concentration or diversion of flow, etc). Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. [MC 9.14.110]
73. For single family residential subdivisions, all lots shall drain to the street at a minimum surface grade of 2.0% and on-site drainage shall be conveyed onto the street with subsurface drains at a minimum grade of 0.5% per current City Standards MVSI-152 and MVSI-153A. No cross-lot or over the sidewalk drainage shall be allowed.
74. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the

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City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:

- a. Final (tract) Map (recordation prior to building permit issuance);
 - b. Rough grading w/ erosion control plan (prior to grading permit issuance);
 - c. Precise grading w/ erosion control plan (prior to grading permit issuance);
 - d. Public Improvement plan (e.g., Streets/Storm Drain w/ Striping, RCFC Storm Drain, Sewer/Water, etc.) (prior to Map approval);
 - e. Final drainage study (prior to grading plan approval);
 - f. Final WQMP (prior to grading plan approval);
 - g. Legal Documents (e.g., Dedication(s), etc.) (prior to Building permit issuance);
 - h. As-Built revision for all plans (prior to Occupancy release);
75. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for single-family residential development shall not be used as a construction BMP. Water quality BMPs shall be maintained for the entire duration of the project construction and be used to treat runoff from those developed portions of the project. Water quality BMPs shall be protected from upstream construction related runoff by having proper best management practices in place and maintained. Water quality BMPs shall be graded per the approved design plans and once landscaping and irrigation has been installed, it and its maintenance shall be turned over to an established Homeowner's Association (HOA).
76. Local tax from construction contracts may be allocated to the local jurisdiction of the specific construction jobsite. This is accomplished by a contractor or subcontractor electing to obtain a construction site sub-permit for the jobsite. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are eligible for this election. This qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to be eligible for a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
- The \$5 million threshold applies to individual contracts held by a contractor or subcontractor and not the total project value. The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor will require that the subcontractor or other contractors provide the City of Moreno Valley with either a copy of their

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sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project. The Prime Contractor will provide the City with a list of subcontractors associated with the project.

Prior to Grading Plan Approval

77. Resolution of all drainage issues shall be as approved by the City Engineer.
78. A final detailed drainage study (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer. The study shall include, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events [MC 9.14.110(A.1)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.
79. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
80. The final project-specific Water Quality Management Plan (WQMP) shall be consistent with the approved P-WQMP, as well as in full conformance with the document: "Water Quality Management Plan - A Guidance Document for the Santa Ana Region of Riverside County" dated October 22, 2012. The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits. At a minimum, the F-WQMP shall include the following: Site Design BMPs; Source Control BMPs, Treatment Control BMPs, Operation and Maintenance requirements for BMPs and sources of funding for BMP implementation.
- a. The Applicant has proposed to incorporate the use of Infiltration basin and Bio-retention. Final design and sizing details of all BMPs must be provided in the first submittal of the F-WQMP. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance document.
 - b. The Applicant shall substantiate the applicable Hydrologic Condition of Concerns (HCOC) in Section F of the F-WQMP.
 - c. All proposed LID BMP's shall be designed in accordance with the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011.
 - d. The proposed LID BMP's as identified in the project-specific P-WQMP shall be incorporated into the Final WQMP.
 - e. The NPDES notes per City Standard Drawing No. MVFE-350-0 shall be included in the grading plans.
 - f. Post-construction treatment control BMPs, once placed into operation for post-construction water quality control, shall not be used to treat runoff from

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construction sites or unstabilized areas of the site.

81. The developer shall comply with the rules and regulations of FEMA and City Municipal Code 8.12 for development within a flood hazard area (defined as Zones A, AE and AH).
For developments required to submit a CLOMR(-F) / LOMR(-F), the following items (prepared by a licensed civil engineer or land surveyor) shall be submitted:
- a. Prior to plan approval, a Floodplain Development Permit (application available at the City).
 - b. Prior to issuance of the first building permit, a Conditional Letter of Map Revision (CLOMR) including Base Flood Elevation (BFE) shall be approved by the City Engineer and FEMA.
 - c. Prior to issuance of the certificate of occupancy, a Letter of Map Revision (LOMR) package with appropriate fees shall be submitted and approved by the City Engineer and FEMA.
 - d. Prior to 90% reduction of public improvement securities, a Letter of Map Revision (LOMR) approved by FEMA shall be submitted to the City.
82. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- a. The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - b. Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - c. All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
 - d. A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) shall be submitted to the Land Development Division for review. A digital (pdf) copy of the soils/geotechnical report shall be submitted to the Land Development Division.
83. Grading plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
84. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in conformance with the State's current Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.
85. For projects that will result in discharges of storm water associated with construction

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with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB) which shall be noted on the grading plans.

86. The developer shall select Low Impact Development (LID) Best Management Practices (BMPs) designed per the latest version of the Water Quality Management Plan (WQMP) - a guidance document for the Santa Ana region of Riverside County.

Prior to Grading Permit

87. A receipt showing payment of the Area Drainage Plan (ADP) fee to Riverside County Flood Control and Water Conservation District shall be submitted. [MC 9.14.100(O)]
88. If the developer chooses to construct the project in phases, a Construction Phasing Plan for the construction of on-site public or private improvements shall be submitted for review and approved by the City Engineer.
89. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
90. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the implementation and maintenance of erosion control measures. At least twenty-five (25) percent of the required security shall be in the form of a cash deposit with the City. [MC 8.21.160(H)]
91. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
92. Prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable improvements. If the developer fails to complete this agreement prior to the timing specified above, credits may not be given. The developer shall pay current DIF fees adopted by the City Council. [Ord. 695 § 1.1 (part), 2005] [MC 3.38.030, 040, 050]

Prior to Map Approval

93. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]
94. A copy of the Covenants, Conditions and Restrictions (CC&R's) shall be submitted

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- for review and approved by the City Engineer. The CC&R's shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project. In addition, for single-family residential development, bylaws and articles of incorporation shall also be included as part of the maintenance agreement for any water quality BMPs.
95. The developer shall enter into a Cooperative Agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities required to be constructed as part of the project.
 96. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Land Development Division.
 97. Resolution of all drainage issues shall be as approved by the City Engineer.
 98. If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all public improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. In either case, the City Engineer may require the dedication and construction of necessary utility, street or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California Bureau of Real Estate. [MC 9.14.080(B)(C), GC 66412 & 66462.5]
 99. Maps (prepared by a registered civil engineer and/or licensed surveyor) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
 100. Under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (NPDES) as mandated by the Federal Clean Water Act, this project is subject to the following requirement: establish a Home Owners Association (HOA) to finance the maintenance of the "Water Quality BMPs". Any lots which are identified as "Water Quality BMPs" shall be owned in fee by the HOA.
 101. The developer shall guarantee the completion of all related improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
 102. All public improvement plans required for this project shall be approved by the City

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Engineer in order to execute the Public Improvement Agreement (PIA).

103. The developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities.
104. Prior to final map approval, the Developer shall bond for the following street improvements and construct them prior to issuance of building permits:
 - a. Cottonwood Avenue (88' RW / 64' CC) shall be constructed to half-width plus a twelve-foot travel lane. Improvements shall consist of, but not be limited to, pavement, curb, gutter, sidewalk, streetlights, storm drain, catch basins, pavement transitions, dry and wet utilities.
 - b. Bay Avenue (66' RW / 44' CC) shall be constructed to half-width plus a twelve-foot travel lane. Improvements shall consist of, but not be limited to, pavement, curb, gutter, sidewalk, streetlights, storm drain, catch basins, pavement transitions, dry and wet utilities.
105. All street dedications shall be free of all encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.

Prior to Improvement Plan Approval

106. The developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, all access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless otherwise approved by the City Engineer.
107. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
108. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
109. The design plan and profile shall be based upon a centerline, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the City Engineer.
110. Drainage facilities (i.e. catch basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
111. The hydrology study shall be designed to accept and properly convey all off-site

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drainage flowing onto or through the site. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the City Engineer. [MC 9.14.110 A.2]

112. All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
113. Any missing or deficient existing improvements along the project frontage shall be constructed or secured for construction. The City Engineer may require the ultimate structural section for pavement to half-street width plus 18 feet or provide core test results confirming that existing pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.
114. Storm Drain Line "G" & "G-8" shall be constructed in accordance with the Moreno Area Drainage Plan or as otherwise revised by RCFC&WCD, along the tract's westerly boundary.
115. The plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts may be allowed for emergency repairs or as specifically approved in writing by the City Engineer. Special requirements shall be imposed for repaving, limits to be determined by the City Engineer.
116. 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.
117. Additional right-of-way may be required to be dedicated at both entrances to the tract in order to accommodate ADA access ramps. This shall be determined during final design.

Prior to Encroachment Permit

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

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Land Development Division.

119. The plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts may be allowed for emergency repairs or as specifically approved in writing by the City Engineer. Special requirements shall be imposed for repaving, limits to be determined by the City Engineer.
120. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

121. An engineered-fill certification, rough grade certification and compaction report shall be submitted for review and approved by the City Engineer. A digital (pdf) copy of the approved compaction report shall be submitted to the Land Development Division. All pads shall meet pad elevations per approved grading plans as noted by the setting of "blue-top" markers installed by a registered land surveyor or licensed civil engineer.
122. For all subdivision projects, the map shall be recorded (excluding model homes). [MC 9.14.190]
123. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including ADA access ramps that do not meet current City standards shall be required to be installed, replaced and/or repaired. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.
124. Certification to the line, grade, flow test and system invert elevations for the water quality control BMPs shall be submitted for review and approved by the City Engineer (excluding models homes).

Prior to Occupancy

125. All required as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
126. The final/precise grade certification shall be submitted for review and approved by the City Engineer.

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127. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights (MVU: SL-2), signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.
 - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of all existing and proposed utilities adjacent to and on-site. [MC 9.14.130]
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
128. For residential subdivisions, punch list work for improvements and capping of streets in that phase shall be completed and approved for acceptance by the City Engineer, prior to the following threshold: the last 20% or last 5 homes (whichever is more) of any Map Phase.
129. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP).
 - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.
130. The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
 - b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
 - c. Demonstrate that Developer is prepared to implement all non-structural BMPs described in the approved final project-specific WQMP; and
 - d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.
 - e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.

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- f. Obtain approval and complete installation of the irrigation and landscaping.

Special Districts Division

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

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

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

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SDAdmin@moval.org to satisfy this condition.

133. Major Infrastructure SFD Major Infrastructure Financing District. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for the construction and maintenance of major infrastructure improvements, which may include but is not limited to thoroughfares, bridges, and certain flood control improvements. This condition will be applicable provided said district is under development at the time this project applies for the 1st Building Permit. This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings. An alternative to satisfying this condition will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.
134. NPDES Funding. Prior to applying for the 1st Building Permit and if the Land Development Division requires this project to provide a funding source for the City's National Pollutant Discharge Elimination System (NPDES) program, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the balloting/annexation fee or fund an endowment) to provide an ongoing funding source for the NPDES program. This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful special election process into the NPDES program, or other special financing district, and payment of all costs associated with the special election process. Participation in the NPDES program requires an annual payment of the annual special tax, assessment, rate or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the City Council action to consider the ballot/annexation into or formation of the district, the qualified elector(s) will not protest the ballot/annexation or formation, but will

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retain the right to object to any eventual tax/assessment/rate/fee that is not equitable should the financial burden of the tax/assessment/rate/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings. (MC 3.50.050). Alternatively, the condition can be satisfied by the Developer funding an endowment in an amount sufficient to yield an annual revenue stream that meets the annual obligation, as calculated by Special Districts Admin staff. The Developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to satisfy this condition.

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

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

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

136. Maintenance Services Funding. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing

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district formation) to provide an ongoing funding source for the operation and maintenance of public improvements and/or services associated with impacts of the development. This condition will only be applicable provided said district is under development at the time this project applies for the 1st Building Permit.

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

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

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

This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be

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reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

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

138. Bioretention Basin Maintenance. The ongoing maintenance of any bioretention basin, or other like water quality BMP constructed in the public right of way, shall be the responsibility of a property owner association or the property owner.
139. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
140. Zones A and C. The parcel(s) associated with this project is included in Moreno Valley Community Services District Zone A (Parks & Community Services) and Zone C (Arterial Street Lighting). Zone A is levied on the property tax bill on a per parcel or dwelling unit basis. Zone C is levied on the property tax bill on a per parcel basis. Zone A and Zone C are levied against all assessable parcels, and any subdivision thereof.

PARKS & COMMUNITY SERVICES DEPARTMENT

141. This project is subject to current Development Impact Fees.
142. This project is subject to current Quimby Fees.

Exhibit B

Tentative Tract Map 38264 (PEN22-0013) Conditions of Approval

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Tentative Tract Map (PEN22-0013)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Tentative Tract Map (PEN22-0013)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENT**Planning Division**

1. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02.080)
3. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
4. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
5. The Developer shall defend, indemnify and hold harmless the City, city council, commissions, boards, subcommittees and the City's elected and appointed officials, commissioners, board members, officers, agents, consultants and employees ("City Parties") from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) any prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the

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above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above items or any portion thereof, the Parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, the City, at its sole option, may tender the complete defense of any third party challenge as described herein. In the event the City elects to contract with special counsel to provide for such a defense, the City shall meet and confer with the Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.

6. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
7. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
8. Any signs indicated on the submitted plans are not included with this approval. Any signs, whether permanent (e.g. wall, monument) or temporary (e.g. banner, flag), require separate application and approval by the Planning Division. No signs are permitted in the public right of way. (MC 9.12)
9. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

Special Conditions

10. Prior to grading plan approval, Basin fencing shall include wrought iron fencing with pilasters
11. Prior to building final, a basin maintained by an HOA or other private entity, landscape (trees, shrubs and groundcover) and irrigation shall be installed, and maintained by the HOA or other private entity with documentation provided to the Planning Division.
12. Prior to issuance of building permits, final front and street side yard landscape and irrigation plans, and slope landscape plans and basin landscape plans, shall be approved.

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13. This approval shall comply with all applicable requirements of the City of Moreno Valley Municipal Code.
14. Prior to grading plan approval, decorative block walls shall be provided along the street side for all corner lots. (MC 9.08.070)
15. The site shall be developed in accordance with the approved tentative map on file in the Community Development Department -Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. (MC 9.14.020)
16. Prior to building final, the developer/owner or developer's/owner's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)
17. A drought tolerant landscape palette shall be utilized throughout the tract in compliance with the City's Landscape Requirements. (9.17)
18. Prior to the issuance of grading permits, final erosion control landscape and irrigation plans for all cut or fill slopes over 3 feet in height shall be submitted to and approved by the Planning Division. The plans shall be designed in accordance with the slope erosion plan as required by the City Engineer. Man-made slopes greater than 10 feet in height shall be "land formed" to conform to the natural terrain and shall be landscaped and stabilized to minimize visual scarring. (GP Objective 1.5, MC 9.08.080, DG)
19. Prior to issuance of building permit issuance, landscape plans (trees, shrubs and groundcover) for basins maintained by an HOA or other private entity shall be submitted to and approved by the Planning Division for the sides and/or slopes. All detention basins shall include trees, shrubs and groundcover up to the concreted portion of the basin. A solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) wall with pilasters, tubular steel fence with pilasters or other fence or wall approved by the Planning Official is required to secure all water quality and detention basins more than 18 inches in depth.
20. This tentative map shall expire three years after the approval date of this tentative map unless extended as provided by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever in the event the applicant or any successor in interest fails to properly file a final map before the date of expiration. (MC 9.02.230, 9.14.050, 080)
21. Prior to the issuance of grading permits, mitigation measures contained in the Mitigation Monitoring Program approved with this project shall be implemented as provided therein.

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22. Prior to any site disturbance and/or grading plan submittal, and or final map recordation, a mitigation monitoring fee, as provided by City ordinance, shall be paid by the applicant/owner. No City permit or approval shall be issued until such fee is paid. (CEQA)
23. Prior to issuance of a building permit, the developer/property owner or developer's successor-in-interest shall pay all applicable impact fees due at permit issuance, including but not limited to Multi-species Habitat Conservation Plan (MSHCP) mitigation fees. (Ord.)
24. Prior to grading plan approval, wall and fence plans shall be submitted to and approved by the Planning Division to include a six (6) foot high solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) block wall along the all tract perimeters.
25. Prior to final map recordation, or building permit issuance, subdivision phasing (including any proposed common open space or improvement phasing, if applicable), shall be subject to a separate Phasing Plan submittal for Planning Division approval. Any proposed phasing shall provide for adequate vehicular access to all lots in each phase as determined by the City Transportation Engineer or designee and shall substantially conform to all intent and purpose of the subdivision approval. (MC 9.14.080)
26. Prior to building final, all required and proposed fences and walls shall be constructed/installed per the approved plans on file in the Planning Division. (MC 9.080.070)
27. 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: The name and address of the development and the developer's name and address to include a 24-hour emergency phone number.
28. Prior to approval of any grading permits, plans for any security gate system shall be submitted to and approved by to the Planning Division.
29. Separate Administrative Plot Plans, including, Design Review (product approval), Model Home Complex or custom home reviews are required for approval of the design of the future single-family homes for Tentative Tract Map 38264.
30. Single-family projects of 5 or more units in the R5, R3, R2 and RA2 or density districts. Prior to approval of a precise grading plan, final front and street side yard landscape and irrigation plans shall be submitted to and approved by the Planning Division. The plans shall be prepared in accordance with the City's Municipal Code

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Landscape Requirements, and include required street trees.

31. Prior to issuance of grading permits, the developer shall pay the applicable Stephen's' Kangaroo Rat (SKR) Habitat Conservation Plan mitigation fee.
32. Prior to building final, slope landscape and irrigation shall be installed, certified by the Landscape Architect with documentation provided to the Planning Division with an inspection performed and approved by the Planning Division. Landscaping on lots not yet having dwelling units shall be maintained by the developer weed and disease free. (MC 9.03.040)
33. Prior to the issuance of any grading permits and prior to any physical disturbance of any natural drainage course, or any wetland determined to contain riparian vegetation, the applicant shall obtain a stream bed alteration agreement or permit, or a written waiver of the requirement for such an agreement or permit, from both the California Department of Fish and Game and the U.S. Army Corps of Engineers. Written verification of such a permit or waiver shall be provided to both the Planning Division and the Public Works Department - Land Development Division. (CEQA, State and Federal codes)
34. Prior to recordation of the final subdivision map, the following documents shall be submitted to and approved by the Planning Division which shall demonstrate that the project will be developed and maintained in accordance with the intent and purpose of the approval:
 - a. The document to convey title
 - b. Deed restrictions, easements, or Covenants, Conditions and Restrictions to be recorded

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

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

- a. The developer and homeowners association shall promote the use of native plants and trees and drought tolerant species.

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- b. All lots designated for open space and or detention basins, shall be included as an easement to, and maintained by a Homeowners Association (HOA) or other private maintenance entity. All reverse frontage landscape areas shall also be maintained by the onsite HOA. Language to this effect shall be included and reviewed within the required Covenant Conditions and Restrictions (CC&Rs) prior to the approval of the final map.
- c. Maintenance of any and all common facilities.
- d. A conservation easement for lettered lots shall be recorded on the deed of the property and shown on the final map. Said easement shall include access restrictions prohibiting motorized vehicles from these areas.
- e. Oleander plants or trees shall be prohibited on open space lots adjacent to multi-use trails.
35. Prior to approval of any grading permit, a tree plan shall be submitted to and approved by the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)
36. Prior to the issuance of building permits, the developer shall provide documentation that contact was made to the U.S. Postal Service to determine the appropriate type and location of mailboxes.
37. Prior to grading plan approval, wall and fence plans shall be submitted to and approved by the Planning Division subject to the City's Municipal Code including the following:
- a. Side and rear yard fences/walls (not adjacent to a right of way) shall be constructed of decorative block, poly-vinyl or wood.
- b. A solid decorative (e.g. split face, color variation, pattern variation, or as approved by the Planning Official) block wall with pilasters and a cap is required along the perimeter of the tract adjacent to any right of way or reverse frontage location and along any right of way within the interior of the tract (all corner lots).
- c. A six (6) foot high combination wall with pilasters is required at top of slope along an open space area or adjacent to a park.
38. Tentative Tract Map 38264 (PEN22-0013) and Conditional Use Permit (PEN22-0014) a Planned Unit Development are tied together and shall expire at the same time.
39. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security shall remain in place until

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the project is completed or the above conditions no longer exist. (Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public hazard).

40. The site has been approved for Tentative Tract Map 38264 (PEN22-0013) a subdivision of one existing lot into 55 single-family residential lots, eight lettered lots, and private streets A through J. A change or modification shall require separate approval.
41. Prior to approval of any grading permit, the tree plan shall be submitted to and approved by the Planning Division. The plan shall identify all mature trees (4 inch trunk diameter or larger) on the subject property and City right-of-way. Using the grading plan as a base, the plan shall indicate trees to be relocated, retained, and removed. Replacement trees shall be shown on the plan, be a minimum size of 24 inch box, and meet a ratio of three replacement trees for each mature tree removed or as approved by the Planning Official. (GP Objective 4.4, 4.5, DG)
42. In accordance with the Developer's obligation to defend, indemnify and hold harmless the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.

Building Division

43. Prior to submittal, all new development, including residential second units, are required to obtain a valid property address prior to permit application. Addresses can be obtained by contacting the Building Safety Division at 951.413.3350.
44. Contact the Building Safety Division for permit application submittal requirements.
45. Any construction within the city shall only be as follows: Monday through Friday seven a.m. to seven p.m.(except for holidays which occur on weekdays), eight a.m. to four p.m.; weekends and holidays (as observed by the city and described in the Moreno Valley Municipal Code Chapter 2.55), unless written approval is first obtained from the Building Official or City Engineer.
46. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
47. The proposed development shall be subject to the payment of required

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development fees as required by the City's current Fee Ordinance at the time a building application is submitted or prior to the issuance of permits as determined by the City.

48. The proposed project will be subject to approval by the Eastern Municipal Water District and all applicable fees and charges shall be paid prior to permit issuance. Contact the water district at 951.928.3777 for specific details.
49. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Code, (CBC) Part 2, Title 24, California Code of Regulations including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.
50. The proposed project's occupancy shall be classified by the Building Official and must comply with exiting, occupancy separation(s) and minimum plumbing fixture requirements. Minimum plumbing fixtures shall be provided per the California Plumbing Code, Table 422.1. The occupant load and occupancy classification shall be determined in accordance with the California Building Code.
51. The proposed residential project shall comply with the California Green Building Standards Code, Section 4.106.4, mandatory requirements for Electric Vehicle Charging Station (EVCS).
52. Prior to permit issuance, every applicant shall submit a properly completed Waste Management Plan (WMP), as a portion of the building or demolition permit process. (MC 8.80.030)
53. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.
The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
 - a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
 The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services

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Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.

ECONOMIC DEVELOPMENT DEPARTMENT (EDD)

54. New Moreno Valley businesses may work with the Economic Development Department to coordinate job recruitment fairs.
55. New Moreno Valley businesses may adopt a "First Source" approach to employee recruitment that gives notice of job openings to Moreno Valley residents for one week in advance of public recruitment.
56. New Moreno Valley businesses are encouraged to hire local residents.
57. 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.

FIRE DEPARTMENT**Fire Prevention Bureau**

58. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
59. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)
60. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
61. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4)
62. Prior to issuance of Building Permits, the applicant/developer shall provide the Fire Prevention Bureau with an approved site plan for Fire Lanes and signage. (CFC

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501.3)

63. Prior to issuance of Certificate of Occupancy or Building Final, “Blue Reflective Markers” shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1 and MVLT 440A-0 through MVLT 440C-0)
64. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3) a - After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.
65. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
66. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
67. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
68. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9, MVMC 8.36.100[D])
69. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.060, CFC 501.4)
70. Prior to issuance of a Certificate of Occupancy or Building Final, a “Knox Box Rapid Entry System” shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)

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71. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C., MVMC, and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
72. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
73. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
74. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
75. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
76. Prior to issuance of Certificate of Occupancy or Building Final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numbers shall be located consistently on each dwelling throughout the development. The numerals shall be no less than four (4) inches in height and shall be low voltage lighted fixtures. (CFC 505.1, MVMC 8.36.060[1])
77. Single Family Dwellings. Schedule "A" fire prevention approved standard fire hydrants (6" x 4" x 2 ½") shall be located at each intersection of all residential streets. Hydrants shall be spaced no more than 500 feet apart in any direction so that no point on the street is more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 1 hour duration of 20 PSI. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, serving one and two-family residential developments, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along the tract boundary for transportation hazards. (CFC 507.3, Appendix B, MVMC

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- 8.36.060).
78. Dead-end streets and/or fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround for fire apparatus.
79. Prior to construction, all traffic calming designs/devices must be approved by the Fire Marshal and City Engineer.
80. Prior to building construction, dead end roadways and streets which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)
81. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Fire Prevention Bureau for review. Plans shall: a. Be signed by a registered civil engineer or a certified fire protection engineer; b. Contain a Fire Prevention Bureau approval signature block; and c. Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.
82. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.
- The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
- The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.

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

83. This project requires the installation of electric distribution facilities. A non-exclusive easement shall be provided to Moreno Valley Utility and shall include the rights of ingress and egress for the purpose of operation, maintenance, facility repair, and meter reading.
84. This project requires the installation of electric distribution facilities. The developer shall submit a detailed engineering plan showing design, location and schematics for the utility system to be approved by the City Engineer. In accordance with Government Code Section 66462, the Developer shall execute an agreement with the City providing for the installation, construction, improvement and dedication of the utility system following recordation of final map and concurrent with trenching operations and other improvements so long as said agreement incorporates the approved engineering plan and provides financial security to guarantee completion and dedication of the utility system.

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

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

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

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

86. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to the City fiber optic cable improvements consisting of fiber optic cable, splices and termination equipment to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all “fiber optic services” to and within the project.
87. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility fiber optic cable improvements consisting of conduit, and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by Moreno Valley Utility along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all “fiber optic services” to and within the project.
88. This project shall coordinate and receive approval from the City Engineer to install, construct, improve, and dedicate to Moreno Valley Utility electric streetlight improvements consisting of streetlight poles, mast-arms, fixtures conduit, wiring, terminations and pull boxes to serve the identified development and other adjoining, abutting, or benefiting projects as determined by the Land Development Department along with any appurtenant real property easements, as determined by the City Engineer to be necessary for the distribution and/or delivery of any and all “street light services” to and within the project.

PUBLIC WORKS DEPARTMENT**Land Development**

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

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90. 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]
91. The final approved conditions of approval (COAs) issued and any applicable Mitigation Measures by the Planning Division shall be photographically or electronically placed on mylar sheets and included in the Grading and Street Improvement plans.
92. The developer shall monitor, supervise and control all construction related activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:
- (a) Removal of dirt, debris, or other construction material deposited on any public street no later than the end of each working day.
 - (b) Observance of working hours as stipulated on permits issued by the Land Development Division.
 - (c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
 - (d) All dust control measures per South Coast Air Quality Management District (SCAQMD) requirements during the grading operations.
- Violation of any condition, restriction or prohibition set forth in these conditions shall subject the owner, applicant, developer or contractor(s) to remedy as noted in City Municipal Code 8.14.090. In addition, the City Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.
93. Drainage facilities (e.g., catch basins, water quality basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
94. If improvements associated with this project are not initiated within two (2) years of the date of approval of the Public Improvement Agreement (PIA), the City Engineer may require that the engineer's estimate for improvements associated with the project be modified to reflect current City construction costs in effect at the time of request for an extension of time for the PIA or issuance of a permit. [MC 9.14.210(B)(C)]
95. The developer shall protect downstream properties from damage caused by alteration of drainage patterns (i.e. concentration or diversion of flow, etc). Protection shall be provided by constructing adequate drainage facilities, including, but not limited to, modifying existing facilities or by securing a drainage easement. [MC 9.14.110]

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96. For single family residential subdivisions, all lots shall drain to the street at a minimum surface grade of 2.0% and on-site drainage shall be conveyed onto the street with subsurface drains at a minimum grade of 0.5% per current City Standards MVSI-152 and MVSI-153A. No cross-lot or over the sidewalk drainage shall be allowed.
97. This project shall submit civil engineering design plans, reports and/or documents (prepared by a registered/licensed civil engineer) for review and approval by the City Engineer per the current submittal requirements, prior to the indicated threshold or as required by the City Engineer. The submittal consists of, but is not limited to, the following:
- a. Final (tract) Map (recordation prior to building permit issuance);
 - b. Rough grading w/ erosion control plan (prior to grading permit issuance);
 - c. Precise grading w/ erosion control plan (prior to grading permit issuance);
 - d. Public Improvement plan (e.g., Streets/Storm Drain w/ Striping, RCFC Storm Drain, Sewer/Water, etc.) (prior to Map approval);
 - e. Final drainage study (prior to grading plan approval);
 - f. Final WQMP (prior to grading plan approval);
 - g. Legal documents (e.g., Dedication(s), etc.) (prior to Building permit issuance);
 - h. As-Built revision for all plans (prior to Occupancy release);
98. Water quality best management practices (BMPs) designed to meet Water Quality Management Plan (WQMP) requirements for development shall not be used as a construction BMP. Water quality BMPs shall be maintained for the entire duration of the project construction and be used to treat runoff from those developed portions of the project. Water quality BMPs shall be protected from upstream construction related runoff by having proper best management practices in place and maintained. Water quality BMPs shall be graded per the approved design plans and once landscaping and irrigation has been installed, it and its maintenance shall be turned over to an established Homeowner's Association (HOA).
99. Local tax from construction contracts may be allocated to the local jurisdiction of the specific construction jobsite. This is accomplished by a contractor or subcontractor electing to obtain a construction site sub-permit for the jobsite. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are eligible for this election. This qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to be eligible for a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
- The \$5 million threshold applies to individual contracts held by a contractor or

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subcontractor and not the total project value. The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor will require that the subcontractor or other contractors provide the City of Moreno Valley with either a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project. The Prime Contractor will provide the City with a list of subcontractors associated with the project.

Prior to Grading Plan Approval

100. Resolution of all drainage issues shall be as approved by the City Engineer.
101. A final detailed drainage study (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer. The study shall include, but not be limited to: existing and proposed hydrologic conditions as well as hydraulic calculations for all drainage control devices and storm drain lines. The study shall analyze 1, 3, 6 and 24-hour duration events for the 2, 5, 10 and 100-year storm events [MC 9.14.110(A.1)]. A digital (pdf) copy of the approved drainage study shall be submitted to the Land Development Division.
102. Emergency overflow areas shall be shown at all applicable drainage improvement locations in the event that the drainage improvement fails or exceeds full capacity.
103. The final project-specific Water Quality Management Plan (WQMP) shall be consistent with the approved P-WQMP, as well as in full conformance with the document: "Water Quality Management Plan - A Guidance Document for the Santa Ana Region of Riverside County" dated October 22, 2012. The F-WQMP shall be submitted and approved prior to application for and issuance of grading permits. At a minimum, the F-WQMP shall include the following: Site Design BMPs; Source Control BMPs, Treatment Control BMPs, Operation and Maintenance requirements for BMPs and sources of funding for BMP implementation.
 - a. The Applicant has proposed to incorporate the use of Infiltration Basin & Bio-Retention. Final design and sizing details of all BMPs must be provided in the first submittal of the F-WQMP. The Applicant acknowledges that more area than currently shown on the plans may be required to treat site runoff as required by the WQMP guidance document.
 - b. The Applicant shall substantiate the applicable Hydrologic Condition of Concerns (HCOC) in Section F of the F-WQMP.
 - c. All proposed LID BMP's shall be designed in accordance with the RCFC&WCD's Design Handbook for Low Impact Development Best Management Practices, dated September 2011.

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- d. The proposed LID BMP's as identified in the project-specific P-WQMP shall be incorporated into the Final WQMP.
- e. The NPDES notes per City Standard Drawing No. MVFE-350-0 shall be included in the grading plans.
- f. Post-construction treatment control BMPs, once placed into operation for post-construction water quality control, shall not be used to treat runoff from construction sites or unstabilized areas of the site.
104. The developer shall comply with the rules and regulations of FEMA and City Municipal Code 8.12 for development within a flood hazard area (defined as Zones A, AE and AH).
For developments required to submit a CLOMR(-F) / LOMR(-F), the following items (prepared by a licensed civil engineer or land surveyor) shall be submitted:
- Prior to plan approval, a Floodplain Development Permit (application available at the City).
 - Prior to issuance of the first building permit, a Conditional Letter of Map Revision (CLOMR) including Base Flood Elevation (BFE) shall be approved by the City Engineer and FEMA.
 - Prior to issuance of the certificate of occupancy, a Letter of Map Revision (LOMR) package with appropriate fees shall be submitted and approved by the City Engineer and FEMA.
 - Prior to 90% reduction of public improvement securities, a Letter of Map Revision (LOMR) approved by FEMA shall be submitted to the City.
105. The developer shall ensure compliance with the City Grading ordinance, these Conditions of Approval and the following criteria:
- The project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area and outlet points. Unless otherwise approved by the City Engineer, lot lines shall be located at the top of slopes.
 - Any grading that creates cut or fill slopes adjacent to the street shall provide erosion control, sight distance control, and slope easements as approved by the City Engineer.
 - All improvement plans are substantially complete and appropriate clearance letters are provided to the City.
 - A soils/geotechnical report (addressing the soil's stability and geological conditions of the site) shall be submitted to the Land Development Division for review. A digital (pdf) copy of the soils/geotechnical report shall be submitted to the Land Development Division.
106. Grading plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.

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107. The developer shall select Low Impact Development (LID) Best Management Practices (BMPs) designed per the latest version of the Water Quality Management Plan (WQMP) - a guidance document for the Santa Ana region of Riverside County.
108. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared in conformance with the State's current Construction Activities Storm Water General Permit. A copy of the current SWPPP shall be kept at the project site and be available for review upon request.
109. For projects that will result in discharges of storm water associated with construction with a soil disturbance of one or more acres of land, the developer shall submit a Notice of Intent (NOI) and obtain a Waste Discharger's Identification number (WDID#) from the State Water Quality Control Board (SWQCB) which shall be noted on the grading plans.

Prior to Grading Permit

110. A receipt showing payment of the Area Drainage Plan (ADP) fee to Riverside County Flood Control and Water Conservation District shall be submitted. [MC 9.14.100(O)]
111. If the developer chooses to construct the project in phases, a Construction Phasing Plan for the construction of on-site public or private improvements shall be submitted for review and approved by the City Engineer.
112. A digital (pdf) copy of all approved grading plans shall be submitted to the Land Development Division.
113. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the implementation and maintenance of erosion control measures. At least twenty-five (25) percent of the required security shall be in the form of a cash deposit with the City. [MC 8.21.160(H)]
114. Security, in the form of a cash deposit (preferable), bond or letter of credit shall be submitted as a guarantee of the completion of the grading operations for the project. [MC 8.21.070]
115. Prior to the payment of the Development Impact Fee (DIF), the developer may enter into a DIF Improvement Credit Agreement to secure credit for the construction of applicable improvements. If the developer fails to complete this agreement prior to the timing specified above, credits may not be given. The developer shall pay current DIF fees adopted by the City Council. [Ord. 695 § 1.1 (part), 2005] [MC 3.38.030, 040, 050]

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Prior to Map Approval

116. All proposed street names shall be submitted for review and approved by the City Engineer, if applicable. [MC 9.14.090(E.2.k)]
117. A copy of the Covenants, Conditions and Restrictions (CC&R's) shall be submitted for review and approved by the City Engineer. The CC&R's shall include, but not be limited to, access easements, reciprocal access, private and/or public utility easements as may be relevant to the project. In addition, for single-family residential development, bylaws and articles of incorporation shall also be included as part of the maintenance agreement for any water quality BMPs.
118. The developer shall enter into a Cooperative Agreement with the City and Riverside County Flood Control and Water Conservation District establishing the terms and conditions covering the inspection, operation and maintenance of Master Drainage Plan facilities required to be constructed as part of the project.
119. After recordation, a digital (pdf) copy of the recorded map shall be submitted to the Land Development Division.
120. Resolution of all drainage issues shall be as approved by the City Engineer.
121. If the project involves the subdivision of land, maps may be developed in phases with the approval of the City Engineer. Financial security shall be provided for all public improvements associated with each phase of the map. The boundaries of any multiple map increment shall be subject to the approval of the City Engineer. If the project does not involve the subdivision of land and it is necessary to dedicate right-of-way/easements, the developer shall make the appropriate offer of dedication by separate instrument. In either case, the City Engineer may require the dedication and construction of necessary utility, street or other improvements beyond the project boundary, if the improvements are needed for circulation, parking, access, or for the welfare or safety of the public. This approval must be obtained prior to the Developer submitting a Phasing Plan to the California Bureau of Real Estate. [MC 9.14.080(B)(C), GC 66412 & 66462.5]
122. Maps (prepared by a registered civil engineer and/or licensed surveyor) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
123. Under the current permit for storm water activities required as part of the National Pollutant Discharge Elimination System (NPDES) as mandated by the Federal Clean Water Act, this project is subject to the following requirement: establish a Home Owners Association (HOA) to finance the maintenance of the "Water Quality BMPs". Any lots which are identified as "Water Quality BMPs" shall be owned in fee

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by the HOA.

124. The developer shall comply with the requirements of the City Engineer based on recommendations of the Riverside County Flood Control District regarding the construction of County Master Plan Facilities.
125. Prior to final map approval, the Developer shall bond for the following street improvements and construct them prior to issuance of building permits:
- a. Cottonwood Avenue (88' RW / 64' CC) shall be constructed to half-width plus a twelve-foot travel lane. Improvements shall consist of, but not be limited to, pavement, curb, gutter, sidewalk, streetlights, storm drain, catch basins, pavement transitions, dry and wet utilities.
 - b. Bay Avenue (66' RW / 44' CC) shall be constructed to half-width plus a twelve-foot travel lane. Improvements shall consist of, but not be limited to, pavement, curb, gutter, sidewalk, streetlights, storm drain, catch basins, pavement transitions, dry and wet utilities.
126. The developer shall guarantee the completion of all related improvements required for this project by executing a Public Improvement Agreement (PIA) with the City and posting the required security. [MC 9.14.220]
127. All street dedications shall be free of all encumbrances, irrevocably offered to the public and shall continue in force until the City accepts or abandons such offers, unless otherwise approved by the City Engineer.
128. All public improvement plans required for this project shall be approved by the City Engineer in order to execute the Public Improvement Agreement (PIA).

Prior to Improvement Plan Approval

129. The developer is required to bring any existing access ramps adjacent to and fronting the project to current ADA (Americans with Disabilities Act) requirements. However, when work is required in an intersection that involves or impacts existing access ramps, all access ramps in that intersection shall be retrofitted to comply with current ADA requirements, unless otherwise approved by the City Engineer.
130. The developer shall submit clearances from all applicable agencies, and pay all applicable plan check fees.
131. The street improvement plans shall comply with current City policies, plans and applicable City standards (i.e. MVSI-160 series, etc.) throughout this project.
132. The design plan and profile shall be based upon a centerline, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN22-0013)

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approved by the City Engineer.

133. Drainage facilities (i.e. catch basins, etc.) with sump conditions shall be designed to convey the tributary 100-year storm flows. Secondary emergency escape shall also be provided.
134. The hydrology study shall be designed to accept and properly convey all off-site drainage flowing onto or through the site. In the event that the City Engineer permits the use of streets for drainage purposes, the provisions of current City standards shall apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, as in the case where one travel lane in each direction shall not be used for drainage conveyance for emergency vehicle access on streets classified as minor arterials and greater, the developer shall provide adequate facilities as approved by the City Engineer. [MC 9.14.110 A.2]
135. All public improvement plans (prepared by a licensed/registered civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
136. Any missing or deficient existing improvements along the project frontage shall be constructed or secured for construction. The City Engineer may require the ultimate structural section for pavement to half-street width plus 18 feet or provide core test results confirming that existing pavement section is per current City Standards; additional signing & striping to accommodate increased traffic imposed by the development, etc.
137. The plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts may be allowed for emergency repairs or as specifically approved in writing by the City Engineer. Special requirements shall be imposed for repaving, limits to be determined by the City Engineer.
138. 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.
139. Storm Drain Line "G" & "G-8" shall be constructed in accordance with the Moreno Area Drainage Plan or as otherwise revised by RCFC&WCD, along the tract's westerly boundary.
140. Additional right-of-way may be required to be dedicated at both entrances to the

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tract in order to accommodate ADA access ramps. This shall be determined during final design.

Prior to Encroachment Permit

141. A digital (pdf) copy of all approved improvement plans shall be submitted to the Land Development Division.
142. The plans shall indicate any restrictions on trench repair pavement cuts to reflect the City's moratorium on disturbing newly-constructed pavement less than three (3) years old and recently slurry sealed streets less than one (1) year old. Pavement cuts may be allowed for emergency repairs or as specifically approved in writing by the City Engineer. Special requirements shall be imposed for repaving, limits to be determined by the City Engineer.
143. Any work performed within public right-of-way requires an encroachment permit.

Prior to Building Permit

144. An engineered-fill certification, rough grade certification and compaction report shall be submitted for review and approved by the City Engineer. A digital (pdf) copy of the approved compaction report shall be submitted to the Land Development Division. All pads shall meet pad elevations per approved grading plans as noted by the setting of "blue-top" markers installed by a registered land surveyor or licensed civil engineer.
145. For all subdivision projects, the map shall be recorded (excluding model homes). [MC 9.14.190]
146. A walk through with a Land Development Inspector shall be scheduled to inspect existing improvements within public right of way along project frontage. Any missing, damaged or substandard improvements including ADA access ramps that do not meet current City standards shall be required to be installed, replaced and/or repaired. The applicant shall post security to cover the cost of the repairs and complete the repairs within the time allowed in the public improvement agreement used to secure the improvements.
147. Certification to the line, grade, flow test and system invert elevations for the water quality control BMPs shall be submitted for review and approved by the City Engineer (excluding models homes).

Prior to Occupancy

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Tentative Tract Map (PEN22-0013)

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148. All required as-built plans (prepared by a registered/licensed civil engineer) shall be submitted for review and approved by the City Engineer per the current submittal requirements.
149. The final/precise grade certification shall be submitted for review and approved by the City Engineer.
150. The developer shall complete all public improvements in conformance with current City standards, except as noted in the Special Conditions, including but not limited to the following:
- a. Street improvements including, but not limited to: pavement, base, curb and/or gutter, cross gutters, spandrel, sidewalks, drive approaches, pedestrian ramps, street lights (MVU: SL-2), signing, striping, under sidewalk drains, landscaping and irrigation, medians, pavement tapers/transitions and traffic control devices as appropriate.
 - b. Storm drain facilities including, but not limited to: storm drain pipe, storm drain laterals, open channels, catch basins and local depressions.
 - c. City-owned utilities.
 - d. Sewer and water systems including, but not limited to: sanitary sewer, potable water and recycled water.
 - e. Under grounding of all existing and proposed utilities adjacent to and on-site. [MC 9.14.130]
 - f. Relocation of overhead electrical utility lines including, but not limited to: electrical, cable and telephone.
151. The applicant shall ensure the following, pursuant to Section XII. I. of the 2010 NPDES Permit:
- a. Field verification that structural Site Design, Source Control and Treatment Control BMPs are designed, constructed and functional in accordance with the approved Final Water Quality Management Plan (WQMP).
 - b. Certification of best management practices (BMPs) from a state licensed civil engineer. An original WQMP BMP Certification shall be submitted for review and approved by the City Engineer.
152. The Developer shall comply with the following water quality related items:
- a. Notify the Land Development Division prior to construction and installation of all structural BMPs so that an inspection can be performed.
 - b. Demonstrate that all structural BMPs described in the approved final project-specific WQMP have been constructed and installed in conformance with the approved plans and specifications;
 - c. Demonstrate that Developer is prepared to implement all non-structural BMPs described in the approved final project-specific WQMP; and
 - d. Demonstrate that an adequate number of copies of the approved final project-specific WQMP are available for future owners/occupants.

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- e. Clean and repair the water quality BMP's, including re-grading to approved civil drawing if necessary.
 - f. Obtain approval and complete installation of the irrigation and landscaping.
153. For residential subdivisions, punch list work for improvements and capping of streets in that phase shall be completed and approved for acceptance by the City Engineer, prior to the following threshold: the last 20% or last 5 homes (whichever is more) of any Map Phase.

Special Districts Division

154. Street Light Coordination/Advanced Energy Fees. Prior to the issuance of the 1st Building Permit for this project, the Developer shall pay New Street Light Installation Fees for all street lights required to be installed for this development. Payment will be collected by the Land Development Division. Fees are based on the street light administration/coordination and advanced energy fees as set forth in the City Fees, Charges, and Rates as adopted by City Council and effective at the time of payment. Any change in the project which increases the number of street lights to be installed requires payment of the fees at the then current fee. Questions may be directed to the Special Districts Administration at 951.413.3470 or SDAdmin@moval.org.
155. Major Infrastructure SFD Major Infrastructure Financing District. Prior to applying for the 1st Building Permit, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee or use the alternative identified at the time of the special financing district formation) to provide an ongoing funding source for the construction and maintenance of major infrastructure improvements, which may include but is not limited to thoroughfares, bridges, and certain flood control improvements. This condition will be applicable provided said district is under development at the time this project applies for the 1st Building Permit. This condition must be fully satisfied prior to issuance of the 1st Certificate of Occupancy. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, but will retain the right to object to any eventual tax/assessment/fee that is not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of

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Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings. An alternative to satisfying this condition will be identified at such time as a special financing district has been established. At the time of development, the developer must contact Special Districts Administration at 951.413.3470 or at SDAdmin@moval.org to determine if this condition is applicable.

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

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

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

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

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

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

158. Right of Way Water Quality BMP Maintenance. The ongoing maintenance of any water quality BMP (e.g. Bioswale) constructed in the public right of way shall be the responsibility of a property owner association or the property owner.
159. Maintenance Responsibility. The ongoing maintenance of any landscaping required to be installed behind the curb shall be the responsibility of the property owner.
160. CFD 2014-01. Prior to City Council action authorizing the recordation of the map, the qualified elector (e.g. property owner) must initiate the process (i.e. pay the annexation fee, form an association to fund the services or fund an endowment) to provide an ongoing funding source for a) Street Lighting Services for capital improvements, energy charges, and maintenance and/or b) Street and storm drain maintenance.

This condition must be fully satisfied prior to issuance of the 1st Building Permit. This condition will be satisfied with the successful annexation/formation (i.e. special election process) into a special financing district and payment of all costs associated with the special election process. Annexation into a special financing district requires an annual payment of the annual special tax, assessment, or fee levied against the property tax bill, or other lawful means, of the parcels of the project for such district. At the time of the public hearing to consider annexation into or formation of the district, the qualified elector(s) will not protest the annexation or formation, but will retain the right to object to any eventual tax/assessment/fee that is

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not equitable should the financial burden of the tax/assessment/fee not be reasonably proportionate to the benefit the affected property receives from the improvements to be installed and/or maintained or services provided. The special election requires a minimum 90-day process in compliance with the provisions of Article 13C of the California Constitution, Proposition 218, or other applicable legislation, and consistent with the scheduling for City Council meetings.

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

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

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

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

162. Damage. Any damage to existing landscape areas maintained by the City of

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Tentative Tract Map (PEN22-0013)

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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.

Transportation Engineering Division

163. Conditions of approval may be modified or added if a phasing plan is submitted for this development.
164. Cottonwood Avenue is designated a Minor Arterial (88'RW/64'CC) per City Standard Plan No. MVSI-105A-1. Any improvements along project frontage shall be per City Standard. The improvements shall connect to the existing curb return on the northeast corner of Quincy Street and Cottonwood Avenue.
165. Bay Avenue is classified as a Collector (66'RW/44'CC) per City Standard Plan No. MVSI-106B-0. Any improvements undertaken by this project shall be consistent with the City standards. The improvements shall extend to the intersection of Quincy Street and Bay Avenue.
166. If the project driveways are to be gated in the future, the following shall be required:
 - a) A 60' storage lane in front of the gate for entering vehicles.
 - b) A turnaround area in front of the gate for vehicles;
 - c) A separate pedestrian entry.
167. 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.
168. Prior to the final approval of the street improvement plans, a signing and striping plan shall be prepared per City of Moreno Valley Standard Plans - Section 4 for all streets within and adjacent to the project area.
169. Prior to issuance of an encroachment permit for works within the public right-of-way, construction traffic control plans prepared by a qualified, registered Civil or Traffic engineer shall be required for plan approval by the City Traffic Engineer.
170. Prior to issuance of the first certificate of occupancy, all approved street improvements shall be installed to the satisfaction of the City Engineer.
171. Prior to issuance of the first certificate of occupancy, all approved signing and striping shall be installed per current City Standards.
172. The intersection of Bay Avenue and Quincy Street shall be designed and

CONDITIONS OF APPROVAL

Tentative Tract Map (PEN22-0013)

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constructed as a three-legged intersection. A stop sign shall be installed on Quincy Street, facing southbound traffic. The existing stop sign on Bay Avenue, facing eastbound traffic shall be removed.

173. Communication conduit along project frontage on Cottonwood Avenue may be required per City Standard Plan No. MVSI-186-1.

174. All proposed on-site traffic signing and striping should be accordance with the latest California Manual on Uniform Traffic Control Devices (CAMUTCD).

Street G and H will be restricted to on-street parking on the east side of the road only. Appropriate signage shall be installed.

175. Belmont Parkway shall be designed as a Modified Local (48'RW/40'CC) per City Standard Plan No. MVSI-107A-0. Any improvements shall be consistent with City Standards. An emergency vehicle access gate and appropriate signage shall be installed to indicate the street extension is private.

176. Driveways shall conform to City of Moreno Valley Standard Plans No. MVSI-111B-0 for residential driveway approaches.

PARKS & COMMUNITY SERVICES DEPARTMENT

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

178. This project is subject to current Quimby Fees.

RESOLUTION NUMBER 2023-45

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING A VARIANCE (PEN23-0013) TO ALLOW FOR WALLS UP TO A MAXIMUM OF 10.67 FEET HIGH OF WITHIN TENTATIVE TRACT MAP NO. 38264 (PEN22-0013) LOCATED ON THE SOUTHEAST CORNER OF COTTONWOOD AVENUE AND QUINCY STREET, (APN: 478-250-001)

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

WHEREAS, Pacifica Investments (“Applicant”) has submitted an application for a Variance (PEN23-0013) to allow walls to have a maximum of up to 10.67 feet high along lots 1, 2, 3, and 49 adjacent to internal Street G within Tentative Tract Map No. 38264 (PEN22-0013) (“Proposed Project”) located at the southeast corner of Cottonwood Avenue and Quincy Street (APN: 478-250-001) (“Project Site”); and

WHEREAS, the applications for the Proposed Project have been evaluated in accordance with Section 9.02.100 (Variance), respectively, of the Municipal Code with consideration given to the City’s General Plan, Zoning Ordinance, and other applicable laws and regulations; and

WHEREAS, Section 9.02.0100 of the Municipal Code imposes conditions of approval upon projects for which a Variance is required, which conditions may be imposed by the Planning Commission to address on-site improvements, off-site improvements, the manner in which the site is used and any other conditions as may be deemed necessary to protect the public health, safety and welfare and ensure that the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (“Planning and Zoning”) of the Municipal Code; and

WHEREAS, consistent with the requirements of Section 9.02.0100 (Variance) of the Municipal Code, at the public hearing, the Planning Commission considered Conditions of Approval to be imposed upon Variance (PEN23-0013), which conditions were prepared by Planning Division staff who deemed said conditions to be necessary to protect the public health, safety, and welfare and to ensure the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (Planning and Zoning) of the Municipal Code; and

WHEREAS, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Municipal Code, a public hearing was scheduled for October 12, 2023, and notice thereof was duly published, posted, and mailed to all property owners of record within 600 feet of the Project Site; and

WHEREAS, on October 12, 2023, the public hearing to consider the Proposed Project was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and present evidence; and

WHEREAS, at the public hearing, the Planning Commission considered whether each of the requisite findings specified in Section 9.02.100 of the Municipal Code and set forth herein could be made concerning the Proposed Project as conditioned by Conditions of Approval; and

WHEREAS, on October 12, 2023, in accordance with the provisions of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines², the Planning Commission approved Resolution 2023-45, determined that the MND and the MMRP prepared for the Proposed Project has reduced the potential impact of the Proposed Project to levels of insignificance and there is no substantial evidence supporting a fair argument that the Proposed Project will significantly affect the environment in a manner that otherwise would require the preparation and certification of an Environmental Impact Report.

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

Section 1. Recitals and Exhibits

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

Section 2. Notice

That pursuant to Government Code Section 66020(d)(1), notice is hereby given that the Proposed Project is subject to certain fees, dedications, reservations, and other exactions as provided herein, in the staff report and conditions of approval (collectively, "Conditions"); and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the ninety-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun.

Section 3. Evidence

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

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) Application for Variance (PEN23-0013) including Resolution No. 2023-45 and all documents, records, and references contained therein;

¹ Public Resources Code §§ 21000-21177

² 14 California Code of Regulations §§15000-15387

- (d) Conditions of Approval for Variance (PEN23-0013), attached hereto as Exhibit A;
- (e) Staff Report prepared for the Planning Commission's consideration and all documents, records, and references related thereto, and Staff's presentation at the public hearing;
- (f) Testimony, and/or comments from Applicant and its representatives during the public hearing; and
- (g) Testimony and/or comments from all persons provided in written format or correspondence, at, or prior to, the public hearing.

Section 4. Findings

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

- (a) That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity.
- (b) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification.
- (c) That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification.
- (d) That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on the other properties in the vicinity and under the same zoning classification.
- (e) That the granting of the variance will not be detrimental to public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- (f) That the granting of a variance is consistent with the objectives and policies of the General Plan and the intent of Title 9.

Section 5. Approval

That based on the foregoing Recitals, Evidence contained in the Administrative Record and Findings, as set forth herein, the Planning Commission hereby approves the Proposed Project subject to the Conditions of Approval for Variance (PEN23-0013) attached hereto as Exhibit A.

Section 6. Repeal of Conflicting Provisions

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

Section 7. Severability

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

Section 8. Effective Date

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

Section 9. Certification

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

PASSED AND ADOPTED THIS 12th DAY OF OCTOBER, 2023.

CITY OF MORENO VALLEY
PLANNING COMMISSION

Alvin DeJohnette, Chairperson

ATTEST:

Sean P. Kelleher,
Community Development Director

APPROVED AS TO FORM:

Steven B. Quintanilla,
City Attorney

Exhibit:
Exhibit A: Variance (PEN23-0013) Conditions of Approval

Exhibit A

Variance (PEN23-0013) Conditions of Approval

CONDITIONS OF APPROVAL

Variance (PEN23-0013)

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CITY OF MORENO VALLEY
 CONDITIONS OF APPROVAL
 Variance (PEN23-0013)

EFFECTIVE DATE:

EXPIRATION DATE:

COMMUNITY DEVELOPMENT DEPARTMENTPlanning Division

1. A change or modification to the land use or the approved site plans may require a separate approval. Prior to any change or modification, the property owner shall contact the City of Moreno Valley Community Development Department to determine if a separate approval is required.
2. Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s). (MC 9.02.080)
3. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust. (MC 9.02.030)
4. The expiration date of this modification does not extend the expiration of any related project or activity.
5. This approval shall expire three years after the approval date of this project unless used or extended as provided for by the City of Moreno Valley Municipal Code; otherwise it shall become null and void and of no effect whatsoever. Use means the beginning of substantial construction contemplated by this approval within the three-year period, which is thereafter pursued to completion, or the beginning of substantial utilization contemplated by this approval. (MC 9.02.230)
6. The Developer shall defend, indemnify and hold harmless the City, city council, commissions, boards, subcommittees and the City's elected and appointed officials, commissioners, board members, officers, agents, consultants and employees ("City Parties") from and against any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to the legality, validity or adequacy of any of the following items: (i) any prior or current agreements by and among the City and the Developer; (ii) the current, concurrent and subsequent permits, licenses and entitlements approved by

CONDITIONS OF APPROVAL

Variance (PEN23-0013)

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the City; (iii) any environmental determination made by the City in connection with the Project Site and the Project; and (iv) any proceedings or other actions undertaken by the City in connection with the adoption or approval of any of the above. In the event of any administrative, legal, equitable action or other proceeding instituted by any third party (including without limitation a governmental entity or official) challenging the legality, validity or adequacy of any of the above items or any portion thereof, the Parties shall mutually cooperate with each other in defense of said action or proceeding. Notwithstanding the above, the City, at its sole option, may tender the complete defense of any third party challenge as described herein. In the event the City elects to contract with special counsel to provide for such a defense, the City shall meet and confer with the Developer regarding the selection of counsel, and the Developer shall pay all costs related to retention of such counsel by the City.

7. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris. (MC 9.02.030)
8. The site shall be developed in accordance with the approved plans on file in the Community Development Department - Planning Division, the Municipal Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Official. (MC 9.14.020)
9. All site plans, grading plans, landscape and irrigation plans, fence/wall plans, lighting plans and street improvement plans shall be coordinated for consistency with this approval.

Special Conditions

10. In accordance with the Developer's obligation to defend, indemnify and hold harmless the City, including but not limited to as set forth in more detail in the Project's Conditions of Approval, Moreno Valley Municipal Code Section 9.02.310 (Indemnification of City for Discretionary Approvals), and the Project application, Developer shall enter into an Advanced Funding Agreement with the City no later than ten (10) calendar days from Planning Commission's approval of the Project. A copy of said Agreement is on file with the Community Development Director.
11. Prior to the start of any construction, temporary security fencing shall be erected. The fencing shall be a minimum of six (6) feet high with locking, gated access and shall remain through the duration of construction. Security shall remain in place until the project is completed or the above conditions no longer exist. (Security fencing is required if there is: construction, unsecured structures, unenclosed storage of materials and/or equipment, and/or the condition of the site constitutes a public

CONDITIONS OF APPROVAL

Variance (PEN23-0013)

Page 3

hazard).

12. The site has been approved for variance (PEN23-0013) to allow for the construction of a maximum 4.67 foot high retaining wall with a 6 foot high wall on top with an overall combined height of 10.67 feet adjacent to existing residential development to the east (along lots 1, 2, and 3) and to allow for the construction of a 10 foot high combination retaining wall and nonretaining wall on Lot 49 adjacent to internal Street G. The variance is to allow wall heights that exceed the maximum requirements of Municipal Code Section 9.08.070. A change or modification shall require separate approval.

Prior to Building Permit

13. Prior to issuance of any building permit, all Conditions of Approval, and Mitigation Measures shall be printed on the building plans.
14. Prior to building final, the developer/owner or developer's/owner's successor-in-interest shall pay all applicable impact fees, including but not limited to Transportation Uniform Mitigation fees (TUMF), and the City's adopted Development Impact Fees. (Ord)
15. Prior to issuance of building permits, for projects that will be phased, a phasing plan shall be submitted to and approved by the Planning Division if occupancy is proposed to be phased.

Prior to Building Final or Occupancy

16. Prior to building final, all required landscaping and irrigation shall be installed per plan, certified by the Landscape Architect and inspected by the Planning Division. (MC 9.03.040, MC 9.17).
17. Prior to building final, all required and proposed fences and walls shall be constructed according to the approved plans on file in the Planning Division. (MC 9.080.070).

Building Division

18. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.
The qualifying contract price applies to each contract or subcontract for work

CONDITIONS OF APPROVAL

Variance (PEN23-0013)

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performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:

- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
- b) must be registered as a retailer, not consumer, of materials, and
- c) have an executed contract over \$5 million to install materials at the jobsite.

The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.

- 19. All new structures shall be designed in conformance to the latest design standards adopted by the State of California in the California Building Standards Code (California Code of Regulations, Title 24) including requirements for allowable area, occupancy separations, fire suppression systems, accessibility, etc.
- 20. Any construction within the city shall only be completed between the hours of seven a.m. to seven p.m. Monday through Friday, excluding holidays, and from eight a.m. to four p.m. on Saturday, unless written approval is first obtained from the Building Official or City Engineer per City of Moreno Valley Municipal Code (MC 8.14.040E).
- 21. Building plans submitted shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code. Electronic/Digital signature is acceptable as all plan submittals are electronic reviews.

FIRE DEPARTMENT**Fire Prevention Bureau**

- 22. All Fire Department access roads or driveways shall not exceed 12 percent grade. (CFC 503.2.7 and MVMC 8.36.060[G])
- 23. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW, based on street standards approved by the Public Works Director and the Fire Prevention Bureau. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4, and MV City Standard Engineering Plan 108d)

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Variance (PEN23-0013)

Page 5

24. The angle of approach and departure for any means of Fire Department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the Fire Department shall be subject to approval by the AHJ. (CFC 503 and MVMC 8.36.060)
25. The appropriation from local tax from construction contracts to the local jurisdiction of the specific construction job site is hereby required. This is accomplished by a contractor or subcontractor obtaining a construction site sub-permit for the job site. The contractors, or subcontracts, that have individual contracts with a value of \$5 million or more are subject to this condition.
The qualifying contract price applies to each contract or subcontract for work performed at the jobsite, and not to the total value of the prime contract. In order to obtain a jobsite sub-permit, the contractor or subcontractor must meet the following criteria:
- a) have an active permit with the California Department of Tax and Fee Administration (CDTFA),
 - b) must be registered as a retailer, not consumer, of materials, and
 - c) have an executed contract over \$5 million to install materials at the jobsite.
- The Prime Contractor will require that the subcontractors or other contractors exercise their option to obtain a California Department of Tax & Fee Administration construction site sub-permit for the jobsite and allocate all eligible use tax payments to the City of Moreno Valley. Prior to any Notice to Proceed(s), the Prime Contractor shall provide the City of Moreno Valley Finance and Management Services Department with a list of subcontractors associated with the project along with a copy of their sub-permit that shows their CDTFA account number or a signed statement that sales and use tax does not apply to their portion of the project.
26. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Public Works Director and the Fire Prevention Bureau. (CFC 501.4)
27. 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)
28. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1 and MVLT 440A-0 through MVLT 440C-0)
29. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the street side and rear access locations. The numerals shall be a minimum of twelve inches in height. (CFC 505.1, MVMC 8.36.060[1])

CONDITIONS OF APPROVAL

Variance (PEN23-0013)

Page 6

30. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3) a - After the local water company signs the plans, the originals shall be presented to the Fire Prevention Bureau for signatures. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.
31. Final fire and life safety conditions will be addressed when the Fire Prevention Bureau reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
32. The Fire Code Official is authorized to enforce the fire safety during construction requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)
33. Prior to issuance of Building Permits, the applicant/developer shall participate in the Fire Impact Mitigation Program. (Fee Resolution as adopted by City Council)
34. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches. (CFC 503.2.1 and MVMC 8.36.060[E])
35. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on square footage and type of construction, occupancy or use. Fire sprinkler plans shall be submitted to the Fire Prevention Bureau for approval prior to installation. (CFC Chapter 9, MVMC 8.36.100[D])
36. Prior to issuance of the building permit for development, independent paved access to the nearest paved road, maintained by the City shall be designed and constructed by the developer within the public right of way in accordance with City Standards. (MVMC 8.36.060, CFC 501.4)
37. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
38. 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

CONDITIONS OF APPROVAL

Variance (PEN23-0013)

Page 7

- within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3, MVMC 912.2.1)
39. Fire Department access driveways over 150 feet in length shall have a turn-around as determined by the Fire Prevention Bureau capable of accommodating fire apparatus. (CFC 503 and MVMC 8.36.060, CFC 501.4)
 40. During phased construction, dead end roadways and streets which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)
 41. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
 42. The Fire Prevention Bureau is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
 43. Prior to issuance of Certificate of Occupancy or Building Final, all residential dwellings shall display street numbers in a prominent location on the street side of the residence in such a position that the numbers are easily visible to approaching emergency vehicles. The numbers shall be located consistently on each dwelling throughout the development. The numerals shall be no less than four (4) inches in height and shall be low voltage lighted fixtures. (CFC 505.1, MVMC 8.36.060[1])
 44. Single Family Dwellings. Schedule "A" fire prevention approved standard fire hydrants (6" x 4" x 2 ½") shall be located at each intersection of all residential streets. Hydrants shall be spaced no more than 500 feet apart in any direction so that no point on the street is more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 1 hour duration of 20 PSI. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, serving one and two-family residential developments, standard fire hydrants shall be provided at spacing not to exceed 1000 feet along the tract boundary for transportation hazards. (CFC 507.3, Appendix B, MVMC 8.36.060).
 45. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy

CONDITIONS OF APPROVAL

Variance (PEN23-0013)

Page 8

of the water system plans to the Fire Prevention Bureau for review. Plans shall: a. Be signed by a registered civil engineer or a certified fire protection engineer; b. Contain a Fire Prevention Bureau approval signature block; and c. Conform to hydrant type, location, spacing of new and existing hydrants and minimum fire flow required as determined by the Fire Prevention Bureau. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Moreno Valley Fire Department prior to beginning construction. They shall be maintained accessible.

COTTONWOOD

CITY OF MORENO VALLEY, CA



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PLAN 1
2820 SQ.FT.
1 STORY
3 BED + 2 BATH
3 CAR GARAGE

PLAN 2
3375 SQ.FT.
2 STORY
4 BED + LOFT + 3 BATH
3 CAR GARAGE

PLAN 3
3715 SQ.FT.
2 STORY
4 BED + 3 BATH
3 CAR GARAGE

PLAN 4
4125 SQ.FT.
2 STORY
3 BED + LOFT + DEN + 3 BATH
3 CAR GARAGE

SHEET INDEX
CS COVER SHEET
PSV 1 PERSPECTIVE VIEWS
PSV 2 PERSPECTIVE VIEWS
PSV 3 PERSPECTIVE VIEWS
A00 STREET SCENE

LANDSCAPE
SP1 ILLUSTRATIVE SITE PLAN
L1 OVERALL LANDSCAPE ILLUSTRATIVE
L2 OPEN SPACE ENLARGEMENT (LOT A)
L3 OPEN SPACE ENLARGEMENT (LOT H)
L4 WALL & FENCE EXHIBIT
L5 CONCEPTUAL LIGHTING EXHIBIT
L6 IRRIGATION HYDROZONE EXHIBIT & PLANT PALETTE

ARCHITECTURAL
AS ARCHITECTURAL SITE PLAN
LM1 LOT MODULE
A01 PLAN 1 FLOOR PLAN
A02 PLAN 1 ELEVATION 'A'
A02a PLAN 1 ELEVATION 'A' OPT.
A03 PLAN 1 ELEVATION 'B'
A03a PLAN 1 ELEVATION 'B' OPT.
A04 PLAN 1 ELEVATION 'C'
A04a PLAN 1 ELEVATION 'C' OPT.
A05 PLAN 1 ROOF PLANS
A06 PLAN 2 FLOOR PLAN
A07 PLAN 2 ELEVATION 'A'
A07a PLAN 2 ELEVATION 'A' OPT
A08 PLAN 2 ELEVATION 'B'
A08a PLAN 2 ELEVATION 'B' OPT.
A09 PLAN 2 ELEVATION 'C'
A09a PLAN 2 ELEVATION 'C' OPT.
A10 PLAN 2 ROOF PLANS
A11 PLAN 3 FLOOR PLAN
A12 PLAN 3 ELEVATION 'A'
A12a PLAN 3 ELEVATION 'A' OPT.
A13 PLAN 3 ELEVATION 'B'
A13a PLAN 3 ELEVATION 'B' OPT.
A14 PLAN 3 ELEVATION 'C'
A14a PLAN 3 ELEVATION 'C' OPT.
A15 PLAN 3 ROOF PLANS
A16 PLAN 4 FLOOR PLAN
A17 PLAN 4 ELEVATION 'A'
A17a PLAN 4 ELEVATION 'A' OPT.
A18 PLAN 4 ELEVATION 'B'
A18a PLAN 4 ELEVATION 'B' OPT.
A19 PLAN 4 ELEVATION 'C'
A19a PLAN 4 ELEVATION 'C' OPT.
A20 PLAN 4 ROOF PLANS

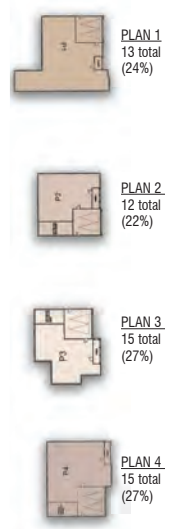
A21 PLAN 1 ELEVATION 'D'
A21a PLAN 1 ELEVATION 'D' OPT.
A22 PLAN 1 ROOF PLANS OPT.
A23 PLAN 2 ELEVATION 'D'
A23a PLAN 2 ELEVATION 'D' OPT.
A24 PLAN 3 ELEVATION 'D'
A24a PLAN 3 ELEVATION 'D' OPT.
A25 PLAN 4 ELEVATION 'D'
A25a PLAN 4 ELEVATION 'D' OPT.
A26 PLAN 2 ROOF PLANS OPT.
PA PARKING ALLOCATION PLAN

CIVIL
C-1 TTM 38264
C-2 LOT DIMENSIONS
C-3 PRELIMINARY GRADING PLAN
C-4 PRELIMINARY GRADING PLAN

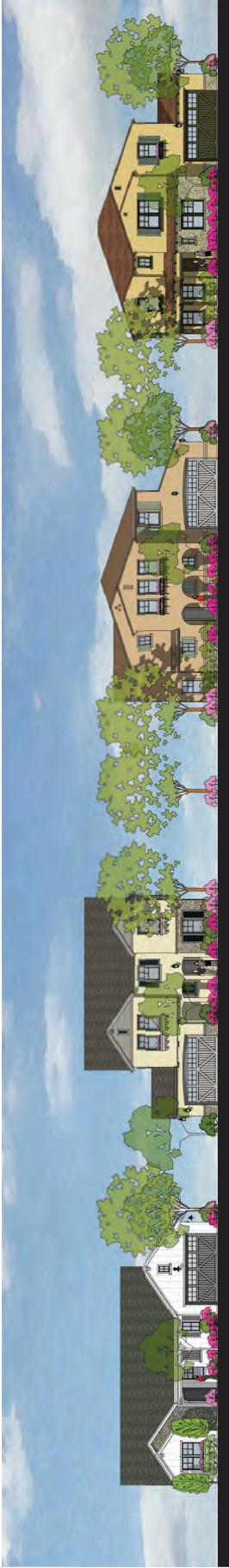


Attachment: Project Plans 1 of 2 (Revision 1) (6/10/14) A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE

FLOOR PLAN MIX:



Attachment: Project Plans 1 of 2 (Division 41) (S404 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE

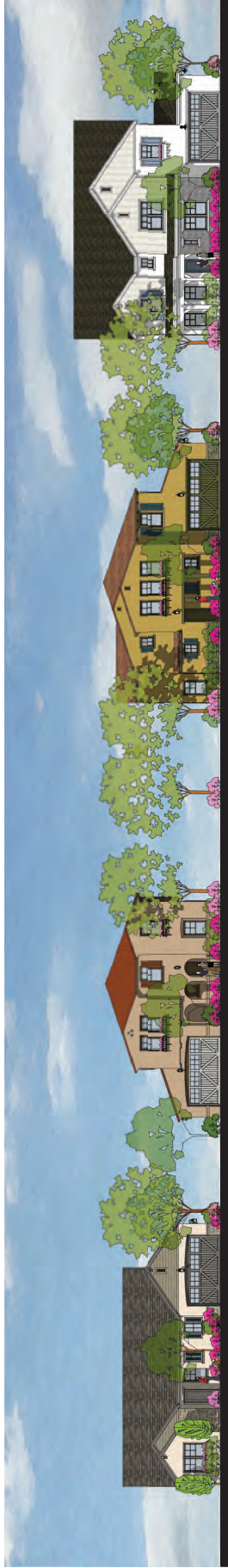


(LAN 1) 4&8ARMUOXSE
 STYLE 1

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 STYLE 1

(LAN 3A 4S(ANISU
 STYLE 1

(LAN BD 4TXSCAN
 STYLE 1

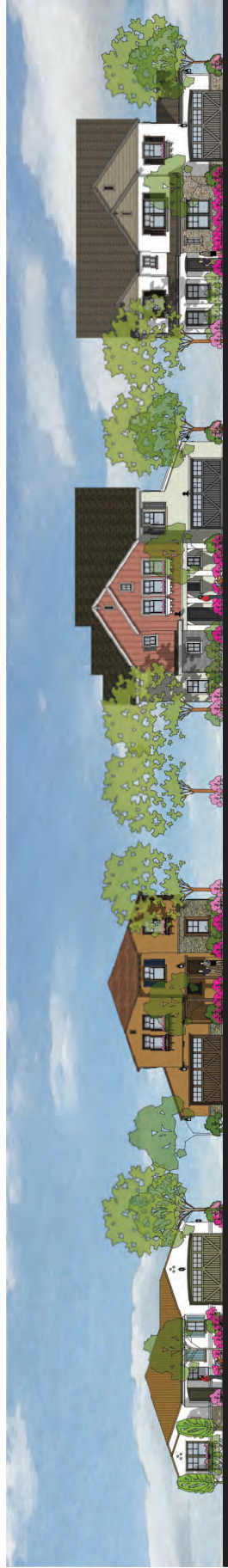


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 STYLE 2

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 STYLE 2

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 STYLE 2

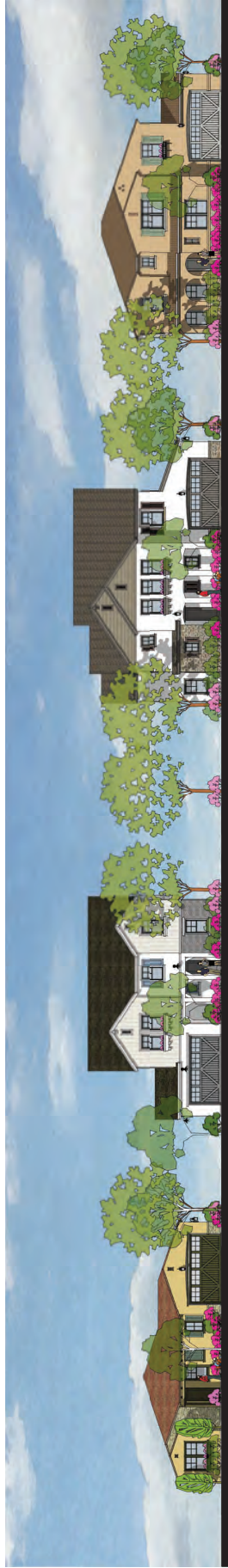


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 STYLE 3

(LAN 2D 4TXSCAN
 STYLE 3

(LAN 3) 4&8ARMUOXSE
 STYLE 3

(LAN BC 4&8RENCU
 STYLE 3



(LAN 1D 4TXSCAN
 STYLE 1

(LAN 2) 4&8ARM
 STYLE 2

(LAN 3C 4&8RENCU
 STYLE 3

(LAN BA 4S(ANISU
 STYLE 1



FIRST FLOOR
 3 BED P 2 HATU
 3 CAR
 2,020 S(.FT.

4LAN 1
 2,020 S(.FT.

COTTONWOOD
 DESI) N DEVELO4MANT FLOOR 4LAN



Attachment: Project Plans 1 of 2 (Revision 1) (S104 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



1A Z FRONT ELEVATION ' S4ANISU α



1A Z RI) UT ELEVATION ' S4ANISU α
BO4T. 3RD CAR STALL K O4T. COVERED 4ATI0B



1A Z REAR ELEVATION ' S4ANISU α
BO4T. 3RD CAR STALL K O4T. COVERED 4ATI0B



1A Z LEFT ELEVATION ' S4ANISU α

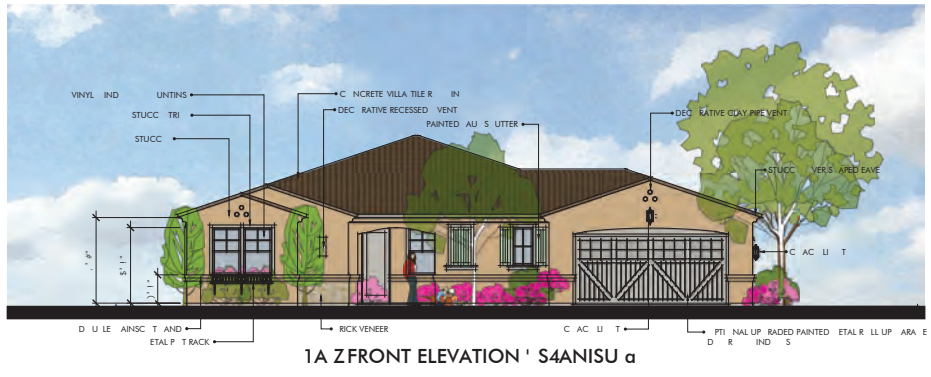
4LAN 1 ZO4TIONAL
2,820 SQ .FT.
STYLE 1

COTTONWOOD

DES) N DEVELO4MANT ELEVATIONS



Attachment: Project Plans 1 of 2 (Revision 1) (S404 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



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1A ZRI) UT ELEVATION ' S4ANISU α



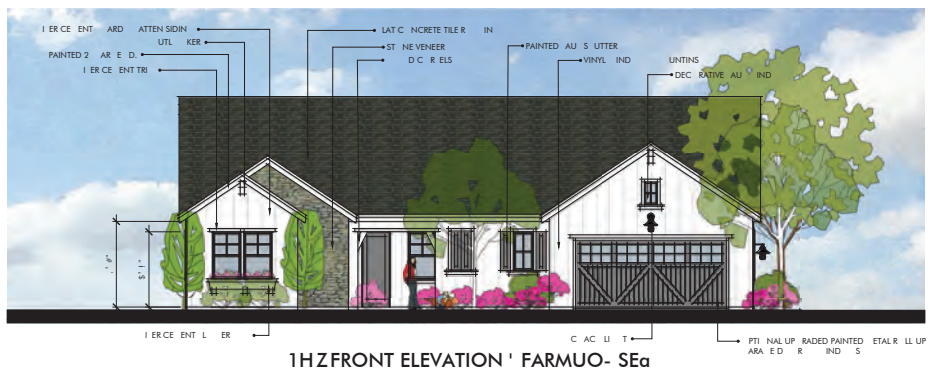
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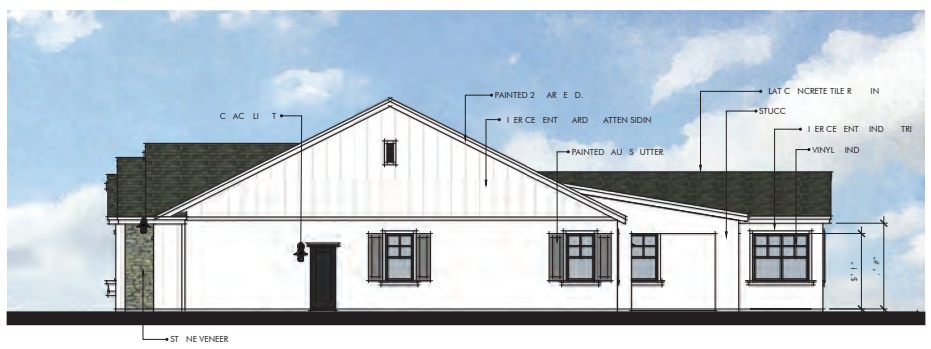
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4LAN 1 ZSTANDARD
2,820 SQ. FT.
STYLE 1

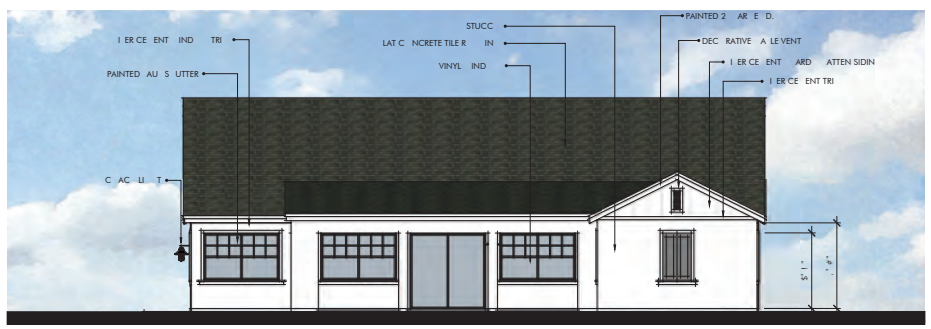
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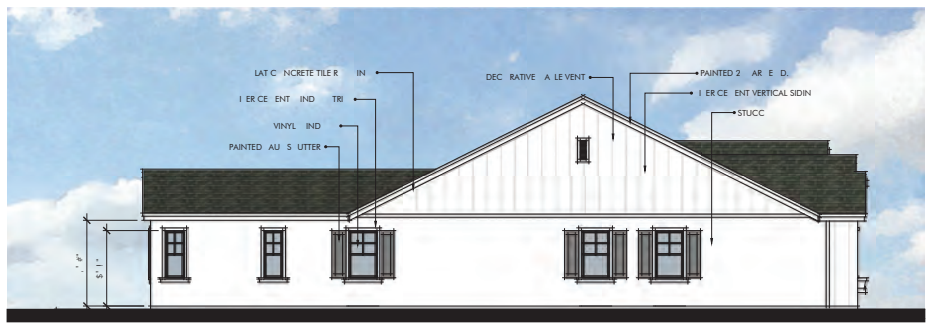
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1HZ RI) UT ELEVATION ' FARMUO- SEa
BO4T. 3RD CAR STALL K O4T. COVERED 4ATIOB



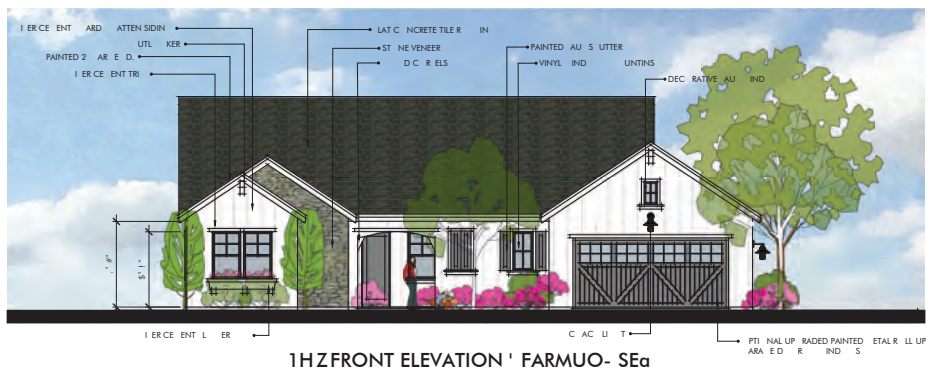
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BO4T. 3RD CAR STALL K O4T. COVERED 4ATIOB



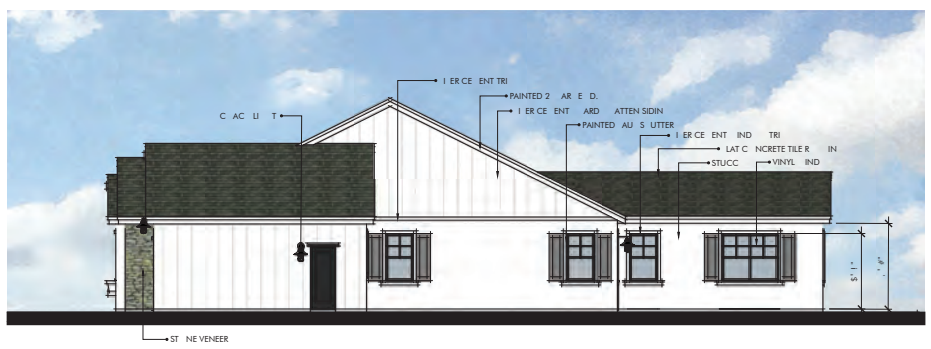
1HZ LEFT ELEVATION ' FARMUO- SEa

4LAN 1 ZO4TIONAL
2,820 SQ. FT.
STYLE 1

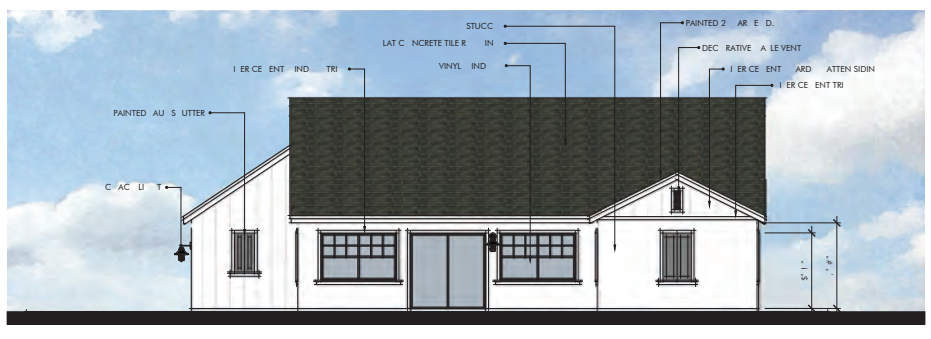
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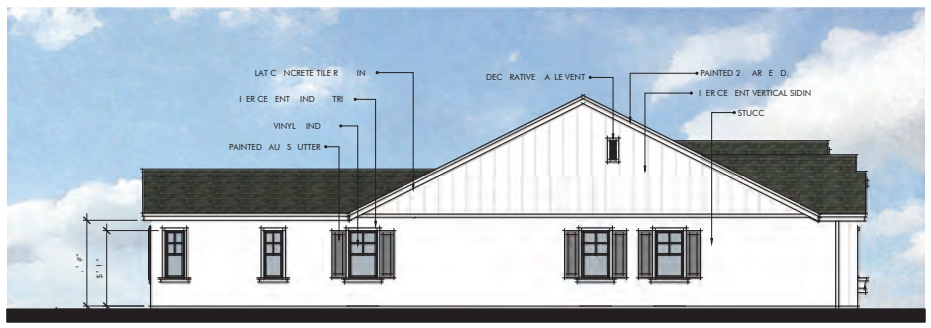
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1HZ RI) UT ELEVATION ' FARMUO- SEa



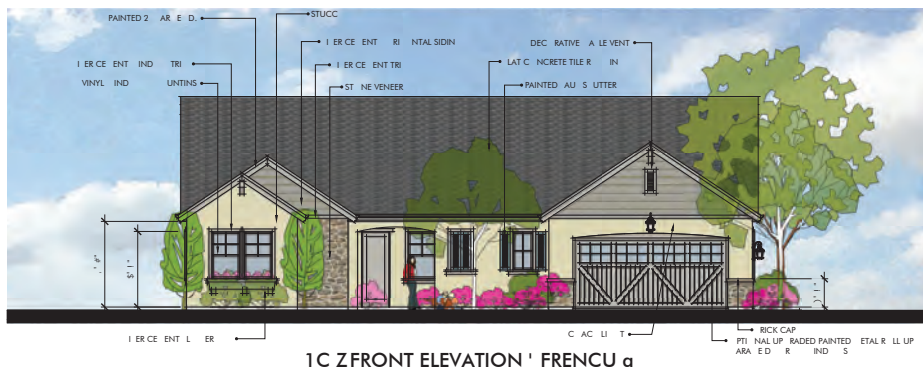
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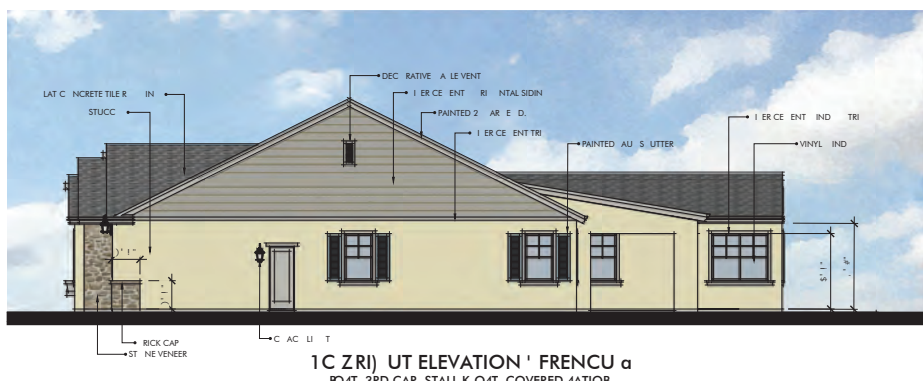
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4LAN 1 Z STANDARD
 2,820 SQ. FT.
 STYLE 1

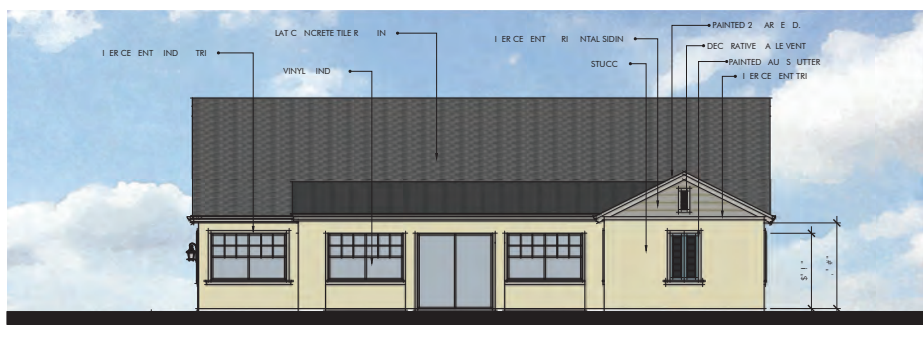
Attachment: Project Plans 1 of 2 (Revision 4) (6/04) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



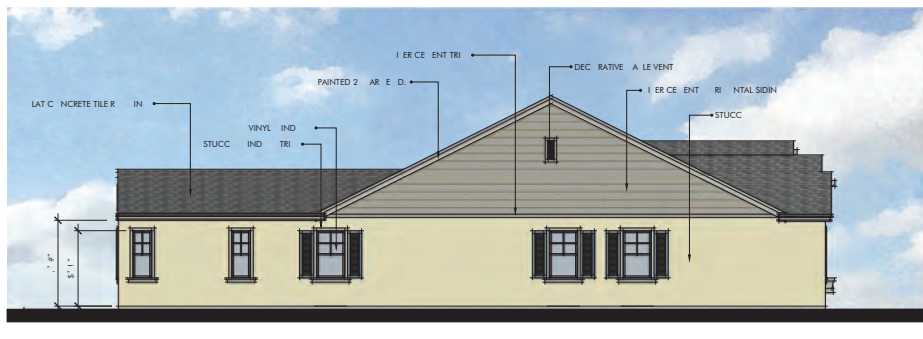
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1C ZRI) UT ELEVATION ' FRENCU α
BO4T. 3RD CAR STALL K O4T. COVERED 4ATIOB



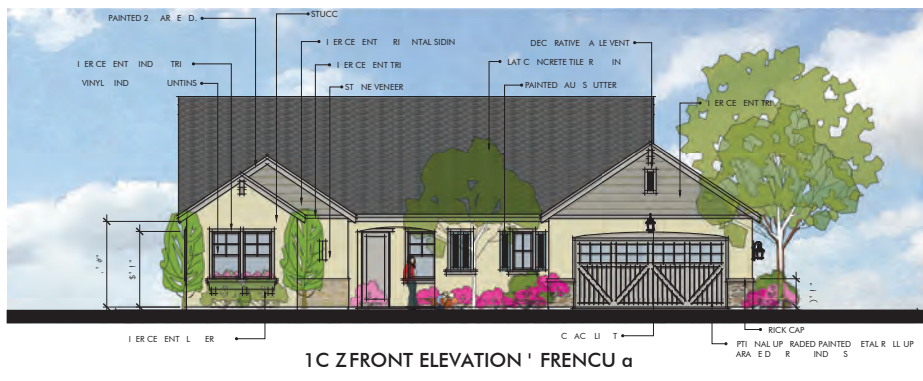
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BO4T. 3RD CAR STALL K O4T. COVERED 4ATIOB



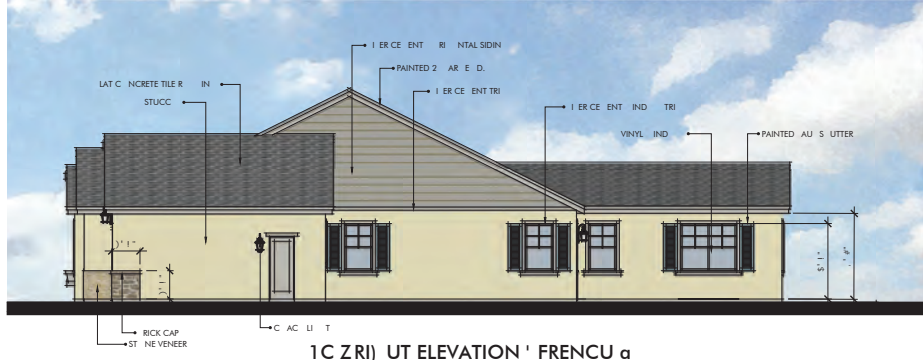
1C ZLEFT ELEVATION ' FRENCU α

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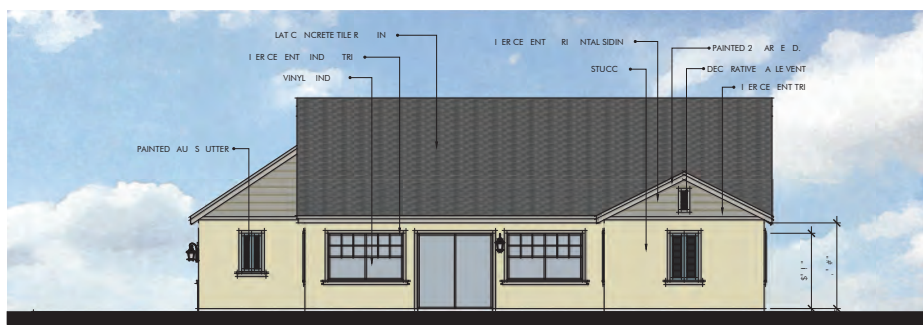
Attachment: Project Plans 1 of 2 (Revision 4) (6/04) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



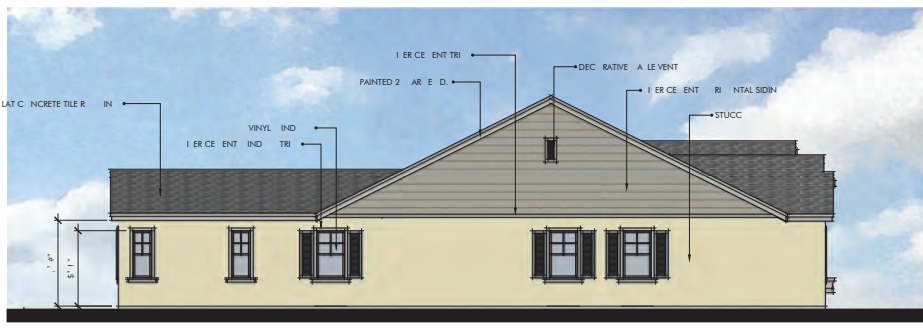
1C ZFRONT ELEVATION ' FRENCU α



1C ZR) UT ELEVATION ' FRENCU α



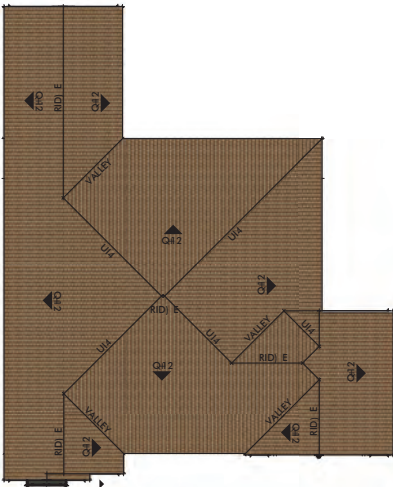
1C ZREAR ELEVATION ' FRENCU α



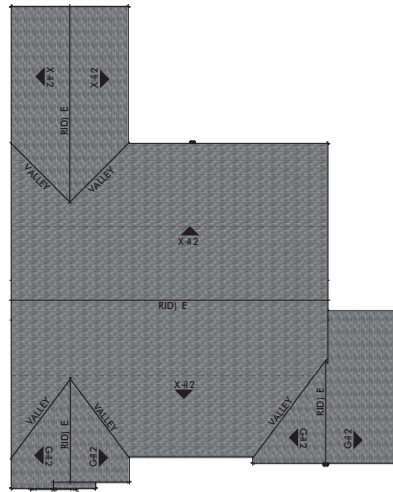
1C ZLEFT ELEVATION ' FRENCU α

4LAN 1 ZSTANDARD
 2,820 SQ. FT.
 STYLE 1

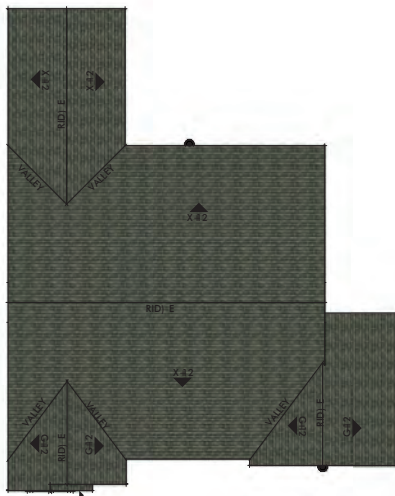
Attachment: Project Plans 1 of 2 (Revision 4) (6/04) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



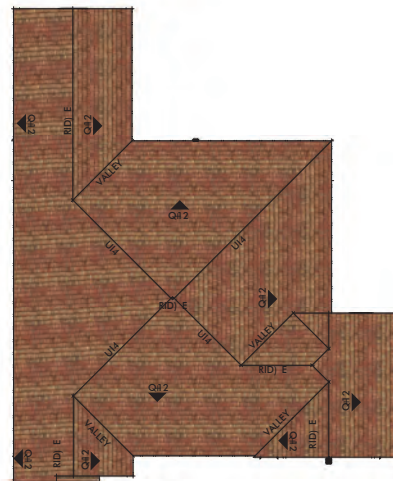
4LAN 1 ZROOF A ' S4ANISU α



4LAN 1 ZROOF C ' FRENCU α



4LAN 1 ZROOF H ' FARMUO- SE α



4LAN 1 ZROOF D ' T- SCAN α

4LAN 1
2, 020 S (. FT.
STYLE 1

COTTONWOOD

DESIGN DEVELOPMENT 4LAN



Attachment: Project Plans 1 of 2 (PROVISION 41) (S404) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



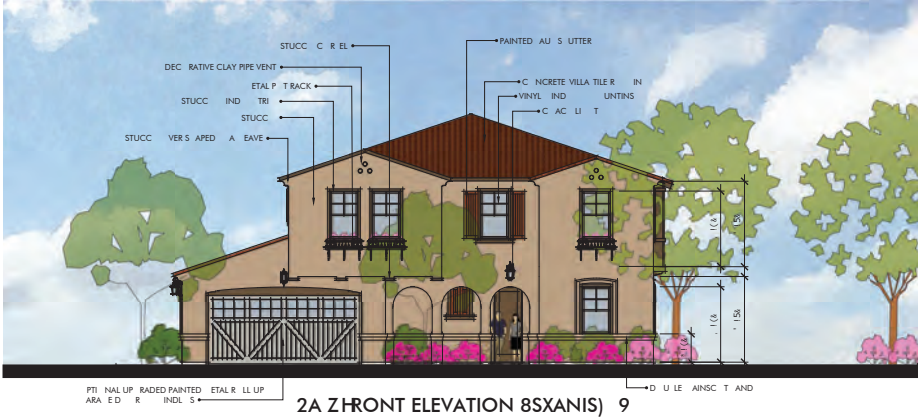
SECOND FLOOR
1,77' S4 .HT.



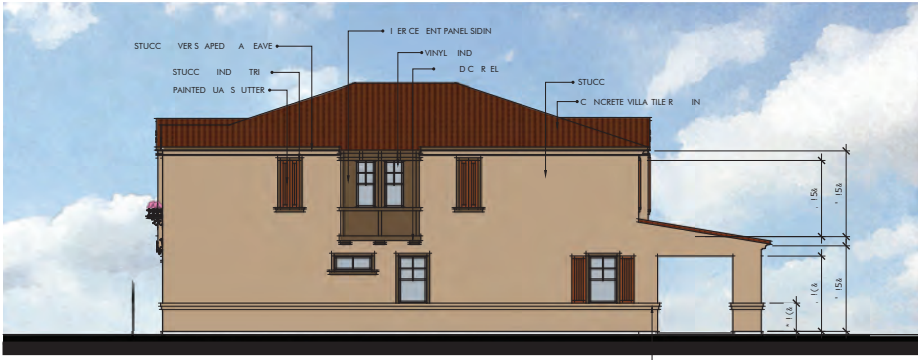
HRST FLOOR
P UED G LOHT(3 UAT)
3 CAR
1,F00 S4 . HT.

XLAN 2
3,37' S4 .HT.

Attachment: Project Plans 1 of 2, Division 41 (6104 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



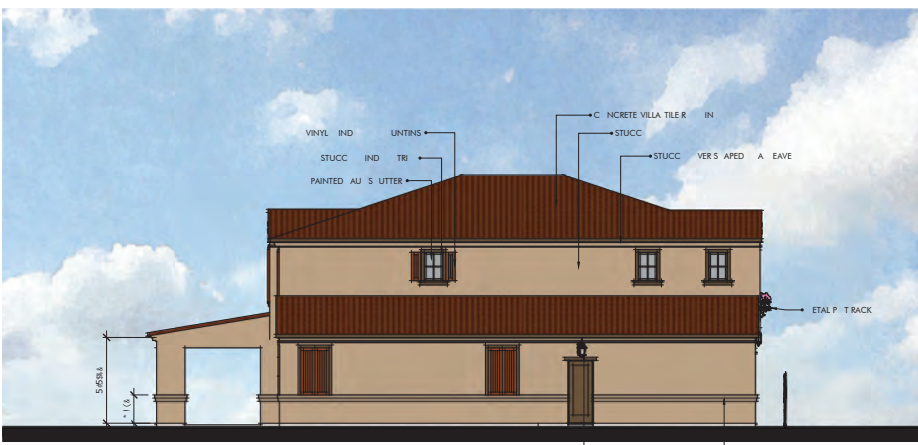
2A ZFRONT ELEVATION 8SXANIS) 9



2A ZRI&J T ELEVATION 8SXANIS) 9
BOXT. 3RD CAR STALL - OXT. COVERED XATIOB



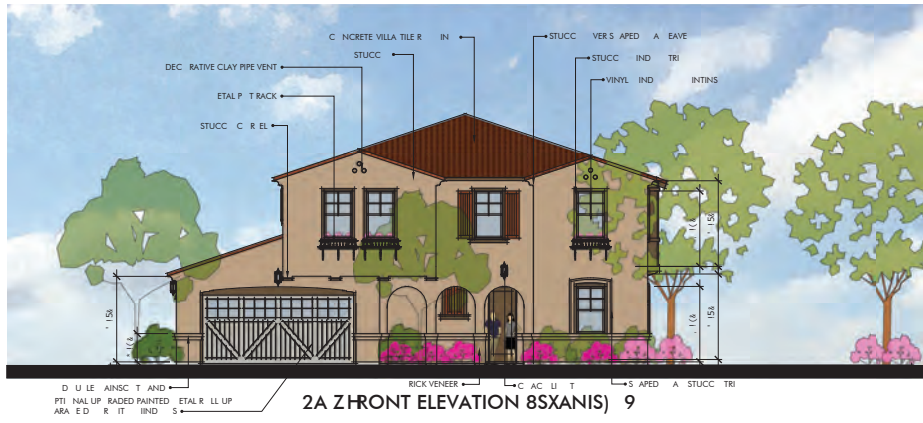
2A ZREAR ELEVATION 8SXANIS) 9
BOXT. 3RD CAR STALL - OXT. COVERED XATIOB



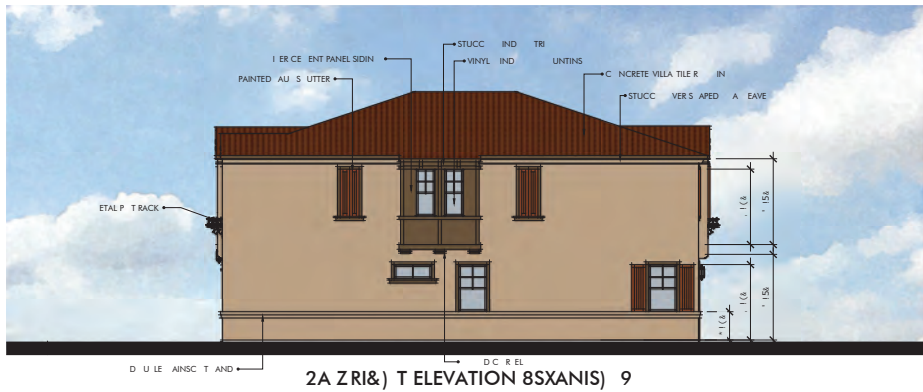
2A ZLEH T ELEVATION 8SXANIS) 9

XLAN 2 ZOXTIONAL
3,375 S4 .HT.
STYLE 2

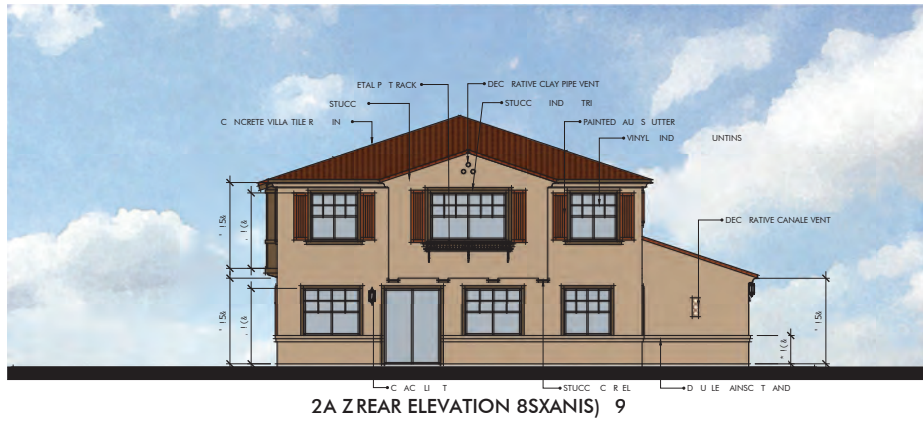
Attachment: Project Plans 1 of 2 (Revision 4) (6/10) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



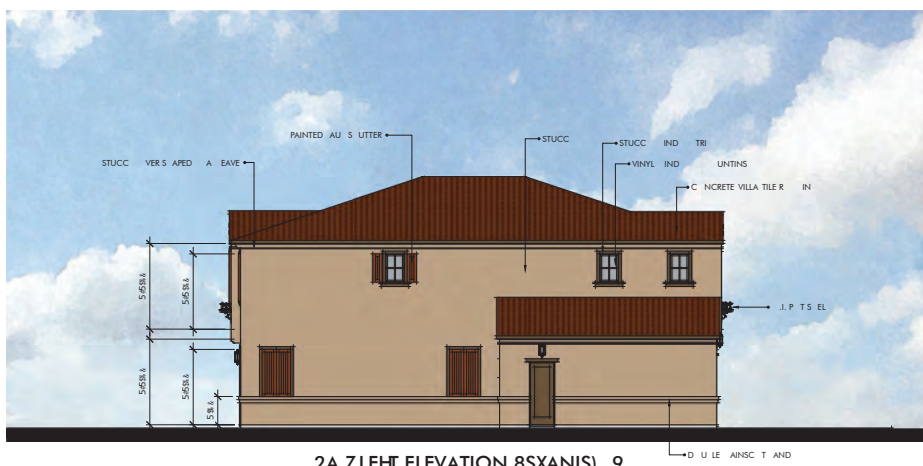
2A Z FRONT ELEVATION (8'XANIS) 9



2A Z RIGHT ELEVATION (8'XANIS) 9



2A Z REAR ELEVATION (8'XANIS) 9



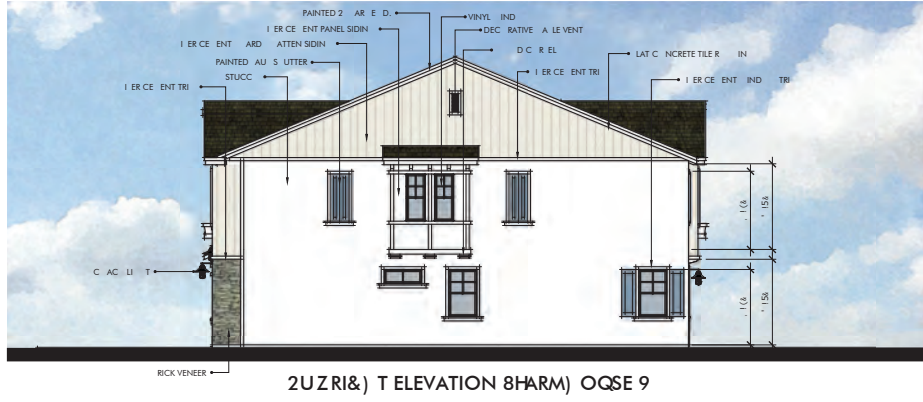
2A Z LEFT ELEVATION (8'XANIS) 9

XLAN 2 Z STANDARD
3,375 S4 .HT.
STYLE 2

Attachment: Project Plans 1 of 2 (Revision 4) (6/10/14) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



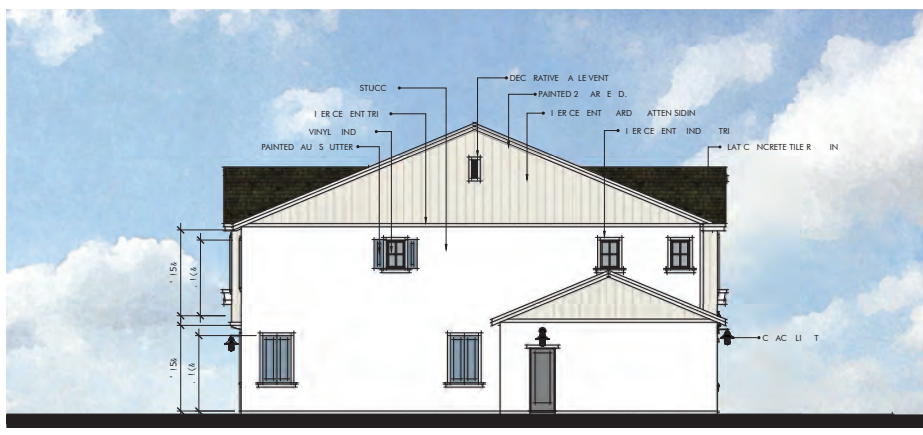
2U ZFRONT ELEVATION 8HARM) OQSE 9



2U ZRi&) T ELEVATION 8HARM) OQSE 9



2U ZREAR ELEVATION 8HARM) OQSE 9



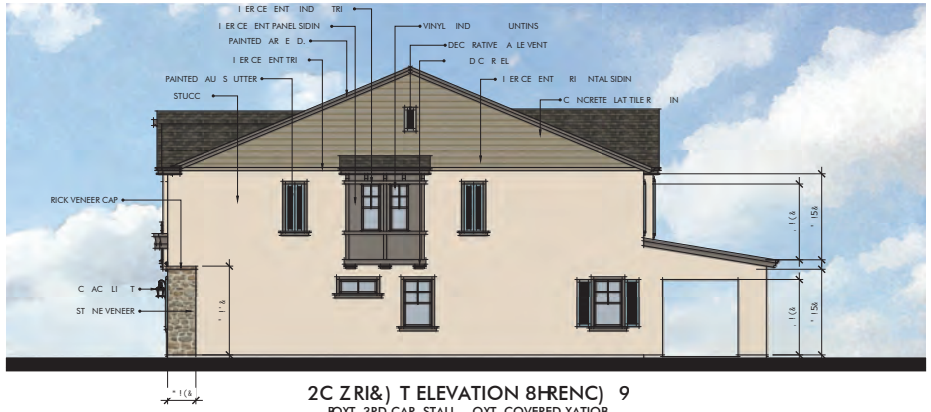
2U ZLEHT ELEVATION 8HARM) OQSE 9

XLAN 2 Z STANDARD
 3,375 S4 .HT.
 STYLE 2

Attachment: Project Plans 1 of 2 (PROVISION 41) (S404 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



2C Z FRONT ELEVATION 8(REN C) 9



2C Z RI& T ELEVATION 8(REN C) 9
BOX T. 3RD CAR STALL - OXT. COVERED XATIOB



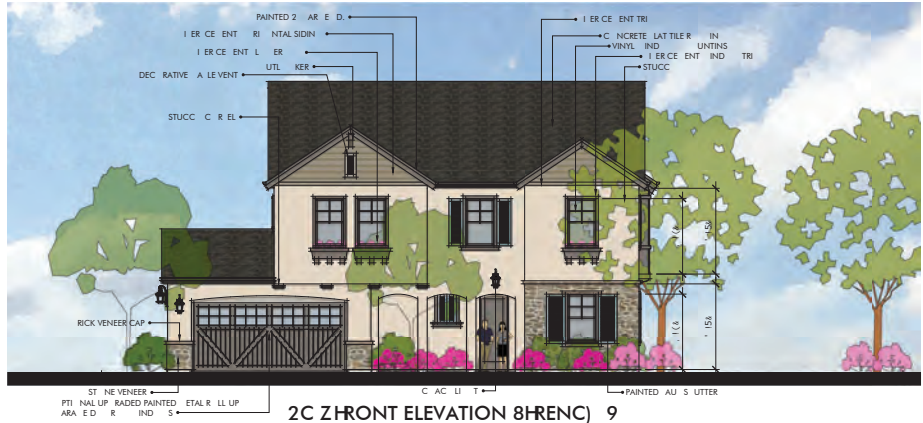
2C Z REAR ELEVATION 8(REN C) 9
BOX T. 3RD CAR STALL - OXT. COVERED XATIOB



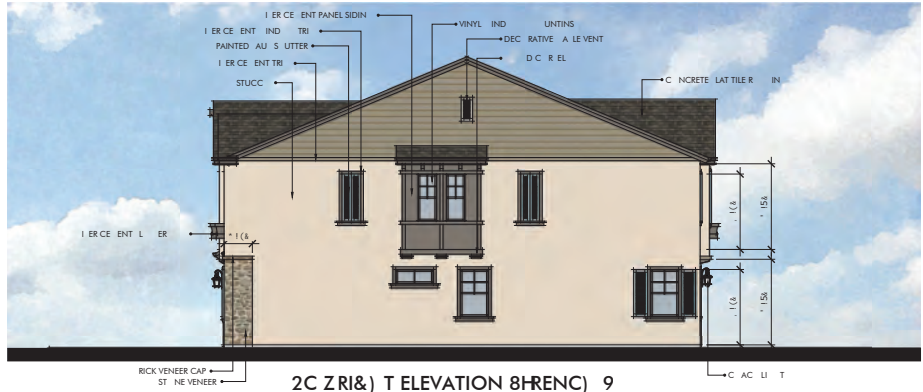
2C Z LEFT ELEVATION 8(REN C) 9

XLAN 2 ZOXTIONAL
3,375 S4 .HT.
STYLE 2

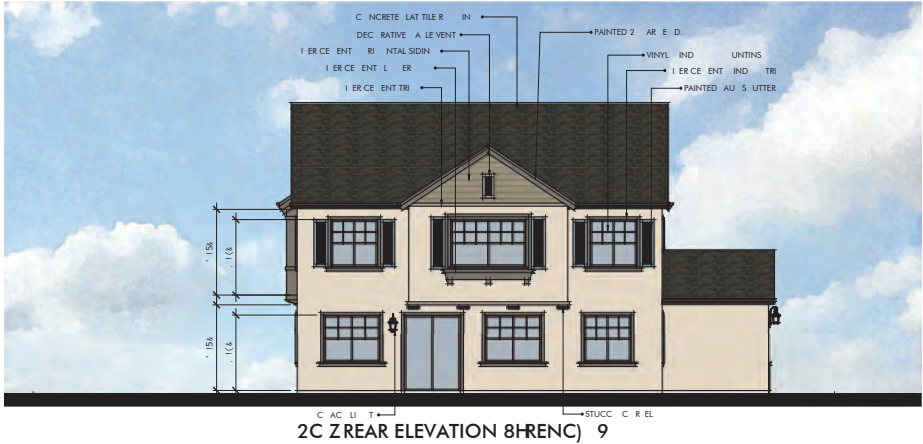
Attachment: Project Plans 1 of 2 (Revision 4) (6/10/14) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



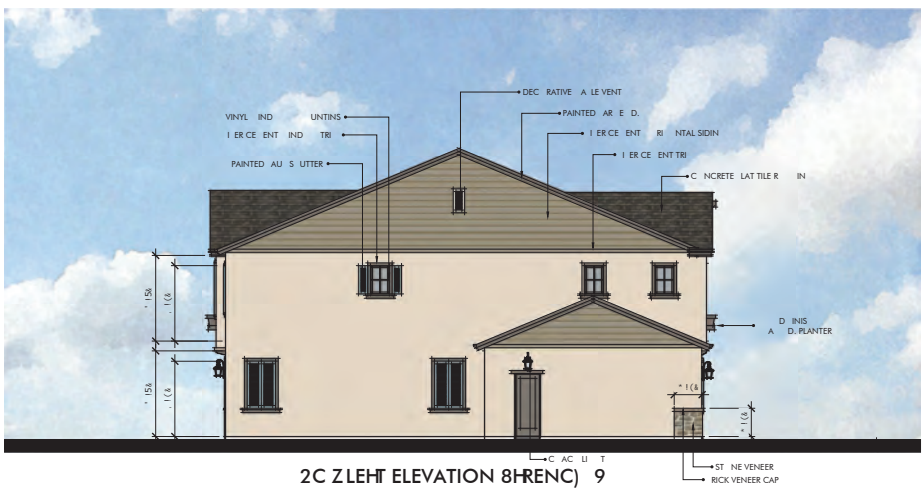
2C Z FRONT ELEVATION 8HRENC) 9



2C Z RI&T ELEVATION 8HRENC) 9



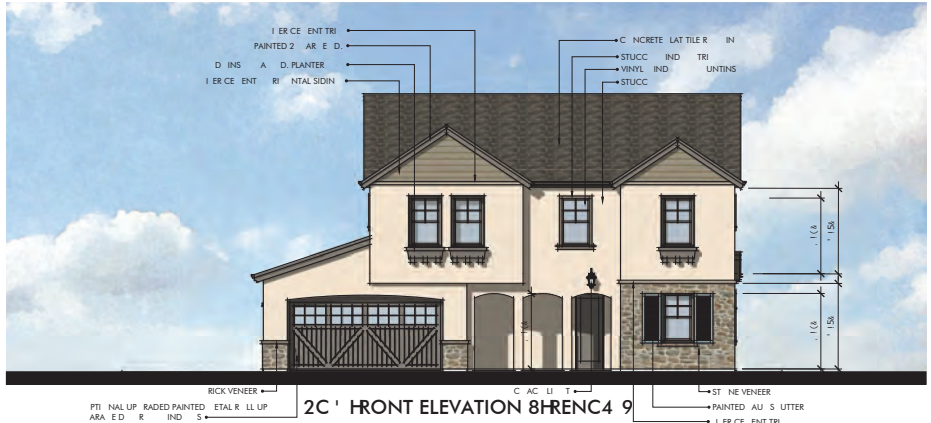
2C Z REAR ELEVATION 8HRENC) 9



2C Z LEFT ELEVATION 8HRENC) 9

XLAN 2 Z STANDARD
3,375 S4 .HT.
STYLE 2

Attachment: Project Plans 1 of 2 (PROVISION 41) (S404) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



2C ' FRONT ELEVATION 8HRENC4 9



2C ' RIX 4 T ELEVATION 8HRENC4 9
 (OBT.) RD CAR STALL K OBT. COVERED BATIOS



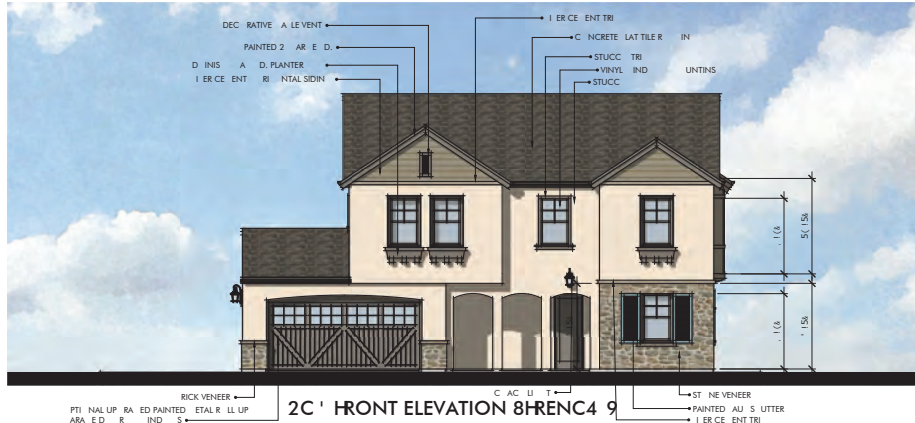
2C ' REAR ELEVATION 8HRENC4 9
 (OBT.) RD CAR STALL K OBT. COVERED BATIOS



2C ' LEFT ELEVATION 8HRENC4 9

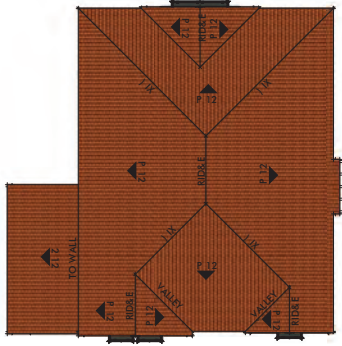
BLAN 2 ' OBTIONAL
 2,010 S&.HT.
 STYLE 2

Attachment: Project Plans 1 of 2 (Revision 4) (6/10/14) A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE

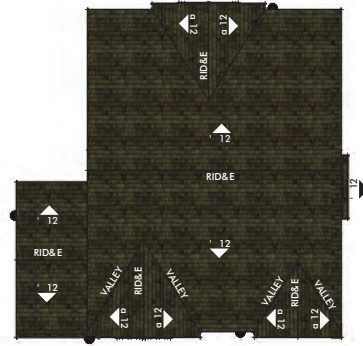


BLAN 2 ' STANDARD
2,010 S&.HT.
STYLE 2

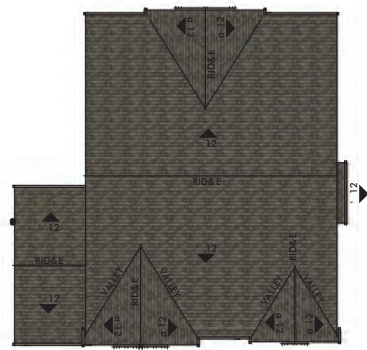
Attachment: Project Plans 1 of 2 (PROVISION 41) (S104) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



XLAN 2 ZROOHA 8SXANIS) 9



XLAN 2 ZROOHU 8HARM) OQSE 9



XLAN 2 ZROOHC 8HRENC) 9



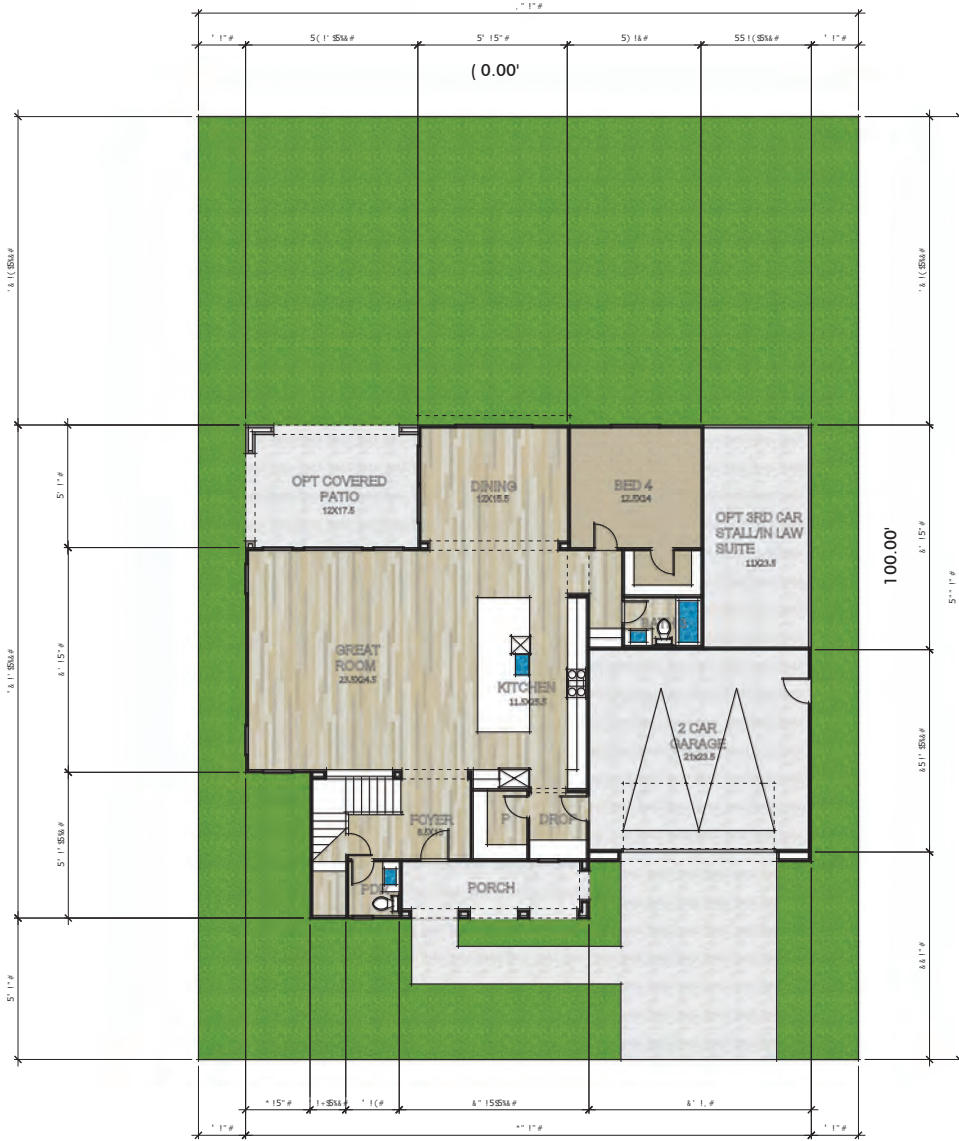
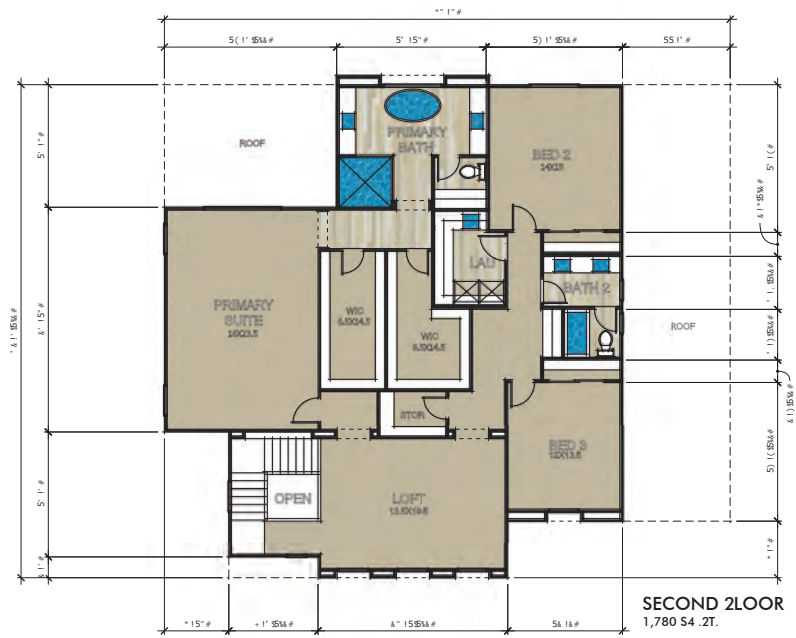
XLAN 2 ZROOHD 8TQSCAN 9

XLAN 2
3,37' S4 .HT.
STYLE 2

COTTONWOOD

DESIGN DEVELOPMENT ROOF PLAN





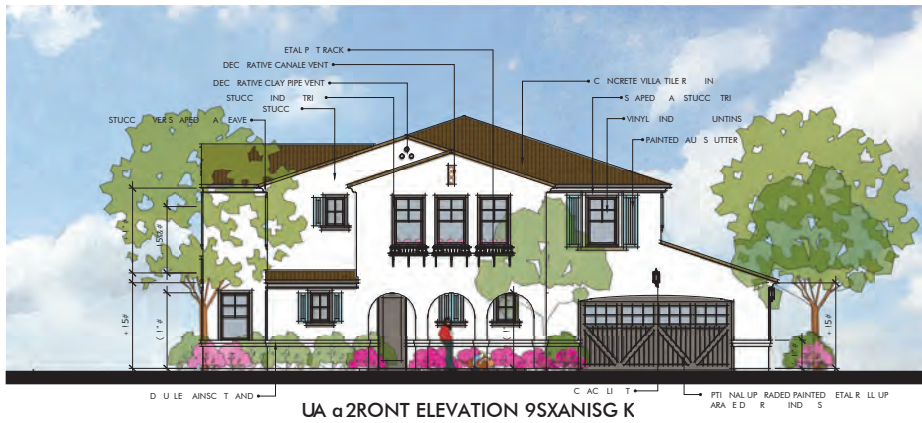
21RST 2LOOR
F HED P UHATG
UCAR
1,(U) S4 .2T.

XLAN U
U,(1) S4 .2T.

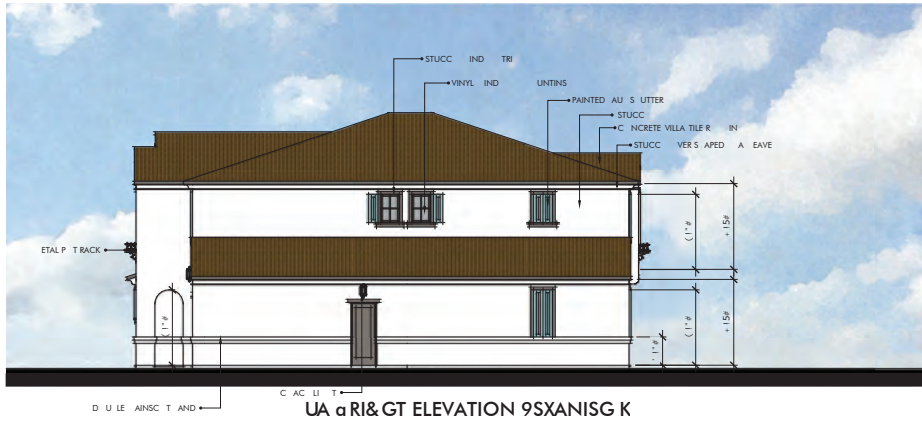
COTTONWOOD
DESIGN & DEVELOPMENT 2LOOR XLAN



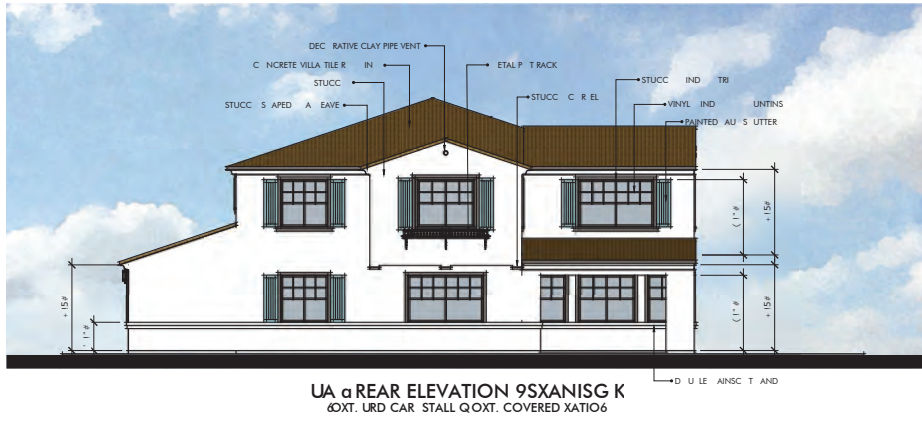
Attachment: Project Plans 1 of 2 (PROVISION 41 (6404) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



UA a 2RONT ELEVATION 9SXANISG K



UA a RI> ELEVATION 9SXANISG K



UA a REAR ELEVATION 9SXANISG K
60XT. URD CAR STALL QOXT. COVERED XATIO6



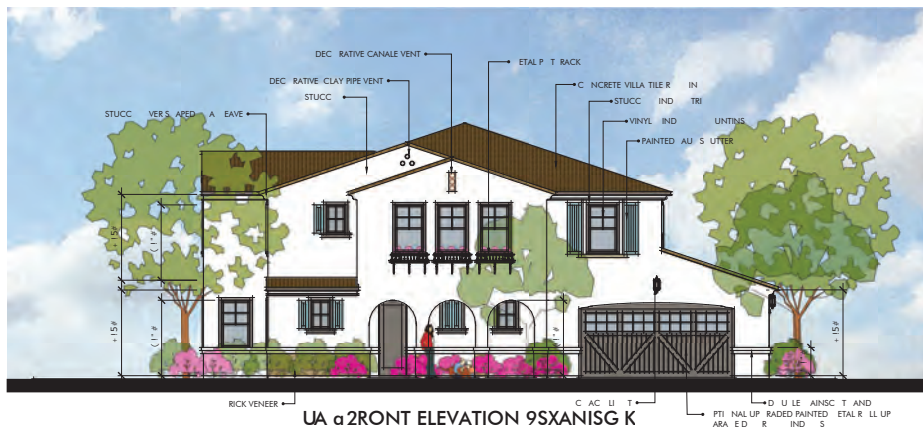
UA a LE2T ELEVATION 9SXANISG K

XLAN U a OXTIONAL
3,715 S4 .2T.
STYLE U

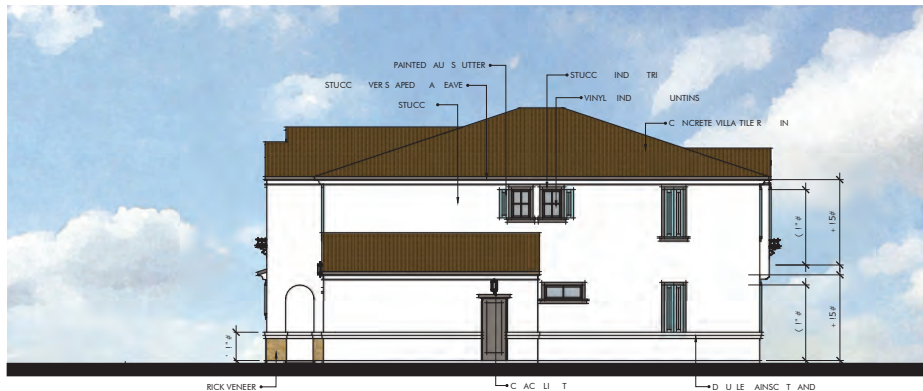
COTTONWOOD
DESIGN & DEVELOPMENT ELEVATIONS



Attachment: Project Plans 1 of 2 (Revision 4) (6/10/14) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



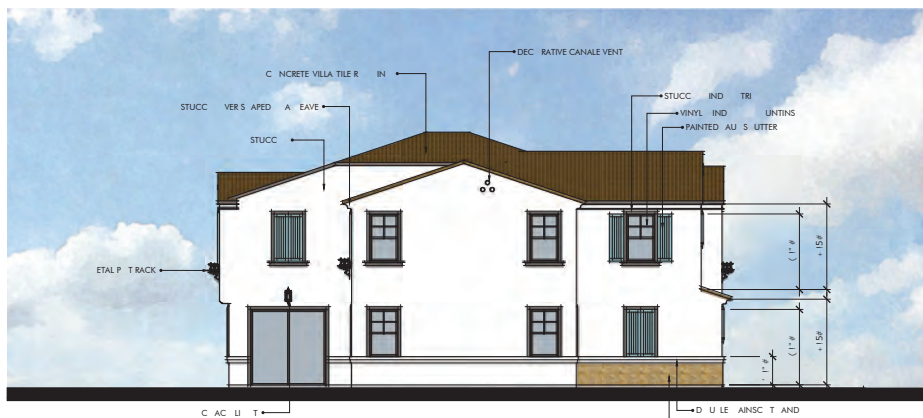
UA a 2FRONT ELEVATION 9SXANISG K



UA a RI> ELEVATION 9SXANISG K



UA a REAR ELEVATION 9SXANISG K



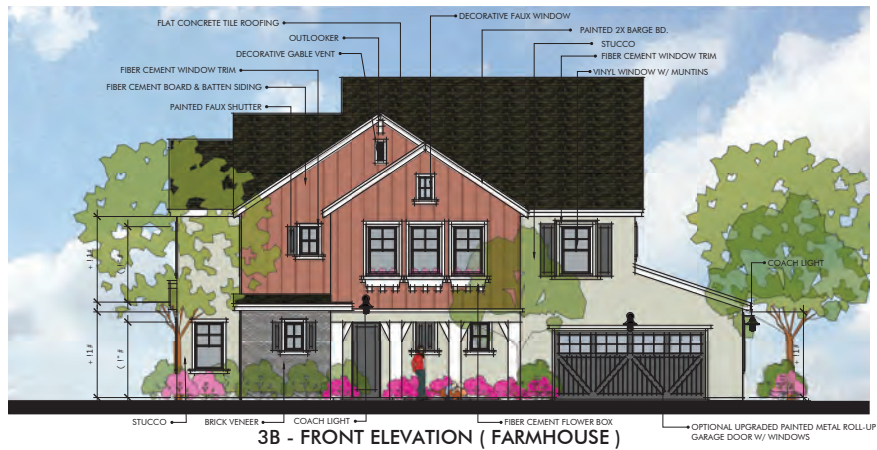
UA a LE2T ELEVATION 9SXANISG K

XLAN U a STANDARD
 3,715 S4 .2T.
 STYLE U

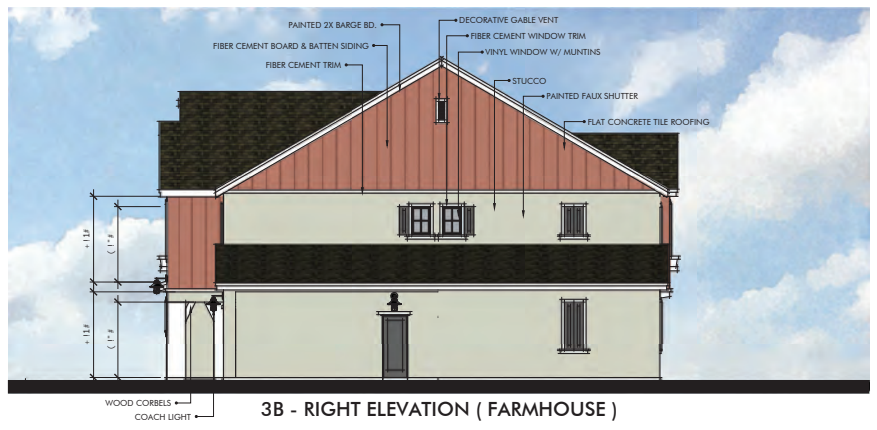
COTTONWOOD
 DESI&N DEVELOXMANT ELEVATIONS



Attachment: Project Plans 1 of 2 (PROVISION 41) (S404 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



3B - FRONT ELEVATION (FARMHOUSE)

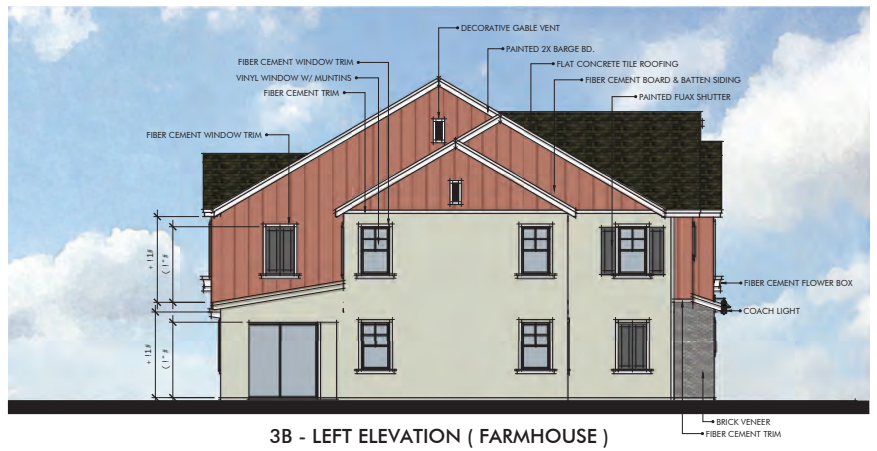


3B - RIGHT ELEVATION (FARMHOUSE)



3B - REAR ELEVATION (FARMHOUSE)

OPT. 3RD CAR STALL & OPT. COVERED PATIO



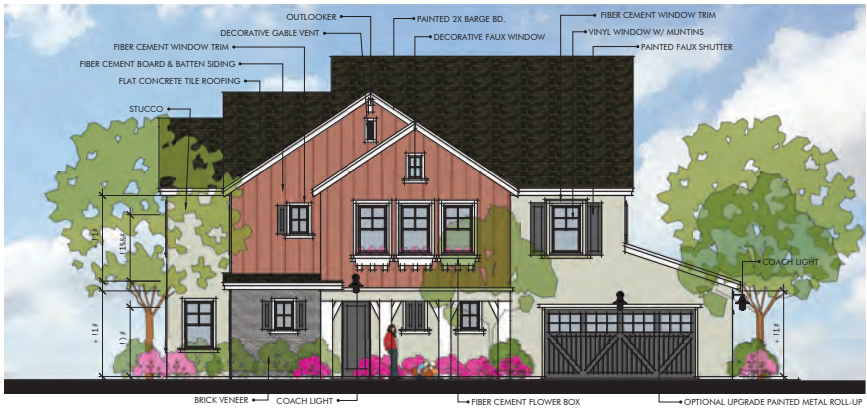
3B - LEFT ELEVATION (FARMHOUSE)

PLAN 3 - OPTIONAL
3,715 SQ.FT.
STYLE 3

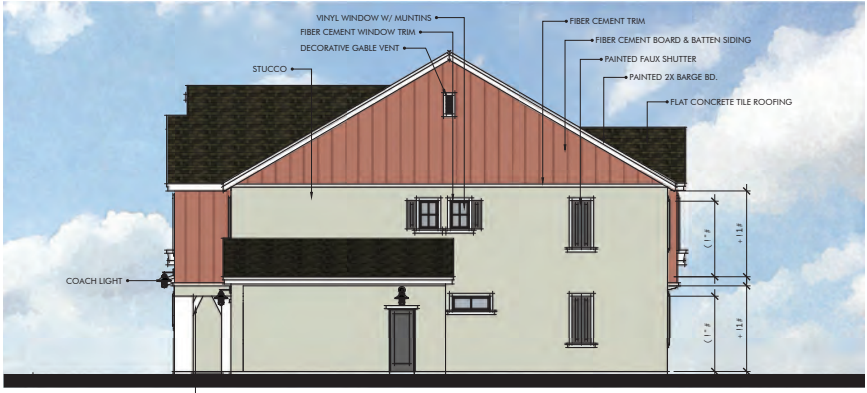
COTTONWOOD
DESIGN DEVELOPAMENT ELEVATIONS



Attachment: Project Plans 2 of 2 (Revision 4) (S104 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



3B - FRONT ELEVATION (FARMHOUSE)



3B - RIGHT ELEVATION (FARMHOUSE)



3B - REAR ELEVATION (FARMHOUSE)



3B - LEFT ELEVATION (FARMHOUSE)

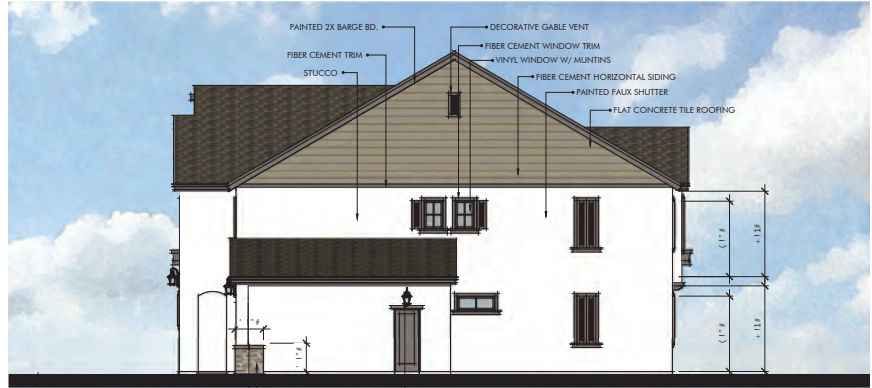
PLAN 3 - STANDARD
 3,715 SQ.FT.
 STYLE 3

Attachment: Project Plans 2 of 2 (PROVISION 41) (S104) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



3C - FRONT ELEVATION (FRENCH)

STONE VENEER
OPTIONAL UPGRADED PAINTED METAL ROLL-UP
GARAGE DOOR W/ WINDOWS



3C - RIGHT ELEVATION (FRENCH)



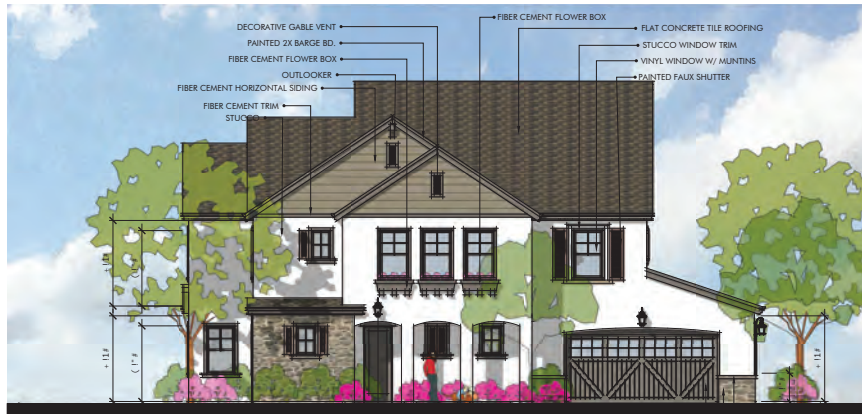
3C - REAR ELEVATION (FRENCH)



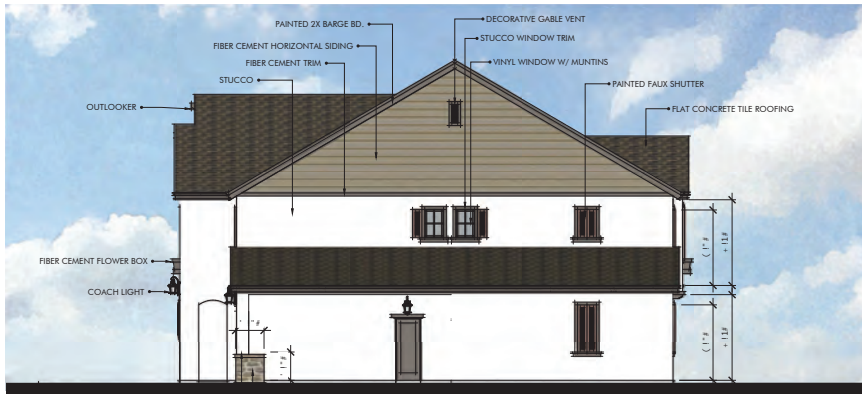
3C - LEFT ELEVATION (FRENCH)

PLAN 3 - STANDARD
3,715 SQ.FT.
STYLE 3

Attachment: Project Plans 2 of 2 (PROVISION 41) (S404 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



3C - FRONT ELEVATION (FRENCH)



3C - RIGHT ELEVATION (FRENCH)



3C - REAR ELEVATION (FRENCH)



3C - LEFT ELEVATION (FRENCH)

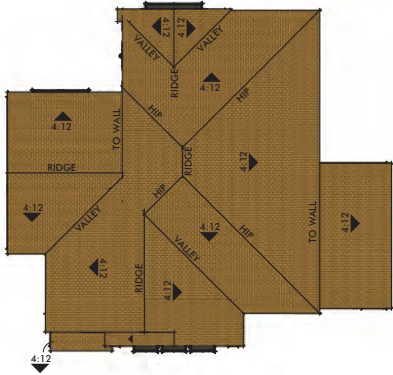
PLAN 3 - OPTIONAL

3,715 SQ.FT.
STYLE 3

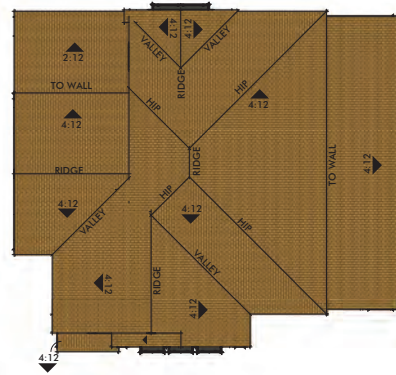
COTTONWOOD
DESIGN DEVELOPMENT ELEVATIONS



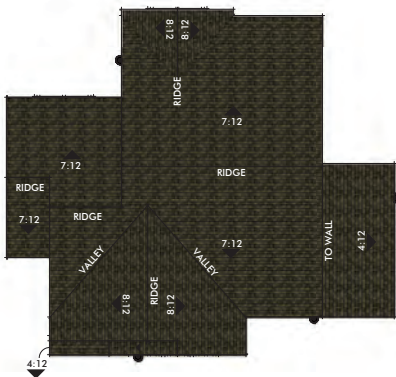
Attachment: Project Plans 2 of 2 (FRONT) 41 (S104 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



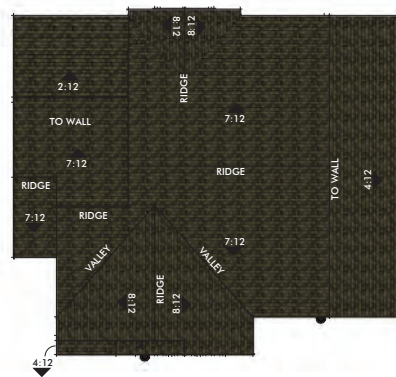
PLAN 3 - ROOF A (SPANISH)



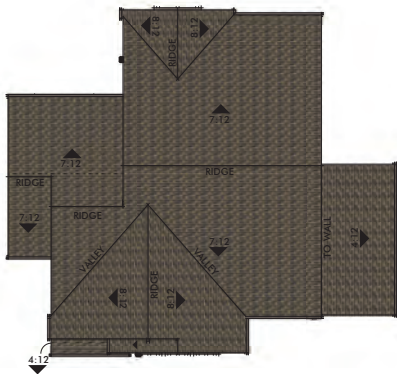
PLAN 3 - ROOF A (SPANISH) OPT.
OPT. 3RD CAR STALL & OPT. COVERED PATIO



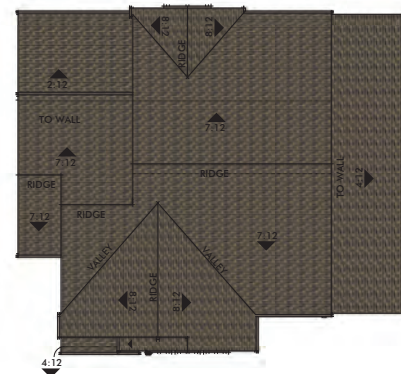
PLAN 3 - ROOF B (FARMHOUSE)



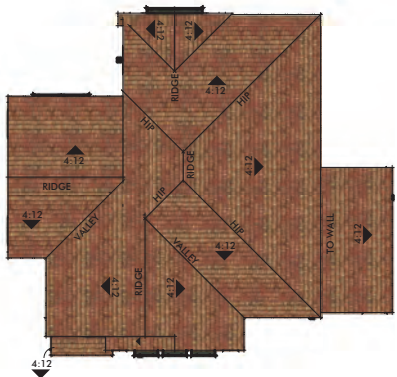
PLAN 3 - ROOF B (FARMHOUSE) OPT.
OPT. 3RD CAR STALL & OPT. COVERED PATIO



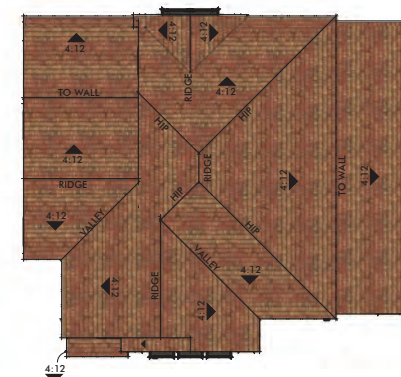
PLAN 3 - ROOF C (FRENCH)



PLAN 3 - ROOF C (FRENCH) OPT.
OPT. 3RD CAR STALL & OPT. COVERED PATIO



PLAN 3 - ROOF D (TUSCAN)



PLAN 3 - ROOF D (TUSCAN) OPT.
OPT. 3RD CAR STALL & OPT. COVERED PATIO

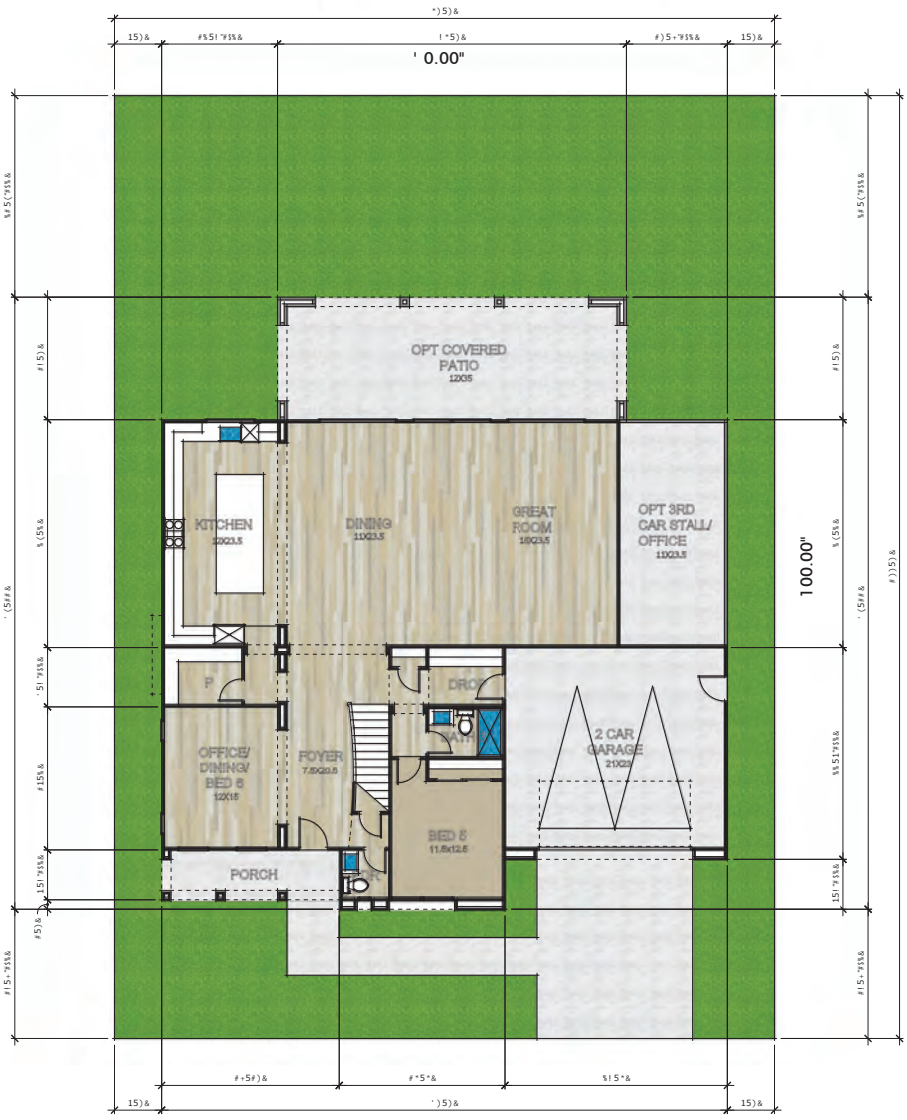
PLAN 3
3,715 SQ.FT.
STYLE 3

COTTONWOOD

DESIGN DEVELOPMENT ROOF PLAN



Attachment: Project Plans 2 of 2 (Revision 41) (6/04) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



4IRST 4LOOR
 B BED 3 LO4T 3 DEN 3 H.B BAT7
 H CAR
 2,0B0 S5 . 4T.

PLAN -
 -.12B S5 .4T.

COTTONWOOD
 DESIGN DEVELOPMENT 4LOOR PLAN



Attachment: Project Plans 2 of 2 (PROVISION 41) (S404 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



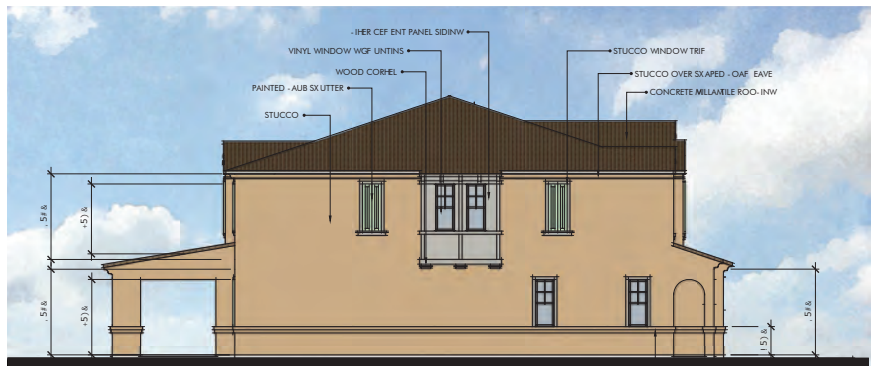
- A =FRONT ELEVATION 8SGANIS7 (



- A =RIGHT ELEVATION 8SGANIS7 (/OQT. HRD CAR STALL a OQT. COVERED GATIO/



- A =REAR ELEVATION 8SGANIS7 (/OQT. HRD CAR STALL a OQT. COVERED GATIO/



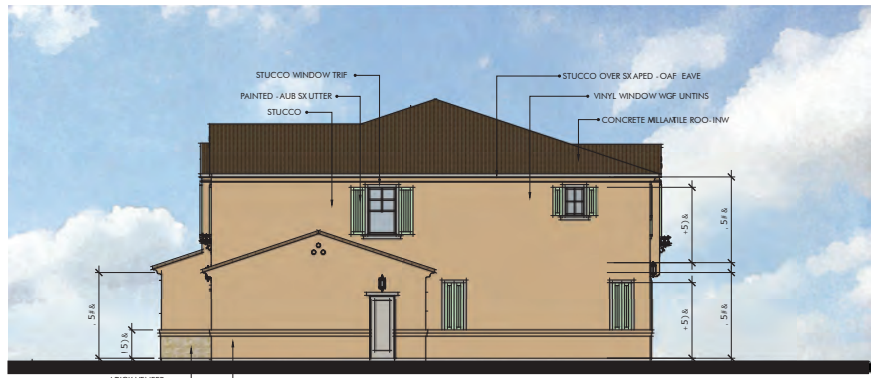
- A =LEFT ELEVATION 8SGANIS7 (

PLAN - =OPTIONAL 4,125 S5 .4T. STYLE 1

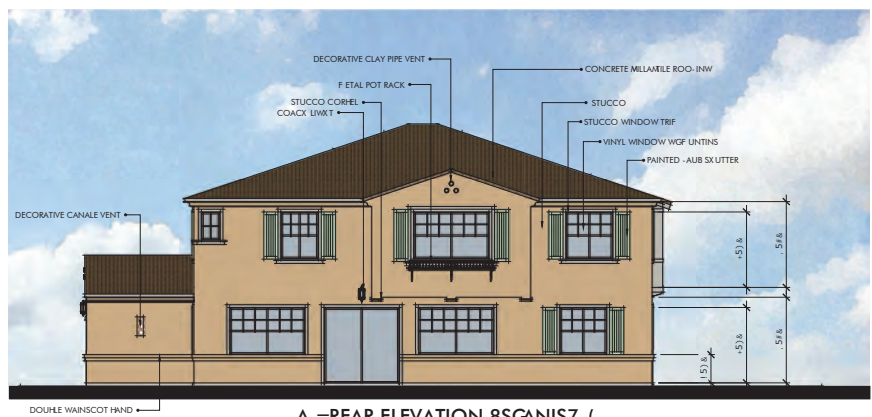
Attachment: Project Plans 2 of 2 (Revision 41) (6/04) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



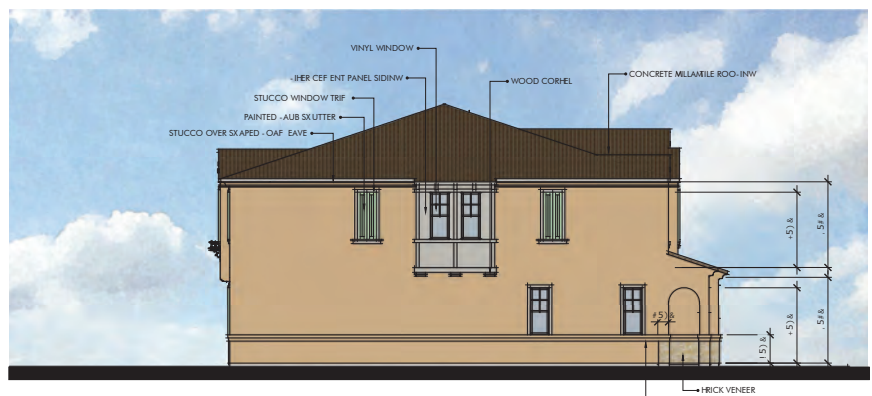
- A =FRONT ELEVATION 8SGANIS7 (



- A =RIGHT ELEVATION 8SGANIS7 (



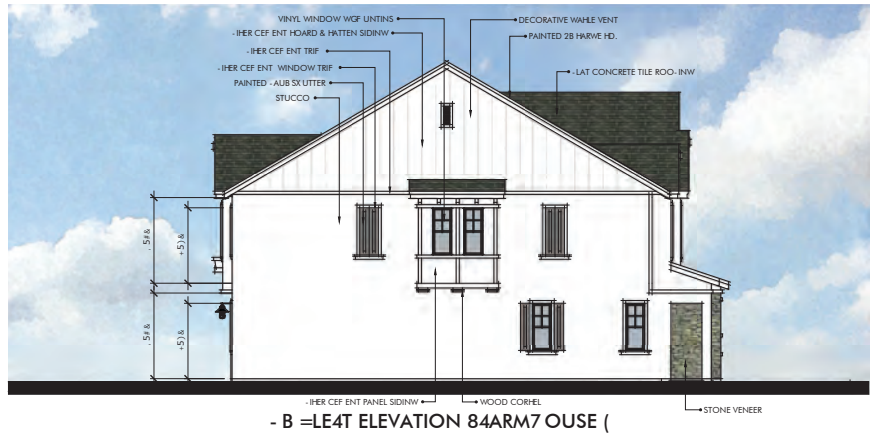
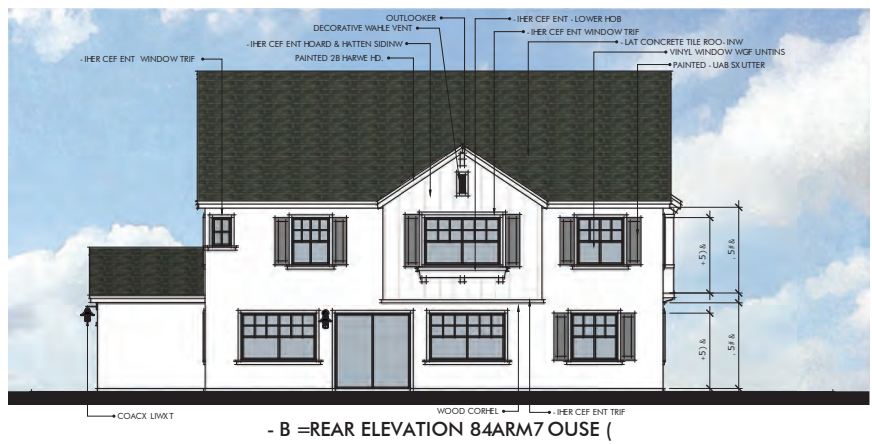
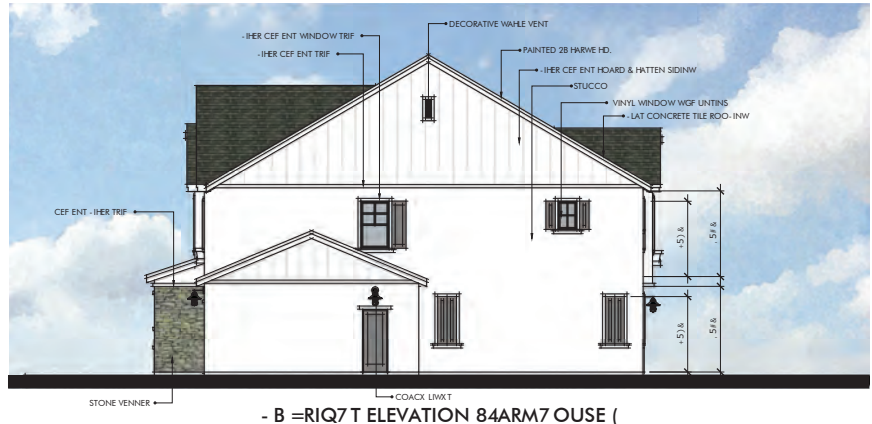
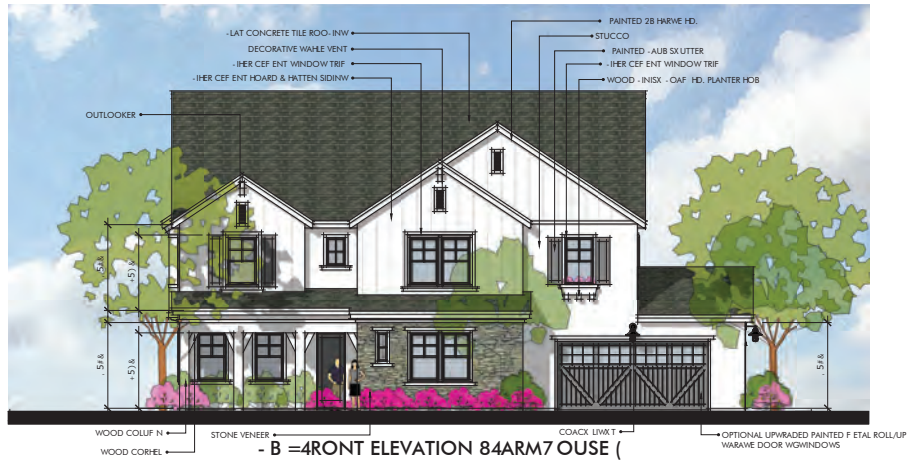
- A =REAR ELEVATION 8SGANIS7 (



- A =LEFT ELEVATION 8SGANIS7 (

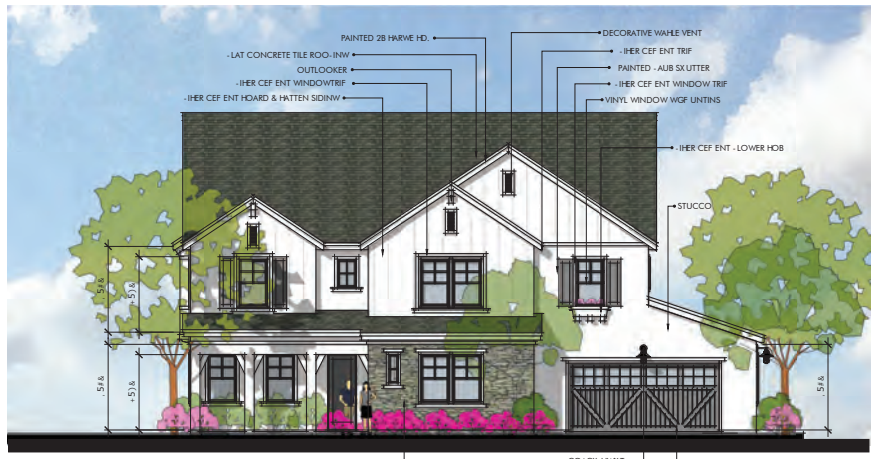
PLAN - =STANDARD
4,125 S5 .4T.
STYLE 1

Attachment: Project Plans 2 of 2 (Revision 41) (6/04) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE

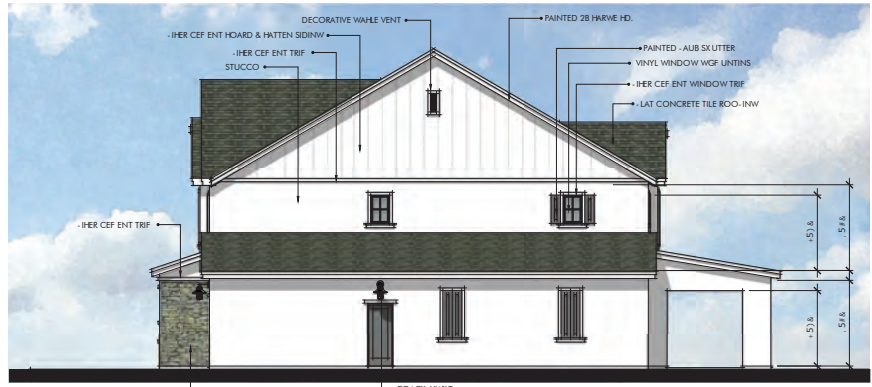


PLAN - =STANDARD
 4,125 S5 .4T.
 STYLE 1

Attachment: Project Plans 2 of 2 (PROVISION 41) (6/04) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



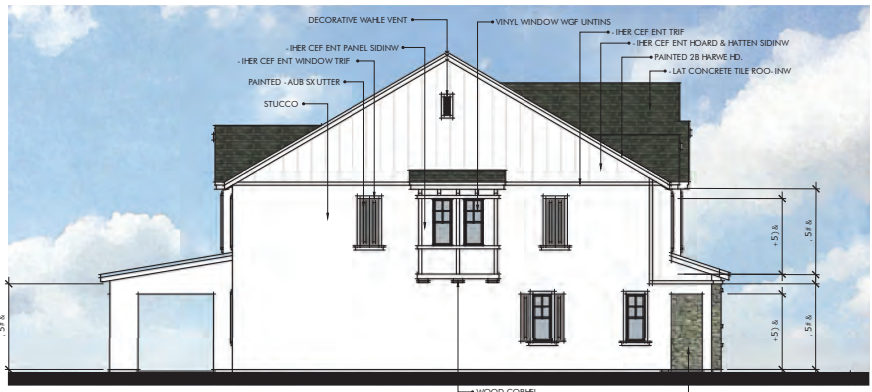
- B =FRONT ELEVATION 84ARM7 OUSE (



- B =RIQT ELEVATION 84ARM7 OUSE (/OGF. HRD CAR STALL a OGF. COVERED GATIO/



- B =REAR ELEVATION 84ARM7 OUSE (/OGF. HRD CAR STALL a OGF. COVERED GATIO/



- B =LE4T ELEVATION 84ARM7 OUSE (

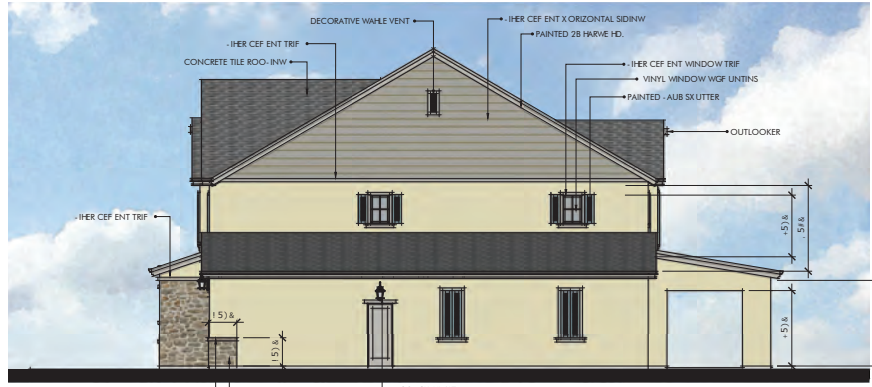
PLAN - =OGTIONAL
4,125 S5 .4T.
STYLE 1

Attachment: Project Plans 2 of 2 (Revision 4) (S104 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



- C =FRONT ELEVATION 84RENC7 (

BRICK CAP
STONE VENEER
OPTIONAL UPGRADED PAINTED F ETAL ROLL/UP
WARAVE DOOR WGWINDOWS



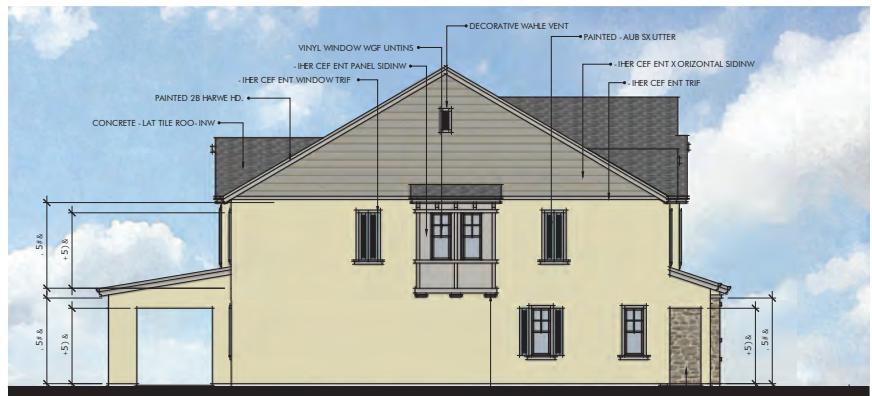
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/OGT. HRD CAR STALL & OGT. COVERED GATIO/



- C =REAR ELEVATION 84RENC7 (

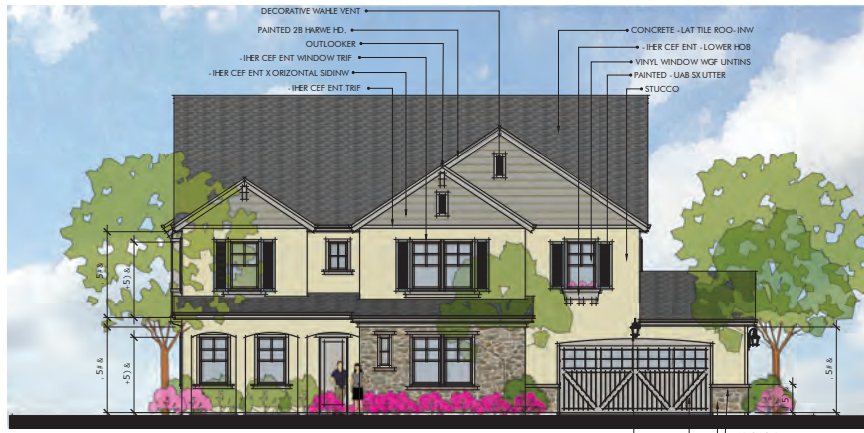
/OGT. HRD CAR STALL & OGT. COVERED GATIO/



- C =LE4T ELEVATION 84RENC7 (

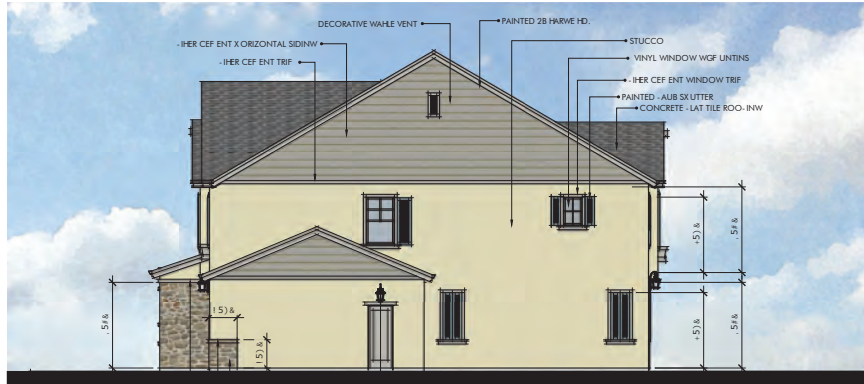
PLAN - =OPTIONAL
4,125 S5 .4T.
STYLE 1

Attachment: Project Plans 2 of 2 (Revision 4) (6/10/14) A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



- C =FRONT ELEVATION 84RENC7 (

- BRICK CAP
- STONE VENEER
- OPTIONAL UPGRADED PAINTED F ETAL ROLLUP WIRRAVE DOOR WGINWINDOWS



- C =RIGHT ELEVATION 84RENC7 (

- HER CEF ENT TRIF
- BRICK CAP
- STONE VENEER



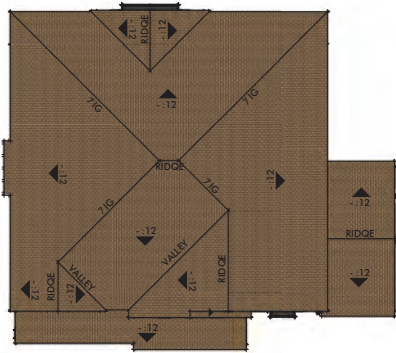
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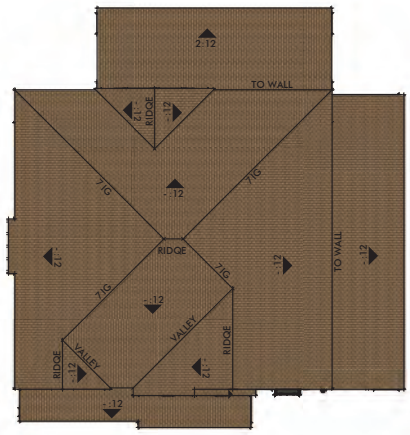
- C =LEFT ELEVATION 84RENC7 (

PLAN - STANDARD
 4,125 S5 .4T.
 STYLE 1

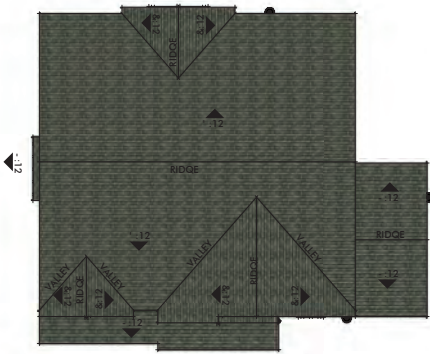
Attachment: Project Plans 2 of 2 (Revision 41) (6/04 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



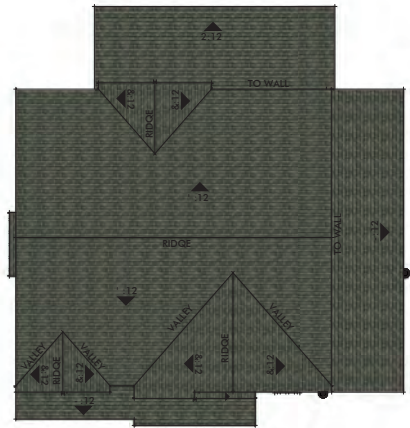
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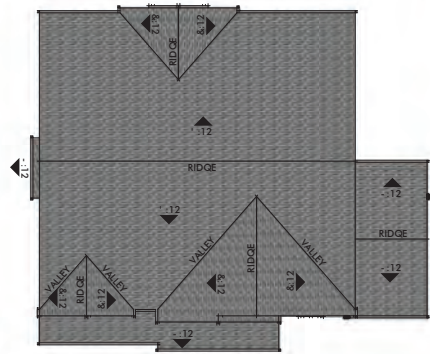
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/OGF. HRD CAR STALL α OGF. COVERED GATIO/



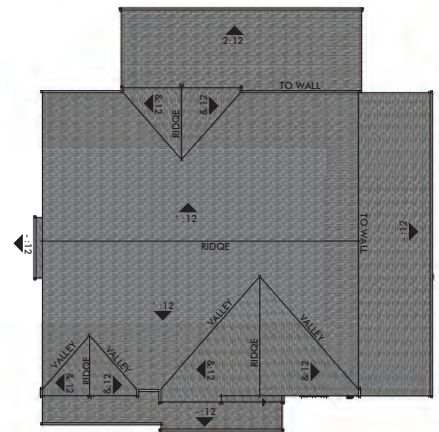
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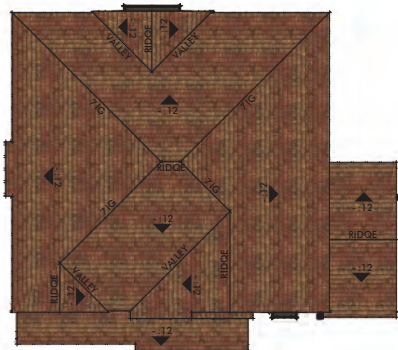
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/OGF. HRD CAR STALL α OGF. COVERED GATIO/



GLAN - =ROO4 C 84RENC7 (

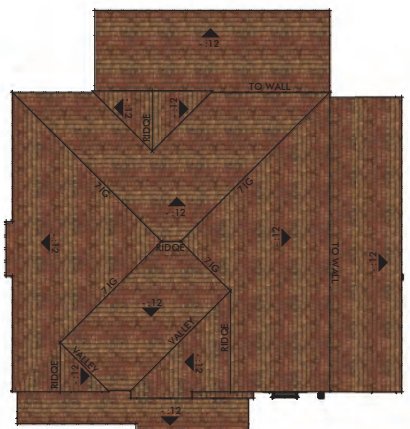


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/OGF. HRD CAR STALL α OGF. COVERED GATIO/



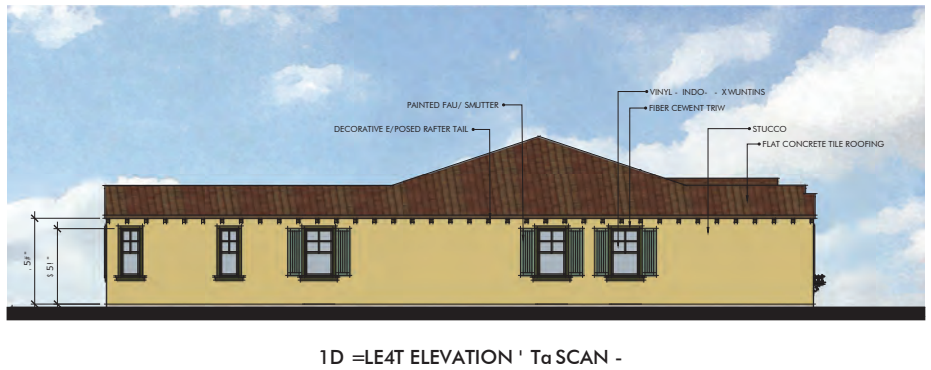
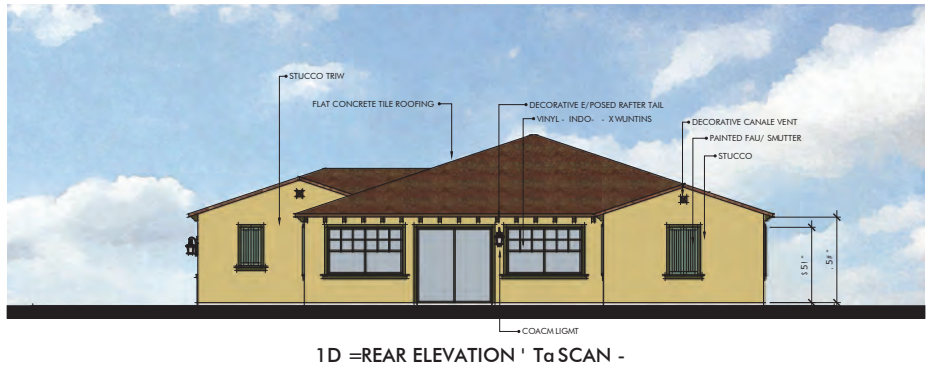
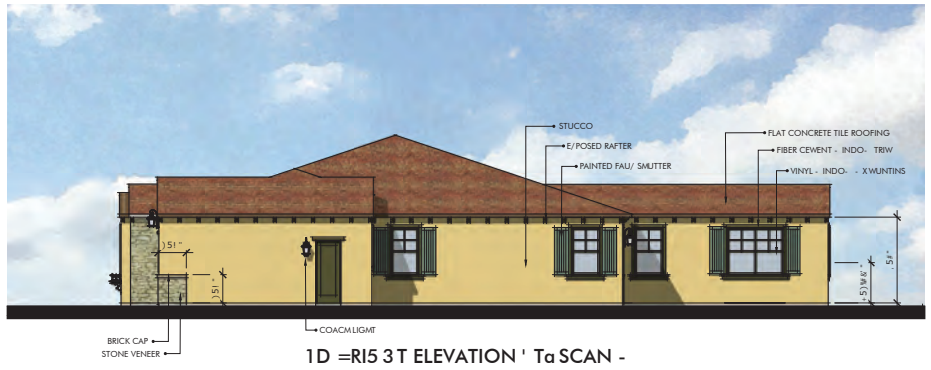
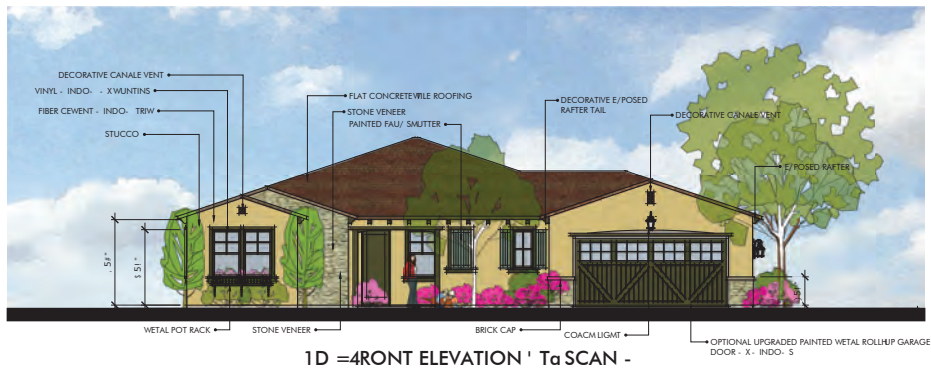
GLAN - =ROO4 C 84RENC7 (

GLAN -
-,12B S5 .4T.
STYLE 1



GLAN - =ROO4 D 8TUSCAN (OGF.
/OGF. HRD CAR STALL α OGF. COVERED GATIO/

Attachment: Project Plans 2 of 2 (Revision 41) (6/04 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE

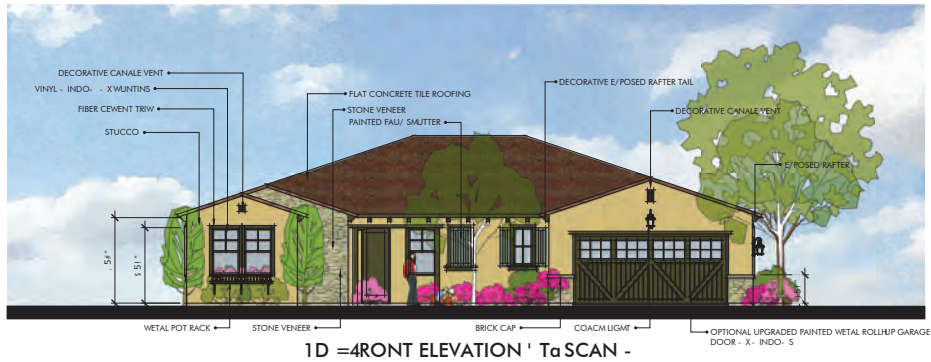


PLAN 1 =STANDARD
2,820 S7.4T.
STYLE 1

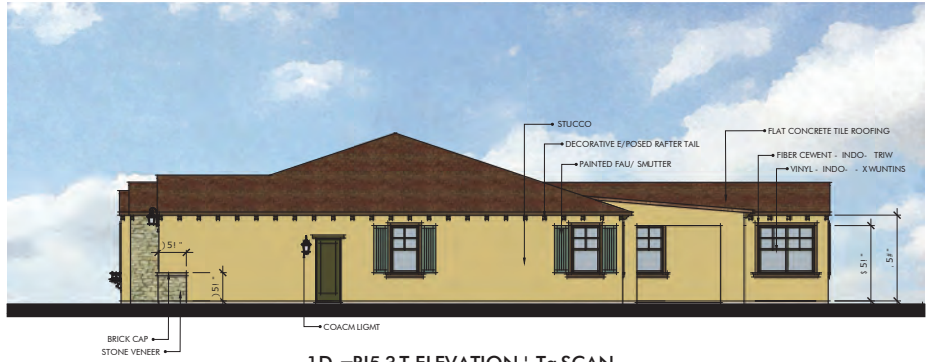
COTTONWOOD
DESIGN DEVELOPMENT ELEVATIONS



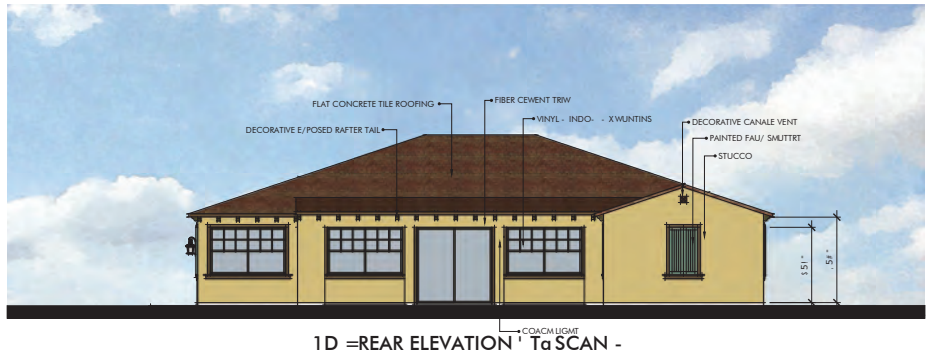
Attachment: Project Plans 2 of 2 (Revision 1) (6/04) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



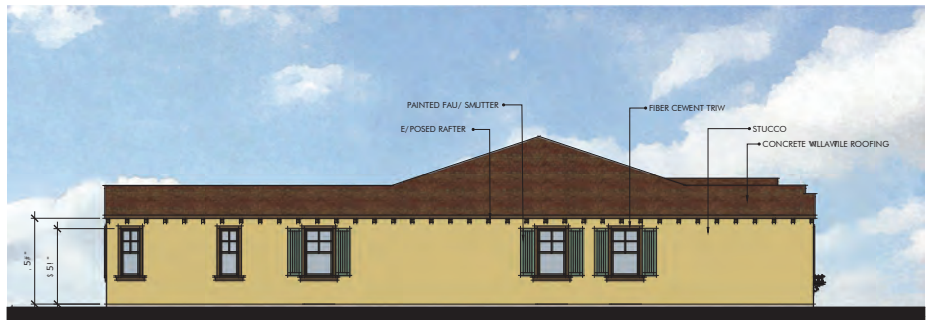
1D =FRONT ELEVATION ' Ta SCAN -



1D =RIS 3 T ELEVATION ' Ta SCAN -
(OQT. 2RD CAR STALL) OQT. COVERED QATIO/



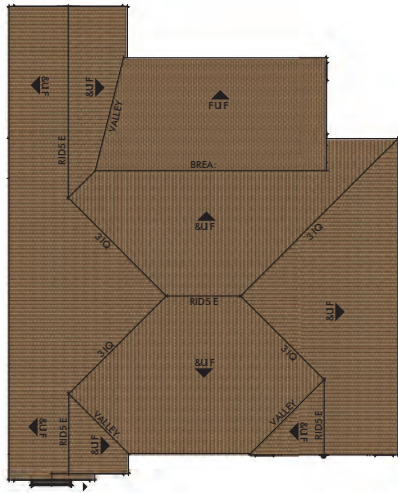
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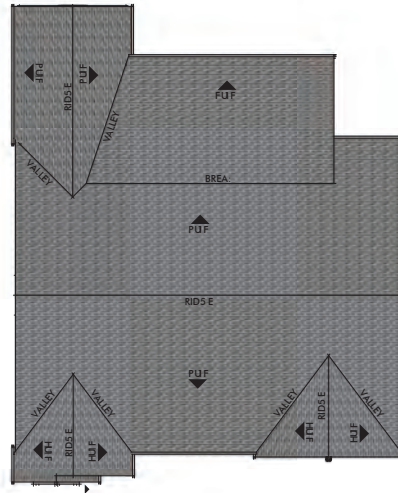
1D =LE4T ELEVATION ' Ta SCAN -

PLAN 1 =OPTIONAL
2,820 S7.4T.
STYLE 1

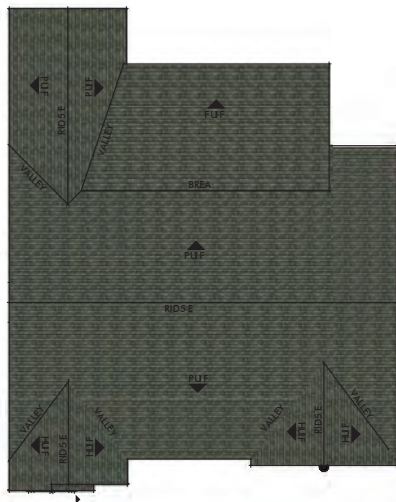
Attachment: Project Plans 2 of 2 (PROVISION 41) (S104) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



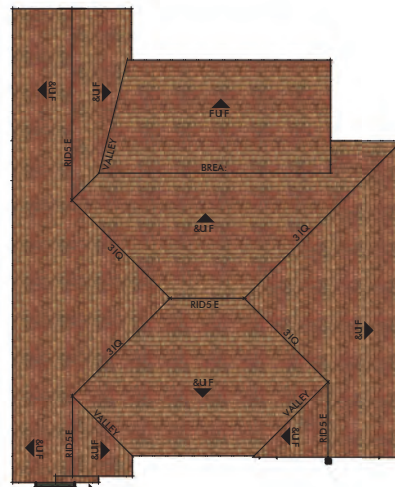
QAN 1 =ROO4 A' SQANIS3 - OQT.
 (/OQT. 2RD CAR STALL) OQT. COVERED QATIO/



QAN 1 =ROO4 C' 4RENC3 - OQT.
 (/OQT. 2RD CAR STALL) OQT. COVERED QATIO/



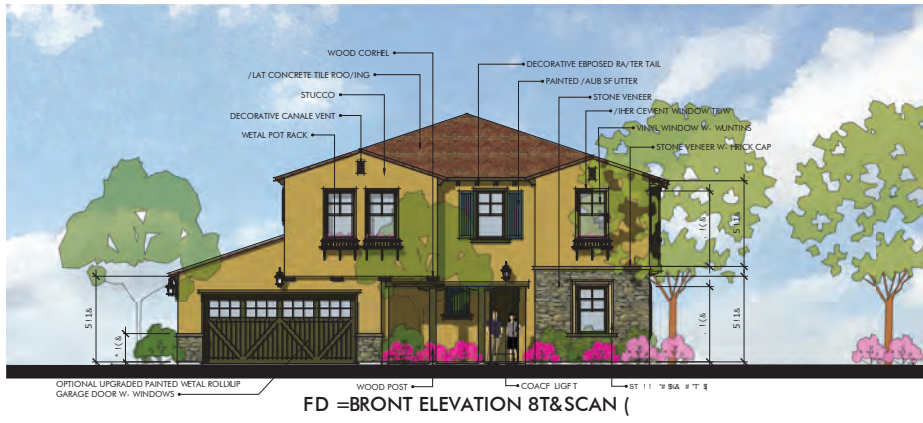
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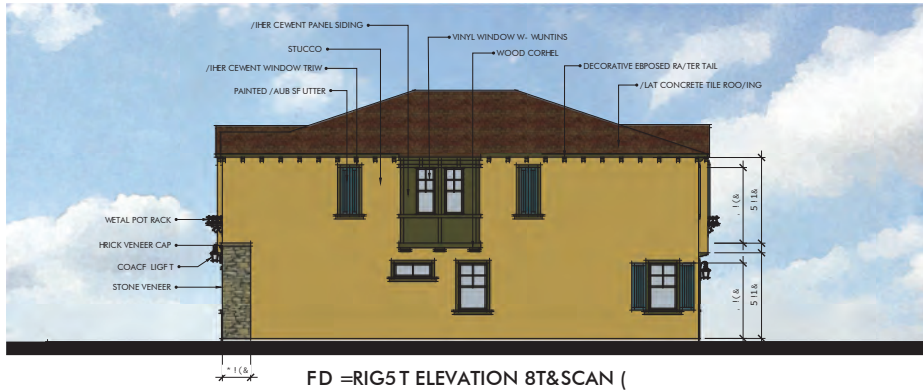
QAN 1 =ROO4 D' TaSCAN - OQT.
 (/OQT. 2RD CAR STALL) OQT. COVERED QATIO/

QAN 1 =OPTIONAL
 F, HF0 S7. .4T.
 STYLE 1

Attachment: Project Plans 2 of 2: Provision 41 (6404 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



FD =BRONT ELEVATION 8T&SCAN (



FD =RIG5T ELEVATION 8T&SCAN (



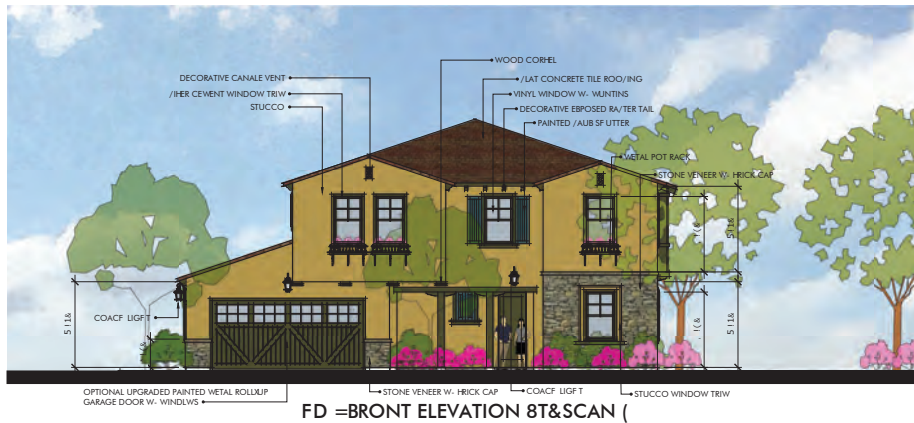
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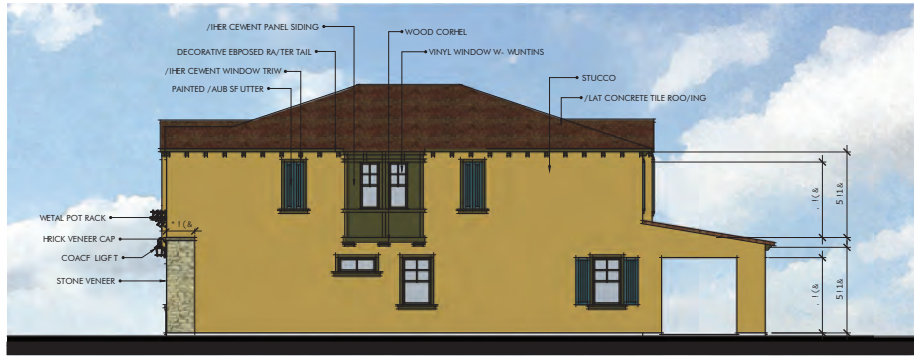
FD =LEFT ELEVATION 8T&SCAN (

PLAN F =STANDARD
3,375 SQ.BT.
STYLE F

Attachment: Project Plans 2 of 2 (Revision 4) (6/10) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



FD =FRONT ELEVATION 8T&SCAN (



FD =RIGHT ELEVATION 8T&SCAN (

/OPT. 2RD CAR STALL o OPT. COVERED PATIO/



FD =REAR ELEVATION 8T&SCAN (

/OPT. 2RD CAR STALL o OPT. COVERED PATIO/

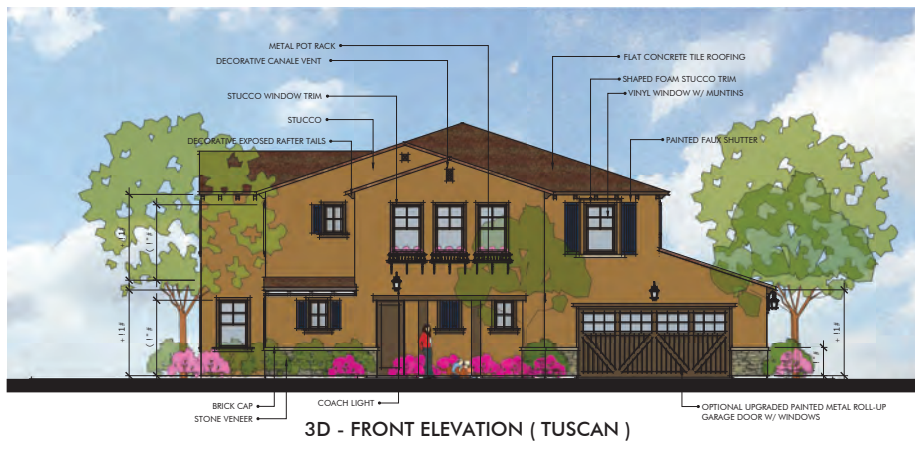


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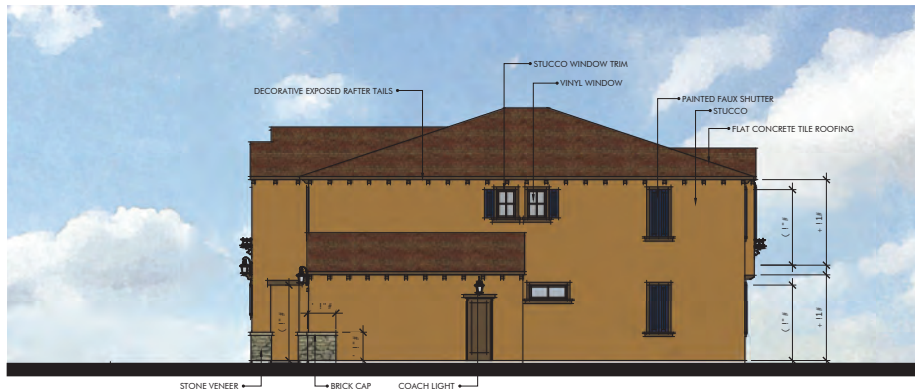
PLAN F =OPTIONAL

3,375 SQ.BT.
STYLE F

Attachment: Project Plans 2 of 2 (Revision 4) (6/04) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



3D - FRONT ELEVATION (TUSCAN)



3D - RIGHT ELEVATION (TUSCAN)



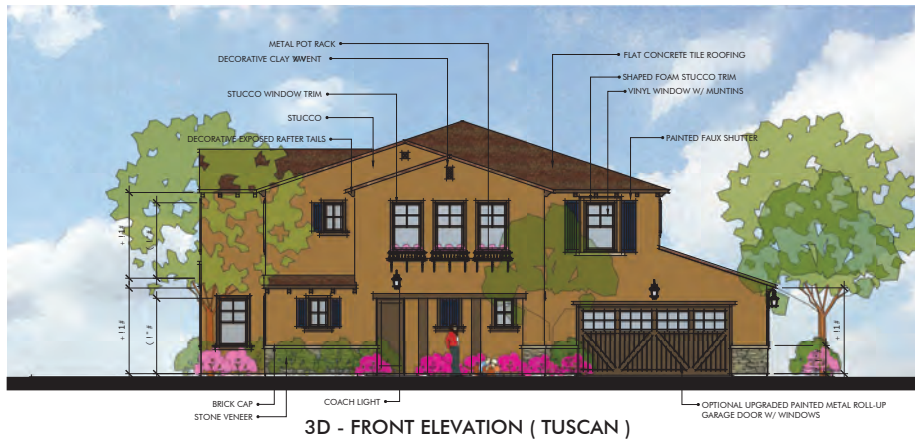
3D - REAR ELEVATION (TUSCAN)



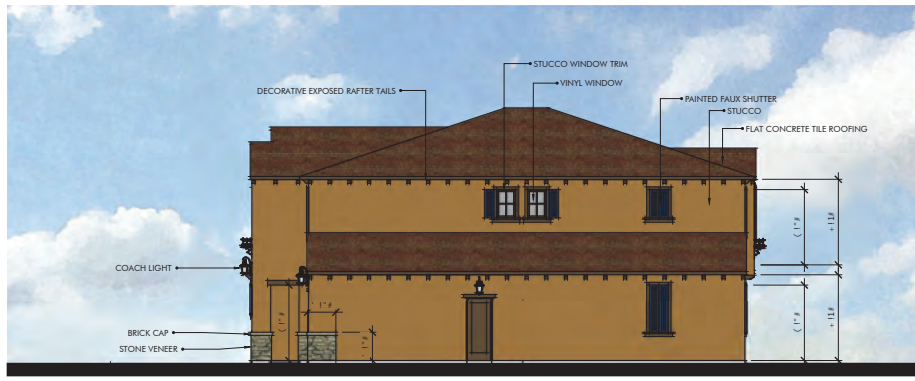
3D - LEFT ELEVATION (TUSCAN)

PLAN 3 - STANDARD
 3,715 SQ.FT.
 STYLE 3

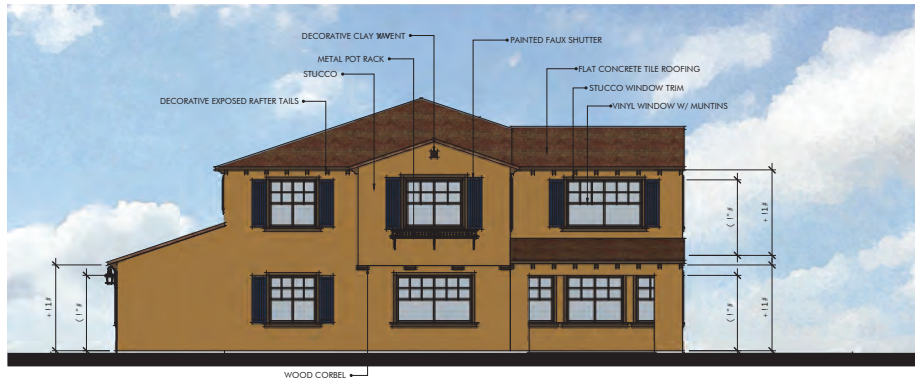
Attachment: Project Plans 2 of 2 (Revision 4) (6/10) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



3D - FRONT ELEVATION (TUSCAN)



3D - RIGHT ELEVATION (TUSCAN)
OPT. 3RD CAR STALL & OPT. COVERED PATIO



3D - REAR ELEVATION (TUSCAN)
OPT. 3RD CAR STALL & OPT. COVERED PATIO



3D - LEFT ELEVATION (TUSCAN)

PLAN 3 - OPTIONAL
3,715 SQ.FT.
STYLE 3

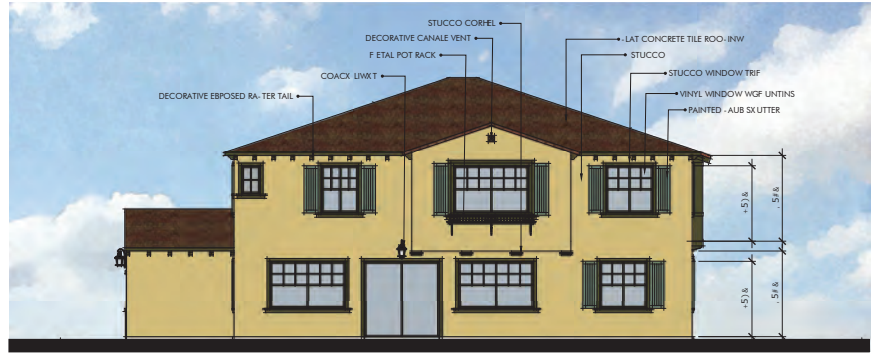
Attachment: Project Plans 2 of 2 (Revision 4) (6/10/14) A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



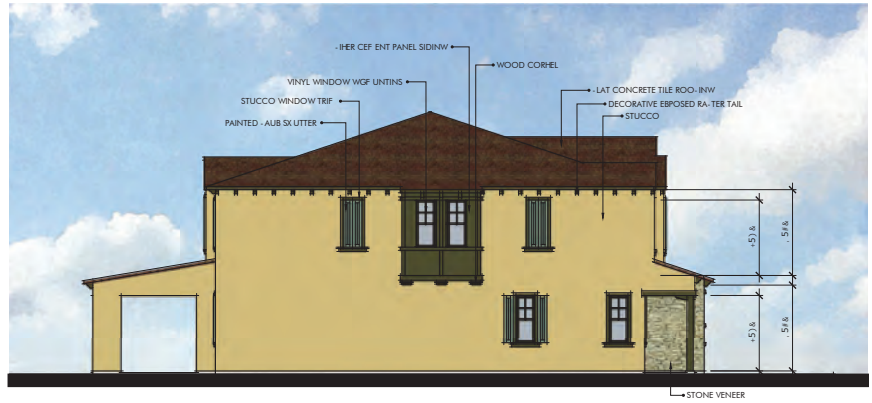
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- D =RIGHT ELEVATION 8TUSCAN (/OGT. HRD CAR STALL & OGT. COVERED PATIO/



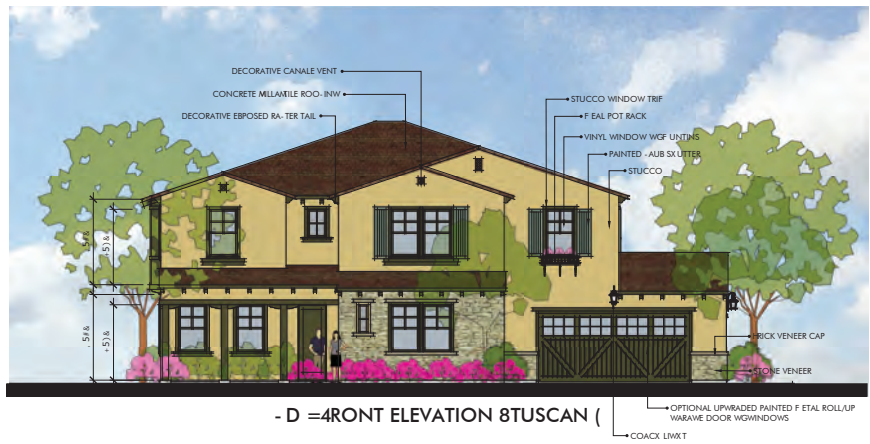
- D =REAR ELEVATION 8TUSCAN (/OGT. HRD CAR STALL & OGT. COVERED PATIO/



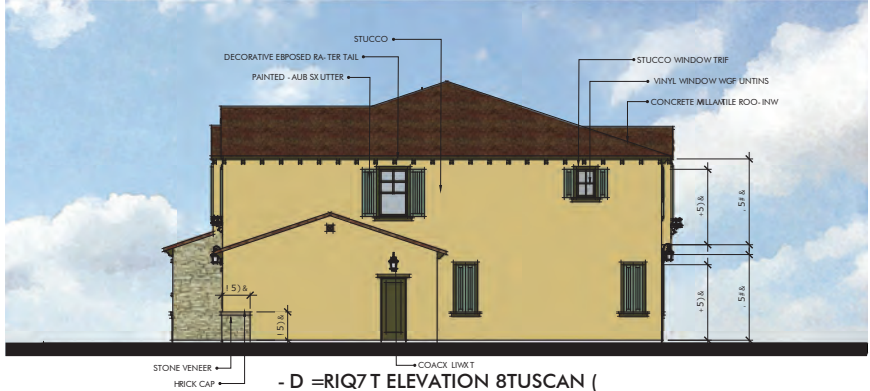
- D =LEFT ELEVATION 8TUSCAN (

PLAN - OPTIONAL
4,125 S5.4T.
STYLE 1

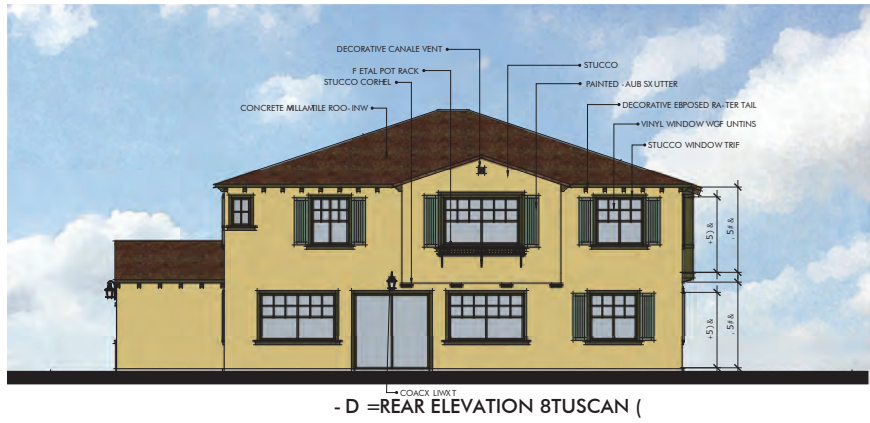
Attachment: Project Plans 2 of 2 (Revision 41) (6/04 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



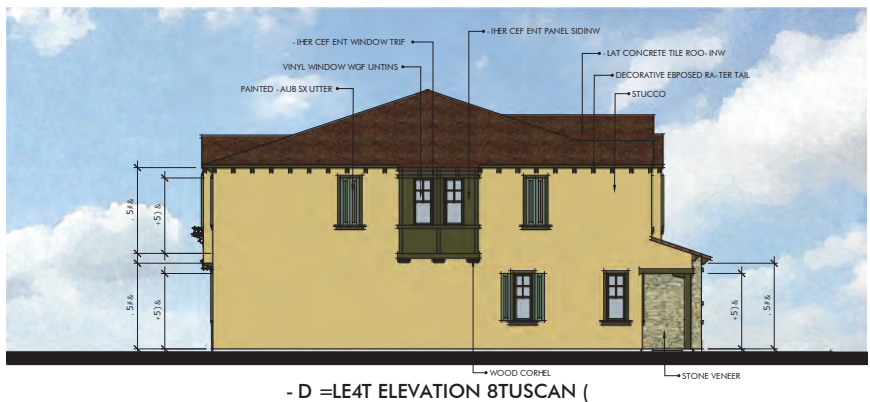
- D =FRONT ELEVATION 8TUSCAN (



- D =RIGHT ELEVATION 8TUSCAN (



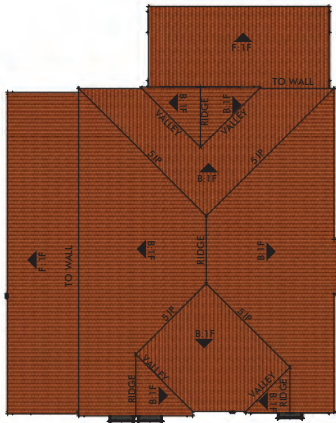
- D =REAR ELEVATION 8TUSCAN (



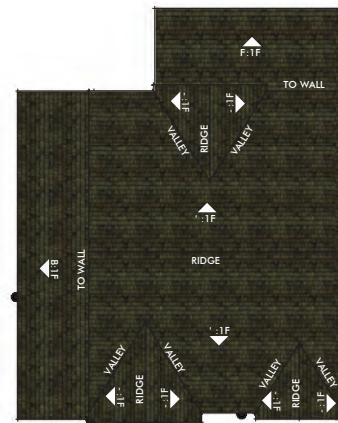
- D =LEFT ELEVATION 8TUSCAN (

PLAN - STANDARD
4,125 S5 .4T.
STYLE 1

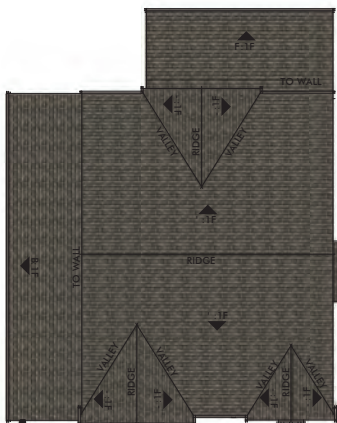
Attachment: Project Plans 2 of 2 (Revision 4) (6/10/14) A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



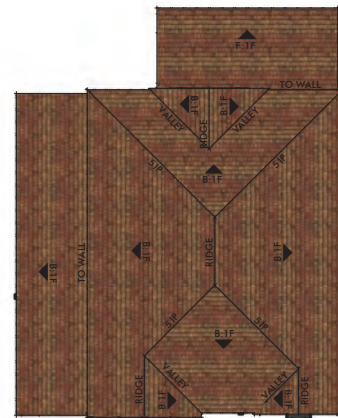
PLAN F =ROOB A 8SPANIS5 (OPT.
/OPT. 2RD CAR STALL α OPT. COVERED PATIO/



PLAN F =ROOB 3 8BARM5 O&SE (OPT.
/OPT. 2RD CAR STALL α OPT. COVERED PATIO/



PLAN F =ROOB C 8BRENC5 (OPT.
/OPT. 2RD CAR STALL α OPT. COVERED PATIO/



PLAN F =ROOB D 8T&SCAN (OPT.
/OPT. 2RD CAR STALL α OPT. COVERED PATIO/

PLAN F =OPTIONAL
4,125 SQ.BT.
STYLE F

COTTONWOOD

DESIGN DEVELOPMANT ROOB PLAN

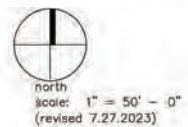
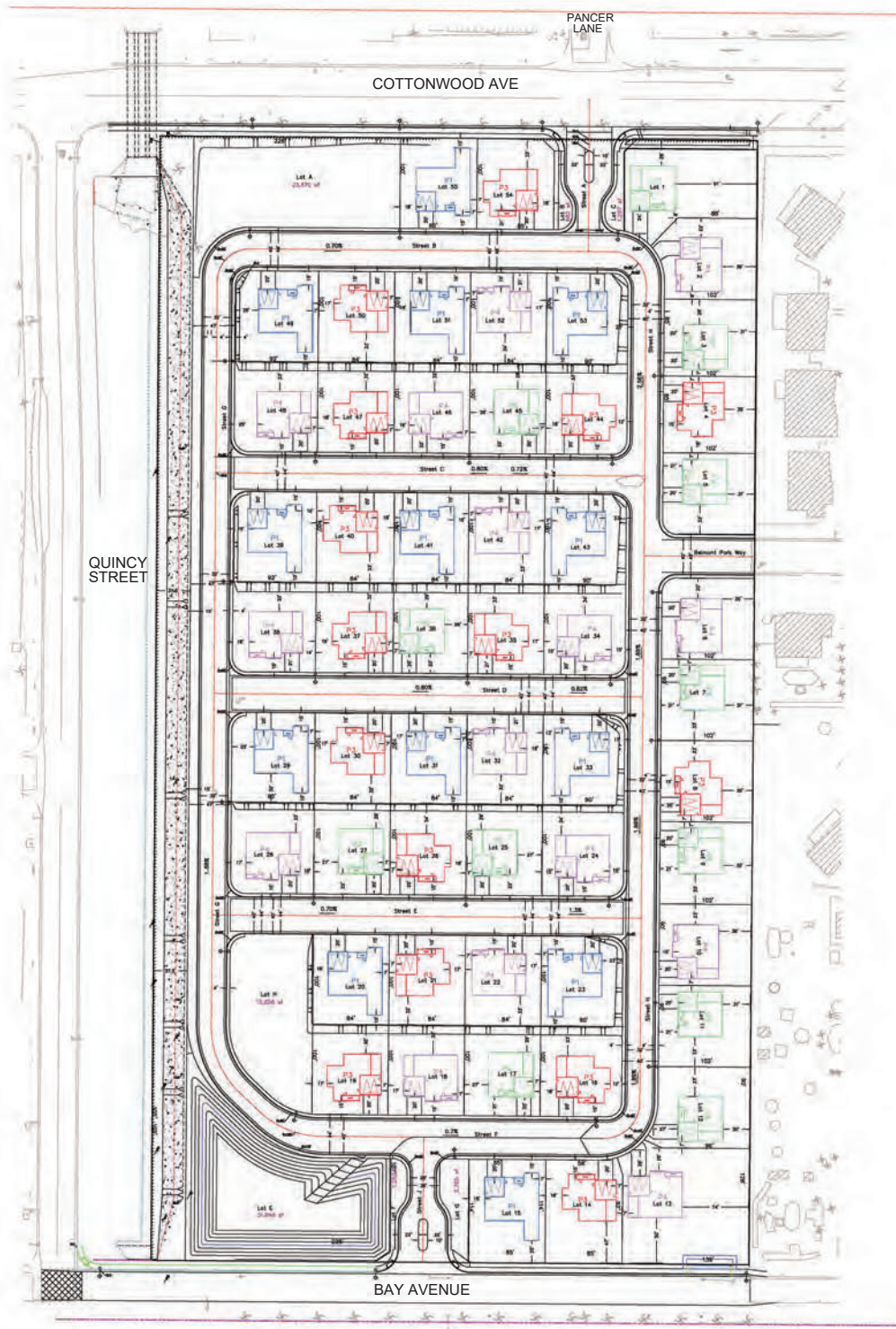


Attachment: Project Plans 2 of 2 (Revision 41) (S104 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



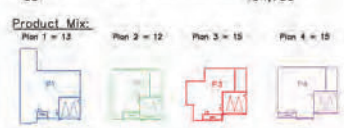






Floor Plan Mix				
%	Plan	No. of Plans	SF	Total Buildable SF
24	Plan 1 - 3BD/2BA	13	2820	36,660
22	Plan 2 - 4BD+Loft/3BA	12	3375	40,500
27	Plan 3 - 4BD/3BA	15	3715	55,725
27	Plan 4 - 5BD+Loft+Den/3.5BA	15	4125	61,875
TOTAL	100	55		194,760

Project Area: 20.01 Acres (Gross)
 18.36 Acres (Net)
 Density: 3.0 DU's/Acre
 Number of Lots: 55
 R3-PUD Minimum Lot Depth: 100'
 R3-PUD Minimum Lot Width: 80'
 R3-PUD Minimum Lot Area: 8,300 sf



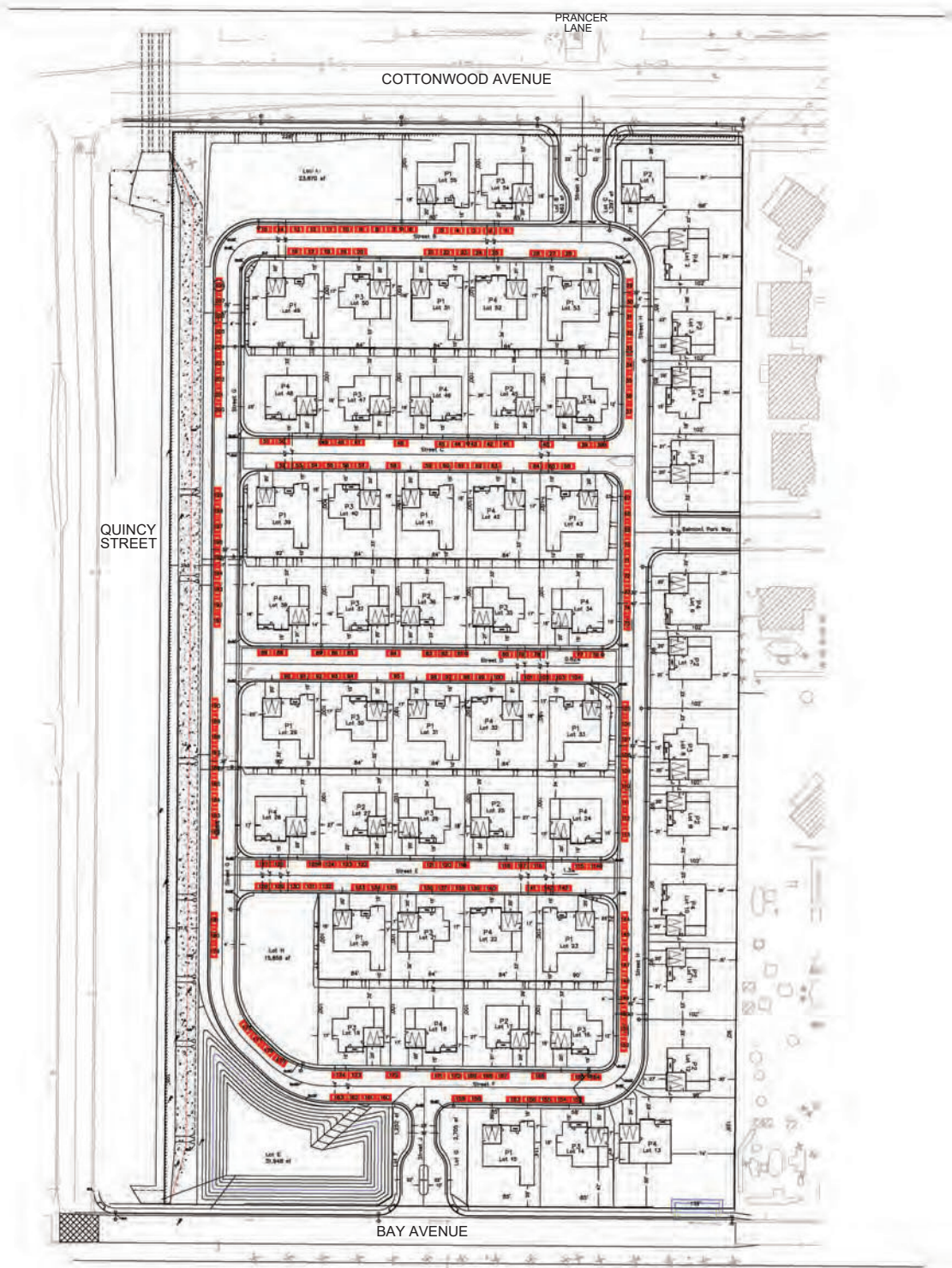
Lettered Lots:


Lot A - Open Space	23,870 sf
Lot B - Landscape	562 sf
Lot C - Landscape	1,297 sf
Lot D - Channel	46,728 sf
Lot E - Beach	37,948 sf
Lot F - Landscape	1,292 sf
Lot G - Landscape	2,705 sf
Lot H - Landscape	13,868 sf
TOTAL	124,320 sf

COTTONWOOD ARCP ITCGRAL SITE KLAN



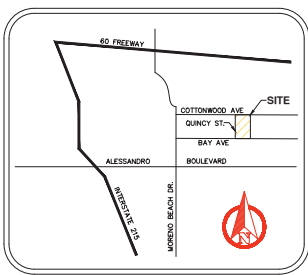
Attachment: Project Plans 2 of 2 (Revision 07.1) (6/04 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE




 north
 scale: 1" = 50' - 0"
 (revised 7.26.2023)

Parking Summary:
Required Parking: 110 Enclosed Garage Spaces
 14 Guest Spaces
 124 TOTAL @ 2.25 Spaces/Unit
Provided Parking: 110 Enclosed Garage Space
 208 Guest Spaces
 318 TOTAL

Attachment: Project Plans 2 of 2 (Revision 01) (S104 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 1 OF TRACT NO. 21079-R IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 161, PAGE 46 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 478-250-001

GENERAL PLAN/ZONING/LANDUSE

EXISTING GENERAL PLAN DESIGNATION: R3
PROPOSED GENERAL PLAN DESIGNATION: R3
EXISTING ZONING: R3
PROPOSED ZONING: R3 - PUD
EXISTING LANDUSE: Vacant
PROPOSED LANDUSE: Single Family Residential

PROJECT NOTES

PROJECT SIZE: 20.01 Ac. Gross
18.36 Ac. Net
55 RESIDENTIAL LOTS
DENSITY: 3 du/Ac net
MINIMUM LOT AREA: 8,400 SF
MINIMUM LOT DEPTH: 100'
MINIMUM LOT WIDTH: 64'
LOT SIZE AS SHOWN ON SHEET C-2
DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS
ALL ON-SITE STREETS ARE PRIVATE
TOPOGRAPHY SOURCE: Aerial Topographic Mapping
PROJECT IS NOT GATED
PORTION OF THE PROPERTY IS ZONE A ALONG QUINCY STREET CHANNEL
BALANCE OF PROPERTY ZONE X

DEVELOPER

Passco Pacifica LLC
333 City Boulevard West, 17th Floor
Orange, CA 92666
475 Oscar Drive
714-609-7257

OWNER

Passco Pacifica LLC
333 City Boulevard West, 17th Floor
Orange, CA 92666
475 Oscar Drive
714-609-7257

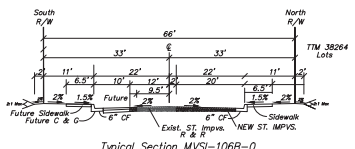
UTILITY PURVEYORS

WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA Edison
TELEPHONE: AT&T
SCHOOL: MORENO VALLEY UNIFIED SCHOOL DISTRICT
CITY: SPECTRUM

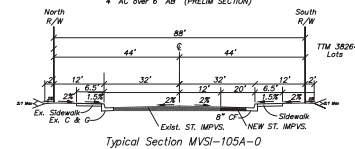
SOILS ENGINEER

SOIL EXPLORATION COMPANY, INC.
7535 JURUPA AVENUE, UNIT C
RIVERSIDE, CA 92504
(951) 688-7200
Project No. 21125-021
Dated: May 3, 2021

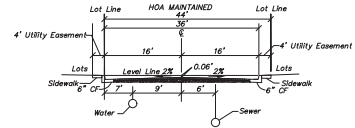
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Fill: 43,225 cu/y
Import: 10,767 cu/y



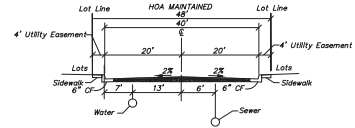
Typical Section MVS1-106B-0
Boy Street
4' AC over 6' AB (PRELIM SECTION)



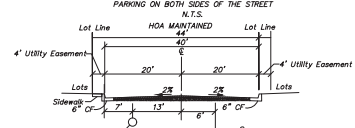
Typical Section MVS1-105A-0
Cottonwood Avenue
4' AC over 6' AB (PRELIM SECTION)



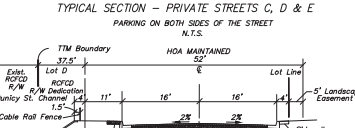
TYPICAL SECTION - PRIVATE STREET H
PARKING ON ONE SIDE OF THE STREET
N.T.S.



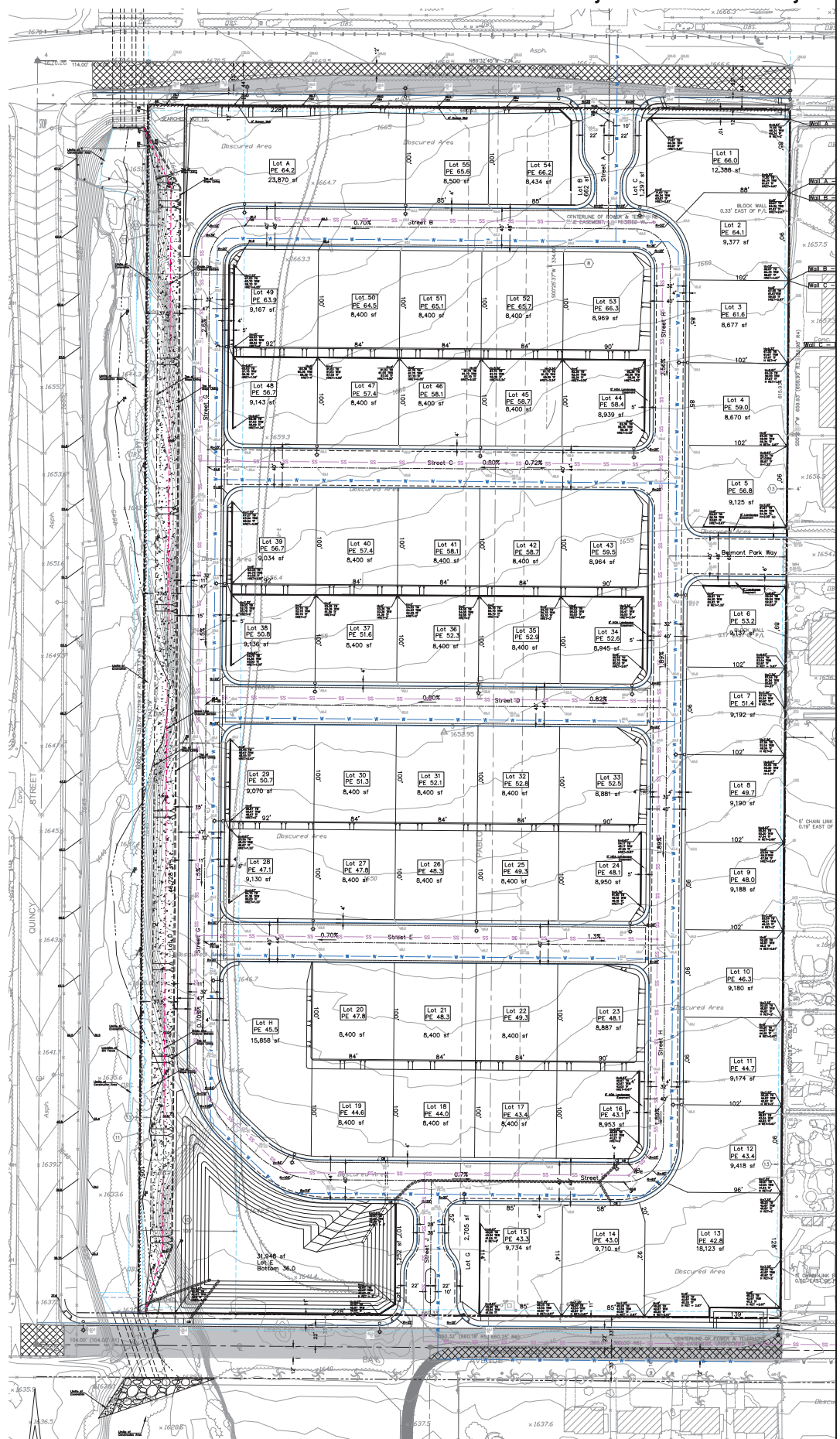
TYPICAL SECTION - PRIVATE STREETS B & F
PARKING ON BOTH SIDES OF THE STREET
N.T.S.



TYPICAL SECTION - PRIVATE STREETS C, D & E
PARKING ON BOTH SIDES OF THE STREET
N.T.S.



TYPICAL SECTION - PRIVATE STREET G
PARKING ALLOWED ON ONE SIDE OF THE STREET
N.T.S.



ROBERT BEERS
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Date: 02/23/08-03 Robert M. Beers R.C.E. 39405

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17th Floor
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PHONE: (714) 609-7257

TTM 38264
PEN22-0013
City of Moreno Valley
California

DATE: May 16, 2023
JOB NO.

Packet Pg. 362

Attachment: Project Plans 2 of 2 (Providing 21 (6/04) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE

Residential Lots

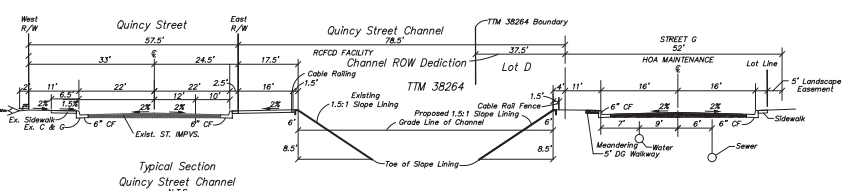
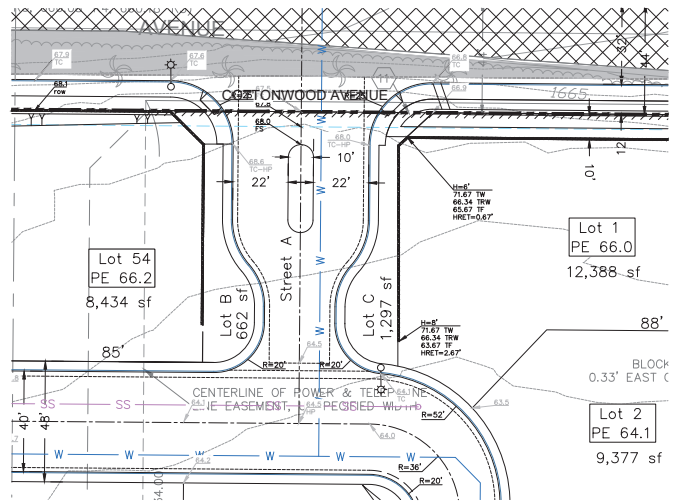
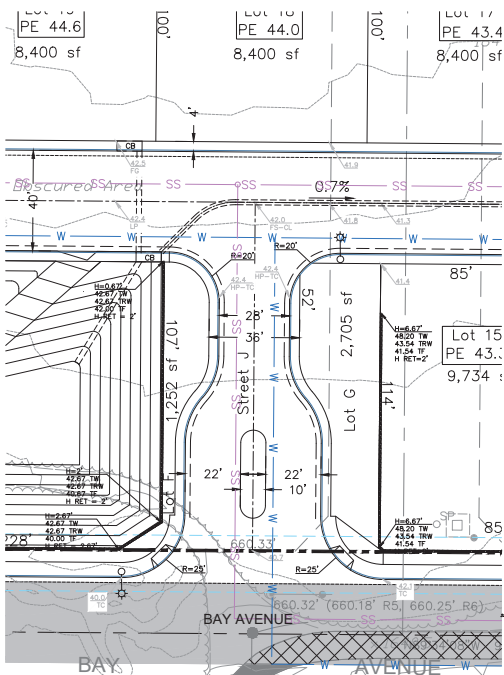
Lot Number	Width (ft)	Depth (ft)	Area (sf)
1	85	133	12,388
2	90	102	9,377
3	85	102	8,677
4	85	102	8,670
5	90	102	9,125
6	89	102	9,137
7	90	102	9,192
8	90	102	9,190
9	90	102	9,188
10	90	102	9,180
11	90	102	9,174
12	90	102	9,418
13	138	128	18,123
14	85	114	9,710
15	85	114	9,734
16	90	100	8,953
17	84	100	8,400
18	84	100	8,400
19	84	100	8,400
20	84	100	8,400
21	84	100	8,400
22	84	100	8,400
23	90	100	8,887
24	90	100	8,950
25	84	100	8,400
26	84	100	8,400
27	84	100	8,400
28	92	100	9,130
29	92	100	9,070
30	84	100	8,400
subtotal Residential Lot Area			279,273

Lot Number	Width (ft)	Depth (ft)	Area (sf)
31	84	100	8,400
32	84	100	8,400
33	90	100	8,881
34	90	100	8,945
35	84	100	8,400
36	84	100	8,400
37	84	100	8,400
38	92	100	9,136
39	92	100	9,034
40	84	100	8,400
41	84	100	8,400
42	84	100	8,400
43	90	100	8,964
44	90	100	8,939
45	84	100	8,400
46	84	100	8,400
47	84	100	8,400
48	92	100	9,143
49	92	100	9,167
50	84	100	8,400
51	84	100	8,400
52	84	100	8,400
53	90	100	8,969
54	85	100	8,434
55	85	100	8,500
subtotal Residential Lot Area			215,712

Total Residential Lot Area 494,985

Lettered Lots

Lot Number	Use	Area (sf)
A	Park	23,870
B	Landscape	1,229
C	Landscape	1,297
D	Channel	46,728
E	Basin	31,948
F	Landscape	1,252
G	Landscape	2,705
H	Park	15,858
		124,887



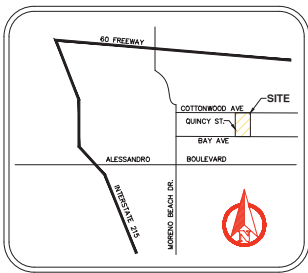
ROBERT BEERS
8175 Limonite Avenue, Suite E
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Ph. (951) 317-2041 Fax (909) 360-2070
Date: 2023-03-03 Robert M. Beers R.C.E. 39405

PREPARED FOR:
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333 City Boulevard West
17th Floor
Orange, CA 92666
PHONE: (714) 609-7257

TTM 38264
Lot Dimensions
Cottonwood Collection
City of Moreno Valley
California

DATE: May 16, 2023
JOB NO.

Attachment: Project Plans 2 of 2 (Revision 01) (6404 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: TRACT NO. 21078-R IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK TELL PAGE 46 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
APN 478-250-001

GENERAL PLAN/ZONING/LANDUSE

EXISTING GENERAL PLAN DESIGNATION: R3
PROPOSED GENERAL PLAN DESIGNATION: R3
EXISTING ZONING: R3
PROPOSED ZONING: R3 - PUD
EXISTING LANDUSE: Vacant
PROPOSED LANDUSE: Single Family Residential

PROJECT NOTES

PROJECT SIZE: 20.01 Ac. Gross
18.36 Ac. Net
55 RESIDENTIAL LOTS
DENSITY: 3 du/Ac net
MINIMUM LOT AREA: 8,400 SF
MINIMUM LOT DEPTH: 100'
MINIMUM LOT WIDTH: 84'
LOT SIZE: AS SHOWN ON SHEET C-2
DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS
ALL ON-SITE STREETS ARE PRIVATE
TOPOGRAPHY SOURCE: Aerial Topographic Mapping
PROJECT IS NOT GATED

DEVELOPER

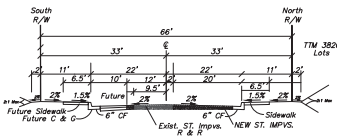
Passco Pacific LLC
333 City Boulevard West, 17th Floor
Orange, CA 92666
ATL Oscar Graham
714-609-7257

OWNER

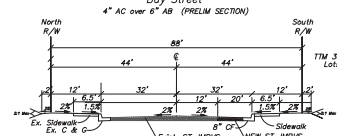
Passco Pacific LLC
333 City Boulevard West, 17th Floor
Orange, CA 92666
ATL Oscar Graham
714-609-7257

WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
TELEPHONE: AT&T
SCHOOL: MORENO VALLEY UNIFIED SCHOOL DISTRICT
CITY: SPECTRUM

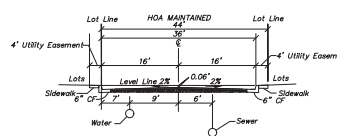
SEIL EXPLORATION COMPANY, INC.
7535 AIRWAY AVENUE, UNIT C
RIVERSIDE, CA 92504
(951) 588-7200
Project No. 21225-01 Date: May 3, 2021
Cut: 32,458 cu yd
Fill: 43,225 cu yd
Import: 10,767 cu yd



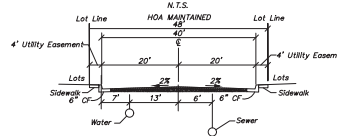
Typical Section MVS1-106B-0
Boy Street
4' AC over 6' AB (PRELIM SECTION)



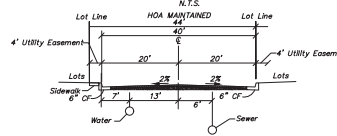
Typical Section MVS1-105A-0
Cottonwood Avenue
5.5' AC over 9' AB (PRELIM SECTION)



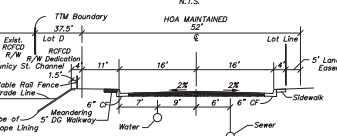
TYPICAL SECTION - PRIVATE STREET H
PARKING ON ONE SIDE OF THE STREET
N.T.S.



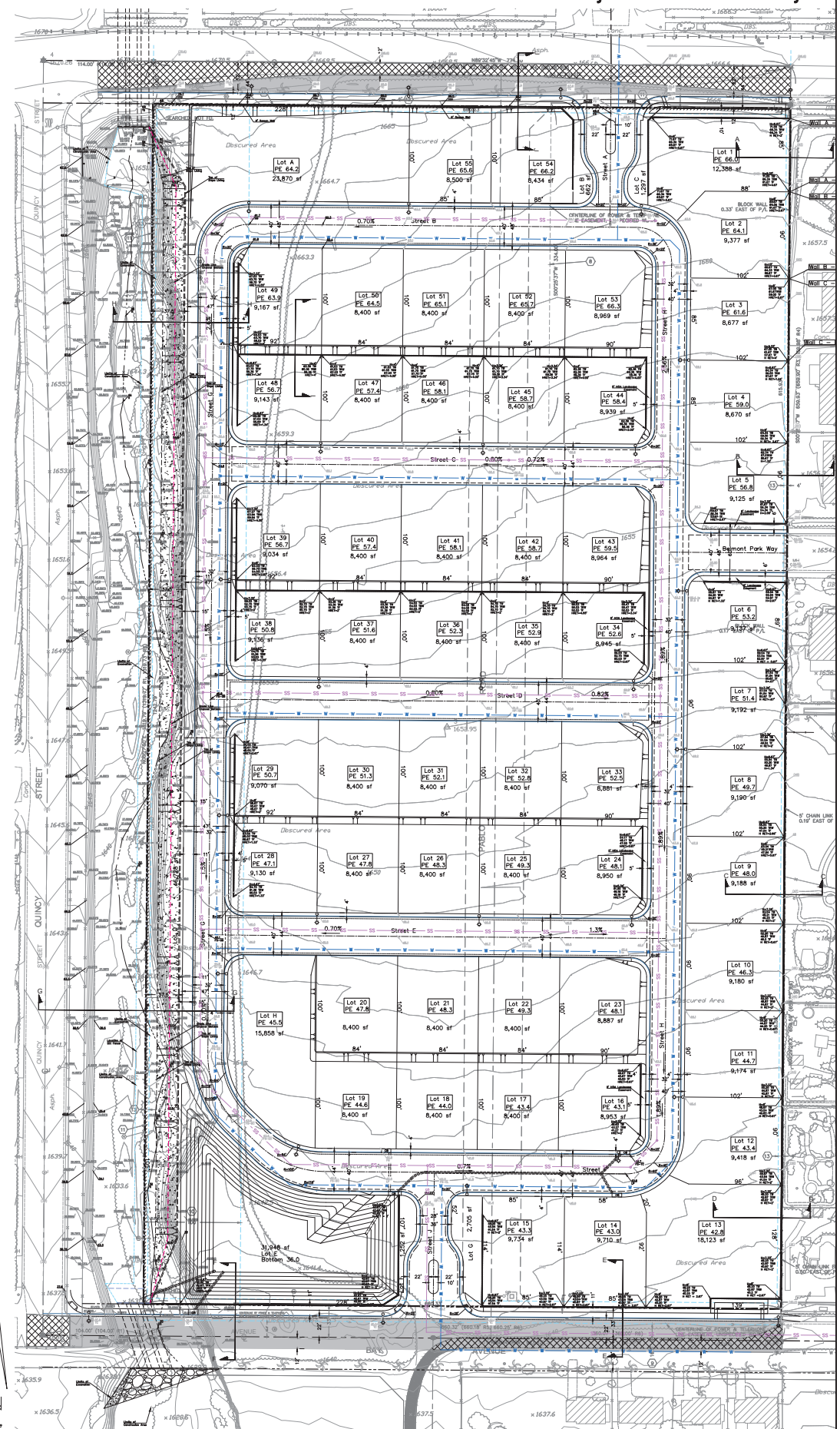
TYPICAL SECTION - PRIVATE STREETS B & F
PARKING ON BOTH SIDES OF THE STREET
N.T.S.



TYPICAL SECTION - PRIVATE STREETS C, D & E
PARKING ON BOTH SIDES OF THE STREET
N.T.S.



TYPICAL SECTION - PRIVATE STREET G
PARKING ALLOWED ON ONE SIDE OF THE STREET
N.T.S.



ROBERT BEERS
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Jurupa Valley, CA 92509
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Date: 2023-08-03 Robert M. Beers R.C.E. 39405

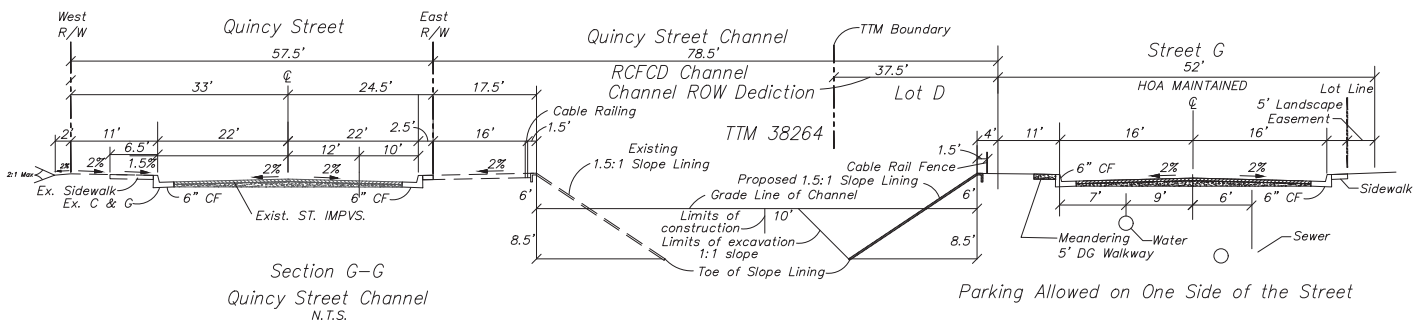
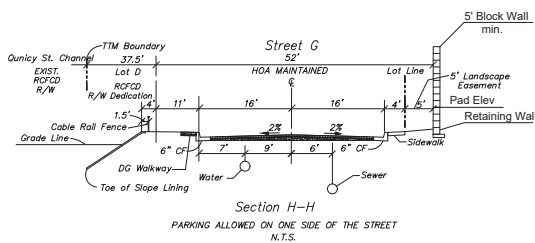
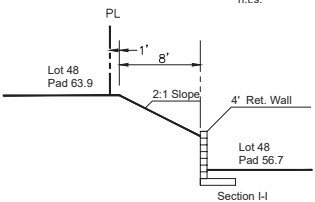
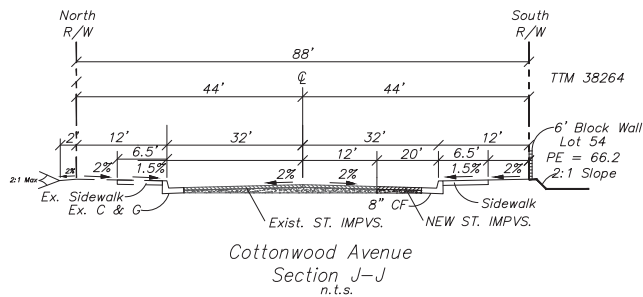
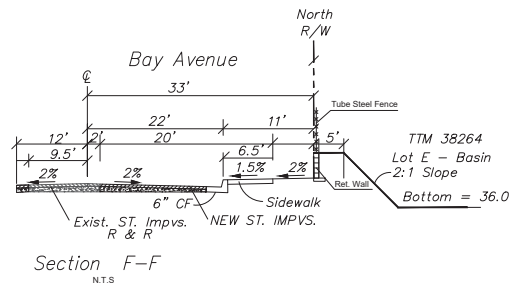
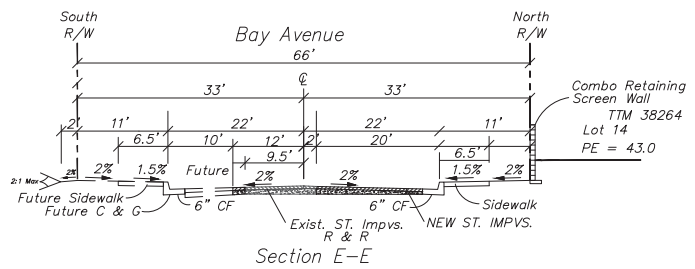
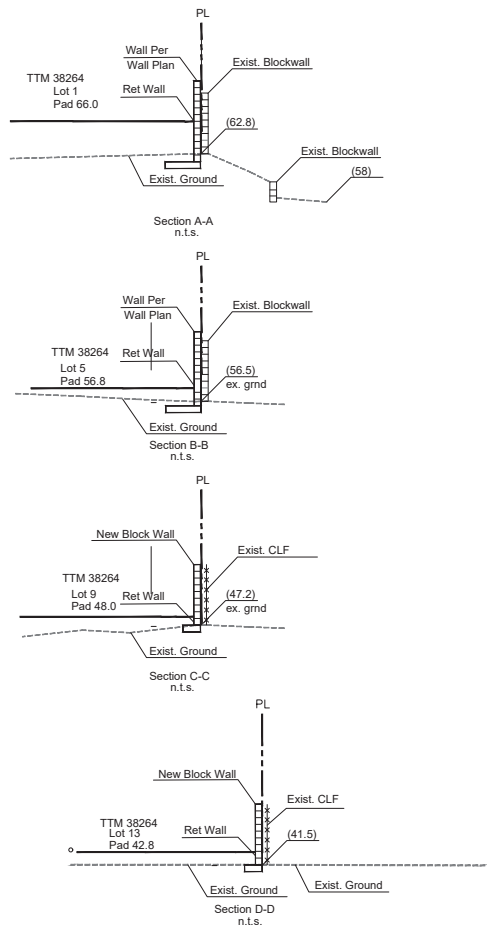
PREPARED FOR:
Passco Pacific LLC
333 City Boulevard West
17th Floor
Orange, CA 92666
PHONE: (714) 609-7257

PEN22-0013
PRELIMINARY GRADING PLAN
Cottonwood
City of Moreno Valley
California

DATE: May 16, 2023
JOB NO.

Packet Pg. 364
SHEET 12-3

Attachment: Project Plans 2 of 2 (Provision 2) (6/04 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



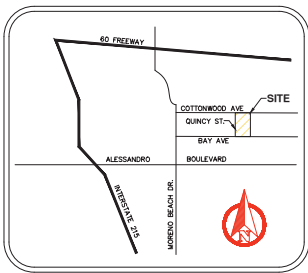
ROBERT BEERS
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 317-2041 Fax (909) 360-2070
2023-05-16 Date Robert M. Beers R.C.E. 39405

PREPARED FOR:
Passco Pacifica LLC
333 City Boulevard West
17th Floor
Orange, CA 92866
PHONE: (714) 609-7257

TTM 38264
Preliminary Grading Plan Section
Cottonwood Collection
City of Moreno Valley
California

DATE: May 16, 2023
JOB NO.
SHEET 2 of 2

Attachment: Project Plans 2 of 2 (Revision 01) (6/04 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION:

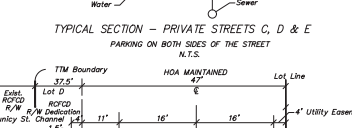
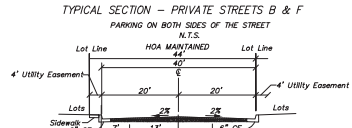
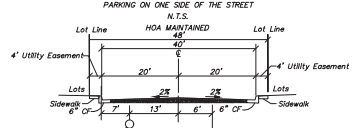
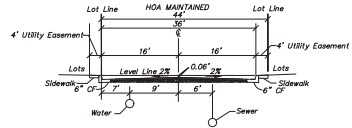
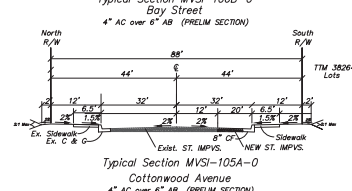
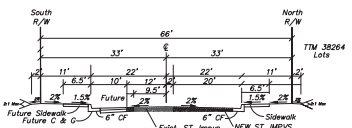
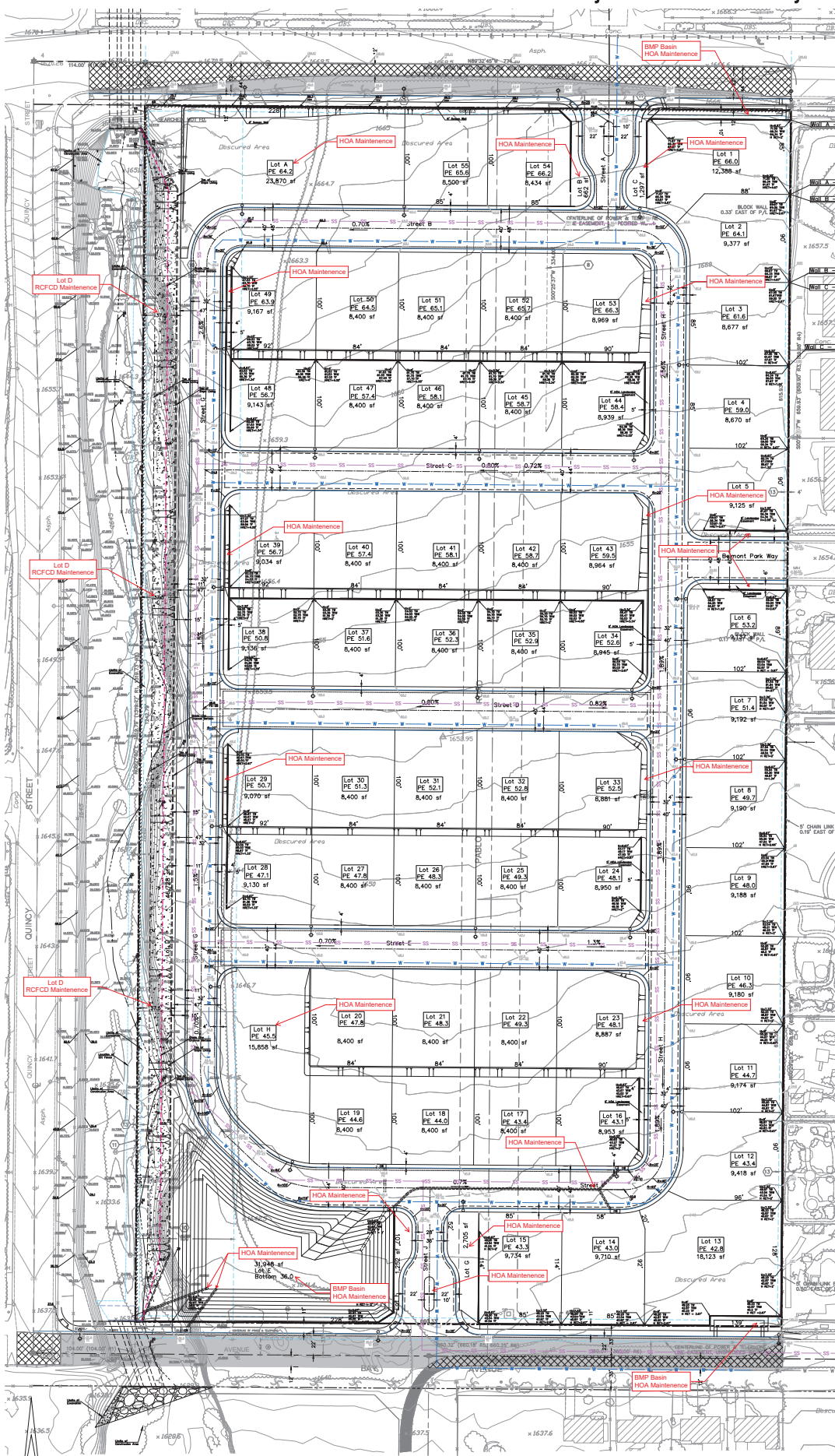
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 1 OF TRACT NO. 21079-R IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 161, PAGE 46 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
APN 478-250-001

GENERAL PLAN/ZONING/LANDUSE

EXISTING GENERAL PLAN DESIGNATION: R3
PROPOSED GENERAL PLAN DESIGNATION: R3
EXISTING ZONING: R3
PROPOSED ZONING: R3 - PUD
EXISTING LANDUSE: Vacant
PROPOSED LANDUSE: Single Family Residential

HOA MAINTENANCE RESPONSIBILITIES

1. ALL ONSITE PRIVATE STREETS (Streets A - J)
2. Onsite Parks - Lots A & H
3. Onsite landscape - Lots B, C, F & G
4. Onsite WQMP Basin & Landscape - Lot E
5. Onsite Private Storm Drain and catch basins
6. Fencing around Lot e
7. Cottonwood WQMP Basin - on Lot 1
8. Bay Avenue WQMP Basin - on Lot 13
9. Street sideyard slopes and landscape (Lots 23, 24, 28, 29, 33, 34, 38, 39, 43, 44, 48, 49 & 53)
10. Trail and landscape within Street G adjacent to Quincy Street Channel (Lot D)

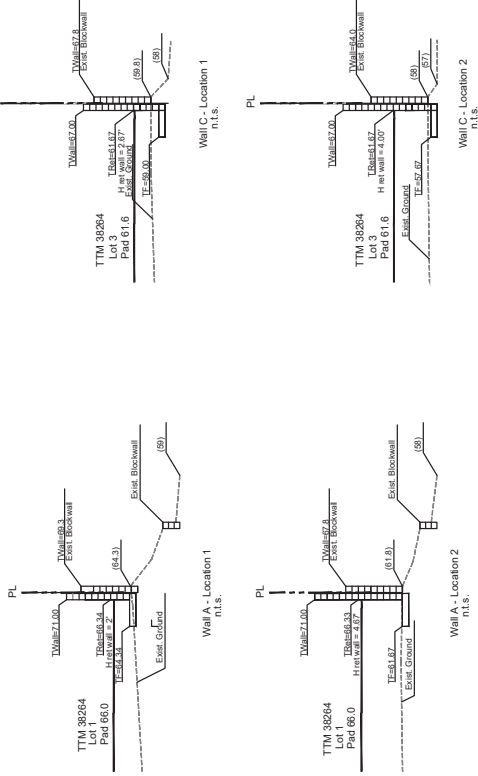
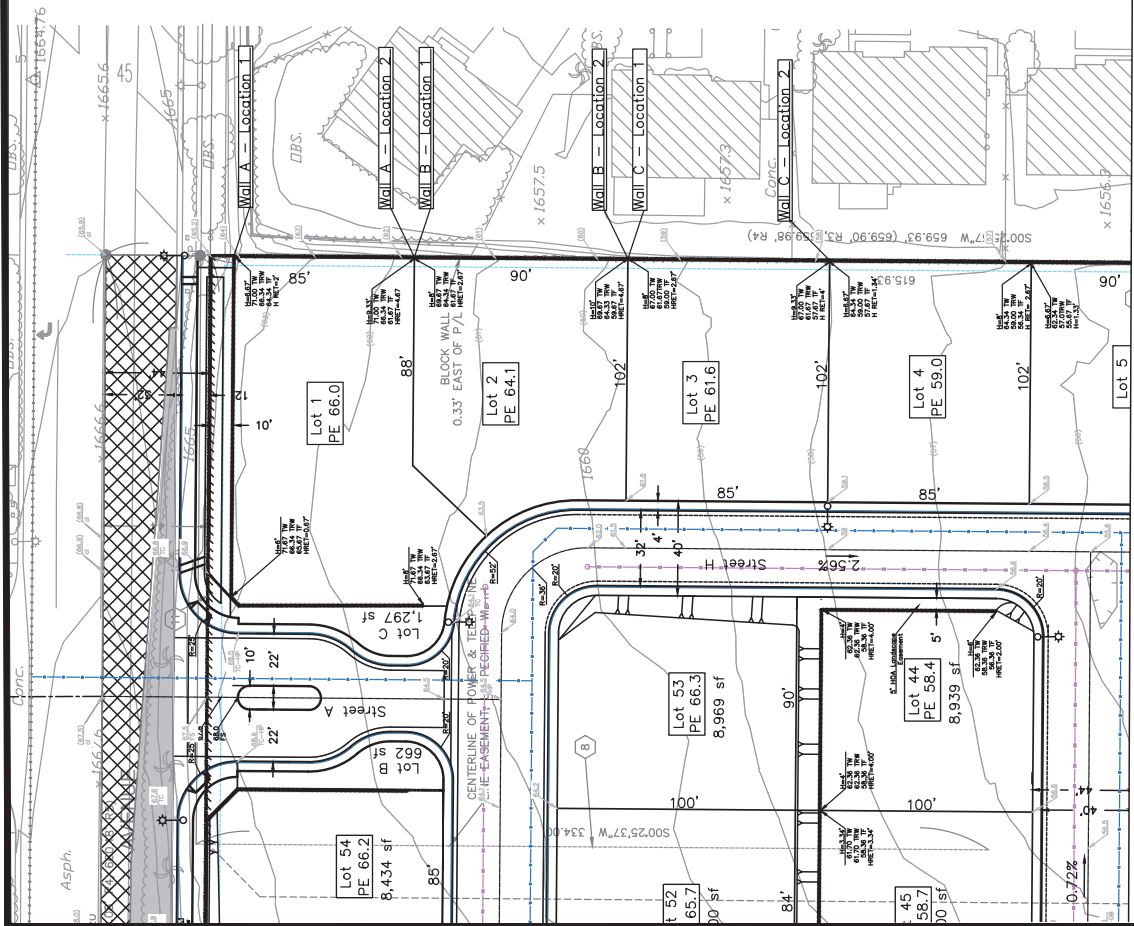


ROBERT BEERS
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Ph. (951) 317-2041 Fax (909) 360-2070
Date: 2023-08-03 Robert M. Beers R.C.E. 39405

PREPARED FOR:
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333 City Boulevard West
17th Floor
Orange, CA 92666
PHONE: (714) 609-7257

TTM 38264
PEN22-0013
HOA MAINTENANCE EXHIBIT
City of Moreno Valley
California

DATE: May 16, 2023
JOB NO.
Packet Pg. 366
SHEET 123

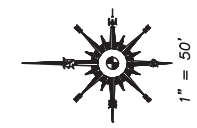
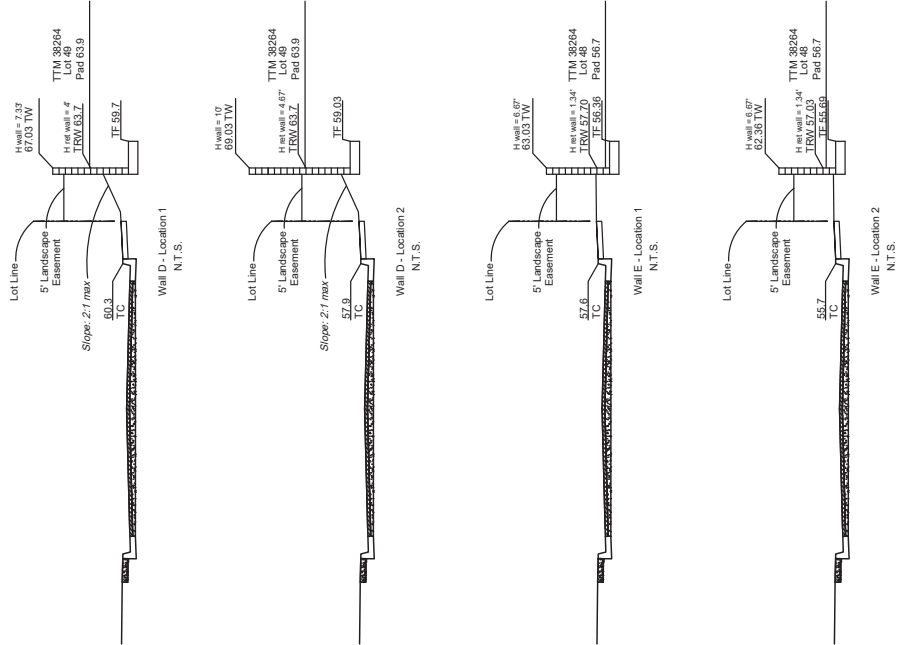
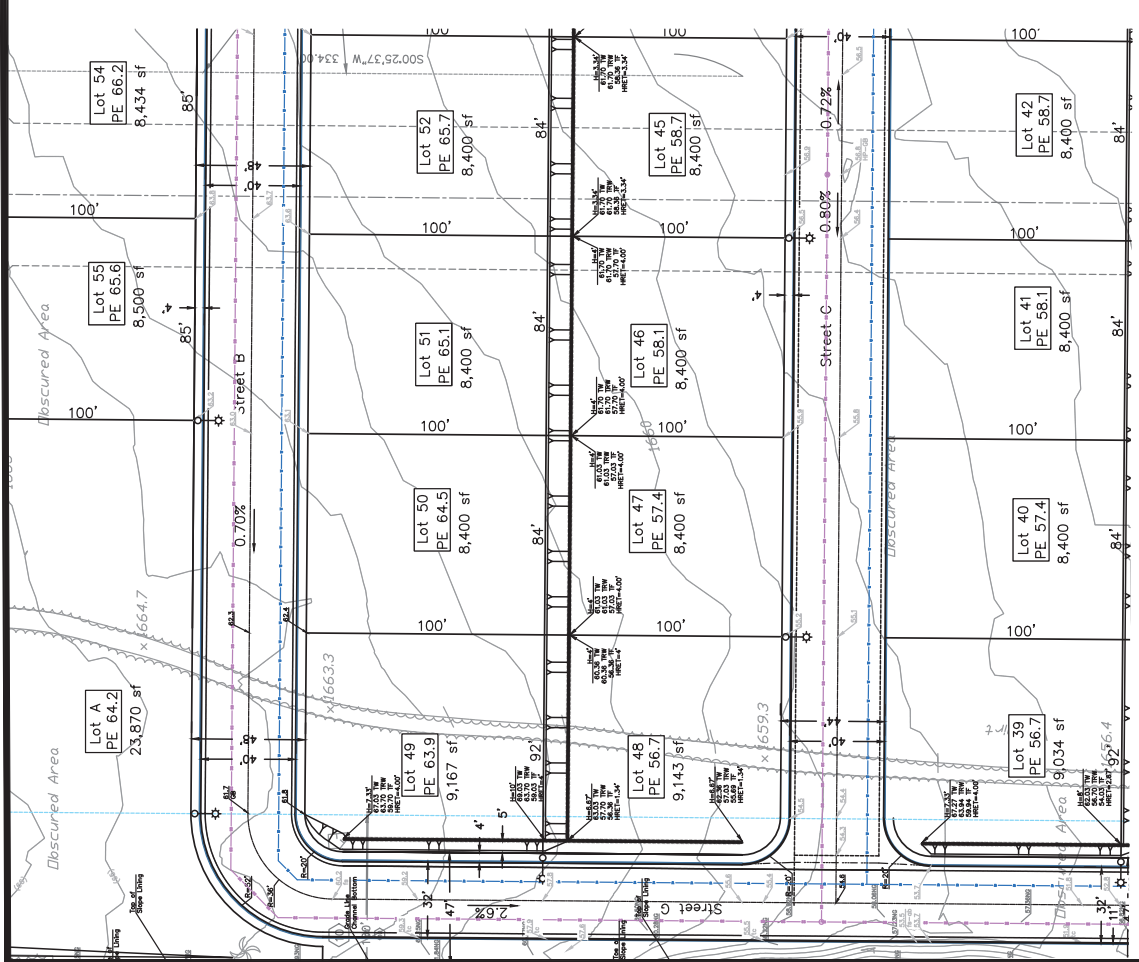


PEN22-0013
TTM 38264
Wall Height Variance
Lots 1-3

8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 360-2070 Fax (951) 360-2080
Cell: (951) 317-2041
rmbeers777@hotmail.com



PREPARED BY: R.M.B.
DATE: 05-16-23
1 of 2



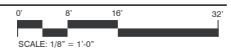
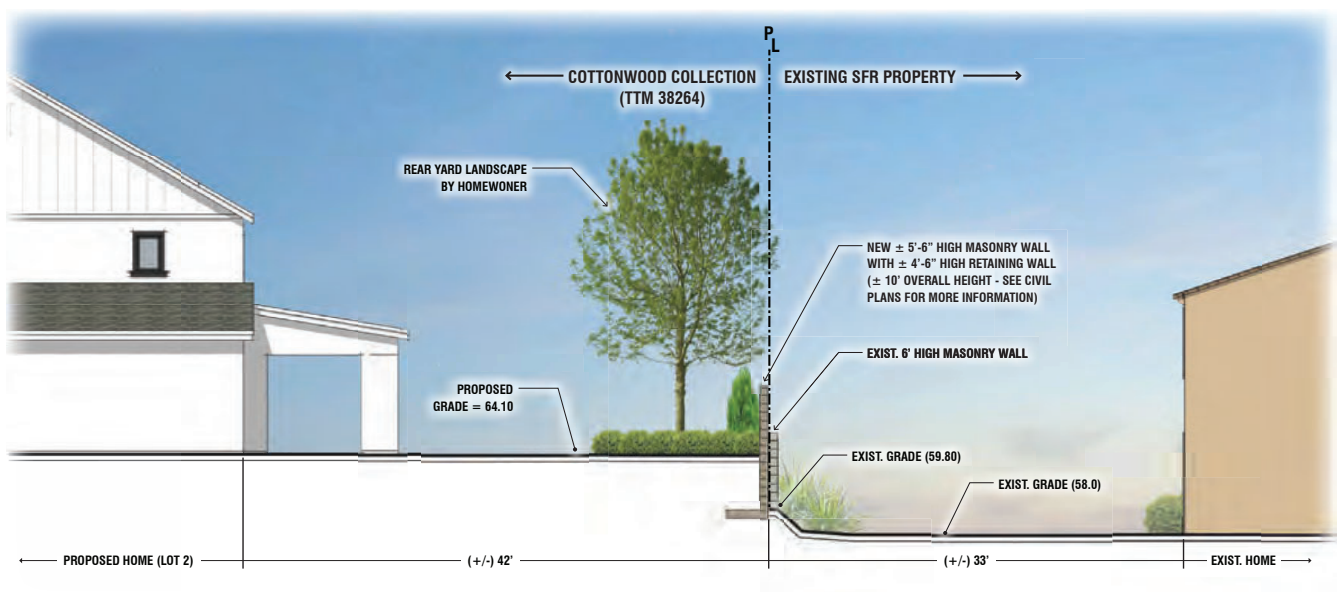
PEN22-0013
TTM 38264
Wall Height Variance
Lots 48-49

8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
Ph. (951) 360-2070 Fax (951) 360-2080
Cell: (951) 317-2041
Robert M. Beers, PE
rmbeers77@hotmail.com

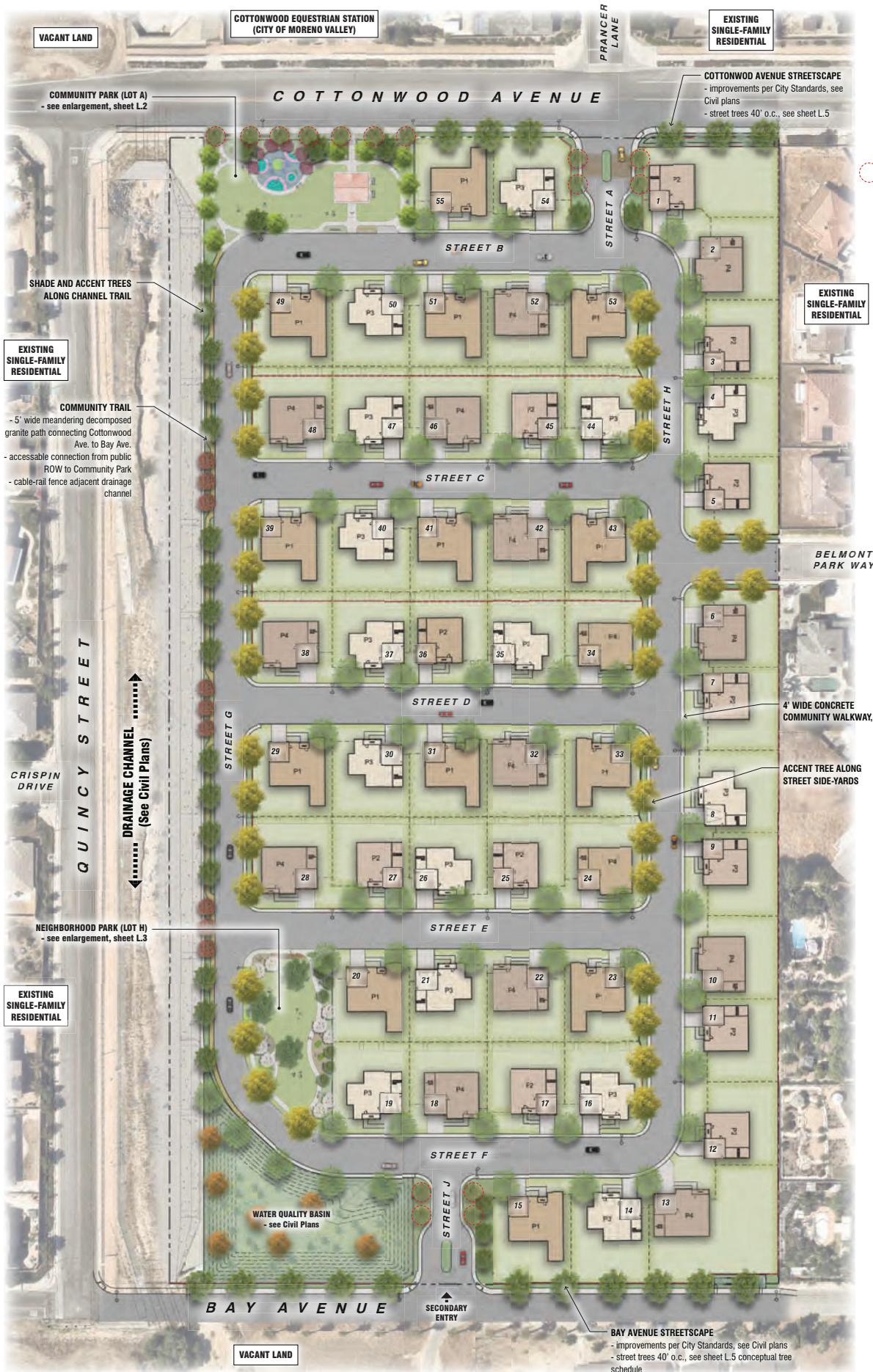
PREPARED BY: R.M.B.
DATE: 05-16-23
2 of 2



SECTION B, LOCATION 2 (PER CIVIL PLANS) - SEE BELOW



Attachment: Project Plans 2 of 2 (Revision 2) (6/10/23) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



VACANT LAND

COTTONWOOD EQUESTRIAN STATION
(CITY OF MORENO VALLEY)

EXISTING SINGLE-FAMILY RESIDENTIAL

COMMUNITY PARK (LOT A)
- see enlargement, sheet L.2

COTTONWOOD AVENUE STREETSCAPE
- improvements per City Standards, see Civil plans
- street trees 40' o.c., see sheet L.5

SHADE AND ACCENT TREES ALONG CHANNEL TRAIL

EXISTING SINGLE-FAMILY RESIDENTIAL

COMMUNITY TRAIL
- 5' wide meandering decomposed granite path connecting Cottonwood Ave. to Bay Ave.
- accessible connection from public ROW to Community Park
- cable-rail fence adjacent drainage channel

EXISTING SINGLE-FAMILY RESIDENTIAL

Existing Palm Tree to be relocated on-site, (15) fifteen total. See Civil Plans for location of existing trees.

CRISPIN DRIVE

QUINCY STREET

DRAINAGE CHANNEL
(See Civil Plans)

BELMONT PARK WAY

4' WIDE CONCRETE COMMUNITY WALKWAY, TYP.

ACCENT TREE ALONG STREET SIDE-YARDS

NEIGHBORHOOD PARK (LOT H)
- see enlargement, sheet L.3

EXISTING SINGLE-FAMILY RESIDENTIAL

WATER QUALITY BASIN
- see Civil Plans

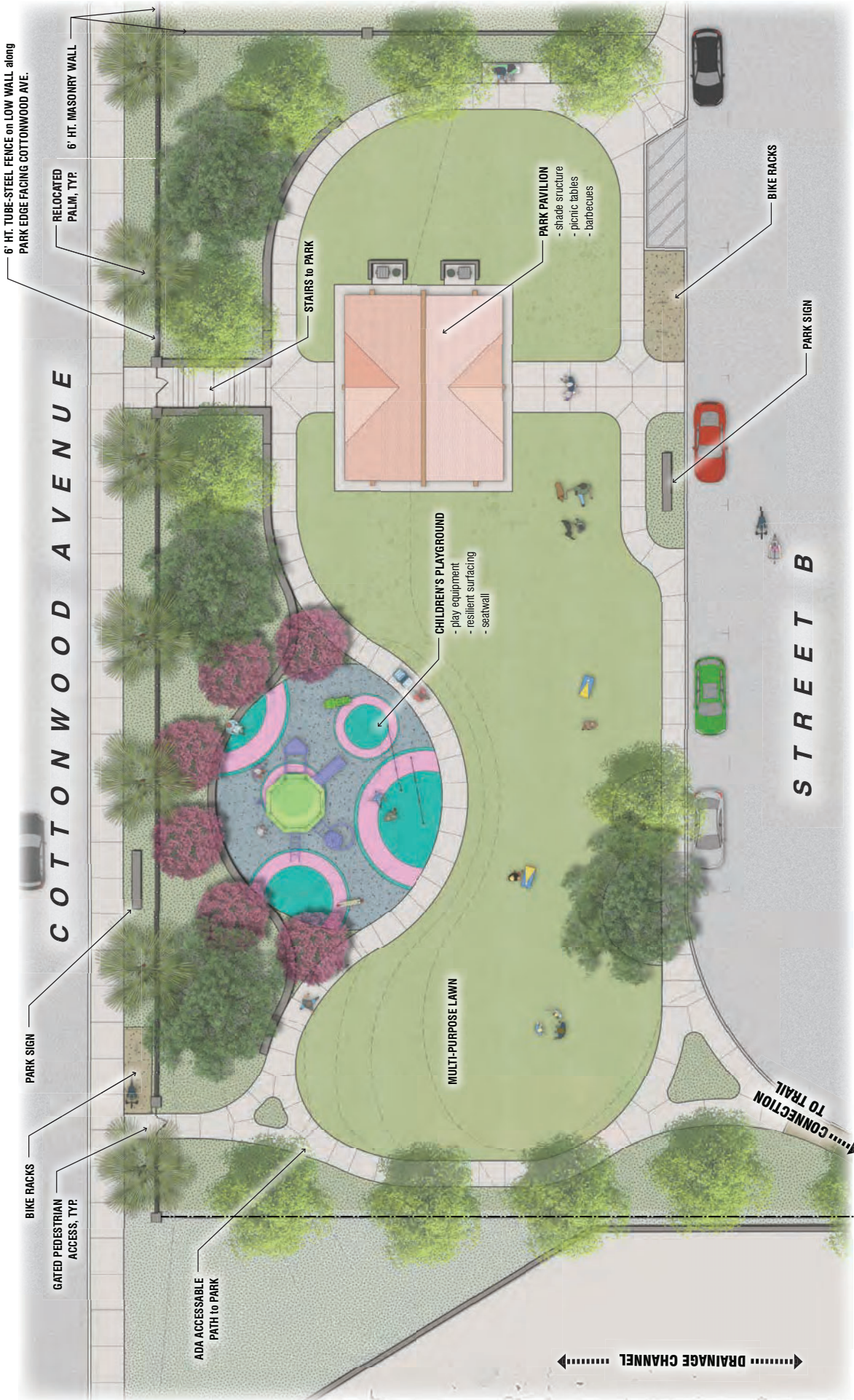
BAY AVENUE

SECONDARY ENTRY

BAY AVENUE STREETSCAPE
- improvements per City Standards, see Civil plans
- street trees 40' o.c., see sheet L.5 conceptual tree schedule

VACANT LAND

Attachment: Project Plans 2 of 2 (Revision 2) (S404 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



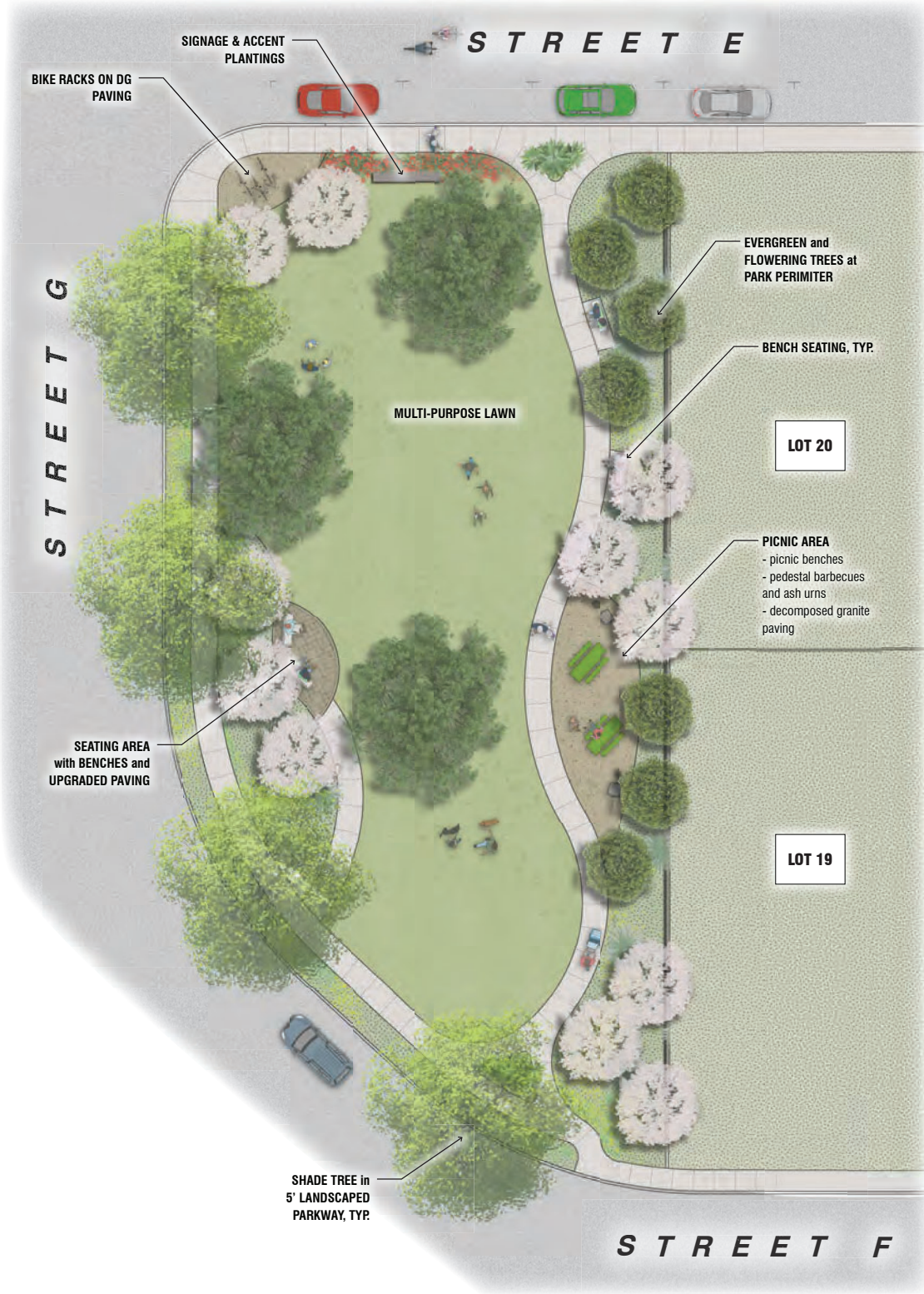
OPEN SPACE ENLARGEMENTS
 COMMUNITY PARK (LOT A)

COTTONWOOD COLLECTION - Moreno Valley, CA

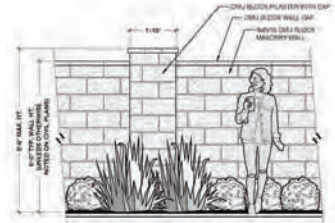
Pacifica Investments
 March 30, 2023

LANDSCAPE ARCHITECTURE
 3142 E 91st
 COTTONWOOD, CA 92521
 951.440.1111
 WWW.PACIFICAINVESTMENTS.COM

Attachment: Project Plans 2 of 2 (Revision 01) (S104) - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



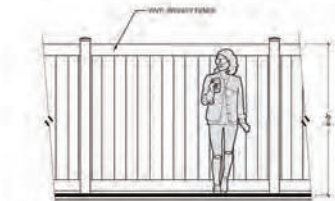
Attachment: Project Plans 2 of 2 (Revision 01) (S104 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



A 6' HT. MASONRY WALL
SCALE: 1/8" = 1'-0"

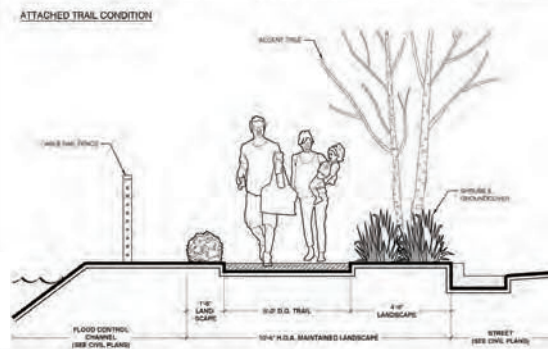
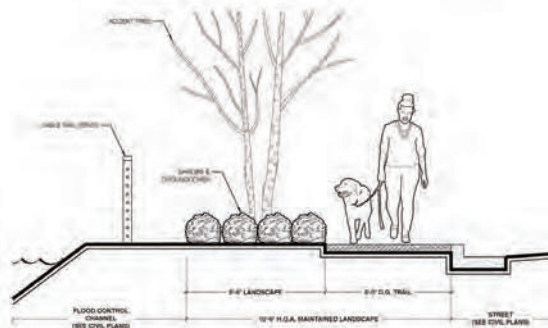


B 6'-0" HT. TS VIEW FENCE ON LOW WALL
SCALE: 1/8" = 1'-0"



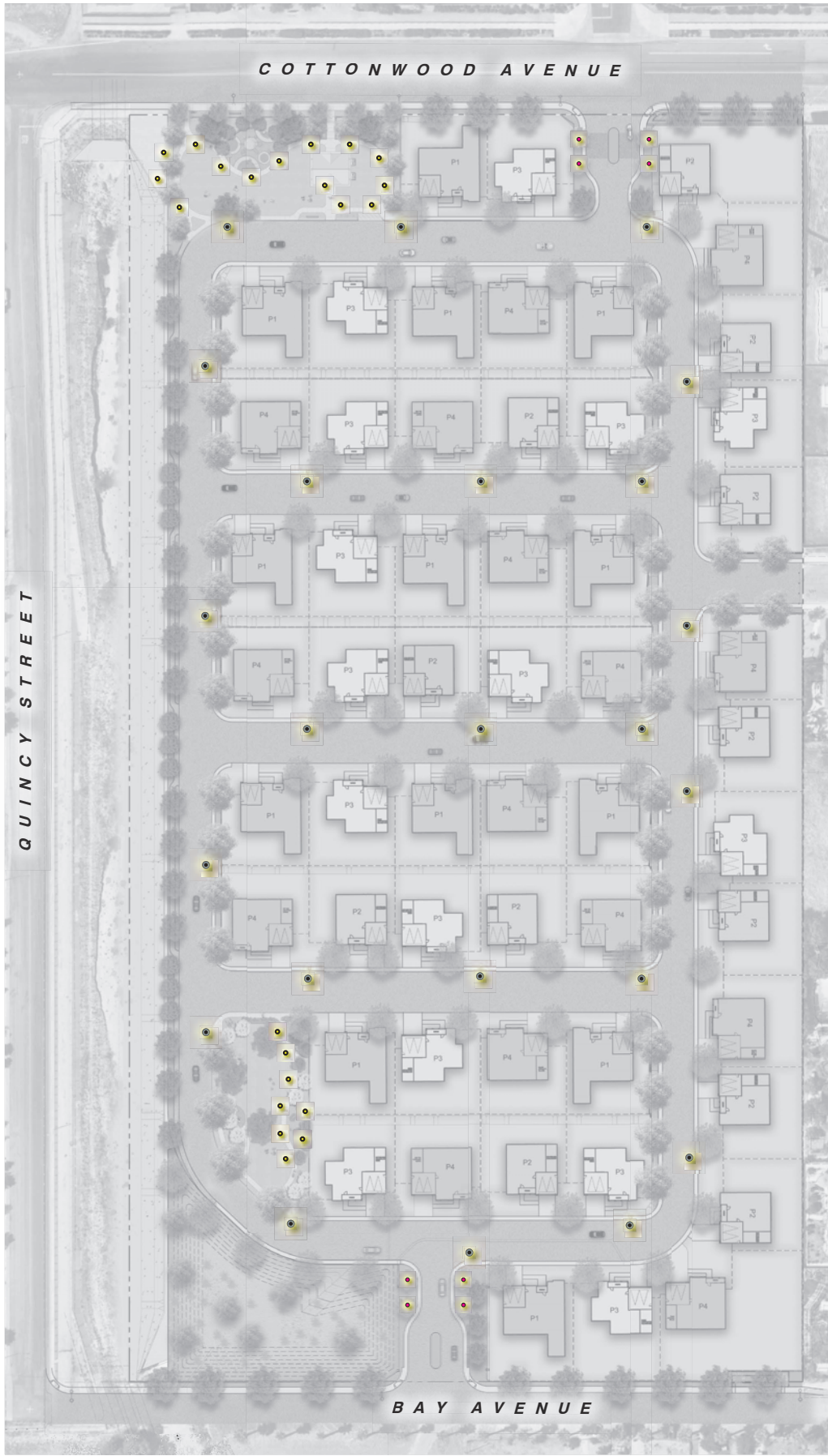
C 6' HT. VINYL HOMEOWNER FENCE
SCALE: 1/8" = 1'-0"

D RETAINING WALL (SEE CIVIL PLANS)
SCALE: N/A

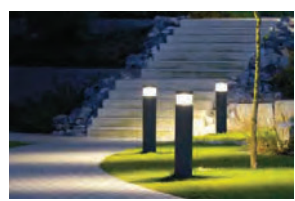



E CABLE RAIL FENCE & TRAIL SECTION
SCALE: N/A

Attachment: Project Plans 2 of 2 (Revision 01) (6/04 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



A TYPICAL STREET LIGHTING (SEE CIVIL PLANS) 

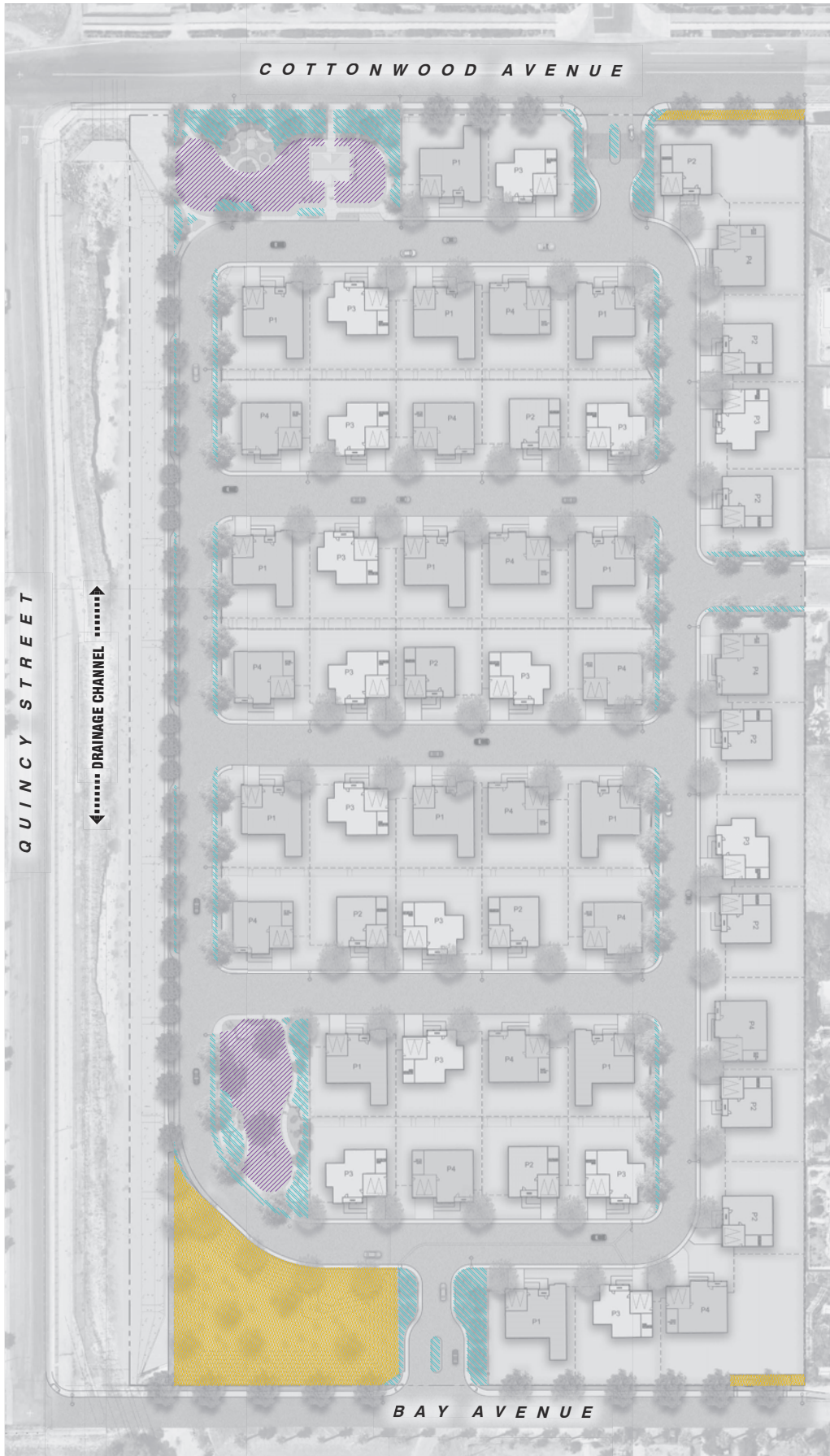


B BOLLARD LIGHTS 



C ACCENT UPLIGHTS 

Attachment: Project Plans 2 of 2 (Division 2) (S104 - A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A TENTATIVE



- HYDROZONE 1 - (13,660 S.F.)**
NATURAL TURF
- OVERHEAD SPRAY
- HYDROZONE 2 - (26,435 S.F.)**
TYPICAL PLANTER AREA
- SUBSURFACE DRIP
- HYDROZONE 3 - (83,851 S.F.)**
WATER QUALITY BASIN WITH
WATER-CONSERVING PLANTS
- OVERHEAD SPRAY

IRRIGATION SYSTEM NOTES

THE IRRIGATION SYSTEM WILL BE DESIGNED FOR WATER CONSERVATION AND IN COMPLIANCE WITH APPLICABLE MUNICIPAL CODES AND STATE MANDATE 1881 AND COMPLY WITH THE FOLLOWING CRITERIA:

1. THE SYSTEM SHALL BE FULLY AUTOMATIC AND CONTROLLED BY AN EVAPOTRANSPIRATION (ET) BASED CONTROLLER WITH RAIN SENSING OVERRIDE DEVICE.
2. ALL SHRUBS SHALL BE IRRIGATED WITH WATER EFFICIENT DRIP SYSTEM.
3. ALL CONSTANT PRESSURE WATER MAINLINE PIPING TO BE INSTALLED AS REQUIRED BY MUNICIPAL REGULATIONS.
4. VANDAL PREVENTION MEASURES SHALL BE INSTALLED TO MINIMIZE LIKELIHOOD OF TAMPERING.
5. THE ESTIMATED TOTAL WATER USE (ETWU) ALLOWED FOR THE LANDSCAPE SHALL NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA).
6. IRRIGATION WILL BE SEPARATED INTO ZONES BASED ON THE WATER NEEDS AND LOCATION OF PLANT MATERIAL WITHIN EACH ZONE.
7. ABOVE-GROUND IRRIGATION EQUIPMENT WILL BE ADEQUATELY SCREENED WHEN VISIBLE FROM THE PUBLIC AND COMMON OPEN SPACES.

MAWA / ETWU CALCULATIONS

Site Information	Use Name	Permeability	Allowable ETw	ETw
Annual Site Use (days/yr)	Site Type	Permeability	Allowable ETw	ETw
1	Residential	0.55	0.55	0.55

Hydrozone #	Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETw (gpcd)	Hydrozone Area (sqft)	ETw x Area	Estimated Total Water Use (gal/yr)	
1	Residential Landscape Area	0.5	High	0.95	0.51	13,660	14,400	207,720	
2	Residential Landscape Area	0.5	Low	0.95	0.51	26,435	30,200	419,220	
3	Residential Landscape Area	0.5	Low	0.95	0.51	83,851	115,000	1,545,000	
Subtotal							149,946	46,000	1,171,940
Social Landscape Areas									
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
Subtotal							0	0	
Maximum Allowed Water Allowance (MAWA) - 1							149,946	46,000	1,171,940

ETw Calculations

Regular Landscape Area	Total ETw x Area	Total Area	Average ETw
46,000	46,000	149,946	0.31

Regular Landscape Area	Total ETw x Area	Total Area	Average ETw
46,000	46,000	149,946	0.31

CONCEPTUAL TREE SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	NOTES
STREET TREES				
Quercus agrifolia	Coast Live Oak	15 gal.	Low	Cottonwood Avenue (40 o.c.)
Ulmus parviflora 'True Green'	True Green Elm	15 gal.	Low	Bay Avenue (40 o.c.)
NEIGHBORHOOD STREET TREES				
Koelerutera paniculata	Golden Rain Tree	15 gal.	Low	
Lagerstroemia x 'Tuscanolor'	Crape Myrtle	24" box	Moderate	
Platanus chinensis	Chinese Platanus	15 gal.	Moderate	
Pinus calleryana 'Aristocrat'	Callery Pine	15 gal.	Moderate	
Ulmus parviflora 'True Green'	True Green Elm	15 gal.	Low	
ENTRY DRIVE				
Lagerstroemia x 'Tuscanolor'	Crape Myrtle	24" box	Moderate	
Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia	15 gal.	Moderate	
Olea europaea 'Swan Hill'	Swan Hill Olive	24" box	Low	Fruitless Variety
Pinus calleryana 'Aristocrat'	Callery Pine	15 gal.	Moderate	
SITE-WIDE COMMUNITY PARK AND COMMON OPEN SPACE				
Arbutus x Menziesii	Strawberry Tree	15 gal.	Moderate	Multi-trunk
Cercis canadensis 'Forest Pansy'	Eastern Redbud	15 gal.	Moderate	
Cupressus sempervirens	Italian Cypress	15 gal.	Low	
Lagerstroemia x 'Tuscanolor'	Crape Myrtle	24" box	Moderate	
Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia	15 gal.	Moderate	
Olea europaea 'Swan Hill'	Swan Hill Olive	24" box	Low	
Pinus brutia ssp. eldarica	Eldarica Pine	15 gal.	Low	
Podocarpus gracilior	African Fern Pine	15 gal.	Moderate	
Platanus x acerifolia 'Bloodgood'	London Planetree	15 gal.	Moderate	
Pinus 'Bright n' Tight'	Carolina Laurel Cherry	15 gal.	Moderate	
Quercus virginiana	Southern Live Oak	24" box	Moderate	

CONCEPTUAL SHRUB SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
SHRUBS			
Agave americana	Century Plant	5 gal.	Very Low
Catalpa 'Little John'	Little John Bottlebrush	5 gal.	Low
Dianella tasmanica	Flax Lily	1 gal.	Moderate
Dietes var.	Fortnight Lily	1 gal.	Moderate
Festuca glauca	Blue Fescue	1 gal.	Moderate
Lantana var.	Lantana	1 gal.	Low
Leucophyllum var.	Purple Sage	1 gal.	Low
Ligustrum lucidum	Glossy Privet	5 gal.	Moderate
Muhlenbergia rigens	Deer Grass	1 gal.	Moderate
Nandina domestica	Heavenly Bamboo	1 gal.	Moderate
Olea Little Oiler	Deerf Olive	5 gal.	Low
Pittosporum 'Golf Ball'	Golf Ball Pittosporum	5 gal.	Moderate
Pittosporum 'Silver Sheen'	Silver Sheen Pittosporum	5 gal.	Moderate
Rhaphidolepis indica	Indian Heaththorne	1 gal.	Moderate
Scaevola reginae	Bird of Paradise	5 gal.	Moderate
Tulbaghia violacea	Society Garlic	1 gal.	Moderate
GROUNDCOVERS & WIVES			
Acacia dealbens	Groundcover acacia	1 gal.	Low
Ficus pumila	Creeeping Fig	1 gal.	Moderate
Myoporum parvifolium	Myoporum	1 gal.	Low
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal.	Low
Senecio serpens	Blue Chalksticks	1 gal.	Low
Tacomaia capensis	Cape Honey suckle	5 gal.	Moderate
WATER QUALITY BASINS (PER APPROVED WQMP BMP VEGETATION LIST)			
Carex spissa	San Diego Sedge	1 gal.	Low
Juncus patens	California Grey Rush	1 gal.	Low
Muhlenbergia rigens	Deer Grass	1 gal.	Low
TURF			
'Tilgreen' hybrid Bermuda			High

GENERAL PLANTING NOTES

WATER CONSERVING LANDSCAPE WILL BE UTILIZED AS REQUIRED BY MUNICIPAL CODE AND STATE MANDATE 1881 AND COMPLY WITH THE FOLLOWING CRITERIA:

1. MAINTAIN SHRUBS AT 24" HIGH INSIDE VEHICULAR LINE-OF-SIGHT.
2. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF HARDSCAPE.
3. ALL PLANTING LOCATED ADJACENT TO PARKING STALL WHERE THERE IS A BUMPER OVERHAND SHALL UTILIZE LOW-GROWING PLANT MATERIAL AS TO NOT IMPEDER PARKING FUNCTIONALITY.
4. PLANTING WITHIN STORMWATER TREATMENT AREAS WILL BE AN APPROPRIATE SPECIES THAT IS ADAPTED TO WET/DIRTY CONDITIONS.
5. EVERGREEN SCREEN PLANTINGS SHALL BE UTILIZED ADJACENT TRANSFORMERS AND UTILITIES VISIBLE FROM PUBLIC AND COMMON SPACES.
6. ALL SHRUB PLANTER AREAS TO RECEIVE 3" BARK MULCH.

COTTONWOOD COLLECTION

84x100 +/- & 90/92x100 +/- LOTS

ARCHITECTURAL DESIGN HANDBOOK



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1.1 How to use this Document

This Architectural Design Handbook is for the design of homes within the **Cottonwood Collection** neighborhood.

The handbook includes both **Standards** and **Guidelines**. Standards are meant to provide information that is required while **Guidelines** provide strong preferences for the element/item described.

Please refer to the City of Moreno Valley Residential Codes for more information. This handbook does not supersede any city code.

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1.2 Residential Design Standards

TABLE 1

84X100 +/- LOT SETBACKS/MAX HEIGHT					
FRONT		YARD	SIDES	REAR	MAX HEIGHT
TO GARAGE DOOR	TO HOUSE	AREA			
20'*	15' **	3235 SF avg.	7' MIN	20' MIN ***	35'

TABLE 2

90/92x100 +/- LOT SETBACKS/MAX HEIGHT					
FRONT		YARD	SIDES	REAR	MAX HEIGHT
TO GARAGE DOOR	TO HOUSE	AREA			
20'*	15'***	4465 SF avg.	7' MIN	20' MIN ***	35'

* Stagger front setbacks a min of 2' at every other lot

** Stagger front setbacks a min of 2' at every other lot

*** 10' setback allowed for no more than 25% of the rear facade. Remaining 75% of rear facade must be at least 20'. This will be allowed on no more than 14 lots within the subdivision.

TABLE 3

FLOOR PLAN/ELEVATION TO LOT RATIO	
1-55 LOTS	4 FLOOR PLANS WITH 4 ELEVATION STYLES EACH & 3 COLOR SCHEMES/ELEVATION

4 sided architecture is required

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1.3 Residential Design Guidelines

Varied Plot Plans

Streets within the project should vary in their architectural character to create a sense of individual ownership and personality.

Make sure similar plans and elevations are plotted as far from one another as possible.

Homes with identical:

floor plan
elevation styles
color palette
orientation

should not be plotted within six (6) lots of one another on either side of the street. However, if one of those four (4) elements are changed, floor plans may be moved closer to one another as follows:

Different floor plans plotted next to one another shall provide different elevation styles with dissimilar color palettes

The same floor plan with different elevation styles, color palettes, and garage orientation can be plotted within two (2) lots of one another

The same floor plan with different elevation styles, color palettes, but the same garage orientation can be plotted within three (3) lots of one another

The same floor plan with different elevation styles, but similar color palettes, and the same garage orientation can be plotted within four (4) lots of one another

The same floor plan with the same elevation style, dissimilar color palettes, and different garage orientation can be plotted within five (5) lots of one another

Elevations & Front Yards

Minimum roof pitch 3:12

All windows and doors should be trimmed. Each elevation style should have a different trim design in keeping with the style of the home. This trim should be composed in accordance with the style.

Elevations should be painted in an architecturally authentic way based on the elevation style's historical precedents

Each elevation style should have a different roofing color.

Entry Courtyards should have a minimum width of 6'-2"

All elevations should have the same level of detailing as is present on the front elevation.

Varied window grid patterns in each elevation style is recommended. The grid pattern should be historically accurate.

Front elevation siding/veneer, if different from that on the side elevations, should return a minimum of 3' down the side elevations.

Windows in garage doors should be optioned
A walkway should join principle entry doors directly to

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the public sidewalk

Trash & recycling bins should be screened fully with walls or fencing in keeping with the architectural style of the home

Minimum plate heights:

9' for first & second floor

Foundation walls should be painted to match siding where visible from streets or common open space

Condenser units should be placed in private side yards to screen them from view

Massing

Minimize building height when possible and appropriate to the style of the home.

Try to use side to side roofs and hip main spans whenever possible to minimize the impact of the roof on neighboring homes.

Use single story porches & verandas against two story masses to help break them down.

Proportion

Individual building elements and masses should be sized in proportion to one another.

Entry elements can be proportioned so as to make them the dominant feature of an elevation.

To reduce the proportional dominance of garage doors on any elevation style, they should be more detailed in design so as to become an important part of the elevation's style - rather than a large block of uninteresting color.

Proportion plays an important part in authentically interpreting historically accurate styles. Pay close attention to the images presented in the style palette section for clues relating to each style's treatment of various design elements.

Scale

Scale is important in that elements of a building's composition need to be in balance, as do buildings sited next to one another. That is to say, one element of a building shouldn't be so dominant so as to "outweigh" other elements in a building's makeup. Likewise, a building on one site, should not dominate a building on an adjacent lot.

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1.4 Typical Lot Module

This typical lot module demonstrates how the homes are meant to be plotted throughout the project. Note the typical setback dimensions.



Fig. 1 - Typical Lots

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1.5 Architectural Styles

This section will focus on the architectural styles envisioned for the housing in the Cottonwood Collection. Four architectural characters are proposed including French, Spanish, Farmhouse & Tuscan. The following images & text will give an outline of each styles roof & detail hallmarks for reference.

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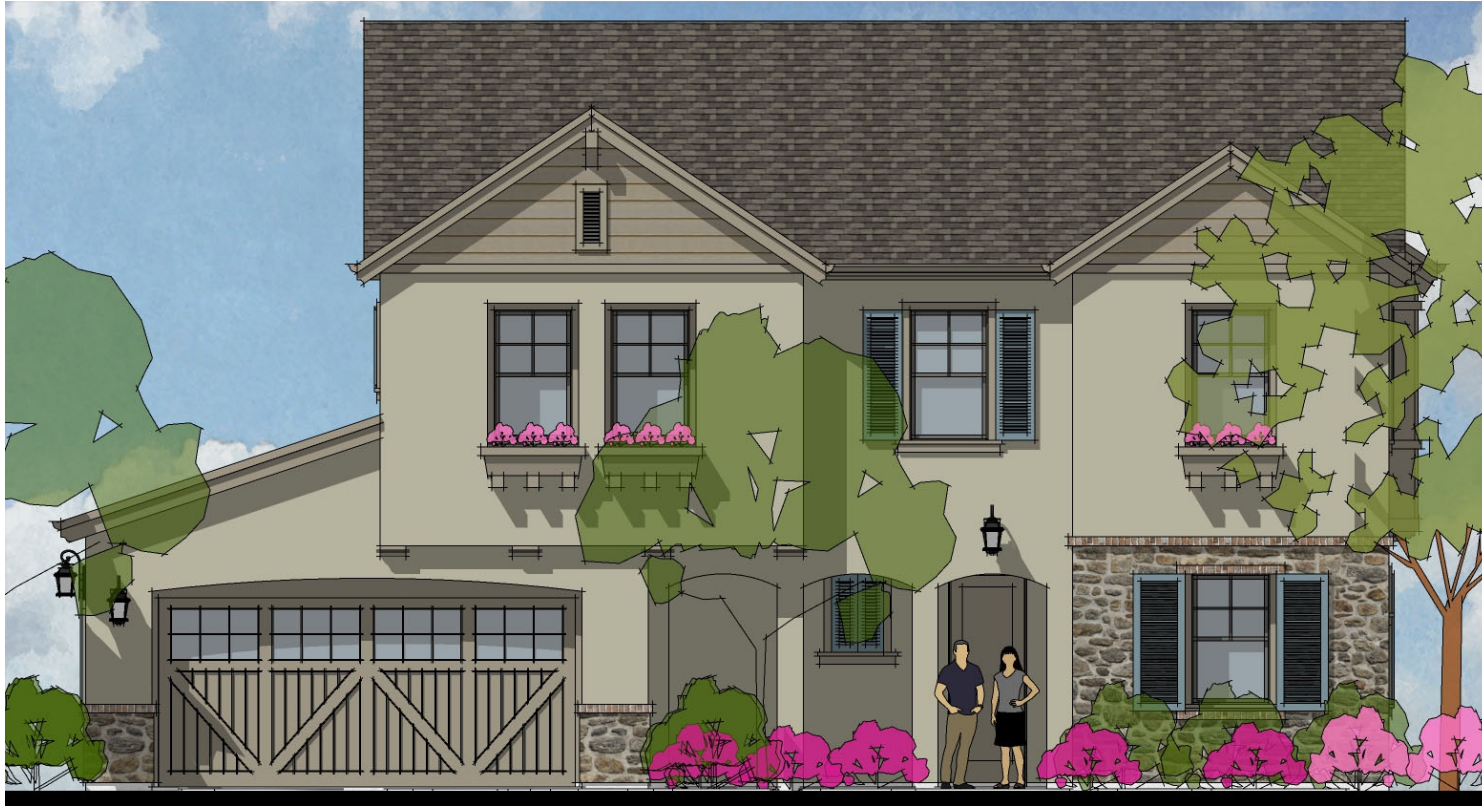
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Plan 1 FRENCH Elevation



Plan 2 FRENCH Elevation

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Plan 3 FRENCH Elevation

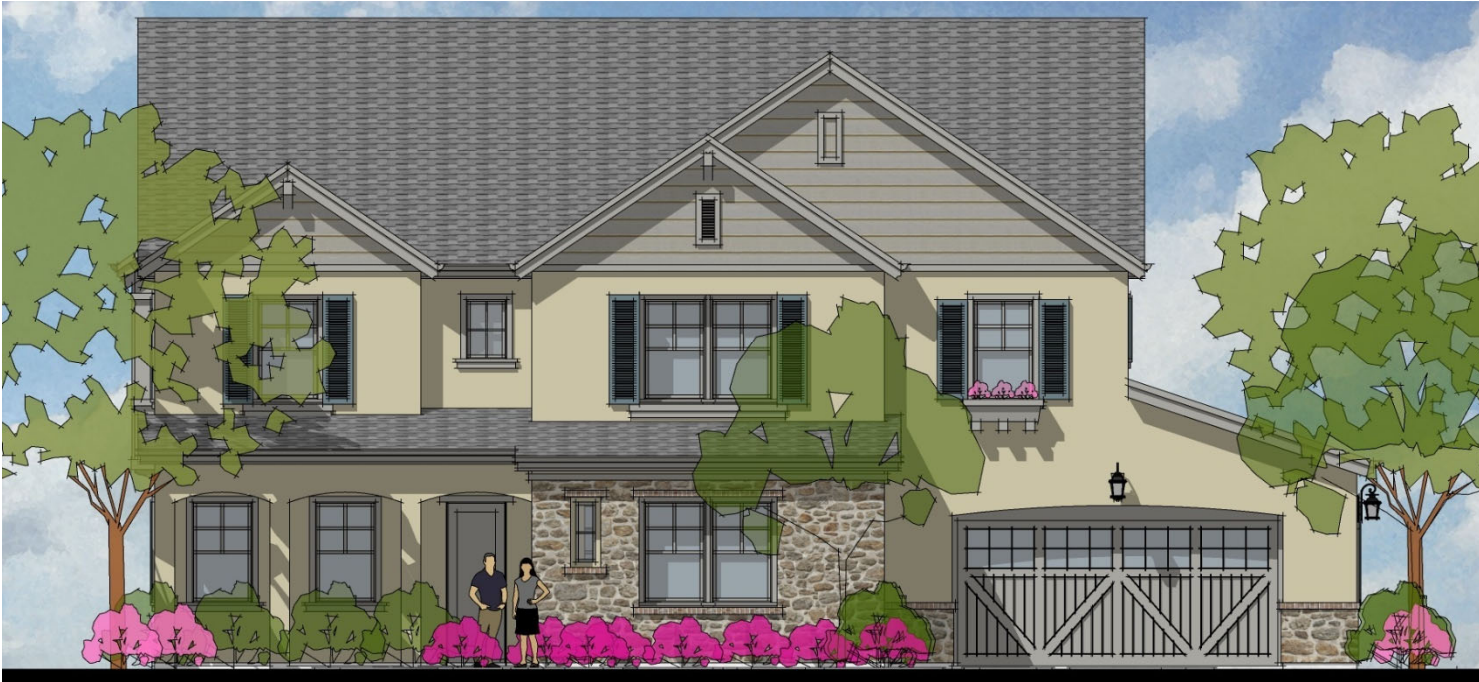
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Plan 4 FRENCH Elevation

French

A French style house can be simple or more complex in form with steeper roof pitches and lower, “broken pitch” shed roofs covering porch elements to break down the scale of the structure. Gable, shed or hip dormers can be employed to give the home a more cottage feel. Also, bay and bow windows are hallmarks of the style. It is versatile as it works well with both single and two story masses.

Roof

Roofs usually have steeper pitches as gables, hips, or a combination of both. As mentioned, broken pitch sheds are common, as are dormers in various forms

Materials

Siding (sometimes combined with gable element being different than body)

- Stucco
- Lap siding
- Board & Batten
- Masonry elements including both brick and stone can be good choices to help breakdown the scale where needed. There is precedent for both wainscots and full height masonry

Roofing

- Concrete tile (slate or shake)

Fenestrations

Windows

- Windows should be vertical rectangles with a regular muntin pattern. 3050 SHs are a good choice and can be paired together to create more interesting glazing expressions to the street.
- Bay & bow window elements are also common as mentioned.

Doors

- Entry doors represent a great opportunity to create a sense of individuality. Doors can be of many different arrangements and may include glass in the upper panel with mulled sidelights.
- Garage doors should have a “carriage door” design with X bracing and arched top panels. Decorative hinge & handle hardware options are encouraged

Porches & Balconies

Columns

- Tapered classical round
- Square with smooth finished wood
- Masonry columns are common

Posts

- 6x8 with the 8” façade facing the street in single or multiple groupings
- Corbels with simple to complex designs

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- Simple collar banding and skirting can help finish the posts at the top and bottom

Railings

- Various wood railings from simple to complex, including plank picket designs
- Painted metal from simple to complex

Detailing

- Exposed rafter tails, sometimes with shaped ends
 - Arched top or shed dormers
- Masonry sills & lintels at windows

Lighting

- Top to bottom tapered designs with grid patterns
- There is precedent for many different finishes

Colors

Body

- Light tones
- Middle tones
- Some precedent for dark tones

Trim

- Off whites
- Middle tones when paired with light tone bodies
- Dark tones when paired with middle tone bodies.

Accents

- Middle tones

- Shutters can be in a variety of design patterns, but usually more informal
- Gables vents & windows
- Flower boxes

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- Dark tones
- Jewel tones

Windows

- Middle tones
- Dark tones

Roofs

- Middle tones
- Some precedent for dark tones

Doors

- Entry doors
 - Wood stain
 - Shutter color
- Garage doors
 - Trim color
 - Body color
 - Some precedent for shutter color

Masonry

- Brick Veneer: light and middle tones
- Stone Veneer: middle tones

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Plan 1 SPANISH Elevation

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Plan 2 SPANISH Elevation

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Plan 3 SPANISH Elevation

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Plan 4 SPANISH Elevation

Spanish

Spanish style homes draw from several variants, but commonly have low pitched roofs in either gable or hip forms that sit atop simple rectangular forms organized in L, T or cruciform plans. Massing tends to be blocky and somewhat horizontal extending the composition laterally. This style works very well with both single and two story homes.

Roof

Roofs are usually low in pitch as gables or hips with some precedent for dropped sheds, sometimes in sweeping arcs at one side of an entry gable form

Materials

Siding

Stucco

Masonry elements are sometimes added on individual massing blocks to break down the composition

Roofing

Concrete tile (barrel or villa)

Fenestrations

Windows

Windows should be vertical rectangles with varied muntin patterns in the upper sash. 3050 SHs are a good choice for most variants and can be paired together to create more interesting glazing expressions to the street

Doors

- Arched entry doors are preferred, but square top with a single slatted panel in the middle also work well. Optional decorative hinge hardware is encouraged
- Garage doors can be simple vertical slatted designs with clavos & hinges, but more conventional doors with styles & rails are also common. An elliptical arch soffit above and forward of the door can further animate the elevation

Porches & Balconies

Columns

- Square or rectangular stucco finished box framed columns
- Masonry
 - Brick or stone can add texture to a porch colonnade

Posts

- 6x8 with the 8" façade facing the street in single or multiple groupings: corbels are acceptable, large collar banding and skirting can help finish the posts at the top and bottom

Railings

- Simple wood railings with square or turned pickets
- Spaced solid plank rails
- Decorative iron

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Detailing

- Simple plank shutters
- Shaped, soffited eaves
- Wood rafter tails with shaped ends
- Various venting details based on terra cotta precedents in round, rectangular and triangular shapes
- Decorative iron pot racks
- Decorative tile insets and panels

Colors

Body

- Off Whites
- Middle tones

Trim

- Middle tones
- Dark tones

Accents

- Middle tones
- Dark tones
- Jewel tones

Windows

- Middle tones
- Dark tones

Doors

- Entry doors
 - Wood stain
 - Shutter color
- Garage doors
 - Trim color
 - Body color
 - Some precedent for shutter color

Roofs

- Terra Cotta tones

Masonry

- Middle tones

- Battered finial towers
- Wood box out window seat elements
- “Stone” window trim surrounds

Lighting

- More elaborate vertical designs with dark metal and decorative glass

COTTONWOOD COLLECTION

85x100 +/- \$

100x100 +/-

LOTS

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Plan I FARMHOUSE Elevation

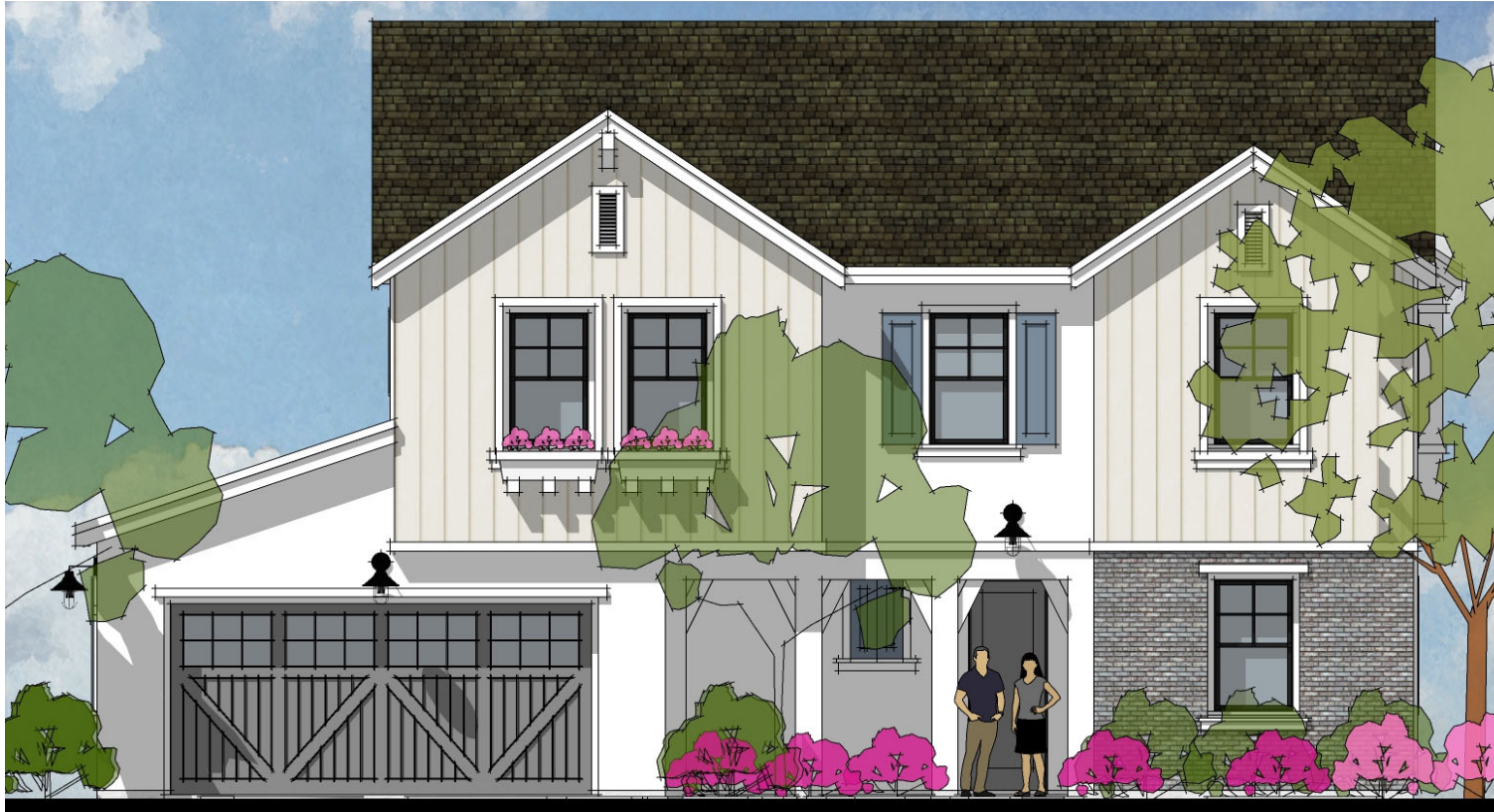
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Plan 2 FARMHOUSE Elevation

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Plan 3 FARMHOUSE Elevation

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Attachment: PUD Architectural Design Handbook (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED



Plan 4 FARMHOUSE Elevation

Farmhouse

Drawn from the simplified Victorian farmhouses of the 19th century which dotted the midwestern US, the modern reinterpretation of this style has been popular in all areas of the country for some time. With variants of all types, the farmhouse style of today tends to emulate more cottage expressions to the street.

Roofs

Steep to low pitched gables. Dormers, especially shed, are acceptable, but not needed to create an authentic elevation. Broken pitches work well at porches to create a more subtle entry statement

Materials

Siding

- Board & Batten
- Lap siding
- Shingle siding
- Masonry elements including brick and stone are rare within the building composition except at porch ground planes and fireplace/chimneys

Roofing

- Concrete tile (slate or shake)

Fenestrations

Windows

- Windows should be vertical rectangles and display more ordered muntin patterns. 3050 SHs are a good choice for most variants and can be paired together to create more interesting glazing expressions to the street. Shutters are rarely used, but can be used to broaden window statements.

Doors

- Entry doors tend to follow Victorian or Colonial precedents
- Garage doors should have a “carriage door” design with X bracing and arched top panels. Decorative hinge & handle hardware options are encouraged

Porches & Balconies

Columns

- Simple posts with corbels
- Square with smooth finished wood

Posts

- 6x8 with the 8” façade facing the street in single or multiple groupings
- Corbels are common
- Simple collar banding and high skirting can help finish the posts at the top and bottom

Railings

- Various wood railings from simple to complex,

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- including turned pickets
- No railing is also appropriate to the style

Detailing

- Shutters, though rarely used, can be in a variety of design patterns, but usually more informal
- Gables vents & windows
- Flower boxes can be used as focal points

Colors

Body

- Light tones
- Light/Middle tones

Trim

- Off whites

Accents

- Grays
- Middle Jewel tones

Windows

- Off whites
- Black

Doors

- Entry doors
 - Wood stain
 - Shutter color
- Garage doors
 - Trim color
 - Body color
 - Some precedent for shutter color

Roofs

- Middle tones
- Dark tones

Masonry

- Light tones

- Exposed rafter tails, sometimes with shaped ends

Lighting

- Simple boxy shapes with grids
- There is precedent for many different finishes

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Plan 1 TUSCAN Elevation

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Plan 2 TUSCAN Elevation

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Plan 3 TUSCAN Elevation

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Plan 4 TUSCAN Elevation

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Tuscan

Tuscan style homes draw from several variants, but commonly have low pitched roofs in either gable or hip forms that sit atop simple rectangular forms organized in L, T or cruciform plans. Massing tends to be blocky and somewhat horizontal extending the composition laterally. This style works very well with both single and two story homes.

Roof

Roofs are usually low in pitch as gables or hips with some precedent for dropped sheds.

Materials

Siding in gables

Stucco

Masonry elements are sometimes added on individual massing blocks to break down the composition

Roofing

Concrete tile (barrel or villa)

Fenestrations

Windows

Windows should be vertical rectangles with regular muntin patterns. 3050 SHs are a good choice for most variants and can be paired together to create more interesting glazing expressions to the street

Doors

- Square top with a single slatted panel in the middle also work well. Optional decorative hinge hardware is encouraged
- Garage doors can be simple vertical slatted designs with clavos & hinges, but more conventional doors with styles & rails are also common. An elliptical arch soffit above and forward of the door can further animate the elevation

Porches & Balconies

Columns

- Square or rectangular stucco finished box framed columns
- Masonry
 - Brick or stone can add texture to a porch colonnade

Posts

- 6x8 with the 8" façade facing the street in single or multiple groupings: corbels are acceptable, large collar banding and skirting can help finish the posts at the top and bottom

Railings

- Simple wood railings with square or turned pickets
- Spaced solid plank rails
- Decorative iron

Detailing

- Simple plank shutters
- Wood rafter tails with shaped ends
- Various venting details based on terra cotta precedents in round, rectangular and triangular shapes
- Decorative iron pot racks
- Decorative tile insets and panels

Colors

Body

- Ochre & dark beiges
- Middle tones

Trim

- Middle tones
- Dark tones

Accents

- Middle tones
- Dark tones

Windows

- Middle tones
- Dark tones

Doors

- Entry doors
 - Wood stain
 - Shutter color
- Garage doors
 - Trim color
 - Body color

Roofs

- Terra Cotta tones

Masonry

- Middle tones

- Wood box out window seat elements

Lighting

- Simple vertical designs with dark metal and decorative glass

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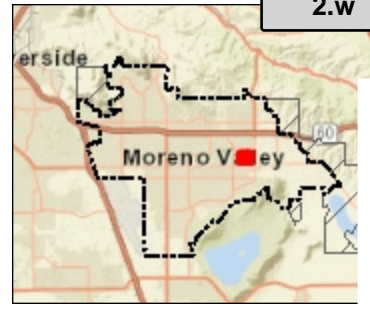
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Zoning Map



Legend

Zoning

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

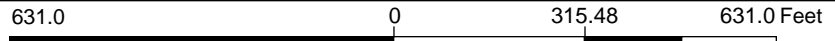
Master Plan of Trails

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

Road Labels

- Parcels

Image Source: Nearmap



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:
R3 Zone

Attachment: Zoning Map (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT

From: [Mauricio Alvarez](#)
To: [Gabriel Diaz](#)
Subject: TTM 38264 (PEN22-0013) PEN22-0014 PEN23-0013
Date: Friday, September 8, 2023 9:02:45 AM

Warning: External Email – Watch for Email Red Flags!

Good Morning Gabriel,

Thank you for including Riverside Transit Agency in the development review of the proposed residential project on Cottonwood Ave & Quincy St. After reviewing the plans, there are no comments to submit for this particular project at this time.

Thank you,

Mauricio Alvarez, MBA

Planning Analyst
Riverside Transit Agency
p: 951.565.5260 | e: malvarez@riversidetransit.com
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)
1825 Third Street, Riverside, CA 92507

JASON E. UHLEY
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
951.788.9965 FAX
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

252742

September 11, 2023

City of Moreno Valley
Community Development Department Planning Division
Post Office Box 88005
Moreno Valley, CA 92552-0805

Attention: Gabriel Diaz

Re: TR 38264, PEN 22-0013, PEN 22-0014, PEN
23-0013 and APN 478-250-001

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received August 31, 2023. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, Moreno Master Drainage Plan Line G-8. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- If this project proposes channels, storm drains larger than 36 inches in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or

City of Moreno Valley
 Re: TR 38264, PEN 22-0013, PEN 22-0014, PEN
 23-0013 and APN 478-250-001

- 2 -

September 11, 2023

252742

finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

- This project is located within the limits of the District's Moreno Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Quincy Street Channel. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments are still valid.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project, and a Letter of Map Revision (LOMR) prior to occupancy.

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,



AMY MCNEILL
 Engineering Project Manager

c: Riverside County Planning Department
 Attn: Timothy Wheeler
 EM:mm

To Moreno Valley Planning Commission,

I would like to express my support for the Cottonwood Collection development proposed in my community. I had the opportunity to review the plans for the project and have my questions answered about the proposed development with the Cottonwood Collection Outreach Team. I am confident that Cottonwood Collection will improve my community's quality of life for the following reasons:

- The development of 55 single-family detached homes matches the existing pattern of residential development found in the vicinity.
- Cottonwood Collection will provide a community park, neighborhood park, and trail. Each of these park areas will include bench seating, walkways, a turf area, and extensive landscaping for residents and the surrounding neighborhood to enjoy.
- I believe the project will be an immense improvement to the vacant lot that currently exists at the location.

I appreciate your consideration of my support when reviewing the Cottonwood Collection Project.

Name Jan Gonzalez
 Address 28610 Celebrity CT
 Telephone 909 961 4511
 E-Mail xc6tmx@gmail.com
 Date 9-8-23

Attachment: Applicant Outreach Letters of Support (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT

To Moreno Valley Planning Commission,

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I appreciate your consideration of my support when reviewing the Cottonwood Collection Project.

Name VICENTE SERNA

Address 13729 CLEMSON CT.

Telephone 951-261-3532

E-Mail VSERNA3264@AOC.COM

Date 9/9/2023

Attachment: Applicant Outreach Letters of Support (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT

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I appreciate your consideration of my support when reviewing the Cottonwood Collection Project.

Name Julie Prigmore
~~Edward Dickinson~~

Address 13710 Clemson Ct

Telephone 951-741-6588

E-Mail julieprigmore@aol.com

Date 9/9/23

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I appreciate your consideration of my support when reviewing the Cottonwood Collection Project.

Name Cheyne Acciormando

Address 13630 Clemson Ct

Telephone 951 322 6030

E-Mail Cheyne acciormando@gmail.com

Date 9-9-23

Attachment: Applicant Outreach Letters of Support (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT

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I appreciate your consideration of my support when reviewing the Cottonwood Collection Project.

Name ROGER TESSIER
 Address 28596 CELEBRITY CT
 Telephone 951-529-9067
 E-Mail ROGERTESS49@gmail.com
 Date 9/9/25

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I appreciate your consideration of my support when reviewing the Cottonwood Collection Project.

Name Renee Smith

Address 13442 Prancer LN

Telephone 9096095452

E-Mail rrsmith33326@gmail.com

Date 9/16/23

Attachment: Applicant Outreach Letters of Support (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT

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I appreciate your consideration of my support when reviewing the Cottonwood Collection Project.

Name Sam Santillan

Address 29809 LEXINGTON

Telephone _____

E-Mail SANSelco1970@msnl.com

Date 9-23-23

Attachment: Applicant Outreach Letters of Support (6404 : A CONDITIONAL USE PERMIT FOR A PLANNED UNIT